AGENDA

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

June 24, 2014

SPECIAL PRESENTATIONS – 5:30 P.M.
REGULAR MEETING – 6:00 P.M.

City Council Study Sessions
First & Third Tuesdays of each month – 6:00 p.m.
City Council Meetings
Second & Fourth Tuesdays of each month – 6:00 p.m.
City Council Closed Sessions
Immediately following Regular City Council Meetings and Study Sessions, unless no Closed Session Items are Scheduled

City Hall Council Chamber - 14177 Frederick Street

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Mel Alonzo, ADA Coordinator, at 951.413.3705 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Tom Owings, Mayor
Victoria Baca, Mayor Pro Tem
Jesse L. Molina, Council Member
Richard A. Stewart, Council Member
Yxstian Gutierrez, Council Member

AGENDA
CITY COUNCIL OF THE CITY OF MORENO VALLEY
June 24, 2014

CALL TO ORDER – 5:30 PM

SPECIAL PRESENTATIONS

1. Employee of the 1st Quarter of 2014 - Guy Pegan, Senior Engineer, P.E.

2. Proclamation Recognizing Iglesia Casa de Fe Church

3. Proclamation Recognizing Khoa Nguyen, St. Christopher Church Young Adult Ministry

4. Recognition of Inland United Brasil Soccer Club Cal South State Championship

AGENDA
JOINT MEETING OF THE
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE
COMMUNITY REDEVELOPMENT AGENCY OF THE
CITY OF MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY
AND THE BOARD OF LIBRARY TRUSTEES

THE CITY COUNCIL RECEIVES A SEPARATE STIPEND FOR CSD MEETINGS

REGULAR MEETING - 6:00 PM
JUNE 24, 2014

CALL TO ORDER

Joint Meeting of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency, Housing Authority and the Board of Library Trustees - actions taken at the Joint Meeting are those of the Agency indicated on each Agenda item.

PLEDGE OF ALLEGIANCE

INVOCATION

Reverend Darlene Palmer - LSS Community Care Centers

ROLL CALL

INTRODUCTIONS

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

SPECIAL ORDER OF BUSINESS

1 RESOLUTION NO. 2014-51 CERTIFYING GENERAL MUNICIPAL ELECTION RESULTS
(Report of: City Clerk Department)

Recommendations That the City Council:
1. Adopt Resolution No. 2014-51. A Resolution of the City Council of

the City of Moreno Valley, California, Reciting the Facts of the General Municipal Election held June 3, 2014, Declaring the Results and such other matters as Provided by Law.

2 SWEARING-IN OF COUNCIL MEMBER ELECT GEORGE PRICE

3 CITY COUNCIL REORGANIZATION – SELECTION OF MAYOR
(Report of: City Clerk Department)

Recommendations That the City Council:

1. Select one Council Member to fill the vacancy of the unexpired term of Mayor by conducting the voting for the selection of Mayor by written ballot or by voice vote.

2. Swearing-in of appointed Mayor

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

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

JOINT CONSENT CALENDARS (SECTIONS A-D)

All items listed under the Consent Calendars, Sections A, B, C, and D are considered to be routine and non-controversial, and may be enacted by one motion unless a member of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency, Housing Authority or the Board of Library Trustees requests that an item be removed for separate action. The motion to adopt the Consent Calendars is deemed to be a separate motion by each Agency and shall be so recorded by the City Clerk. Items withdrawn for report or discussion will be heard after public hearing items.

A. CONSENT CALENDAR-CITY COUNCIL

A.1 ORDINANCES - READING BY TITLE ONLY
Recommendation: Waive reading of all Ordinances.

A.2 MINUTES - REGULAR MEETING OF JUNE 10, 2014 (Report of: City Clerk's Department)

Recommendation:

1. Approve as submitted.

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

Recommendation:

1. Receive and file the Reports on Reimbursable Activities for the period of May 21 - June 17, 2014.

A.4 APPROVAL OF: (1) POWER PURCHASE AGREEMENT AMONG RE ASTORIA 2 LLC (AS SELLER) AND THE SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY (SCPPA), THE POWER AND WATER RESOURCES POOLING AUTHORITY (PWRPA), AND THE CITIES OF LODI, CORONA, MORENO VALLEY, AND RANCHO CUCAMONGA (TOGETHER, AS BUYERS); AND (2) BUYERS JOINT PROJECT AGREEMENT
(Report of: Public Works Department)

Recommendations

1. Approve the Power Purchase Agreement among RE Astoria 2 LLC (as seller), and SCPPA, PWRPA, and the Cities of Lodi, Corona, Moreno Valley, and Rancho Cucamonga.

2. Approve the Buyers Joint Project Agreement by and among SCPPA, PWRPA, and the Cities of Lodi, Corona, Moreno Valley, and Rancho Cucamonga.

3. Authorize the City Manager to execute both Agreements.

A.5 APPROVAL OF SECOND AMENDMENT TO THE CONFIRMATION FOR SCHEDULING AND SETTLEMENT SERVICES WITH NOBLE AMERICAS ENERGY SOLUTIONS
(Report of: Public Works Department)

Recommendations

1. Approve the Second Amendment to the Confirmation for Scheduling and Settlement Services with Noble Americas Energy Solutions.

2. Authorize the City Manager to execute the Amendment

A.6 AUTHORIZATION FOR THE CITY MANAGER TO SIGN THE THIRD AMENDMENT TO THE SETTLEMENT AGREEMENT AND MUTUAL RELEASE FOR THE RIVERSIDE SUPERIOR COURT CASE ENTITLED RADOS, ET AL. V. CITY OF MORENO VALLEY
(Report of: City Attorney Department)

Recommendations

1. Authorize the City Manager to sign the Third Amendment to the

Settlement Agreement in the case Rados, et al. v. City of Moreno Valley (Riverside Superior Court Case No. RIC 425623).

A.7 PA04-0216 (PARCEL MAP 33275) – ADOPT THE RESOLUTION AUTHORIZING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AS COMPLETE AND ACCEPT THE PORTIONS OF CURTIS AVENUE AND GIFFORD AVENUE ASSOCIATED WITH THIS PROJECT INTO THE CITY'S MAINTAINED STREET SYSTEM
(Report of: Public Works Department)

Recommendations

1. Adopt Resolution No. 2014-52. A Resolution of the City Council of the City of Moreno Valley, California, Authorizing the Acceptance of the Public Improvements as Complete within Project PA04-0216 (Parcel Map 33275) and Accepting the Portions of Curtis Avenue, and Gifford Avenue Associated with the Project into the City's Maintained Street System.

2. Authorize the City Engineer to exonerate the Deed of Trust submitted as security for the Faithful Performance and Material and Labor amounts for this project in one year when all clearances are received.

A.8 PARCEL MAP 30882 ULTIMATE EUCALYPTUS IMPROVEMENTS – REDUCE FAITHFUL PERFORMANCE BOND AND ADOPT THE RESOLUTION AUTHORIZING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AS COMPLETE AND ACCEPTING THE PORTION OF EUCALYPTUS AVENUE ASSOCIATED WITH THIS PROJECT INTO THE CITY'S MAINTAINED STREET SYSTEM
(Report of: Public Works Department)

Recommendations

1. Adopt Resolution No. 2014-53. A Resolution of the City Council of the City of Moreno Valley, California, Authorizing the Acceptance of the Public Improvements as Complete within Project Parcel Map 30882 Ultimate Eucalyptus Improvements and Accepting the Portion of Eucalyptus Avenue Associated with the Project into the City's Maintained Street System.

2. Authorize the City Engineer to execute the 90% reduction to the Faithful Performance Bond, exonerate the Material and Labor Bond in 90 days if there are no stop notices or liens on file with the City Clerk, and exonerate the final 10% of the Faithful Performance Bond in one year when all clearances are received.

A.9 APPROVE THE FOURTH AMENDMENT TO AGREEMENT FOR PROJECT DBF/09 DETENTION BASIN WITH NATURE'S IMAGE INC.

(Report of: Public Works Department)

Recommendation That the City Council as Successor Agency

1. Approve amendment to extend contract for project DBF/09 Detention Basin with Nature's Image Inc. to provide detention basin maintenance services, extend the agreement from July 1, 2014 to June 30, 2015 and increase agreement to a "not to exceed" cumulative amount of $130,736.00.

2. Authorize the City Manager to execute said Extension Agreement with Nature's Image, Inc. of Lake Forest, California.

3. Authorize the Purchasing Manager, on July 1, 2014, to issue a purchase order to Nature's Image, Inc. in the amount of: twenty three thousand, eight hundred and eighty-eight and 00/100 dollars ($23,888.00) for twelve months of basin maintenance service.

A.10 2013 ANNUAL REPORT OF THE PLANNING COMMISSION
(Report of: Community & Economic Development Department)

Recommendations

1. RECEIVE AND FILE the 2013 Annual Report of the Planning Commission.

2. AUTHORIZE transmittal to the California State Office of Planning and Research in accordance with Government Code Section 65400(a)(2).

A.11 PA08-0041 (P09-094, P10-088) – ACCEPT AGREEMENT AND SECURITY FOR PUBLIC IMPROVEMENTS. DEVELOPER – SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH-DAY ADVENTISTS DBA MORENO HILLS SDA CHURCH, RIVERSIDE, CA 92513
(Report of: Public Works Department)

Recommendations

1. Accept the Agreement for Public Improvements and Securities for PA08-0041(P09-094, P10-088).

2. Authorize the Mayor to execute the Agreement.

3. Direct the City Clerk to forward the signed Agreement to the County Recorder's Office for recordation.

4. Authorize the City Engineer to execute any future time extension amendments to the agreement, subject to City Attorney approval, if the required public improvements are not completed within said timeframe.

A.12 REVIEW GENERAL FUND COST ALLOCATION PLAN
(Report of: Financial & Management Services Department)

Recommendations

1. Receive and file the proposed General Fund Cost Allocation Plan.

2. Authorize revenue and expenditure appropriations as identified within the Fiscal Impact section of this report.

A.13 CONFLICT OF INTEREST CODE – AGENCY REVIEW
(Report of: City Clerk Department)

Recommendation:

1. That the City Council, as the code reviewing body of the City of Moreno Valley, direct each agency, which has adopted a Conflict of Interest Code pursuant to the provisions of the Political Reform Act of 1974 (Government Code §87100, et. seq.), to review its Conflict of Interest Code, and if a change is necessary, to submit its biennial report to the City Clerk no later than October 1, 2014.

A.14 APPROVAL OF CREATION OF INTERNAL SERVICE FUND SUB-FUNDS FOR THE SEPARATION OF OPERATING, CAPITAL AND REPLACEMENT FUNDS AND THE TRANSFERS OF FUND BALANCES
(Report of: Financial & Management Services Department)

Recommendations

1. Approve the creation of Fund 7220 Technology Assets and Capital Projects, Fund 7230 Technology Replacement Reserve, Fund 7320 Facilities Assets and Capital Projects, and Fund 7330 Facilities Replacement Reserve.

2. Approve the transfers of fund balances as set forth in the Fiscal Impact section from Fund 7510 Equipment Replacement Reserve.

A.15 AMENDMENT TO EXISTING CONTRACT WITH LIBRARY SYSTEMS AND SERVICES (LSSI)
(Report of: Administrative Services Department)

Recommendations

1. Approve the amendment to City's current contract with LSSI to add information technology (IT) services.

2. Authorize the City Manager to sign the contract amendment.

3. Authorize the revenue and expenditure appropriations as identified

within the Fiscal Impact section of this report.

A.16 AWARD TO PB LOADER CORPORATION FOR THE REPLACEMENT PURCHASE OF ONE ASPHALT PATCH TRUCK
(Report of: Public Works Department)

Recommendations

1. Award to PB Loader Corporation of Fresno, CA, for the purchase of one 2015 Ford F-650 6.8L Triton V10 3-Valve Gasoline 362 HP @ 4750.

2. Authorize the Purchasing & Facilities Division Manager to issue a purchase order to PB Loader Corporation in the amount of $147,147.00.

A.17 WASTE MANAGEMENT OF THE INLAND EMPIRE FY 2014/2015 RATE ADJUSTMENT
(Report of: City Manager Department)

Recommendation:

1. Approve the Waste Management of the Inland Empire proposed Fiscal Year (FY) 2014/2015 Rate Adjustment.

A.18 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY DECLARING ITS SUPPORT FOR AN ECONOMIC EXPANSION PROJECT IBANK FINANCING APPLICATION BY FAMILY SERVICE ASSOCIATION
(Report of: Community & Economic Development Department)

Recommendation:

1. Adopt Resolution No. 2014-54. A Resolution of the City Council of the City of Moreno Valley, California, Declaring its Support for an Economic Expansion Project to be implemented by Family Service Association and its Intent to Act as a Sponsor for Purposes of the Financing Application for such Project.

A.19 AUTHORIZE A CHANGE ORDER TO INCREASE THE PURCHASE ORDER WITH PACIFIC UTILITY INSTALLATION, INC. FOR SCE TIE-IN WORK TO MOVAL SOUTH 33 KV SUBSTATION – PROJECT NO. 805-0021-70-80
(Report of: Public Works Department)

Recommendations

1. Authorize a Change Order to increase the existing Purchase Order with Pacific Utility Installation, Inc., the onsite contractor for the MOVAL South 33 kV Substation project by an additional $248,669.00.

2. Authorize the Public Works Director/City Engineer to execute a change order with Pacific Utility Installation, Inc.

B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT

B.1 ORDINANCES - READING BY TITLE ONLY
Recommendation: Waive reading of all Ordinances.

B.2 MINUTES - REGULAR MEETING OF JUNE 10, 2014 (Report of: City Clerk's Department)

Recommendation:
1. Approve as submitted.

C. CONSENT CALENDAR - HOUSING AUTHORITY

C.1 ORDINANCES - READING BY TITLE ONLY
Recommendation: Waive reading of all Ordinances.

C.2 MINUTES - REGULAR MEETING OF JUNE 10, 2014 (Report of: City Clerk's Department)

Recommendation:
1. Approve as submitted.

D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES

D.1 ORDINANCES - READING BY TITLE ONLY
Recommendation: Waive reading of all Ordinances.

D.2 MINUTES - REGULAR MEETING OF JUNE 10, 2014 (Report of: City Clerk's Department)

Recommendation:
1. Approve as submitted.

E. PUBLIC HEARINGS

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

E.1 PUBLIC HEARING REGARDING THE MAIL BALLOT PROCEEDINGS FOR ASSESSOR'S PARCEL NUMBERS (APNS) 297-220-012; AND 292-

242-014 BALLOTING FOR NPDES
(Report of: Financial & Management Services Department)

Recommendations That the City Council:

1. Conduct the Public Hearing and accept public testimony regarding the mail ballot proceedings for APNs 297-220-012; and 292-242-014 for approval of the National Pollutant Discharge Elimination System (NPDES) maximum annual rate.

2. Direct the City Clerk to tabulate the NPDES ballots for APNs 297-220-012; and 292-242-014.

3. Verify and accept the results of the mail ballot proceedings as identified on the Official Tally Sheet.

4. Receive and file with the City Clerk's office the Official Tally Sheet.

5. If approved, authorize and impose the NPDES maximum commercial/industrial regulatory rate to APNs 297-220-012; and 292-242-014.

E.2 PUBLIC HEARING FOR DELINQUENT RESIDENTIAL SOLID WASTE ACCOUNTS
(Report of: City Manager Department)

Recommendations That the City Council:

1. Approve placing the submitted list of delinquent solid waste accounts for the Fiscal Year (FY) 2014/2015 Riverside County property tax roll for collection.

2. Direct the City Clerk to file with the Riverside County Auditor a certified copy of Resolution No. 2012-55 and the list of delinquent solid waste accounts as required by Section 5473.4 of the California Health and Safety Code and Section 6.02.030 of the City of Moreno Valley Municipal Code.

E.3 PUBLIC HEARING AND ADOPTION OF RESOLUTION ESTABLISHING APPROPRIATIONS ("GANN") LIMIT FOR THE CITY OF MORENO VALLEY FOR FISCAL YEAR 2014-15
(Report of: Financial & Management Services Department)

Recommendations That the City Council:

1. Conduct a Public Hearing to receive public comments on the City's appropriations limit for Fiscal Year 2014-15.

2. Adopt Resolution No. 2014-55. A Resolution of the City Council of

the City of Moreno Valley, California, Establishing the Appropriations Limit for Fiscal Year 2014-15.

E.4 PUBLIC HEARING AND ADOPTION OF RESOLUTION ESTABLISHING APPROPRIATIONS ("GANN") LIMIT FOR THE MORENO VALLEY COMMUNITY SERVICES DISTRICT FOR FISCAL YEAR 2014-15
(Report of: Financial & Management Services Department)

Recommendations That the CSD:

1. Conduct a Public Hearing to receive public comments on the Community Services District's appropriations limit for Fiscal Year 2014-15.

2. Adopt Resolution No. CSD 2014-12. A Resolution of the Moreno Valley Community Services District Establishing the Appropriations Limit for Fiscal Year 2014-15.

E.5 PUBLIC HEARING TO CONSIDER RECOMMENDED RESOLUTIONS APPROVING THE CONTINUANCE OF CURRENT MORENO VALLEY COMMUNITY SERVICES DISTRICT ANNUAL PARCEL TAXES AND CHARGES PROPOSED FOR FISCAL YEAR 2014/15
(Report of: Financial & Management Services Department)

Recommendations That the CSD:

1. Acting in its capacity as President and Members of the Board of Directors of the Moreno Valley CSD ("CSD Board") conduct a Public Hearing to consider the continuance of current Moreno Valley Community Services District annual parcel taxes and charges proposed for Fiscal Year 2014/15.

2. Approve and adopt Resolution No. CSD 2014-13. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Tax for Providing Zone A (Parks and Community Services) Services During Fiscal Year 2014/15.

3. Approve and adopt Resolution No. CSD 2014-14. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Tax for Providing Zone C (Arterial Street Lighting and Intersection Lighting) Services During Fiscal Year 2014/15.

4. Approve and adopt Resolution No. CSD 2014-15. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Charge for Providing Zone D (Parkway Landscape Maintenance)

Services During Fiscal Year 2014/15.

5. Approve and adopt Resolution No. CSD 2014-16. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Charge for Providing Zone E (Extensive Landscape Maintenance) Services During Fiscal Year 2014/15.

6. Approve and adopt Resolution No. CSD 2014-17. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Charge for Providing Zone M (Commercial/Industrial/Multifamily Improved Median Maintenance) Services During Fiscal Year 2014/15.

7. Approve and adopt Resolution No. CSD 2014-18. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Charge for Providing Zone S (Sunnymead Boulevard Maintenance) Services During Fiscal Year 2014/15.

8. Authorize the Chief Financial Officer to determine the applied parcel tax or charge to be levied on the property tax bill of properties located within Zones A, C, D, E, M, and S provided it does not exceed the maximum approved parcel tax or parcel charge and does not exceed the approved budget.

E.6 A PUBLIC HEARING FOR THE PROLOGIS EUCALYPTUS INDUSTRIAL PARK PROJECT AND RELATED ENVIRONMENTAL IMPACT REPORT. THE PROJECT PROPOSES A GENERAL PLAN AMENDMENT AND A ZONE CHANGE FOR 122 ACRES. THE LAND USE CHANGES ARE REQUIRED FOR DEVELOPMENT OF SIX WAREHOUSE DISTRIBUTION FACILITIES TOTALING 2,244,419 SQUARE FEET. THE DEVELOPER ALSO PROPOSES TENTATIVE PARCEL MAP NO. 35679 TO SUBDIVIDE THE PROJECT SITE INTO SIX PARCELS. A GENERAL PLAN AMENDMENT IS ALSO REQUIRED FOR PROPOSED CHANGES TO THE CITY'S GENERAL PLAN CIRCULATION ELEMENT AND THE MASTER PLAN OF TRAILS. THE SITE IS LOCATED SOUTH OF STATE ROUTE 60 AND EAST OF THE MORENO VALLEY AUTO MALL, AT FIR AVENUE (FUTURE EUCALYPTUS AVENUE) AND BETWEEN PETTIT STREET AND THE QUINCY CHANNEL. THE APPLICANT IS PROLOGIS
(Report of: Community & Economic Development Department)

Recommendations That the City Council:

1. Conduct a public hearing for Prologis Eucalyptus Industrial Park Project and subsequent to the public hearing:

2. Approve Resolution No. 2014-56. A Resolution of the City Council of the City of Moreno Valley, California, Certifying the Final Environmental Impact Report (P07-186) and Adopting the Findings and Statement of Overriding Considerations and Approving the Mitigation Monitoring Program for the Prologis Eucalyptus Industrial Park Project, included as Exhibits A and B.

3. Approve Resolution No. 2014-57. A Resolution of the City Council of the City of Moreno Valley, California, Approving a General Plan Amendment (PA07-0082) from R15, R5, and RA-2 land use designations to Business Park for approximately 71 acres for development of a 2,244,419 square foot industrial park located within Assessor's Parcel Numbers 4880330-011, -012, -013, -017, -018, -019, -020 and -021, as shown on the General Plan Amendment Map included as Exhibit A.

4. Introduce Ordinance No. 880. An Ordinance of the City Council of the City of Moreno Valley, California, Approving a Zone Change (PA07-0081) from Business Park, Business Park Mixed-use, R15, R5, and RA-2 to Light Industrial for approximately 122 acres for development of a 2,244,419 square foot industrial park located within Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021, as shown on the Zone Change Map included as Exhibit A.

5. Approve Resolution No. 2014-58. A Resolution of the City Council of the City of Moreno Valley, California, Approving Master Plot Plan application PA07-0083 and Plot Plan applications PA07-0158 through PA07-0162 for development of the 2,244,419 square foot Prologis Eucalyptus Industrial Park Project within the 122 acres of Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021, subject to the conditions of approval included as Exhibit A.

6. Approve Resolution No. 2014-59. A Resolution of the City Council of the City of Moreno Valley, California, Approving Tentative Parcel Map 35679 (PA07-0084) for development of the 2,244,419 square foot Prologis Eucalyptus Industrial Park Project within the 122 acres of Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021, subject to the conditions of approval included as Exhibit A.

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

G. REPORTS

G.1 APPOINTMENTS TO THE CITY COUNCIL ADVISORY BOARDS AND

COMMISSIONS
(Report of: City Clerk Department)

Recommendations That the City Council:

1. Appoint those applicants who received majority vote by the City Council.

2. If vacancies are not filled by a majority vote of the City Council, authorize the City Clerk to re-advertise the positions as vacant and carry over the current applications for reconsideration of appointment at a future date.

G.2 CITY MANAGER'S REPORT (Informational Oral Presentation - not for Council action)

G.3 CITY ATTORNEY'S REPORT (Informational Oral Presentation - not for Council action)

H. LEGISLATIVE ACTIONS

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

H.2 ORDINANCES - 2ND READING AND ADOPTION

H.2.1 ORDINANCE NO. 878. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING SECTION 12.20.020 OF CHAPTER 12.20 OF THE CITY OF MORENO VALLEY MUNICIPAL CODE DECLARING PRIMA FACIE SPEED LIMITS ON CERTAIN STREETS (RECEIVED FIRST READING AND INTRODUCTION ON JUNE 10, 2014 BY A 5-0 VOTE)

Recommendations That the City Council:

1. Adopt Ordinance No. 878. An Ordinance of the City Council of the City of Moreno Valley, California, Amending Section 12.20.020 of Chapter 12.20 of the City of Moreno Valley Municipal Code Declaring Prima Facie Speed Limits on Certain Streets.

H.2.2 ORDINANCE NO. 879. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING TITLE 2 OF THE MORENO VALLEY MUNICIPAL CODE RELATING TO THE CREATION OF THE OFFICE OF A DIRECTLY ELECTED MAYOR AND THE NUMBER, DESIGNATION, AND BOUNDARIES OF FOUR COUNCILMANIC DISTRICTS (RECEIVED FIRST

READING AND INTRODUCTION ON JUNE 10, 2014 BY A 5-0 VOTE)

Recommendations That the City Council:

1. Adopt Ordinance No. 879. An Ordinance of the City Council of the City of Moreno Valley, California, Amending Title 2 of the Moreno Valley Municipal Code Relating to the Creation of the Office of a Directly Elected Mayor and the Number, Designation, and Boundaries of Four Councilmanic Districts.

H.3 ORDINANCES - URGENCY ORDINANCES - NONE

H.4 RESOLUTIONS - NONE

CLOSING COMMENTS AND/OR REPORTS OF THE CITY COUNCIL, COMMUNITY SERVICES DISTRICT, CITY AS SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY OR HOUSING AUTHORITY

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

CLOSED SESSION

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

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

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

The Closed Session will be held pursuant to Government Code:

1 SECTION 54956.9(d)(1) - CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

a) Case: *City of Moreno Valley V. Matosantos, Chiang, Angulo, March Joint Powers Authority, Successor Agency to the March Joint Powers Redevelopment Agency*
Court: Sacramento Superior Court
Case No: 34-2013-80001478/California Court of Appeal Third Appellate District Case No. C076347.

b) Case: *City of Moreno Valley V. Chen*
Court: Riverside Superior Court
Case No: RIC 1213875

c) Case: *City of Moreno Valley V. Chado & Chado*
Court: Riverside Superior Court
Case No: RIC 1213878

2 SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO PARAGRAPH (2) OR (3) OF SUBDIVISION (D) OF SECTION 54956.9

Number of Cases: 5

3 SECTION 54956.9(d)(4) - CONFERENCE WITH LEGAL COUNSEL -

INITIATION OF LITIGATION

Number of Cases: 5

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

ADJOURNMENT

CERTIFICATION

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

City Hall, City of Moreno Valley
14177 Frederick Street

Moreno Valley Library
25480 Alessandro Boulevard

Moreno Valley Senior/Community Center
25075 Fir Avenue

Jane Halstead, CMC,
City Clerk

Date Posted: June 18, 2014

APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Jane Halstead, CMC, City Clerk

AGENDA DATE: June 24, 2014

TITLE: RESOLUTION NO. 2014-51 CERTIFYING GENERAL MUNICIPAL ELECTION RESULTS

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Adopt Resolution No. 2014-51. A Resolution of the City Council of the City of Moreno Valley, California, Reciting the Facts of the General Municipal Election held June 3, 2014, Declaring the Results and such other matters as Provided by Law.

SUMMARY

On Tuesday, June 3, 2014, the City of Moreno Valley conducted a Special Election Municipal Election pertaining to the Recall of Council Member Tom Owings in District 3.

The Riverside County Registrar of Voters has now completed the canvass of election returns as provided in §§10260 and 15301 of the California Elections Code. The City's Resolution No. 2014-51 provides the required certificate of results, which is attached hereto as Exhibit A.

The question to Recall Tom Owings and the response (yes or no) from the voters is listed below:

CITY OF MORENO VALLEY DISTRICT 3 TO RECALL TOM OWINGS

Yes	2,728	In favor of Recall
No	633	Opposed to Recall
	Total: 3,361	100%

The names of persons voted for, and the number of votes given in the City for Member of the City Council for District 3 are as follows:

NAME:	NUMBER OF VOTES:	
Carlos “Tom” Ketcham	587	18.60%
Omorefe “EJ” Igbinosa	64	2.03%
Susan Gilmore-Owings	249	7.89%
Joe “Jose” Garcia	129	4.09%
George E. Price	1,443	45.72%
Brian R. Lowell	684	21.67%
	Total: 3,156	100%

Pursuant to California Elections Code §10263, the City Council must declare the results of the General Municipal Election held June 3, 2014 and install the newly elected officers no later than the next regularly scheduled City Council meeting following presentation of the 28-day canvas of the returns, or at a special meeting called for this purpose. Adoption of the proposed resolution will comply with such statutory requirement.

FISCAL IMPACT

An early estimate from the Registrar’s office for the cost of the election is $10,000-$20,000. The lower amount relates to the number of jurisdictions scheduled participation in the election. Actual costs are dependent on number of registered voters and vendor costs. The estimated election costs are currently included within the adopted FY 2013/14 budget.

NOTIFICATION

Publication of the agenda

ATTACHMENTS

1. Proposed Resolution - A Resolution of the City Council of the City of Moreno Valley, California, Reciting the facts of the General Municipal Election held June 3, 2014, Declaring the Results and such other matters as Provided by Law

Prepared By:
Jane Halstead
City Clerk

Department Head Approval:
Jane Halstead
City Clerk

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RESOLUTION NO. 2014-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECITING THE FACTS OF THE GENERAL MUNICIPAL ELECTION HELD JUNE 3, 2014, DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW

WHEREAS, On Tuesday, June 3, 2014, a General Municipal Election was held and conducted for the purpose of the recall of Council Member Tom Owings.

WHEREAS, Notice of the election was given in time, form and manner as provided by law; voting precincts were properly established; election officers were appointed and in all respects, the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the elections Code of the State of California for the holding of elections in general law cities; and

WHEREAS, Pursuant to Resolution 2014-09 adopted on February 11, 2014, the Registrar of Voters of the County of Riverside canvassed the returns of the election and has certified the results thereof to this City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1.

That the whole number of votes cast in the City except vote-by-mail voter ballots was1,060.

That the whole number of vote-by-mail voter ballots cast in the City was 2,466 making a total of 3,526 votes cast in the City.

SECTION 2.

The question to Recall Tom Owings and the response (yes or no) from the voters is listed below:

CITY OF MORENO VALLEY DISTRICT 3 TO RECALL TOM OWINGS

Yes	2,728	
No	633	
Total:	3,361	100%

SECTION 3.

That the names of persons voted for, and the number of votes given in the City, at the election for Member of the City Council for District 3 are as follows:

NAME:	NUMBER OF VOTES:	
a. Carlos "Tom" Ketcham	587	18.60%
b. Omorefe "EJ" Igbinosa	64	2.03%
c. Susan Gilmore-Owings	249	7.89%
d. Joe "Jose" Garcia	129	4.09%
e. George E. Price	1,443	45.72%
f. Brian R. Lowell	684	21.67%
Total:	3,156	100%

SECTION 4.

That the number of votes given at each precinct and the number of votes given in the City to each of the persons above named for the respective office for which the persons were candidates were as listed on the Statement of Vote prepared by the Registrar of Voters and attached hereto as Exhibit A.

SECTION 5.

That the City Council does declare and determine that George Price was elected as a Member of the City Council for District 3 for a partial term expiring on December 2016.

SECTION 6.

That the City Clerk shall enter on the records of the City Council of the City a statement of the results of the election showing: (1) the whole number of votes cast in the City; (2) the names of the persons voted for; (3) for what office each person was voted for; (4) the number of votes given at each precinct to each person; and (5) total number of votes given to each person.

SECTION 7.

That the City Clerk shall immediately make and deliver to the person so elected a Certificate of Election signed by the City Clerk and authenticated; that the City Clerk shall also administer to the person elected the Oath of Office prescribed in the Constitution of the State of California and shall have the person subscribe to it and file it in the office of the City Clerk. The person so elected shall then be inducted into the respective office to which the person has been elected.

SECTION 8.

That the City Clerk shall certify to the passage and adoption on this resolution and enter it into the book of original resolutions.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2014-51 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 24th day of June, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

2724 Gateway Drive
Riverside, CA 92507-0918

(951) 486-7200 • FAX (951) 486-7272
TTY (951) 697-8966
www.voteinfo.net

REGISTRAR OF VOTERS
COUNTY OF RIVERSIDE

June 13, 2014

Jane Halstead
City of Moreno Valley
P.O. Box 88005
Moreno Valley, CA 92552

Dear Ms. Halstead:

Enclosed is our certificate to the results of the canvass of election returns for your Consolidated Primary Election held on June 3, 2014.

An invoice for services rendered will be mailed to you under a separate cover. Please let me know if I can be of any further assistance.

Sincerely,

Rebecca Spencer

REBECCA SPENCER
Interim Registrar of Voters

Enclosures

2724 Gateway Drive
Riverside, CA 92507-0918

(951) 486-7200 • FAX (951) 486-7272
TTY (951) 697-8966
www.voteinfo.net

REGISTRAR OF VOTERS
COUNTY OF RIVERSIDE

CERTIFICATE OF REGISTRAR OF VOTERS TO THE RESULTS OF THE CANVASS OF ELECTION RETURNS

State of California)
) ss.
County of Riverside)

I, **REBECCA SPENCER**, Interim Registrar of Voters of said County, do hereby certify that, in pursuance of the provisions of Sections 15301, 15372, and 15374 of the California Elections Code, and the resolution adopted by the City Council, I did canvass the returns of the votes cast on June 3, 2014, as part of the Consolidated Primary Election in the

CITY OF MORENO VALLEY

and I further certify that the statement of votes cast, to which this certificate is attached, shows the whole number of votes for each candidate for elective office at said election, in said City, and in each precinct therein, and that the totals as shown for each candidate are full, true, and correct.

Dated this 13th day of June 2014.

Rebecca Spencer

REBECCA SPENCER
Interim Registrar of Voters

100039	MORENO VALLEY COUNCIL DISTRICT 3															
	Registration	Ballots Cast	Turnout (%)		MORENO VALLEY CITY COUNCIL, DISTRICT CARLOS "TOM" KETCHAM	OMOREFE "EJ" IGBINOSA	SUSAN GILMORE-OWINGS	JOE "JOSE" GARCIA	GEORGE PRICE	BRIAN R. LOWELL		CITY OF MORENO VALLEY DISTRICT 3-RECALL TOM OWINGS	NO			
50302 MORENO VALLEY/3	1468	193	13.15		25	2	2	9	109	34		166	12			
50302 - Vote by Mail Reporting	1468	348	23.71		25	2	25	7	206	63		289	56			
50304 MORENO VALLEY/3	1559	152	9.75		25	3	6	1	71	35		132	12			
50304 - Vote by Mail Reporting	1559	262	16.81		31	7	17	6	108	68		216	36			
50311 MORENO VALLEY/3	2027	83	4.09		15	3	3	8	32	14		64	13			
50311 - Vote by Mail Reporting	2027	212	10.46		29	1	16	16	76	38		149	52			
50316 MORENO VALLEY/3	2051	73	3.56		9	2	6	6	22	15		44	20			
50316 - Vote by Mail Reporting	2051	208	10.14		38	6	18	8	62	32		135	66			
50320 MORENO VALLEY/3	1539	80	5.20		25	1	10	2	22	11		56	16			
50320 - Vote by Mail Reporting	1539	312	20.27		65	7	21	4	119	69		245	52			
50321 MORENO VALLEY/3	2098	171	8.15		29	2	13	5	90	22		143	20			
50321 - Vote by Mail Reporting	2098	403	19.21		63	3	38	10	198	60		331	60			
50325 MORENO VALLEY/3	1880	65	3.46		18	1	4	2	17	15		45	13			
50325 - Vote by Mail Reporting	1880	158	8.40		28	4	14	6	55	33		113	39			
50327 MORENO VALLEY/3	1144	56	4.90		13	1	5	2	20	7		42	9			
50327 - Vote by Mail Reporting	1144	181	15.82		29	2	13	1	58	49		134	37			
50329 MORENO VALLEY/3	1973	101	5.12		20	0	7	5	35	17		71	21			
50329 - Vote by Mail Reporting	1973	207	10.49		46	6	14	21	59	36		146	54			
50331 MORENO VALLEY/3	1386	86	6.20		10	2	2	6	41	24		80	4			
50331 - Vote by Mail Reporting	1386	175	12.63		44	9	15	4	43	42		127	41			
Precinct Totals	17125	1060	6.19		189	17	58	46	459	194		843	140			
Vote by Mail Reporting Totals	17125	2466	14.40		398	47	191	83	984	490		1885	493			
Grand Totals	17125	3526	20.59		587	64	249	129	1443	684		2728	633			
RIVERSIDE COUNTY	17125	3526	20.59		587	64	249	129	1443	684		2728	633			
41st Congressional District	17125	3526	20.59		587	64	249	129	1443	684		2728	633			
31st Senatorial District	17125	3526	20.59		587	64	249	129	1443	684		2728	633			
61st Assembly District	17125	3526	20.59		587	64	249	129	1443	684		2728	633			
State Bd of Equalization 4th Dist	17125	3526	20.59		587	64	249	129	1443	684		2728	633			
5th Supervisorial District	17125	3526	20.59		587	64	249	129	1443	684		2728	633			
City of Moreno Valley	17125	3526	20.59		587	64	249	129	1443	684		2728	633			

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Jane Halstead, City Clerk, CMC

AGENDA DATE: June 24, 2014

TITLE: CITY COUNCIL REORGANIZATION – SELECTION OF MAYOR

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Select one Council Member to fill the vacancy of the unexpired term of Mayor by conducting the voting for the selection of Mayor by written ballot or by voice vote.

2. Swearing-in of appointed Mayor

SUMMARY

The City Council's Rules of Procedure Section 4.3.1 Occurrence of Vacancy defines a vacancy a) The death of the holder of such office; b) The loss or resignation from membership on the City Council by the holder of such office; or c) The acceptance by the City Council of the resignation from such office by the holder thereof.

Due to the recent recall of Council Member Tom Owings and certification of the June 3, 2014 election results, the City Council may appoint a Mayor to fill the vacancy at its first regular meeting after the occurrence of a vacancy created by one of the events mentioned above.

Section 4.2.3 of the Rules of Procedure provides that nominations for the office of mayor may be made by any member of the City Council and need not be seconded in order to be effective. Each selection shall be by three or more affirmative votes. In the event that no person receives three or more votes in the selection process for one office, the selection process shall be repeated immediately; provided, that the person receiving the highest number of votes in the preceding selection process shall be the only nominees for the office to be filled. If, upon repeating the selection process for

Mayor, no person has yet received three affirmative votes for such office, the City Council may either repeat the selection process until the officer has been duly selected or may continue the selection to the next regular meeting of the City Council.

Voting in the selection of Mayor shall be by written ballot unless the City Council, by three or more affirmative votes, determines to conduct the selection process by voice vote. If conducted by written ballot, the vote of each Council Member shall remain undisclosed until all votes have been cast and have been lodged with the City Clerk. The City Clerk shall then read aloud into the minutes of the City Council the identity of the voting Council Member and the name of the person for whom such person is voting. The written ballots shall be public documents and shall be retained in the records of the City Council. The Standard Code of Parliamentary Procedure shall apply to resolve any question of procedure arising during the selection process, which is not governed by Section 4.2 of the City Council Rules of Procedure.

The New Mayor shall serve until the next meeting scheduled for selection of Mayor in December 2014. In the event that the Mayor Pro Tem is elevated to Mayor, the resulting vacancy in the Mayor Pro Tem position would be agendized at the next regular city council meeting.

ALTERNATIVES

1. Conduct the reorganization of the City Council by selecting a new Mayor.

2. Continue the selection to the next regular meeting of the City Council if upon repeating the selection process, no person receives three affirmative votes for Mayor.

FISCAL IMPACT

There is no fiscal impact.

ATTACHMENTS

Not applicable.

Prepared By:
Jane Halstead
City Clerk

Department Head Approval:
Jane Halstead
City Clerk

MINUTES
CITY COUNCIL REGULAR MEETING OF THE CITY OF MORENO VALLEY
June 10, 2014

CALL TO ORDER

SPECIAL PRESENTATIONS

1. BUSINESS SPOTLIGHT

   a) Caliente Restaurant

   b) Low Cost Outlet

Item No. A.2

MINUTES
JOINT MEETING OF THE
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE
COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY
BOARD OF LIBRARY TRUSTEES

REGULAR MEETING – 6:00 PM
June 10, 2014

The Joint Meeting of the City Council of the City of Moreno Valley, Moreno Valley Community Services District, City as Successor Agency for the Community Redevelopment Agency of the City of Moreno Valley, Moreno Valley Housing Authority and the Board of Library Trustees was called to order at 6:05 p.m. by Mayor Tom Owings in the Council Chamber located at 14177 Frederick Street.

Mayor Tom Owings announced that the City Council receives a separate stipend for CSD meetings.

PLEDGE OF ALLEGIANCE - Pledge of Allegiance was led by Susan Owings

INVOCATION - Pastor Steve Overton - Christian Chapel Foursquare Church

ROLL CALL

Council:

Tom Owings	Mayor
Victoria Baca	Mayor Pro Tem
Yxstian Gutierrez	Council Member
Jesse L. Molina	Council Member
Richard A. Stewart	Council Member

Staff:

Michelle Dawson	City Manager
Suzanne Bryant	City Attorney
Jane Halstead	City Clerk
Tom DeSantis	Assistant City Manager
Ahmad Ansari	Public Works Director
Joel Ontiveros	Police Chief
Mike Smith	Battalion Chief
Chris Paxton	Administrative Services Director
Richard Teichert	Chief Financial Officer/City Treasurer
John Terell	Community and Economic Development Director

Betsy Adams	Parks and Community Services Director
Ewa Lopez	Deputy City Clerk

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

Roy Bleckert
1. Issuing bonds /financing projects

Pete Bleckert
1. Utility tax/furlough/budget

George Price
1. Clarified his position on utility tax

Scott Heveran
1. Restoring reputation of Moreno Valley

Donna Jacomet (Eastern Municipal Water District)
1. Thanked City staff for help during emergency

Hans Wolterbeek
1. Comments about Mayor

Remaining public comments were taken after Item H.2.1.

Sherman Jones
1. Thanked Mayor and Council Members for support

Kathleen Dale
1. New chapter in Moreno Valley
2. General Council issues

Deanna Reeder
1. Solar incentive program
2. Speaking rules

Jose Chavez
1. Believing in Jesus and God

Kenny Bell
1. Need people who care; it's about people

Daryl Terrel
1. Recall; need to begin a new journey and have a city for all of us

Susan Owings
1. Recall
2. Thanked staff, residents and Mayor

Louise Palomarez
1. Comments regarding other speakers

Tom Jerele
1. Kudos to Moreno Valley Wind Symphony
2. Emerging Leaders Council
3. Recall

Vivian Moreno (representing 30 miles of corruption)
1. Bonds and other taxation/financial issues/financial training

Ruthee Goldkorn
1. Civil rights
2. Lawsuits
3. Perris Blvd construction

Thomas Thornsley
1. Community meetings re Sketchers & World Logistic Center
2. Clarified issue about political signs and assault incidents

Luis Mojica
1. Support for Mayor/recall

JOINT CONSENT CALENDARS (SECTIONS A-D)

The City Attorney Suzanne Bryant announced that as the recall has prevailed, the recalled Council Member shall not expend or participate in any action that will commit to expend City's funds. Therefore, Tom Owings must refrain from discussing or voting on Items A.3, A.12, A.13, A.15 A.16, B.3 and G.3. If Items are on the Consent Calendar, he may not leave the dais. For the Item G.3, he should leave the dais and the Council Chamber.

The City Manager announced that staff is requesting that Items A.6 through A.10 and B.4 be removed from the Consent Calendar and rescheduled for Reports for June 24 Council meeting.

The City Clerk announced that staff requested to amend Recommendation No. 2 of Item B.3 to substitute City Manager for Mayor.

Motion to Continue Items A6, A.7, A.8, A.9, A.10 and B.4 to June 24, 2014 City Council Meeting by m/Richard A. Stewart, s/Tom Owings

Approved by a vote of 4-0-1, Tom Owings abstained.

Mayor Tom Owings opened the agenda items for the Consent Calendar for public comments, which were received from Roy Bleckert (Item. A.13), Pete Bleckert (A.13), Kathleen Dale (A.12, A.13), Deanna Reeder (A.12, A.13), Kenny Bell (managing development), and Louise Palomarez (A.13).

A. CONSENT CALENDAR-CITY COUNCIL

A.1 ORDINANCES - READING BY TITLE ONLY
Recommendation: Waive reading of all Ordinances.

A.2 MINUTES - REGULAR MEETING OF MAY 27, 2014 (Report of: City Clerk's Department)

Recommendation:
Approve as submitted.

A.3 APPROVAL OF PAYMENT REGISTER FOR APRIL, 2014
(Report of: Financial & Management Services Department)

Recommendation:
Adopt Resolution No. 2014-38. A Resolution of the City Council of the City of Moreno Valley, California, approving the Payment Register for the month of April, 2014 in the amount of $10,617,164.36.

A.4 ANNUAL STATEMENT OF INVESTMENT POLICY
(Report of: Financial & Management Services Department)

Recommendation:
Adopt the Annual Statement of Investment Policy.

A.5 PA03-0106 (TR 31618) – ACCEPT SUBSTITUTION AGREEMENT AND SECURITY FOR PUBLIC IMPROVEMENTS. DEVELOPER – FH II, LLC, RANCHO CUCAMONGA, CA 91730
(Report of: Public Works Department)

Recommendations

1. Accept the substitution of Agreement for Public Improvements and securities for PA03-0106 (TR 31618).

2. Authorize the Mayor to execute the Agreement.

3. Direct the City Clerk to forward the signed Agreement to the County Recorder's Office for recordation.

4. Authorize the City Engineer to exonerate the Faithful Performance Bond and Material and Labor Bond previously submitted by Drake Development, LLC, upon acceptance of the substitution agreement and securities.

5. Authorize the City Engineer to execute any future time extension amendments to the agreement, subject to City Attorney approval, if the required public improvements are not completed within said timeframe.

A.6 APPROVAL OF THE CALCULATION OF THE CITY OF MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 2014-01 MAXIMUM SPECIAL TAX RATE FOR FISCAL YEAR 2014/15
(Report of: Financial & Management Services Department)

Recommendations

1. As the legislative body of the City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services) approve and adopt Resolution No. 2014-39. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Community Facilities District No. 2014-01 Maximum Special Tax Rate for Fiscal Year 2014/15.

2. Authorize the Chief Financial Officer to determine the applied special tax to be levied on the property tax bill provided it does not exceed the maximum tax rate and is in compliance with the Rate and Method of Apportionment of Special Tax.

A.7 APPROVAL OF THE CALCULATION OF THE MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 4-MAINTENANCE MAXIMUM SPECIAL TAX RATE FOR FISCAL YEAR 2014/15
(Report of: Financial & Management Services Department)

Recommendation:

1. City Council acting in its capacity as the Legislative Body of Moreno Valley Community Facilities District No. 4-Maintenance approve and adopt Resolution No. 2014-40. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Community Facilities District No. 4-Maintenance Maximum Special Tax Rate For Fiscal Year 2014/15.

2. Authorize the Chief Financial Officer to determine the applied special

tax to be levied on the property tax bill provided it does not exceed the maximum tax rate, is in compliance with the Rate and Method of Apportionment of Special Tax and is consistent with the approved budget.

A.8 APPROVAL OF THE CALCULATION OF THE MAXIMUM SPECIAL TAX RATE FOR MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 5 FOR FISCAL YEAR 2014/15
(Report of: Financial & Management Services Department)

Recommendations

1. Acting in its capacity as the Legislative Body of Moreno Valley Community Facilities District No. 5, adopt Resolution No. 2014-41. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Maximum Special Tax Rate for Moreno Valley Community Facilities District No. 5 for Fiscal Year 2014/15

2. Authorize the Chief Financial Officer to determine the applied special tax to be levied on the property tax bill provided it does not exceed the maximum tax rate, is in compliance with the Rate and Method of Apportionment of Special Tax ("RMA") and is consistent with the approved budget.

A.9 APPROVAL OF THE CALCULATION OF THE MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 87-1 (TOWNGATE) MAXIMUM SPECIAL TAX RATE FOR FISCAL YEAR 2014/15
(Report of: Financial & Management Services Department)

Recommendations

1. The City Council, acting in its capacity as the legislative body of the Moreno Valley Community Facilities District No. 87-1 (Towngate), approve and adopt Resolution No. 2014-42. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Maximum Special Tax Rate for Community Facilities District No. 87-1 (Towngate) for Fiscal Year 2014/15.

2. Authorize the Chief Financial Officer to determine the applied special tax to be levied on the property tax bills provided it does not exceed the maximum tax rate, is in compliance with the Rate and Method of Apportionment of Special Tax ("RMA") and is consistent with the approved budget.

A.10 APPROVAL OF THE CALCULATION OF THE MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 87-1 (TOWNGATE), IMPROVEMENT AREA NO. 1 MAXIMUM SPECIAL TAX RATE FOR

FISCAL YEAR 2014/15
(Report of: Financial & Management Services Department)

Recommendations

1. The City Council, acting in its capacity as the legislative body of the Moreno Valley Community Facilities District (CFD) No. 87-1, Improvement Area No. 1, approve and adopt Resolution No. 2014-43. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Maximum Special Tax Rate for Community Facilities District No. 87-1 (Towngate) Improvement Area No. 1 for Fiscal Year 2014/15.

2. Authorize the Chief Financial Officer to determine the applied special tax to be levied on the property tax bills provided it does not exceed the maximum tax rate, is in compliance with the Rate and Method of Apportionment of Special Tax ("RMA") and is consistent with the approved budget.

A.11 RESCIND RESOLUTION NO. 2011-73 AND ADOPT RESOLUTION 2014-44 DESIGNATING AND AUTHORIZING CERTAIN CITY OFFICIALS TO EXECUTE APPLICATIONS AND DOCUMENTS FOR THE PURPOSES OF OBTAINING DISASTER RELIEF, EMERGENCY ASSISTANCE, AND FINANCIAL ASSISTANCE UNDER PUBLIC LAW 93-288, AS AMENDED BY THE ROBERT T. STAFFORD DISASTER RELIEF AND EMERGENCY ACT OF 1988
(Report of: Fire Department)

Recommendation:

Adopt Resolution 2014-44. A Resolution of the City Council of the City of Moreno Valley, California, Rescinding Resolution No. 2011-73 and Designating and Authorizing Certain City Officials to Execute Applications and Documents for the Purposes of Obtaining Disaster Relief, Emergency Assistance, and Financial Assistance under Public Law 93-288, as Amended by the Robert T. Stafford Disaster Relief and Emergency Act of 1988 and/or Financial Assistance under the California Disaster Assistance Act.

A.12 SATISFY THE LOAN AGREEMENT FROM THE LIBRARY DEVELOPMENT IMPACT FEE FUND TO THE FACILITY CONSTRUCTION FUND
(Report of: Financial & Management Services Department)

Recommendations

1. Approve the payment of the existing Library Loan Agreement in the amount of $4,000,000 from available funds within Fund 3000 Capital Projects Reimbursements.

2. Approve the funding and appropriation of project expenditures as set forth in the Fiscal Impact section from Fund 3412, 2007 TABs A Capital Projects directing interest earnings on the bond proceeds to fund expenditures on the SR 60 Nason and SR 60 Moreno Beach projects.

A.13 ADOPT RESOLUTION NO. 2014-45 APPROVING THE AMENDMENT TO THE LOAN AGREEMENT BETWEEN THE CITY OF MORENO VALLEY AND THE ARTERIAL STREETS DEVELOPMENT IMPACT FEE, THE POLICE FACILITY DEVELOPMENT IMPACT FEE, THE RECREATION CENTER DEVELOPMENT IMPACT FEE FUND AND THE ANIMAL SHELTER DEVELOPMENT IMPACT FEE FUND
(Report of: Financial & Management Services Department)

Recommendation:
Adopt Resolution 2014-45. A Resolution of the City Council of the City of Moreno Valley, California, Authorizing an Amendment No. 1 to the Loan Agreement between the City of Moreno Valley and the Arterial Streets Development Impact Fee Fund in the Amount of $360,000, the Police Facility Development Impact Fee Fund increasing from $3,000,000 to $3,500,000, the Recreation Center Development Impact Fee Fund decreasing from $145,000 to $110,000 and the Animal Shelter Development Impact Fee Fund decreasing from $175,000 to $162,000.

A.14 PA04-0216 (PARCEL MAP 33275) – APPROVAL OF PROPOSED RESOLUTION FOR THE SUMMARY VACATION OF A PORTION OF CURTIS STREET SOUTH OF GIFFORD AVENUE
(Report of: Public Works Department)

Recommendations
1. Adopt the Resolution No. 2014-46. A Resolution of the City Council of the City of Moreno Valley, California, Ordering the Summary Vacation of a Portion of Curtis Street South of Gifford Avenue.

2. Direct the City Clerk to certify said resolution and transmit a copy of the resolution to the County Recorder's office for recording.

A.15 MORENO VALLEY ELECTRIC UTILITY (MVU) SOLAR INCENTIVE PROGRAM FISCAL YEAR 2014/15 UPDATES
(Report of: Public Works Department)

Recommendation:
Approve Moreno Valley Electric Utility (MVU) Solar Incentive Program Fiscal Year 2014/15 updates.

A.16 APPROVE THE FUNDING AGREEMENT WITH THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR THE SAN TIMOTEO FOOTHILL NEIGHBORHOOD FLOOD PROTECTION - MORENO MASTER DRAINAGE PLAN STORM DRAIN LINES K-1 AND K-4
PROJECT NO. 804 0007 70 77
(Report of: Public Works Department)

Recommendations

1. Approve the Funding Agreement with the Riverside County Flood Control and Water Conservation District (RCFC & WCD) for the San Timoteo Foothill Neighborhood Flood Protection – Moreno Master Drainage Plan Storm Drain Lines K-1 and K-4.

2. Authorize the City Manager to execute the Funding Agreement.

3. Authorize the Public Works Director/City Engineer to approve any minor changes that may be requested by the RCFC & WCD or the City, subject to the approval of the City Attorney.

4. Authorize the Public Works Director/City Engineer to execute any future amendments to the Funding Agreement, subject to the approval of the City Attorney.

5. Authorize a revenue appropriation of $500,000 in the Public Works General Capital Projects Fund (Fund 3002) for the design and construction of the San Timoteo Foothill Neighborhood Flood Protection – Moreno Master Drainage Plan Storm Drain Lines K-1 and K-4.

B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT

B.1 ORDINANCES - READING BY TITLE ONLY
Recommendation: Waive reading of all Ordinances.

B.2 MINUTES - REGULAR MEETING OF MAY 27, 2014 (Report of: City Clerk's Department)

Recommendation:
Approve as submitted.

B.3 RECOMMENDATION TO APPROVE CONTRACT MOWING AND MAINTENANCE OF PARKS IN ZONE A AND COMMUNITY FACILITIES DISTRICT #1 TO TRUGREEN LANDCARE, L.L.C.
(Report of: Parks & Community Services Department)

Recommendations

1. Approve Contract Mowing and Maintenance of Parks in Zone A and Community Facilities District #1 to TruGreen LandCare, L.L.C., CA, in the total amount of $142,281.36 per fiscal year ($118,657.68 for Zone A and $23,623.68 for CFD #1).

2. Authorize the Mayor to execute the Contract Mowing and Maintenance of Parks in Zone A and Community Facilities District #1, with the above-mentioned contractor in a form and substance acceptable to the City Attorney.

3. Authorize the Chief Financial Officer to issue a purchase order upon execution of the Contract Mowing and Maintenance of Parks in Zone A and Community Facilities District #1 to the above-mentioned contractor not to exceed $142,281.36 per fiscal year. Funds are available in CSD Zone A account 5011-50-57-35211-620910 and CFD #1 account 5113-50-57-35216-620910.

B.4 APPROVAL OF THE CALCULATION OF THE MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 1 MAXIMUM SPECIAL TAX RATE FOR FISCAL YEAR 2014/15
(Report of: Financial & Management Services Department)

Recommendation:

1. Acting in its capacity as President and Members of the Board of Directors of the CSD ("CSD Board") and as the legislative body of Moreno Valley Community Facilities District No. 1 approve and adopt Resolution No. CSD 2014-11. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Moreno Valley Community Facilities District No. 1 Maximum Special Tax Rate for Fiscal Year 2014/15.

2. Authorize the Chief Financial Officer to determine the applied special tax rate to be levied on the property tax bill provided it does not exceed the maximum tax rate of $155.33, and is in compliance with the Rates and Method of Apportionment of Special Tax ("RMA").

C. CONSENT CALENDAR - HOUSING AUTHORITY

C.1 ORDINANCES - READING BY TITLE ONLY
Recommendation: Waive reading of all Ordinances.

C.2 MINUTES - REGULAR MEETING OF MAY 27, 2014 (Report of: City Clerk's Department)

Recommendation:

Approve as submitted.

D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES

D.1 ORDINANCES - READING BY TITLE ONLY
Recommendation: Waive reading of all Ordinances.

D.2 MINUTES - REGULAR MEETING OF MAY 27, 2014 (Report of: City Clerk's Department)

Recommendation:
Approve as submitted.

Motion to Approve Joint Consent Calendar Items A.1 through D.2, excluding items A.6 through A.10 and B.4., which were continued to June 24, 2014, and amending Recommendation No. 2 of Item B.3, substituting City Manager for Mayor by m/Jesse L. Molina, s/Yxstian Gutierrez

Approved by a vote of 4-0-1, Tom Owings abstained.

E. PUBLIC HEARINGS

E.1 PUBLIC HEARING REGARDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATORY RATE SCHEDULE FOR NEW RESIDENTIAL AND COMMON INTEREST, COMMERCIAL, INDUSTRIAL AND QUASI-PUBLIC USE DEVELOPMENT PROPOSED FISCAL YEAR (FY) 2014/2015 ANNUAL RATES
(Report of: Public Works Department)

Recommendations That the City Council:

1. Conduct a Public Hearing to consider all objections or protests of the "NPDES Regulatory Rate Schedule for New Residential and Common Interest, Commercial, Industrial and Quasi-Public Use Development" as provided in the Public Notice.

2. Adopt Resolution No. 2014-47. A Resolution of the City Council of the City of Moreno Valley, California, Authorizing and Approving the Levy of the National Pollutant Discharge Elimination System (NPDES) Regulatory Rate for New Residential and Common Interest, Commercial, Industrial and Quasi-Public Use Development of the County of Riverside Property Tax Roll.

Mayor Tom Owings opened the public testimony portion of the public hearing; there being none, public testimony was closed.

Adopt Resolution No. 2014-47. A Resolution of the City Council of the City of Moreno Valley, California, Authorizing and Approving the Levy of the National Pollutant Discharge Elimination System (NPDES) Regulatory Rate for New Residential and Common Interest, Commercial, Industrial and Quasi-Public Use Development of the County of Riverside Property Tax Roll by m/Richard A. Stewart, s/Jesse L. Molina

Approved by a vote of 5-0.

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

G. REPORTS

G.1 CITY COUNCIL REPORTS ON REGIONAL ACTIVITIES (Informational Oral Presentation - not for Council action)

Recess;
Reconvened

G.1.1 Report by Council Member Molina on March Joint Powers Commission (MJPC)

Council Member Jesse Molina reported the following: he attended March JPA meeting last Wednesday; a TUMF exemption for non-profit businesses supporting housing for severely combat injured veterans was approved; a new development ad hoc committee was established; staff took a legislative trip to Washington D.C. The delegation met with the Air Force, local Senators and Congressional representatives to focus attention on funding to improve Heacock Channel and eliminate flooding on the Base and in Moreno Valley. Also, they met with the FAA to discuss the status of the airport, met with the Foreign Trade Zone officials and described their trade mission to China, met with the Veterans' Administration to emphasize the need for a VA clinic at March to provide medical and behavioral services in Riverside County; want to start internship with vets as groundkeepers.

G.3 GENERAL MUNICIPAL ELECTION – NOVEMBER 4, 2014 RESOLUTIONS CALLING AND GIVING NOTICE; REQUESTING CONSOLIDATION WITH STATEWIDE GENERAL ELECTION; AND ADOPTING REGULATIONS PERTAINING TO CANDIDATES' STATEMENTS
(Report of: City Clerk Department)

Recommendations That the City Council:

1. Adopt Resolution No. 2014-48. A Resolution of the City Council of the City of Moreno Valley, California, Calling and Giving Notice of the Holding of a General Municipal Election on Tuesday, November 4, 2014, of Certain Officers as Required by the Provisions of the Laws of the State of California Relating to General Law Cities.

2. Adopt Resolution No. 2014-49. A Resolution of the City Council of the City of Moreno Valley, California, Requesting the Board of Supervisors of the County of Riverside to Consolidate a General Municipal Election with the Statewide General Election to be held on Tuesday, November 4, 2014, Pursuant to §10403 of the California Elections Code.

3. Adopt Resolution No. 2014-50. A Resolution of the City Council of the City of Moreno Valley, California, Adopting Regulations for Candidates for Elective Office Pertaining to Candidates' Statements Submitted to the Voters for the Election to be held on Tuesday, November 4, 2014.

4. Approve the attached Municipal Information Form and authorize the City Clerk to submit the completed form and the resolutions to the Registrar of Voters.

Mayor Tom Owings recused himself and left the dais.

Mayor Pro Tem Victoria Baca opened the agenda item for public comments, which were received from Kathleen Dale (opposes).

Adopt Resolution No. 2014-48. A Resolution of the City Council of the City of Moreno Valley, California, Calling and Giving Notice of the Holding of a General Municipal Election on Tuesday, November 4, 2014, of Certain Officers as Required by the Provisions of the Laws of the State of California Relating to General Law Cities.
Adopt Resolution No. 2014-49. A Resolution of the City Council of the City of Moreno Valley, California, Requesting the Board of Supervisors of the County of Riverside to Consolidate a General Municipal Election with the Statewide General Election to be held on Tuesday, November 4, 2014, Pursuant to §10403 of the California Elections Code.
Adopt Resolution No. 2014-50. A Resolution of the City Council of the City of Moreno Valley, California, Adopting Regulations for Candidates for Elective Office Pertaining to Candidates' Statements Submitted to the Voters for the Election to be held on Tuesday, November 4, 2014.
Approve the attached Municipal Information Form and authorize the City Clerk to submit the completed form and the resolutions to the

Registrar of Voters. by m/Jesse L. Molina, s/Yxstian Gutierrez

Approved by a vote of 4-0-1, Tom Owings recused himself.

G.4 PUBLIC MEETING REGARDING THE MAIL BALLOT PROCEEDINGS FOR ASSESSOR'S PARCEL NUMBERS (APNS) 297-220-012; AND 292-242-014 BALLOTING FOR NPDES
(Report of: Financial & Management Services Department)

Recommendations That the City Council:
Accept public comments regarding the mail ballot proceedings for APNs 297-220-012; and 292-242-014 for approval of the National Pollutant Discharge Elimination System (NPDES) maximum commercial/industrial regulatory rate.

Mayor Tom Owings opened the agenda item for public comments; there being none, public comments were closed.

No action required.

G.5 APPOINTMENTS TO THE EMERGING LEADERS COUNCIL (ELC)
(Report of: City Clerk Department)

Recommendations That the City Council:

1. Appoint those applicants as recommended by Council Members Dr. Yxstian Gutierrez and Jesse L. Molina: Four terms expiring May 31, 2016 - Wendy Acuna, Luis, Mojica, Steven, A. Sandoval, Daniel Villa; One term expiring May 31, 2015 - Kimberly Billingsley Scott

2. If vacancies are not filled by a majority vote of the City Council, authorize the City Clerk to re-advertise the positions as vacant.

Mayor Tom Owings opened the agenda item for public comments, which were received from Kathleen Dale and Deanna Reeder.

Appoint those applicants as recommended by Council Members Dr. Yxstian Gutierrez and Jesse L. Molina: Four terms expiring May 31, 2016: Wendy Acuna, Luis Mojica, Steven A. Sandoval, Daniel Villa, and One term expiring May 31, 2015: Kimberly Billingsley Scott by m/Victoria Baca, s/Jesse L. Molina

Approved by a vote of 5-0.

G.6 CITY MANAGER'S REPORT (Informational Oral Presentation - not for Council action)

None

G.7 CITY ATTORNEY'S REPORT (Informational Oral Presentation - not for Council action)

None

H. LEGISLATIVE ACTIONS

H.1 ORDINANCES - 1ST READING AND INTRODUCTION

H.1.1 INTRODUCE ORDINANCE 878. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING SECTION 12.20.020 OF CHAPTER 12.20 OF THE CITY OF MORENO VALLEY MUNICIPAL CODE DECLARING PRIMA FACIE SPEED LIMITS ON CERTAIN STREETS
(Report of: Public Works Department)

Recommendations That the City Council:
Introduce Ordinance No. 878. An Ordinance of the City Council of the City of Moreno Valley, California, Amending Section 12.20.020 of Chapter 12.20 of the City of Moreno Valley Municipal Code Declaring Prima Facie Speed Limits on Certain Streets.

Mayor Tom Owings opened the agenda item for public comments; there being none, public comments were closed.

Introduce Ordinance No. 878. An Ordinance of the City Council of the City of Moreno Valley, California, Amending Section 12.20.020 of Chapter 12.20 of the City of Moreno Valley Municipal Code Declaring Prima Facie Speed Limits on Certain Streets by m/Jesse L. Molina, s/Victoria Baca

Approved by a vote of 5-0.

H.1.2 INTRODUCE ORDINANCE NO. 879. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING TITLE 2 OF THE MORENO VALLEY MUNICIPAL CODE RELATING TO THE CREATION OF THE OFFICE OF A DIRECTLY ELECTED MAYOR AND THE NUMBER, DESIGNATION, AND BOUNDARIES OF FOUR COUNCILMANIC DISTRICTS
(Report of: City Attorney Department)

Recommendations That the City Council:
Introduce Ordinance No. 879. An Ordinance of the City Council of the City of Moreno Valley, California, Amending Title 2 of the Moreno Valley

Municipal Code Relating to the Creation of the Office of a Directly Elected Mayor and the Number, Designation, and Boundaries of Four Councilmanic Districts.

Mayor Tom Owings opened the agenda item for public comments, which were received from Kathleen Dale (opposes), Hans Wolterbeek, Roy Bleckert, Pete Bleckert, Deanna Reeder (opposes), Tom Thornsley and Louise Palomarez.

Introduce Ordinance No. 879. An Ordinance of the City Council of the City of Moreno Valley, California, Amending Title 2 of the Moreno Valley Municipal Code Relating to the Creation of the Office of a Directly Elected Mayor and the Number, Designation, and Boundaries of Four Councilmanic Districts by m/Jesse L. Molina, s/Victoria Baca

Approved by a vote of 5-0.

H.2 ORDINANCES - 2ND READING AND ADOPTION

H.2.1 ADOPT ORDINANCE NO. 877. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING CHAPTER 3.44 OF THE CITY OF MORENO VALLEY MUNICIPAL CODE TO INCLUDE AN EXEMPTION FOR NEWLY CONSTRUCTED SPECIALLY ADAPTED HOMES FOR SEVERELY DISABLED VETERANS UNDER THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM (RECEIVED FIRST READING AND INTRODUCTION ON MAY 27, 2014 BY A 5-0 VOTE)

Recommendations That the City Council:
Adopt Ordinance No. 877. An Ordinance of the City Council of the City of Moreno Valley, California, amending Chapter 3.44 of the City of Moreno Valley Municipal Code to Include an Exemption for Newly Constructed Specially Adapted Homes for Severely Disabled Veterans Under the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program.

Mayor Tom Owings opened the agenda item for public comments; there being none, public comments were closed.

Adopt Ordinance No. 877. An Ordinance of the City Council of the City of Moreno Valley, California, amending Chapter 3.44 of the City of Moreno Valley Municipal Code to Include an Exemption for Newly Constructed Specially Adapted Homes for Severely Disabled Veterans Under the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program by m/Richard A. Stewart,

s/Victoria Baca

Approved by a vote of 5-0.

H.3 ORDINANCES - URGENCY ORDINANCES - NONE

H.4 RESOLUTIONS - NONE

CLOSING COMMENTS AND/OR REPORTS OF THE CITY COUNCIL, COMMUNITY SERVICES DISTRICT, CITY AS SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY OR HOUSING AUTHORITY

Council Member Jesse Molina

1. His goal is to bring the City and citizens together; can't satisfy everybody
2.Thanked everyone for being here and for voicing opinions/concerns
3. Thanked Fire Battalion Chief Mike Smith, Fire Department, Police Department and City employees for providing great service
4. Wants the best for the City

Council Member Richard A. Stewart

1. Referred to an article in the Riverside County Bar Association Journal regarding civility in the court room; one day you fight the other attorney, and the next day you are on the same side.
2. Commended the Mayor for his job. Tom came in without any previous experience, became the mayor and was learning on the job; mayor is like an orchestra conductor, and it is very hard thing to do

Council Member Yxstian A. Gutierrez

1. Thanked residents for being here
2. Congratulated members of the newly established Emerging Leaders Council; a lot of training will be provided; members will be the voice for the youth and help bring fresh ideas
3. Addressed issue about his appointment and the lawsuit
4. Emphasized that we need to treat each other right with civility and respect
5. Reported on two events: MoVal Rocks with bands and food vendors will be held this Thursday at the Conference and Recreation Center; Jacobs Foundation, an organization run by UCR college students, provides music and arts to the elementary and middle school kids

Mayor Pro Tem Victoria Baca

1. Thanked Mayor Tom Owings for services in Moreno Valley; wished him

the best
2. Thanked staff
3. On Saturday, June 14, free Edgemont Clean Up project will be held at Edgemont Elementary School
4. On June 28, Walk-A-Thon sponsored by the City and a local organization Tuning Sounds will be held at Towngate Park; Tuning Sounds teaches children how to play instruments and how to be good citizens

Mayor Tom Owings

1. Stressed that the City has three unions that they are vying for the same amount of money available; finding balance needs to be addressed
2. Addressed his comments to people who voted for him and to all people who supported him; it was an honor to be a mayor; is grateful for the opportunity to serve
3. Thanked staff, residents and his wife; it was an honor to serve

CLOSED SESSION - none

There being no further business to conduct, the meeting was adjourned at 9:50 p.m. by unanimous informal consent.

Submitted by:

_____
Jane Halstead, CMC
Secretary, Moreno Valley Community Services District
Secretary, City as Successor Agency for the Community Redevelopment Agency of the City of Moreno Valley
Secretary, Moreno Valley Housing Authority
Secretary, Board of Library Trustees

Approved by:

_____
Tom Owings
President, Moreno Valley Community Services District
Chairperson, City as Successor Agency for the Community Redevelopment Agency of the City of Moreno Valley
Chairperson, Moreno Valley Housing Authority
Chairperson, Board of Library Trustees

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Report to City Council

TO: Mayor and City Council

FROM: Jane Halstead, City Clerk

AGENDA DATE: June 24, 2014

TITLE: CITY COUNCIL REPORTS ON REIMBURSABLE ACTIVITIES

RECOMMENDED ACTION

Recommendation:

1. Receive and file the Reports on Reimbursable Activities for the period of May 21 - June 17, 2014.

Reports on Reimbursable Activities
May 21 – June 17, 2014

Council Member	Date	Meeting	Cost
Victoria Baca	6/13/14	13th Annual Rally Round the Flag	$35.00
Yxstian A. Gutierrez	6/13/14	13th Annual Rally Round the Flag	$35.00
Jesse L. Molina		None	
Tom Owings		None	
Richard A. Stewart	6/13/14	13th Annual Rally Round the Flag	$35.00

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

Department Head Approval:
Jane Halstead
City Clerk

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: June 24, 2014

TITLE: APPROVAL OF: (1) POWER PURCHASE AGREEMENT AMONG RE ASTORIA 2 LLC (AS SELLER) AND THE SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY (SCPPA), THE POWER AND WATER RESOURCES POOLING AUTHORITY (PWRPA), AND THE CITIES OF LODI, CORONA, MORENO VALLEY, AND RANCHO CUCAMONGA (TOGETHER, AS BUYERS); AND (2) BUYERS JOINT PROJECT AGREEMENT

RECOMMENDED ACTION

Recommendations:

1. Approve the Power Purchase Agreement among RE Astoria 2 LLC (as seller), and SCPPA, PWRPA, and the Cities of Lodi, Corona, Moreno Valley, and Rancho Cucamonga.

2. Approve the Buyers Joint Project Agreement by and among SCPPA, PWRPA, and the Cities of Lodi, Corona, Moreno Valley, and Rancho Cucamonga.

3. Authorize the City Manager to execute both Agreements.

SUMMARY

All publicly owned utilities must adopt a Renewable Portfolio Standard (RPS) program with prescribed goals for purchasing energy generated through renewable sources. The most frequently used renewable resources include biomass, water, geothermal, wind and solar energy. This report recommends approval of two agreements through which the Moreno Valley Utility will purchase renewable energy from the RE Astoria 2

LLC Solar Project being developed by Recurrent Energy. The City of Moreno Valley is one of several buyers in the project; the other buyers include SCPPA, PWRPA, and the Cities of Lodi, Corona, and Rancho Cucamonga.

DISCUSSION

On June 11, 2013, the City Council approved Resolution No. 2013-37 adopting a Renewable Energy Procurement Plan pursuant to Senate Bill 2-1X. The bill requires all publicly owned utilities to adopt a Renewable Portfolio Standard (RPS) program with prescribed goals for procuring renewable energy resources and the criteria for achieving such goals. The goals for procuring renewable energy are as follows:

- Procurement targets are described as a percentage of retail sales –
    - Compliance Period One: an average of 20% RPS eligible resource procurement
    - Compliance Period Two: by December 31, 2016, 25% RPS eligible resource procurement
    - Compliance Period Three: by December 31, 2020, 33% RPS eligible resource procurement

SCPPA, a joint-powers authority comprised of twelve public power agencies and one irrigation district located in Southern California, annually issues an RFP for renewable energy projects. Each proposal received is evaluated and if there is sufficient interest in a project, SCPPA will negotiate a Power Purchase Agreement with the developer.

The RE Astoria 2 Solar Project is being developed by Recurrent Energy, and is the second phase of a larger project that was developed for Pacific Gas & Electric. It will be sited on approximately 840 acres located in Kern County, just north of Los Angeles County. This second phase will be 75 MW in size. The scheduled commercial operation date of the facility is December 31, 2016.

The output of the project is allocated as follows:

- SCPPA 55 MW
    - City of Azusa 2 MW
    - City of Banning 8 MW
    - City of Colton 5 MW
    - City of Vernon 20 MW – increasing to 30 MW in 2022
- City of Corona 2 MW
- City of Lodi 10 MW
- City of Moreno Valley 2 MW
- City of Rancho Cucamonga 6 MW
- PWRPA 10 MW

The terms of the Power Purchase Agreement include a fixed price of $64.00 per MWh over 20 years for the energy and renewable attributes. If the Seller fails to deliver at

least 80% of the annual guaranteed generation, the Seller will either provide an equivalent product for the shortfall amount, or pay the Buyers' actual cost for any replacement energy purchased. The Seller will establish a $10.5 million security fund to ensure compliance with the performance parameters specified in the Agreement. Project members will have the option to purchase the facility after ten years at fair market value. For the Project members who do not exercise the purchase option, the terms of the Power Purchase Agreement would substantially remain in place.

The Buyers Joint Project Agreement stipulates the formation of a Buyers' Joint Project Committee, whose purpose is to provide coordination among the Buyers and a means to jointly agree on matters related to the project over the term of the Agreement.

MVU's allocation in this project will count towards the renewable energy requirement for Compliance Period 3 as defined in the Renewable Energy Procurement Plan, and conforms to the policies established by the 10-Year Resource Plan that the City Council approved on June 11, 2013.

ALTERNATIVES

1. Approve the Power Purchase Agreement and the Buyers Joint Project Agreement. Staff recommends this alternative.

2. Do not approve the Power Purchase Agreement and the Buyers Joint Project Agreement. Staff does not recommend this alternative. *The City could be found non-compliant with the State mandate for renewable energy.*

FISCAL IMPACT

The Project will require no contributions to construction costs, and therefore will have no fiscal impact for FY 14/15 or FY 15/16. MVU would only pay for the actual energy received at the contract price of $64.00 per MWh, beginning in 2017. The projected annual cost is $398,400, based on anticipated Project output. The projected annual cost does not exceed the Cost Limitation provision of 2.5% of total annual revenue from electricity sales to retail customers that was established and approved in the Renewable Energy Procurement Plan.

CITY COUNCIL GOALS

POSITIVE ENVIRONMENT:

The diversified portfolio of the City's power supply resources will foster a positive environment and potentially help contribute to the reduction of the State's reliance on fossil-fueled generation.

NOTIFICATION

Posting of Agenda.

ATTACHMENTS

Attachment 1 – Power Purchase Agreement

Attachment 2 – Buyers Joint Project Agreement

Prepared By:
Jeannette Olko
Electric Utility Division Manager

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

POWER PURCHASE AGREEMENT

AMONG

RE ASTORIA 2 LLC
(as "Seller")

AND

SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY

AND

POWER AND WATER RESOURCES POOLING AUTHORITY

AND

CITY OF LODI

AND

CITY OF CORONA

AND

CITY OF MORENO VALLEY

AND

CITY OF RANCHO CUCAMONGA
(together, as "Buyers")

Dated as of _____, 2014

TABLE OF CONTENTS

Page

ARTICLE I DEFINITIONS AND INTERPRETATION 2
Section 1.1 Definitions 2
Section 1.2 Interpretation 25

ARTICLE II EFFECTIVE DATE, TERM, AND EARLY TERMINATION 26
Section 2.1 Effective Date 26
Section 2.2 Term 26
Section 2.3 Survivability 27
Section 2.4 Early Termination 27

ARTICLE III DEVELOPMENT OF THE FACILITY 28
Section 3.1 CEQA Determinations 28
Section 3.2 Project Design 29
Section 3.3 Site Confirmation 29
Section 3.4 Subcontracts 29
Section 3.5 Certification of Commercial Operation Date 29
Section 3.6 Milestone Schedule 30
Section 3.7 Decommissioning and Other Costs 32

ARTICLE IV OPERATION AND MAINTENANCE OF THE FACILITY 32
Section 4.1 General Operational Requirements 32
Section 4.2 Operation and Maintenance Plan 32
Section 4.3 Environmental Credits 32
Section 4.4 Scheduled Outage 33

ARTICLE V COMPLIANCE DURING OPERATIONS; GUARANTEES 34
Section 5.1 Guarantees 34
Section 5.2 Buyers' Rights to Monitor in General 34
Section 5.3 Effect of Review by Buyers 35
Section 5.4 Quality Assurance Program 35
Section 5.5 No Liens 35
Section 5.6 Reporting and Information 36
Section 5.7 Performance Security 36

ARTICLE VI PURCHASE AND SALE OF PRODUCT 38
Section 6.1 Purchases by Buyers 38
Section 6.2 Seller's Failure 39
Section 6.3 Buyers' Failure 39
Section 6.4 Nature of Remedies 39
Section 6.5 Payment of Contract Price. 40

ARTICLE VII TRANSMISSION AND SCHEDULING; TITLE AND RISK OF LOSS 41
Section 7.1 In General 41

TABLE OF CONTENTS
(continued)

Page

Section 7.2 Scheduling Coordinator; CAISO Cost Allocation. 41
Section 7.3 Forecasting and Scheduling of Energy 42
Section 7.4 Curtailment 44
Section 7.5 No Payment 46
Section 7.6 Title; Risk of Loss 46
Section 7.7 RPS and EPS Compliance 46

ARTICLE VIII ENVIRONMENTAL ATTRIBUTES 47
Section 8.1 Transfer of Environmental Attributes 47
Section 8.2 Reporting of Ownership of Environmental Attributes 47
Section 8.3 Environmental Attributes 47
Section 8.4 WREGIS 47
Section 8.5 Further Assurances 48

ARTICLE IX MAKEUP OF SHORTFALL ENERGY 48
Section 9.1 Makeup of Shortfall 48
Section 9.2 Replacement Product 48
Section 9.3 Shortfall Damages 49
Section 9.4 Availability Requirement 49
Section 9.5 Shortfall Energy Termination 49

ARTICLE X CAPACITY RIGHTS 50
Section 10.1 Capacity Rights 50
Section 10.2 Covenant Regarding Capacity Rights 50
Section 10.3 Consequences of Failure to Obtain an FCDS Finding 50
Section 10.4 Representation Regarding Ownership of Capacity Rights 51
Section 10.5 Further Assurances 51

ARTICLE XI BILLING; PAYMENT; AUDITS; METERING; ATTESTATIONS; POLICIES 52
Section 11.1 Billing and Payment 52
Section 11.2 Calculation of Energy Delivered; Invoices and Payment 52
Section 11.3 Disputed Invoices 53
Section 11.4 Buyers' Right of Setoff 53
Section 11.5 Records and Audits 53
Section 11.6 Electric Metering Devices 54
Section 11.7 Taxes 55

ARTICLE XII REPRESENTATIONS, WARRANTIES AND COVENANTS 56
Section 12.1 Representations, Warranties and Covenants of Buyers 56
Section 12.2 Representations and Warranties of Seller 57
Section 12.3 Covenants of Seller Related to Special Project Entity Status 59
Section 12.4 Covenants of Seller Related to Site Control Documents 59
Section 12.5 Covenants of Seller Related to Material Adverse Effects 62

TABLE OF CONTENTS
(continued)

Page

Section 12.6 Covenants of Seller to Provide Quarterly Attestations 63
Section 12.7 Covenants of Seller related to Intellectual Property. 63
Section 12.8 Covenants of Seller related to Security Documents 63

ARTICLE XIII DEFAULT; TERMINATION AND REMEDIES; PERFORMANCE DAMAGE 64
Section 13.1 Default 64
Section 13.2 Default Remedy 65
Section 13.3 Cure Rights of Facility Lender. 66
Section 13.4 Termination for Default 66

ARTICLE XIV MISCELLANEOUS 68
Section 14.1 Authorized Representative 68
Section 14.2 Notices 69
Section 14.3 Dispute Resolution 69
Section 14.4 Further Assurances; Change in Electric Market Design 70
Section 14.5 No Dedication of Facilities 70
Section 14.6 Force Majeure 70
Section 14.7 Assignment of Agreement 72
Section 14.8 Ambiguity 74
Section 14.9 Attorney Fees & Costs 74
Section 14.10 Voluntary Execution 74
Section 14.11 Entire Agreement; Amendments 74
Section 14.12 Governing Law 74
Section 14.13 Venue 74
Section 14.14 Execution in Counterparts 74
Section 14.15 Effect of Section Headings 75
Section 14.16 Waiver; Available Remedies 75
Section 14.17 Relationship of the Parties 75
Section 14.18 Third Party Beneficiaries 75
Section 14.19 Indemnification; Damage or Destruction; Insurance; Condemnation; Limit of Liability 75
Section 14.20 Severability 76
Section 14.21 Confidentiality 77
Section 14.22 Mobile-Sierra 79
Section 14.23 Taxpayer Identification Number (TIN) 79
Section 14.24 Service Contract 79
Section 14.25 Right of First Offer 79

Appendices

APPENDIX A	CONTRACT PRICE
APPENDIX B-1	FACILITY, PERMITS, AND OPERATOR
APPENDIX B-2	MAP OF FACILITY
APPENDIX C	ANNUAL CONTRACT QUANTITY
APPENDIX D	FORM OF ATTESTATION
APPENDIX E	FORM OF LETTER OF CREDIT
APPENDIX F	INSURANCE
APPENDIX G	QUALITY ASSURANCE PROGRAM
APPENDIX H	QUALIFIED OPERATORS
APPENDIX I	MILESTONE SCHEDULE
APPENDIX J	BUYERS AND SELLER BILLING, NOTIFICATION AND SCHEDULING CONTACT INFORMATION
APPENDIX K	FORM OF OPTION AGREEMENT
APPENDIX L-1	FORM OF CONSTRUCTION START DATE CERTIFICATION
APPENDIX L-2	FORM OF COMMERCIAL OPERATION DATE CERTIFICATION
APPENDIX M	BUYERS' PERCENTAGE OF FACILITY OUTPUT; APPLICABLE MW SHARE
APPENDIX N	INTEGRATION COST CHARGE CODE
APPENDIX O	FORM OF LAND OPTION AGREEMENT
APPENDIX P	[RESERVED]
APPENDIX Q	LAND LEASE
APPENDIX R	SITE CONTROL DOCUMENTS

Page

SCHEDULES

SCHEDULE 6.5 SAMPLE CALCULATION OF CONTRACT PRICE
SCHEDULE 10.3 SAMPLE CALCULATION OF RA DEFICIENCY AMOUNT
SCHEDULE 12.2(h) STRUCTURE OF RE HOLDINGS ENTITIES

POWER PURCHASE AGREEMENT

PARTIES

THIS POWER PURCHASE AGREEMENT (this "***Agreement***"), dated as of this __ day of _____, 2014, is being entered into by and among the SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY, a joint powers agency and a public entity organized under the laws of the State of California and created under the provisions of the Act and the Joint Powers Agreement (each as defined below), ("***SCPPA***"), the POWER AND WATER RESOURCES POOLING AUTHORITY, a joint powers authority and a public entity organized under the laws of the State of California and created under the provisions of the Act ("***PWRPA***"), the CITY OF LODI, a California municipal corporation organized and existing under the laws of the State of California ("***Lodi***"), the CITY OF CORONA, a California municipal corporation organized and existing under the laws of the State of California ("***Corona***"), the CITY OF MORENO VALLEY, a California municipal corporation organized and existing under the laws of the State of California ("***Moreno Valley***"), the CITY OF RANCHO CUCAMONGA, a California municipal corporation organized and existing under the laws of the State of California ("***Rancho Cucamonga***") and RE ASTORIA 2 LLC, a limited liability company organized and existing under the laws of the State of Delaware ("***Seller***"). SCPPA, PWRPA, Lodi, Corona, Moreno Valley and Rancho Cucamonga are each referred to herein as a "***Buyer***," and together as "***Buyers***." Each Buyer and Seller is referred to individually in this Agreement as a "***Party***" and together as the "***Parties.***"

RECITALS

WHEREAS, SCPPA's members have adopted or are adopting policies to comply with the California Renewable Energy Resources Act that are designed to increase the amount of energy that they provide to their retail customers from eligible renewable energy resources; and

WHEREAS, on January 1, 2013, SCPPA issued a request for proposals ("***RFP***") to acquire renewable energy resources; and

WHEREAS, an affiliate of Seller responded to SCPPA's RFP on behalf of its indirect, wholly-owned subsidiary, Seller, and, following negotiation, Seller has agreed to sell to Buyers, and Buyers have agreed to purchase from Seller, certain renewable energy and associated environmental attributes for the purchase price set forth in Appendix A hereto; and

WHEREAS, the Parties desire to set forth the terms and conditions pursuant to which such sales and purchases shall be made.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, the mutual covenants and agreements herein set forth, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

ARTICLE I
DEFINITIONS AND INTERPRETATION

Section 1.1 Definitions. The following terms in this Agreement and the appendices hereto shall have the following meanings when used with initial capitalized letters:

"**Act**" means all of the provisions contained in the California Joint Exercise of Powers Act found in Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, beginning at California Government Code Section 6500 et seq.

"**Additional Site Control Documents**" means the documents listed on Appendix R under the heading "Additional Site Control Documents".

"**Affiliate**" means, as to any Person, any other Person that, directly or indirectly, is in control of, is controlled by or is under common control with such Person or is a director or officer of such Person or of an Affiliate of such Person. As used in this Agreement, "control" shall mean the possession, directly or indirectly, of the power to direct or cause the direction of management, policies or activities of a Person, whether through ownership of voting securities, by contract or otherwise.

"**Agreement"** has the meaning set forth in the preamble of this Agreement, and includes Appendices A through Q, and Schedules 6.5, 10.3, and 12.2(h) attached hereto.

"**Agreement Term**" has the meaning set forth in Section 2.2(a).

"**Ancillary Documents**" means the Option Agreement, the Land Option Agreement, the Site Control Documents, the Security Documents and all other material agreements entered into by and between the Seller Parties or between any Seller Party and Buyers, in each case, related to the Facility or the Site.

"**Annual Contract Quantity**" means, for each Contract Year, the number of MWh set forth on Appendix C.

"**Applicable Contract Capacity**" means (a) 65 MW from the Commercial Operation Date until and including December 31, 2021, and (b) at least 75 MW from and after January 1, 2022 until the expiration of the Agreement Term, in each case, as measured by the sum of the inverter nameplate capacity of the Facility.

"**Applicable MW Share**" means the amount, measured as a percentage of Applicable Contract Capacity, of Facility output allocated as of the Effective Date to SCPPA's Participating Members, Corona, Lodi, Moreno Valley, Rancho Cucamonga and PWRPA, as set forth in Appendix M.

"**ASME**" means American Society of Mechanical Engineers.

"**Assumed Daily Deliveries**" has the meaning set forth in Section 13.4(d).

"**ASTM**" means American Society for Testing and Materials.

"**Authorized Auditors**" means representatives of any Buyer or a Buyer's Authorized Representative who are authorized to conduct audits on behalf such Buyer.

"**Authorized Representative**" has the meaning set forth in Section 14.1.

"**Availability Standards**" means the program set forth in Section 40.9 of the CAISO Tariff, as it may be amended, supplemented or replaced (in whole or in part) from time to time, setting forth certain standards regarding the desired level of availability for Resource Adequacy (as defined in the CAISO Tariff) resources and possible charges and incentive payments for performance thereunder.

"**AWS**" means American Welding Society.

"**Bankruptcy**" means any case, action or proceeding under any bankruptcy, reorganization, insolvency or receivership law or any dissolution or liquidation proceeding commenced by or against a Person and, if such case, action or proceeding is not commenced by such Person, such case or proceeding shall be consented to or acquiesced in by such Person or shall result in an order for relief or shall remain undismissed for ninety (90) days.

"**Brown Act**" has the meaning set forth in Section 14.21(d).

"**Business Day**" means any day that is not a Saturday, a Sunday, or a day on which commercial banks are required to be closed in Los Angeles County, California or New York, New York.

"**Buyer**" or "**Buyers**" has the meaning set forth in the preamble of this Agreement.

"**Buyers' Agent**" means the agent appointed by Buyers pursuant to a written agreement among Buyers for the purpose of administering this Agreement on behalf of Buyers, which appointment may be changed from time to time, subject to the representation, warranty and covenant in Section 12.1(e), by written agreement among Buyers with notice thereof to Seller. Notice information for Buyers' Agent shall be as set forth on Appendix C. As of the Effective Date, Buyers' Agent shall be SCPPA.

"**Buyers' Percentage of Facility Output**" means the percentage of Facility output allocated to each Buyer as set forth in Appendix M, as may be adjusted due to any withdrawal, termination or other change to the interest of a Buyer in the Facility as permitted or required by this Agreement, subject to the right, but not the obligation, of the remaining Buyers to take all or any portion of such partially terminated or withdrawn Buyer's share of the Facility output.

"**Cal-OSHA**" means the California Occupational Safety & Health Administration.

"**CAISO**" means the California Independent System Operator.

"**CAISO Integration Amounts**" means fees, costs and charges that are: (a) at the time such fees, costs and charges come into existence (there are none applicable to generators as of the Effective Date), identified as an "Integration Cost Charge Code" on Appendix N, as updated by Seller from time to time with the consent of Buyers' Agent (not to be unreasonably withheld)

due to changes in the CAISO Tariff or changes in CAISO procedures or practices, and (b) assessed by the CAISO to Seller in its capacity as Scheduling Coordinator for the Facility, and (c) result in a charge on Seller's Settlement Statement, and (d) are not already charged to Seller under any other provision to this Agreement.

"**CAISO Integration Amounts Cost Cap**" means the maximum dollar amount of CAISO Integration Amounts for which Seller is liable and shall equal (a) in any Contract Year, Five Hundred Thirty Five Thousand dollars ($535,000), and (b) during the Delivery Term, an aggregate of Three Million Two Hundred Ten Thousand dollars ($3,210,000).

"**CAISO Settlement Price**" means the Locational Marginal Price at the Point of Delivery for each Settlement Interval, or, in the case of Replacement Product delivered to another CAISO node in accordance with Section 9.2, the LMP at such CAISO node for such deliveries of Replacement Product.

"**CAISO Tariff**" means the CAISO FERC Electric Tariff, Fifth Replacement Volume, including the rules, protocols, procedures and standards attached thereto.

"**CAMD**" means the Clean Air Markets Division of the EPA and any other state, regional or federal or intergovernmental entity or Person that is given authorization or jurisdiction or both over a program involving the registration, validation, certification or transferability of Environmental Attributes.

"**Capacity Rights**" means the rights, whether in existence as of the Effective Date or arising thereafter during the Agreement Term, to capacity, Resource Adequacy Attributes, Local Capacity Requirement Attributes, associated attributes or reserves, or any of the foregoing as may in the future be defined by the CAISO, or any other balancing authority, reliability entity or Governmental Authority associated with the electric generating capability (based on the Applicable Contract Capacity) of the Facility, including the right to resell such rights.

"**CEC**" means California's State Energy Resources Conservation and Development Commission, also known as the California Energy Commission.

"**CEC Certified**" means that the CEC has certified that the Facility is an eligible renewable Energy resource in accordance with Public Utilities Code Section 399.12(e) and the guidelines adopted by the CEC, as amended from time to time, and any successor statute.

"**CEC Performance Standard**" means, at any time, the applicable greenhouse gas emissions performance standard in effect at such time for baseload electric generation facilities that are owned or operated (or both) by local publicly owned electric utilities, or for which a local publicly owned electric utility has entered into a contractual agreement for the purchase of power from such facilities, as established by the CEC or other Governmental Authority having jurisdiction over any Buyer.

"**CEQA**" means the California Environmental Quality Act, California Public Resources Code §§ 21000, et seq.

"**CEQA Determinations**" means that:

(a) The lead agency conducting the review of the Facility as required under CEQA shall have (i) reviewed and approved the CEQA Documents, (ii) issued a final land use entitlement or other discretionary permit for the Facility, and (iii) filed a Notice of Determination in compliance with CEQA; and

(b) The applicable period for any legal challenges to any action by either the lead agency or any responsible agency under CEQA shall have expired without any such challenge having been filed or, in the event of any such challenge, the challenge shall have been determined adversely to the challenger by final judgment or settlement.

"**CEQA Documents**" means a final environmental impact report, mitigated negative declaration or equivalent document upon which the lead agency issued a final approval for the Facility.

"**Change in Control**" means the occurrence, whether in a single transaction or in a series of related transactions, of any one or more of the following: (i) a merger or consolidation of Seller or any RE Holdings Entity with or into any other Person or any other reorganization in which the members of Seller or any RE Holdings Entity immediately prior to such consolidation, merger, or reorganization, own less than fifty percent (50%) of the equity ownership of the surviving entity or cease to have the power to control the management and policies of the surviving entity immediately after such consolidation, merger, or reorganization, (ii) any transaction or series of related transactions in which in excess of fifty percent (50%) of the equity ownership of Seller or any RE Holdings Entity, or the power to control the management and policies of Seller or any RE Holdings Entity is transferred to another Person, (iii) a sale, lease, or other disposition of all or substantially all of the assets of Seller or any RE Holdings Entity, (iv) the dissolution or liquidation of Seller or any RE Holdings Entity, or (v) any transaction or series of related transactions that has the substantial effect of any one or more of the foregoing; *provided*, *however*, that a Change in Control shall not include any transaction or series of transactions in which any equity interest in Seller or any RE Holdings Entity are issued or transferred to another Person solely for the purpose of a Tax Equity Transaction.

"**Change in Law**" means a change to any WREGIS standards, rules, or requirements, or a change to any federal, state, local or other law (including any environmental law, EPS Law or RPS Law), resolution, standard, code, rule, ordinance, directive, regulation, order, judgment, decree, ruling, determination, permit, certificate, authorization, or approval of a Governmental Authority, including the adoption of any new law, resolution, standard, code, rule, ordinance, directive, regulation, order, judgment, decree, ruling, determination, permit, certificate, authorization, or approval.

"**Charge Codes**" has the meaning set forth in the CAISO Tariff.

"**Closing**" means the consummation of the transactions with respect to a sale pursuant to one or more Buyer's exercise of the Right of First Offer or pursuant to the Option Agreement.

"**Commercial Operation**" means all of the following have occurred:

(a) Construction of the Facility has been completed in accordance with the terms and conditions of this Agreement, "substantial completion" under the relevant construction

contracts has been achieved, and the Facility possesses all of the characteristics and satisfies all of the requirements set forth for the Facility in this Agreement;

(b) The Facility has successfully completed all testing required by Prudent Utility Practices or any Requirement of Law to operate the Facility;

(c) Seller has delivered to Buyers' Agent a certificate of an independent engineer substantially in the form attached hereto of Appendix L-2;

(d) Seller has obtained all Permits (including the CEQA Determinations) required for the operation and maintenance of the Facility in accordance with this Agreement, including the Permits identified on Appendix B-1, and all such Permits are final and non-appealable;

(e) Seller has entered into an agreement providing for the operation and maintenance of the Facility with a Qualified Operator;

(f) Each Buyer has received the Delivery Term Security as provided in Section 5.7 in a form reasonably acceptable to Buyers;

(g) The Facility is both authorized and able to operate and deliver Energy at the Applicable Contract Capacity in accordance with the Generator Interconnection Agreement, Prudent Utility Practices, the Requirements, and all Requirements of Law; *provided* that the Facility need not be CEC Certified as a condition to achieving Commercial Operation; and

(h) Seller has provided notice from the CAISO that the Facility has completed startup testing and has been approved by the CAISO to commence operations.

"**Commercial Operation Date**" means the date on which Commercial Operation of the Facility occurs, as determined pursuant to Section 3.5.

"**Confidential Information**" has the meaning set forth in Section 14.21(a).

"**Construction Start Date**" means the date on which Seller delivers to Buyers' Agent a written certification substantially in the form attached hereto as Appendix L-1.

"**Contract Price**" means, for any period of time, the applicable Contract Price set forth in Appendix A.

"**Contract Year**" means (i) the period beginning on the Commercial Operation Date and ending at 24:00 hours on December 31 in the year during which the Commercial Operation Date occurs; (ii) the following twenty (20) calendar years, beginning on the first day of January following the end of the stub year described in (i) above, and each succeeding twelve-month period up to and including the period ending with December 31 of such twentieth (20th) calendar year.

"**Corona**" has the meaning set forth in the preamble of this Agreement.

"**Costs**" has the meaning set forth in Section 13.4(g)(iii).

"**Cover Damages**" has the meaning set forth in Section 6.3.

"**CPRA**" has the meaning set forth in Section 14.21(d).

"**Curtailment Period**" means a period of time during the Delivery Term during which the generation of Facility Energy is required to be curtailed or reduced (in whole or part) as a result of an order, direction, alert, request, notice, instruction or directive from a Transmission Provider, the CAISO, WECC, NERC, or any other reliability entity due to (a) a System Emergency, (b) system improvements, curtailments, or scheduled and unscheduled repairs or maintenance at or downstream from the Point of Delivery, (c) an event of Force Majeure at or downstream from the Point of Delivery, (d) over-generation or any other reason adversely affecting the normal function and operation of the CAISO grid or a Transmission Provider's system, as may from time to time be identified by the CAISO, the Transmission Provider, WECC, NERC, or any other reliability entity. For the avoidance of doubt, the term "Curtailment Period" shall not include curtailments directed by CAISO for economic reasons.

"**Daily Delay Damages**" has the meaning set forth in Section 3.6(c).

"**Day-Ahead Market**" has the meaning set forth in the CAISO Tariff.

"**Deemed Generated Energy**" has the meaning set forth in Section 7.4(d).

"**Default**" has the meaning set forth in Section 13.1.

"**Defaulting Party**" has the meaning set forth in Section 13.1.

"**Delivery Term**" has the meaning set forth in Section 2.2(b).

"**Delivery Term Security**" has the meaning set forth in Section 5.7(b).

"**Dispute**" has the meaning set forth in Section 14.3(a).

"**Dispute Notice**" has the meaning set forth in Section 14.3(a).

"**Downgrade Event**" means, with respect to a financial institution, or a provider of a letter of credit or Escrow Account hereunder, any event that results in (a) the failure of such financial institution to maintain the credit rating or organizational status of a Qualified Issuer, as applicable, or (b) the commencement by such a financial institution of involuntary or voluntary bankruptcy, insolvency, reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar proceeding (whether under any present or future statute, law or regulation), or (c) any Buyer electing to terminate any relationship with such Person pursuant to directives from any Governmental Authorities applicable to such Buyer.

"**Early Termination Date**" has the meaning set forth in Section 13.4(a).

"**EEI**" means Edison Electric Institute.

"**Effective Date**" has the meaning set forth in Section 2.1.

"**Effective Date Site Control Documents**" means the documents listed on Appendix R under the heading "Effective Date Site Control Documents".

"**EIRP Forecast**" means the final forecast of the Energy to be produced by the Facility prepared by the CAISO in accordance with the Eligible Intermittent Resources Protocol for use in submitting a Schedule for the output of the Facility in the Real-Time Market.

"**Electric Metering Devices**" means all meters, metering equipment, and data processing equipment used to measure, record, or transmit data relating to the Facility Energy. Electric Metering Devices include the metering current transformers and the metering voltage transformers.

"**Eligible Intermittent Resources Protocol**" or "**EIRP**" means the Eligible Intermittent Resource Protocol, as may be amended from time to time, as set forth in the CAISO Tariff.

"**Energy**" means electrical energy.

"**Enforceability Opinion**" means a reasoned opinion of Seller's outside legal counsel in a form reasonably acceptable to Buyers' Agent, and addressed to Buyers, as to the enforceability and due authorization of this Agreement.

"**Environmental Attributes**" means RECs, and any and all other current or future credits, benefits, emissions reductions, offsets or allowances, howsoever entitled, named, registered, created, measured, allocated or validated that are (a) at any time recognized or deemed of value (or both) by any Buyer, applicable law, or any voluntary or mandatory program of any Governmental Authority or other Person, and (b) attributable to (i) generation by the Facility of Energy during the Delivery Term or any Replacement Product required to be delivered by Seller to Buyers during the Delivery Term, and (ii) the emissions or other environmental characteristics of such generation or such Replacement Product or its displacement of conventional or other types of Energy generation. Environmental Attributes include any of the aforementioned arising out of legislation or regulation concerned with oxides of nitrogen, sulfur, carbon, or any other greenhouse gas or chemical compound, particulate matter, soot, or mercury, or implementing the United Nations Framework Convention on Climate Change (the "***UNFCCC***"), the Kyoto Protocol to the UNFCCC, California's greenhouse gas legislation (including California Assembly Bill 32 (Global Warming Solutions Act of 2006) and any regulations implemented pursuant to that act, including without limitation any compliance instruments accepted under the California Cap on Greenhouse Gas Emissions and Market-Based Compliance Mechanisms regulations of the California Air Resources Board or any successor regulations thereto), or any similar international, federal, state or local program or crediting "early action" with a view thereto, or laws or regulations involving or administered by the CAMD, and all Environmental Attribute Reporting Rights, including all evidences (if any) thereof such as renewable Energy certificates of any kind. Environmental Attributes for purposes of this definition are separate from the Facility Energy. Environmental Attributes exclude (1) investment tax credits, any local, state or federal production tax credits, depreciation deductions or other tax credits providing a tax benefit to Seller or any other Person based on

ownership or a security interest in the Facility or Energy production from any portion of the Facility, including any investment or production tax credit expected to be available to Seller with respect to the Facility, (2) depreciation deductions and benefits, and other tax benefits arising from ownership or operation of the Facility unrelated to its status as a generator of renewable or environmentally clean Energy, and (3) cash grants or other financial incentives from any local, state or federal government available to Seller with respect to the Facility.

"**Environmental Attribute Reporting Rights**" means all rights to report ownership of the Environmental Attributes to any Person, including under Section 1605(b) of the Energy Policy Act of 1992 (Title 42, United States Code § 13385) or any other current or future international, federal, state or local law, regulation or bill, or otherwise.

"**Environmental Attributes Value**" means the value of Environmental Attributes purchased by Buyers under this Agreement, stated in $/MWh, determined based on a Renewable Energy Credit pricing index that has been mutually agreed upon by Seller and Buyers' Agent or, if such index is not available, the value of the Environmental Attributes as determined by the average of three (3) nationally-recognized broker quotes for Environmental Attributes that meet the definition of Environmental Attributes set forth in this Agreement; *provided* that such index pricing or broker quotes shall relate to Environmental Attributes that are derived from comparable vintage and generation technology as the Environmental Attributes that are being replaced, and are from a generator that qualifies as an "eligible renewable energy resource" within the meaning of Section 399.16(b)(1)(A) of the California Public Utilities Code at the time of such pricing or broker quotes, as applicable.

"**EPA**" means the United States Environmental Protection Agency.

"**EPC Contractor**" means an engineering, procurement, and construction contractor, or if not utilizing an engineering, procurement and construction contractor, the entity having lead responsibility for the management of overall construction activities, selected by Seller, with substantial experience in the engineering, procurement, and construction of power plants of the same type of facility as Seller's; *provided, however*, that Seller or Seller's Affiliate(s) may serve as EPC Contractor.

"**EPS Compliance**" or "**EPS Compliant**" when used with respect to the Facility, means that the Facility satisfies both the PUC Performance Standard and the CEC Performance Standard in effect at the time; *provided*, if it is impossible for the Facility to satisfy both the PUC Performance Standard and the CEC Performance Standard in effect at any time, the Facility shall be deemed EPS Compliant if it satisfies the CEC Performance Standard in effect at the time and those portions of the PUC Performance Standard in effect at the time that it is possible for the Facility to satisfy while at the same time satisfying the CEC Performance Standard in effect at the time.

"**EPS Law**" means Sections 8340 and 8341 of the California Public Utilities Code.

"**Escrow Account**" has the meaning set forth in Section 5.7(a).

"**Excess Energy**" means, in any Contract Year, Facility Energy delivered in excess of one hundred twenty percent (120%) of the Annual Contract Quantity for such Contract Year,

which deliveries shall be verified in invoices provided by Seller as set forth in Section 11.2(a)(i).

"**Existing Site Control Document**" means (a) the Effective Date Site Control Documents and (b) the Unexecuted Agreed Site Control Documents.

"**Facility**" means the 75 MW solar photovoltaic power generating facility described in Appendix B-1 and depicted on Appendix B-2, including all property interests and related transmission and other facilities.

"**Facility Assets**" has the meaning set forth in Section 14.25(a), as further defined in the Option Agreement.

"**Facility Assets Sale**" has the meaning set forth in Section 14.25(a).

"**Facility Cost**" means, measured as of any date, the aggregate amount of all costs and expenses incurred by Seller during the Agreement Term for the development, design, engineering, equipping, procuring, constructing, installing, starting up, and testing of the Facility, including (a) the cost of all labor, services, materials, suppliers, equipment, tools, transportation, supervision, storage, training, demolition, site preparation, civil works, and remediation in connection therewith, (b) the cost of acquiring and maintaining the Site Control Documents, (c) real and personal property taxes, ad valorem taxes, sale, use, and excise taxes, and insurance (including title insurance) premiums payable with respect to the Facility, (d) initial working capital requirements of the Facility, (e) the cost of acquiring the Permits for the Facility, (f) the cost of establishing a spare parts inventory for the Facility, and (g) financial, legal, and consulting fees, costs, and expenses.

"**Facility Debt**" means, measured as of any date, the payment obligations of Seller in connection with borrowed money, including (a) principal of and premium and interest on indebtedness, (b) fees, charges, penalties, and expenses related to indebtedness, (c) amounts due upon acceleration or in connection with prepayment or restructuring of indebtedness, and (d) swap or interest rate hedging breakage costs.

"**Facility Energy**" means Energy generated by the Facility based on the Applicable Contract Capacity, less station load and transmission losses to the Point of Delivery, as measured by CAISO-approved Electric Metering Devices.

"**Facility Lender**" means any financing party or Tax Equity Investor providing senior or subordinated construction, interim or long-term debt or equity financing or refinancing for or in connection with the development, construction, purchase, installation or operation of the Facility, including in connection with any Tax Equity Transaction, any trustee or agent acting on their behalf, and any Person providing interest rate protection agreements to hedge any of the foregoing debt obligations.

"**Facility Lender Consent**" has the meaning set forth in Section 13.3.

"**Facility Site**" means the real property (including all fixtures and appurtenances thereto) and related physical and intangible property generally identified in Appendix B-1 and Appendix B-2 where the Facility is or will be located.

"**FERC**" means the Federal Energy Regulatory Commission.

"**Fixed Rate**" means Sixty Four Dollars ($64.00) per MWh, without escalation.

"**Force Majeure**" has the meaning set forth in Section 14.6(b).

"**Force Majeure Notice**" has the meaning set forth in Section 14.6(a).

"**Forced Outage**" means the removal of service availability of the Facility, or any portion of the Facility, for emergency reasons or conditions in which the Facility, or any portion thereof, is unavailable due to unanticipated failure, including as a result of Force Majeure.

"**Full Capacity Deliverability Status**" or "**FCDS**" has the meaning set forth in the CAISO Tariff.

"**Full Capacity Deliverability Status Finding**" or "**FCDS Finding**" means a written confirmation from the CAISO that the Project is eligible for FCDS.

"**Gains**" has the meaning set forth in Section 13.4(g)(i).

"**GAAP**" means generally accepted accounting principles set forth in opinions and pronouncements of the Accounting Principles Board of the American Institute of Certified Public Accountants and statements and pronouncements of the Financial Accounting Standards Board or in such other statements by such other entity as may be approved by a significant segment of the accounting profession, in each case as the same are applicable to the circumstances as of the date of determination.

"**Generator Interconnection Agreement**" means the agreement and associated documents (or any successor agreement and associated documentation approved by FERC) by and among Seller, Southern California Edison, and the CAISO governing the terms and conditions of Seller's interconnection with the CAISO grid, including any description of the plan for interconnecting to the CAISO grid.

"**Governmental Authority**" means any federal, state, regional, city or local government, any intergovernmental association or political subdivision thereof, or other governmental, regulatory or administrative agency, court, commission, administration, department, board, or other governmental subdivision, legislature, rulemaking board, tribunal, or other governmental authority, or any Person acting as a delegate or agent of any Governmental Authority. The term "Governmental Authority" shall not include any Party.

"**Guaranteed Commercial Operation Date**" means December 31, 2016.

"**Guaranteed Generation**" means, with respect to each Contract Year, eighty percent (80%) of the Annual Contract Quantity for such Contract Year, which amount shall be reduced by the aggregate amount of Deemed Generated Energy during all Seller Excused Hours during such Contract Year.

"**IEEE**" means the Institute of Electrical and Electronics Engineers.

"**Indemnitees**" has the meaning set forth in Section 14.19(a).

"**Independent Manager**" means a manager who is not at the time of initial appointment, or at any time while serving as Independent Manager, and has not been at any time during the preceding five (5) years: (i) a member, stockholder, equityholder, director, manager (except as the Independent Manager of Seller), officer, employee, partner, attorney or counsel of Seller, any member of Seller, or any Affiliate of Seller; (ii) a customer, supplier or other Person who derives any of its purchases or revenues from its activities with Seller, any member of Seller, or any Affiliate of Seller (other than for serving as Independent Manager of Seller), (iii) a Person controlling or under common control with any such stockholder, equityholder, partner, manager, customer, supplier or other like Person, or (iv) a member of the immediate family of any such member, stockholder, equityholder, director, officer, employee, manager, partner, customer, supplier or other like Person.

"**Initial Delivery Date**" means the date that Seller first delivers Facility Energy to the Point of Delivery.

"**Initial Negative Intervals**" has the meaning set forth in Section 6.5(a)(ii).

"**Insurance**" means the policies of insurance as set forth in Appendix F.

"**Interest Rate**" has the meaning set forth in Section 11.3.

"**ISA**" means the Instrument Society of America.

"**Joint Powers Agreement**" means the "Southern California Public Power Authority Joint Powers Agreement" entered into pursuant to the provisions of the Act among SCPPA and SCPPA's members, dated as of November 1, 1980, as amended or modified from time to time.

"**Key Milestone**" means a Milestone for which liquidated damages are provided in Appendix I.

"**Land Lease**" means that certain Land Lease between Seller and LandCo LLC substantially in the form set forth in Appendix Q.

"**Land Option Agreement**" means that certain Land Option Agreement to be entered into concurrently with the Option Agreement as a condition to the Construction Start Date, in the form set forth in Appendix O, granting Buyers the right to purchase the real property interests to be owned by LandCo LLC.

"**LandCo LLC**" means Astoria 2 LandCo LLC, a Delaware limited liability company.

"**Lessor**" means any lessor of real property for the Facility pursuant to a Site Control Document, including LandCo LLC.

"**Licensed Professional Engineer**" means an independent, professional engineer reasonably acceptable to Buyers' Agent, licensed in the State of California, and otherwise qualified to perform the work required hereunder.

"**Lien**" means any mortgage, deed of trust, lien, security interest, retention of title or lease for security purposes, pledge, charge, encumbrance, equity, attachment, claim, easement, right of way, covenant, condition or restriction, leasehold interest, purchase right or other right of any kind, including any option, of any other Person in or with respect to any real or personal property.

"**Local Capacity Requirement Attributes**" means the benefits or attributes now or existing in the future based on the procurement obligations of Buyers with respect to local resource capacity requirements as prescribed by the PUC, the CAISO or other regional entity, and that are associated with the electric generating capability of the Facility.

"**Locational Marginal Price**" or "**LMP**" has the meaning set forth in Appendix C of the CAISO Tariff.

"**Lodi**" has the meaning set forth in the preamble of this Agreement.

"**Losses**" has the meaning set forth in Section 13.4(g)(ii).

"**Major Maintenance Blockout**" has the meaning set forth in Section 4.4(a).

"**Milestone**" has the meaning set forth in Section 3.6(a).

"**Milestone Date**" has the meaning set forth in Section 3.6(a).

"**Moody's**" means Moody's Investor Services, Inc.

"**Month**" means a calendar month commencing at 00:00 Pacific Prevailing Time on the first day of such month and ending at 24:00 Pacific Prevailing Time on the last day of such month.

"**Moreno Valley**" has the meaning set forth in the preamble of this Agreement.

"**MW**" means megawatt in alternating current, or ac.

"**MWh**" means megawatt-hours.

"**NERC**" means the North American Electric Reliability Corporation.

"**Non-Defaulting Party**" has the meaning set forth in Section 13.4(a).

"**Notice to Proceed**" means the notice provided by Seller to EPC Contractor by which Seller authorizes EPC Contractor to begin construction of the Facility without any delay or waiting periods.

"**Notifying Party**" has the meaning set forth in Section 14.3(a).

"**O&M Agreement**" means the agreement for the provision of operation and maintenance services for the Facility entered into or to be entered into by and between Seller and a Qualified Operator.

"**Option Agreement**" means that certain Option Agreement to be executed by the Parties concurrently with the Land Option Agreement as a condition to the Construction Start Date, in the form set forth in Appendix K.

"**OSHA**" means the Occupational Safety and Health Administration of the United States Department of Labor.

"**Outside Commercial Operation Date**" means December 31, 2017, which date shall not be subject to extension of any kind (except as provided in Section 3.6(d)).

"**Pacific Prevailing Time**" means the local time in the State of California.

"**Party**" or "**Parties**" has the meaning set forth in the preamble of this Agreement.

"**Performance Security**" means the Project Development Security or Delivery Term Security for the Facility, together or individually, as applicable.

"**Permits**" means all applications, permits, licenses, franchises, certificates, concessions, consents, authorizations, approvals, registrations, orders, filings, entitlements and similar requirements of whatever kind and however described that are required to be obtained or maintained by any Person with respect to the development, siting, design, acquisition, construction, equipping, financing, ownership, possession, shakedown, start-up, testing, operation or maintenance of the Facility, the production and delivery of Products from the Facility, including Facility Energy, Capacity Rights and Environmental Attributes, or any other transactions or matter contemplated by this Agreement (including those pertaining to electrical, building, zoning, environmental and occupational safety and health requirements), including the CEQA Determinations and the Permits described in Appendix B-1.

"**Permitted Encumbrances**" means (a) the Lien of any Facility Lender on the Facility, (b) any Lien approved by Buyers' Agent in a writing separate from this Agreement that expressly identifies the Lien as a Permitted Encumbrance, and (c) other Liens secured by, or encumbrances on, the Facility that (i) at any time do not, in the aggregate, exceed Twenty-Five Million Dollars ($25,000,000), and (ii) satisfy one or more of the following criteria: (A) Liens for Taxes not yet due or for Taxes being contested in good faith by appropriate proceedings, (B) suppliers', vendors', mechanics', workman's, repairman's, employees' or other like Liens arising in the ordinary course of business for work or service performed or materials furnished in connection with the Facility for amounts the payment of which is either not yet delinquent or is being contested in good faith by appropriate proceedings, (C) Liens of any judgment, if such judgment shall not have remained undischarged or unstayed on appeal for more than three (3) months, (D) encumbrances consisting of zoning restrictions, licenses, easements, restrictions on the use of the Site and minor defects and irregularities in title which do not materially impair the use of the Site, the Facility or any portion thereof by Seller or materially impact the value of the Site, the Facility or any portion thereof, (E) rights arising under the Site Control Documents, or (F) other Liens incidental to the conduct of Seller's business or the ownership of its property that

were not incurred in connection with the borrowing of money or obtaining advances of credit and do not materially detract from the value of the Facility, or any portion thereof, or its use.

"**Person**" means any individual, corporation, partnership, joint venture, limited liability company, association, joint stock company, trust, unincorporated organization, entity, government or other political subdivision.

"**Point of Delivery**" means the CAISO Pricing Node (as defined in the CAISO Tariff) to be established by CAISO at the 220kV bus of Southern California Edison Company's Whirlwind Substation and to be identified by notice from Seller to Buyers' Agent prior to the Commercial Operation Date, *provided* that in the case of Replacement Product, an alternative delivery point may designated in accordance with Section 9.2.

"**Pre-Certification Period**" has the meaning set forth in Section 6.1(d).

"**Present Value Rate**" means, at any date, the sum of 0.50% plus the yield reported on page "USD" of the Bloomberg Financial Markets Services Screen (or, if not available, any other nationally-recognized trading screen reporting on-line intraday trading in United States government securities) at 11:00 a.m. (New York City, New York time) for the United States government securities having a maturity that most nearly matches the Remaining Term at that date.

"**Products**" means any and all Facility Energy, Capacity Rights, Environmental Attributes, and ancillary products, services or attributes similar to the foregoing that are or can be produced by, or are associated with, the Applicable Contract Capacity of the Facility, whether now attainable or established in the future, including delivered energy, renewable attributes, and renewable energy credits. The Products shall meet the standard of "Portfolio Content Category 1" as defined by RPS Law.

"**Project Development Security**" has the meaning set forth in Section 5.7(a).

"**Project Purchase Option**" means the right of one or more Buyers to purchase the Facility and certain related assets from Seller in accordance with the provisions of the Option Agreement, and purchase the real property associated with the Facility Site in accordance with the provisions of the Land Option Agreement.

"**Property**" has the meaning set forth in Section 12.8.

"**Proposed Purchase Notice**" has the meaning set forth in Section 14.25(b).

"**Proposed Sale Notice**" has the meaning set forth in Section 14.25(b).

"**Prudent Utility Practices**" means those practices, methods, and acts, that are commonly used by a significant portion of the solar-powered electric generation industry in prudent engineering and operations to design and operate electric equipment (including solar-powered facilities) lawfully and with safety, dependability, reliability, efficiency, and economy, including any applicable practices, methods, acts, guidelines, standards and criteria of the CAISO, FERC, NERC, WECC, as each may be amended from time to time, and all applicable

Requirements of Law. Prudent Utility Practices are not intended to be limited to the optimum practice, method, or act, to the exclusion of all others, but rather is intended to include acceptable practices, methods, and acts generally accepted in the industry.

"**Public Utilities Code**" means the Public Utilities Code of the State of California, as may be amended from time to time.

"**PUC**" means the California Public Utilities Commission and any successor thereto.

"**PUC Performance Standard**" means, at any time, the greenhouse gas emission performance standard in effect at such time for baseload electric generation facilities owned or operated (or both) by load-serving entities and not local publicly-owned electric utilities, as established by the PUC or other Governmental Authority under the EPS Law.

"**PWRPA**" has the meaning set forth in the preamble of this Agreement.

"**QRE**" has the meaning set forth in Section 8.4.

"**Qualified Buyer Assignee**" means a Participating Member, any other non-participating member of SCPPA or a third party Person that is rated (a) "A3" or higher by Moody's and "A-" or higher by S&P, if such Person is rated by both Moody's and S&P, or (b) "A3" or higher by Moody's or "A-" or higher by S&P if such Person is rated by either S&P or Moody's, or (c) equivalent ratings by any other credit rating agency of recognized national standing.

"**Qualified Issuer**" means a Person that maintains a United States domestic branch, and a current long-term credit rating (corporate or long-term senior unsecured debt) of (a) "A3" or higher by Moody's and "A-" or higher by S&P, if such Person is rated by both Moody's and S&P or (a) "A3" or higher by Moody's, or "A-" or higher by S&P if such Person is rated by either S&P or Moody's.

"**Qualified Operator**" means (a) a Person reasonably acceptable to Buyers' Agent that has at least three (3) years of operating experience with at least two (2) utility-scale solar projects of 10 MW ac or higher, (b) any Person identified on Appendix H or any such Person's Affiliates, or (c) any other Person reasonably acceptable to Buyers' Agent.

"**Qualified Transferee**" means a Person that (a) maintains a current long-term credit rating (corporate or long-term senior unsecured debt) of (i) "A3" or higher by Moody's and "A-" or higher by S&P, if such Person is rated by both Moody's and S&P or (ii) "A3" or higher by Moody's, or "A-" or higher by S&P if such Person is rated by either S&P or Moody's, or (iii) equivalent ratings by any other credit rating agency of recognized national standing and retains, causes Seller to retain, a Qualified Operator to operate the Facility (or otherwise agrees not to interfere with the existing Qualified Operator for the Facility), or (b) is reasonably acceptable to Buyers' Agent.

"**Quality Assurance Program**" has the meaning set forth in Section 5.4.

"**RA Deficiency Amount**" means the liquidated damages payment that Seller shall pay to Buyers for the applicable RA Shortfall Month as calculated in accordance with Section 10.3.

"**RA Shortfall Measurement Period**" means a period after which Seller's FCDS Notification has occurred and prior to the applicable RAR Showing deadline, measured commencing on the first day of the Month following the Commercial Operation Date and concluding on the last day of the Month that occurs immediately prior to the first Showing Month.

"**RA Shortfall Month**" means the applicable Month within the RA Shortfall Measurement Period for purposes of calculating an RA Deficiency Amount under Section 10.3.

"**RA Value**" means $1,650/MW/month.

"**Rancho Cucamonga**" has the meaning set forth in the preamble of this Agreement.

"**RAR Showing**" means the resource adequacy requirements compliance showing (or similar or successor showings) that a load serving entity is required to make to CAISO.

"**RE Holdings**" means Recurrent Energy Development Holdings, LLC, a Delaware limited liability company.

"**RE Holdings Entity**" means each of RE Holdings, RE Pioneer Holdings LLC, and RE Astoria 2 Holdings LLC.

"**Real-Time Market**" has the meaning set forth in the CAISO Tariff.

"**REC**" or "**Renewable Energy Credit**" means a certificate of proof associated with the generation of electricity from an eligible renewable energy resource, which certificate is issued through the accounting system established by the CEC pursuant to the RPS Law, evidencing that one (1) MWh of Energy was generated and delivered from such eligible renewable energy resource. Such certificate is a tradable environmental commodity (also known as a "green tag") for which the owner of the REC can prove that it has purchased renewable Energy.

"**Recipient Party**" has the meaning set forth in Section 14.3(a).

"**Remedial Action Plan**" has the meaning set forth in Section 3.6(a).

"**Remaining Term**" means, at any date, the remaining portion of the Delivery Term at that date without regard to any early termination of this Agreement.

"**Replacement Capacity Rights**" means Capacity Rights, if any, equivalent to those that would have been provided by the Facility during the Contract Year for which the Replacement Product is being provided.

"**Replacement Energy**" means Energy produced by a facility other than the Facility that, at the time delivered to Buyers, is (i) both RPS Compliant and EPS Compliant, (ii) qualifies under Public Utilities Code 399.16(b)(1), and (iii) includes Environmental Attributes that have the same or comparable value, including with respect to the timeframe for retirement of such Environmental Attributes, if any, as the Environmental Attributes that would have been

generated by the Facility during the Contract Year for which the Replacement Energy is being provided.

"**Replacement Price**" means the price at which Buyers' Agent, acting in a commercially reasonable manner, purchases Replacement Product, or, absent such a purchase, (a) the SP-15 Price, plus (b) the price of the Environmental Attributes that would have been generated by the Facility valued at the Environmental Attributes Value, plus (c) the value of Capacity Rights, if any, equivalent to those that would have been provided by the Facility, whether sold separately or bundled as a package, in each case, for the calculation period, all as reasonably calculated by Buyers' Agent.

"**Replacement Product**" means (a) Replacement Energy, and (b) Replacement Capacity Rights.

"**Requirements**" means, collectively, (a) any standards or requirements of ASTM, ASME, AWS, EPA, EEI, IEEE, ISA, National Electrical Code, National Electric Safety Code, OSHA, Cal-OSHA, Uniform Building Code, or Uniform Plumbing Code applicable to the design or construction of the Facility, (b) any applicable local county fire department standards or codes, (c) Prudent Utility Practices, (d) all applicable Requirements of Law, (e) Seller's Quality Assurance Program, and (f) all other requirements of this Agreement.

"**Requirement of Law**" means any federal, state, local or other law (including any environmental law, EPS Law or RPS Law), resolution, standard, code, rule, ordinance, directive, regulation, order, judgment, decree, ruling, determination, permit, certificate, authorization, or approval of a Governmental Authority, including those pertaining to electrical, building, zoning, environmental and occupational safety and health requirements.

"**Resource Adequacy Attributes**" means the benefits or attributes, if any, now or existing in the future based on the procurement obligations of Buyers with respect to Resource Adequacy as prescribed by the PUC, the CAISO or any other regional entity, and that are associated with the electric generating capability of the Facility or another RPS Compliant eligible renewable resource providing Replacement Product.

"**RFP**" has the meaning set forth in the recitals to this Agreement.

"**Right of First Offer**" and "**ROFO**" have the meaning set forth in Section 14.25(a).

"**RPS Compliance**" or "**RPS Compliant**" means, when used with respect to the Facility or any other facility at any time, that all Energy generated by such facility at all times shall, together with all of the associated Environmental Attributes, qualify as a "portfolio content category 1" eligible renewable resource under the RPS Law and meet the requirements of Public Utilities Code Section 399.16(b)(1).

"**RPS Compliance Period**" means each "Compliance Period" as defined in California Public Utilities Code Section 399.30(c).

"**RPS Law**" means the California Renewable Energy Resources Act, including the California Renewables Portfolio Standard Program, Article 16 of Chapter 2.3, Division 1 of the

Public Utilities Code, California Public Resources Code § 25740 through 25751, any related regulations or guidebooks promulgated by the CEC or, as applicable, the PUC.

"**SCADA**" means the supervisory control and data acquisition system for the Facility.

"**SCPPA's Participating Members**" means the City of Azusa, the City of Banning, the City of Colton and the City of Vernon.

"**Schedule**" or "**Scheduling**" means the actions of Seller and each Scheduler, their Authorized Representatives, and their Transmission Providers, if applicable, of notifying, requesting and confirming to the CAISO the amounts of Facility Energy and Replacement Product expected to be delivered consistent with the Scheduling interval at the Point of Delivery on any given date during the Delivery Term, all in the manner contemplated by the CAISO Tariff.

"**Scheduled Outage**" means any outage affecting more than ten percent (10%) of the Applicable Contract Capacity other than a Forced Outage.

"**Scheduled Outage Projection**" has the meaning set forth in Section 4.4(a).

"**Scheduler**" means the Persons conducting Scheduling on behalf of PWRPA, Corona, Lodi, Moreno Valley, Rancho Cucamonga and, with respect to SCPPA, each Participating Member. The contact information for each Scheduler is set forth in Section 4 of Appendix J.

"**Scheduling Coordinator**" has the meaning set forth in the CAISO Tariff.

"**Security Documents**" means the documents, each in form and substance satisfactory to Buyers (including those documents described in the Land Option Agreement), granting to Buyers a security interest in accordance with the requirements set forth in Section 12.8(a), subordinate only to the interest the Facility Lenders, in (a) the real property for the Facility Site, and (b) the Facility and related assets, that secure each of Seller's and LandCo LLC's performance under the Land Lease and the Land Option Agreement, respectively.

"**Seller**" has the meaning set forth in the preamble of this Agreement.

"**Seller Excused Hour**" means an hour during which Seller is unable to produce or deliver Facility Energy from the Facility as a result of (a) curtailments, as set forth in Section 7.4, (b) a Forced Outage, (c) any Buyer's failure to perform, or (d) Force Majeure.

"**Seller Parties**" means Seller and LandCo LLC (for so long as LandCo LLC is an Affiliate of Seller).

"**Seller's FCDS Notification**" means the date on which Seller notifies Buyers' Agent that Seller has obtained the Full Capacity Deliverability Status Finding.

"**Settlement Interval**" has the meaning set forth in the CAISO Tariff.

"**Settlement Statement**" has the meaning set forth in the CAISO Tariff.

"**Shared Facilities Agreement**" means any agreement providing for the shared ownership, use, operation, and management of any facilities that is required to operate the Facility.

"**Shortfall Energy**" has the meaning set forth in Section 9.1.

"**Shortfall Damages**" has the meaning set forth in Section 9.3.

"**Shortfall Makeup Period**" means the Contract Year following the Contract Year during which Shortfall Energy accrues.

"**Showing Month**" means the Month that is the subject of the RAR Showing, as set forth by the PUC.

"**Site**" means the Facility Site and the Transmission and Roadway Site.

"**Site Control**" means that each of the following has occurred: (a) LandCo LLC: (i) has acquired real property rights for the Facility Site from the option holders therefor; and (ii) executed and delivered the Land Option Agreement substantially in the form of Appendix O in which it has granted to Buyers a security interest in the real property for the Facility Site; and (b) Seller: (i) has executed the Land Lease, has received an executed counterpart of such Land Lease from LandCo LLC, and has delivered an executed copy of such Land Lease to Buyers' Agent; (ii) is the grantee of one or more easements or rights of way with respect to the Transmission and Roadway Site, which, in each case, permits Seller and the Seller Parties to perform their obligations under this Agreement and the Ancillary Documents to which they are a party; and (iii) has demonstrable exclusive right to control the Facility Site as lessee under one or more site leases with respect to any portion of the Facility Site not covered by the Land Lease, and a non-exclusive easement or right of way with respect to the use of the Transmission and Roadway Site, in each case, so as to permit Seller and the Seller Parties to perform their obligations under this Agreement and the Ancillary Documents to which they are a party.

"**Site Control Documents**" means the real property leases and easements for the Site that together establish Site Control, including (a) the Effective Date Site Control Documents, (b) the Unexecuted Agreed Site Control Documents, and (c) the Additional Site Control Documents.

"**Site Control Milestone Date**" means the date specified on Appendix I with respect to the attainment of Site Control, as may be extended pursuant to Section 3.6(b).

"**SiteCo LLC**" means SiteCo, LLC, a Delaware limited liability company.

"**Solar NQC Factor**" means the applicable monthly solar factor for a particular month and calendar year as published in the CAISO's Final Net Qualifying Capacity List.

"**SP-15 Price**" means the CAISO SP-15 Trading Hub Day-Ahead Market hourly LMP, as published by the CAISO. For the avoidance of doubt, the SP-15 Price shall not include the value of any Environmental Attributes or Capacity Rights, if any.

"**Special Project Entity**" means a limited liability company which*:*

(a) shall not (i) engage in any consolidation or merger with or into any other business entity, (ii) acquire by purchase or otherwise all or substantially all of the business or assets of or beneficial interest in any other entity, (iii) permit or cause a Change in Control except to the extent permitted herein, (iv) modify, amend or waive any provisions of its organizational documents related to its status as a Special Project Entity, or (v) terminate its organizational documents or its qualifications and good standing in any jurisdiction.

(b) was, is and will be organized solely for the purpose of acquiring, developing, owning, holding, selling, leasing, transferring, exchanging, managing and operating the Facility, entering into this Agreement with Buyers and transacting lawful business that is incident, necessary and appropriate to accomplish the foregoing;

(c) has not been, is not, and will not be engaged in any business unrelated to the acquisition, development, ownership, management or operation of the Facility.

(d) has not had, does not have and will not have, any assets other than those related to the Facility;

(e) has held itself out and will hold itself out to the public as a legal entity separate and distinct from any other entity and has not failed and will not fail to correct any known misunderstanding regarding the separate identity of such entity;

(f) has maintained and will maintain its financial statements, bank accounts, accounts, books, resolutions, agreements and records separate from any other Person and has filed and will file its own tax returns (except to the extent treated as a "disregarded entity" for tax purposes and is not required to file tax returns under applicable law);

(g) has held itself out and identified itself and will hold itself out and identify itself as a separate and distinct entity under its own name or in a name franchised or licensed to it by an entity other than an Affiliate of Seller and not as a division, department or part of any other Person;

(h) has maintained and will maintain its assets in such a manner that it will not be costly or difficult to segregate, ascertain or identify its individual assets from those of any other Person;

(i) has not made and will not make loans or advances to any Person or hold evidence of indebtedness issued by any other Person (other than cash and investment-grade securities issued by an entity that is not an Affiliate of or subject to common ownership with such entity) or made any gifts or fraudulent conveyances to any Person;

(j) has not identified and will not identify its members, or any Affiliate of any member, as a division or department or part of it, and has not identified itself and shall not identify itself as a division or department of any other Person;

(k) has not entered into or been a party to, and will not enter into or be a party to, any transaction with its members or Affiliates, except in the ordinary course of its business and on terms which are intrinsically fair, commercially reasonable and are no less

favorable to it than would be obtained in a comparable arm's-length transaction with an unrelated third party;

(l) on and after the Construction Start Date, will not have any obligation to indemnify and will not indemnify its managers, members, and officers, as the case may be, other than (i) the Independent Manager and (ii) natural Persons who are officers, managers, or members of Seller or any Affiliate of Seller, and (iii) in connection with the Shared Facilities Agreement and agreements ancillary thereto;

(m) has considered and shall consider the interests of its creditors in connection with all limited liability company actions;

(n) on and after the Commercial Operation Date, does not and will not have any of its obligations guaranteed by any Affiliate and will not hold itself out as being responsible for the debts or obligations of any other Person, other than in connection with the Shared Facilities Agreements and agreements ancillary thereto;

(o) has complied and will comply with all of the terms and provisions contained in its organizational documents, including the provision requiring that there be an Independent Manager on and after the Construction Start Date, and has done or caused to be done and will do all things necessary to preserve its existence;

(p) has not commingled, and will not commingle, its funds or assets with those of any Person and has not participated and will not participate in any cash management system with any other Person;

(q) has held and will hold its assets in its own name and conducted and will conduct all business in its own name;

(r) has maintained and will maintain its financial statements, accounting records and other entity documents separate from any other Person and has not permitted and will not permit its assets to be listed as assets on the financial statement of any other entity except as required by GAAP; *provided, however*, that any such consolidated financial statement shall contain a note indicating that its separate assets and liabilities are neither available to pay the debts of the consolidated entity nor constitute obligations of the consolidated entity;

(s) has paid and will pay its own liabilities and expenses, including the salaries of its own employees, out of its own funds and assets, and has maintained and will maintain a sufficient number of employees in light of its contemplated business operations;

(t) has observed and will observe all limited liability company formalities;

(u) has not assumed or guaranteed or become obligated for, and will not assume or guarantee or become obligated for the debts of any other Person and has not held out and will not hold out its credit as being available to satisfy the obligations of any other Person except as permitted pursuant to this Agreement, other than in connection with the Shared Facilities Agreements and agreements ancillary thereto;

(v) has not acquired and will not acquire obligations or securities of its members or any Affiliate, other than in connection with the Shared Facilities Agreements and agreements ancillary thereto;

(w) has allocated and will allocate fairly and reasonably any overhead expenses that are shared with any Affiliate, including paying for shared space and services performed by any employee of an Affiliate;

(x) has maintained and used, now maintains and uses, and will maintain and use separate stationery, invoices, and checks bearing its name; such stationery, invoices, and checks utilized by it or utilized to collect its funds or pay its expenses have borne and shall bear its own name and have not borne and shall not bear the name of any other entity unless such entity is clearly designated as being its agent;

(y) has not pledged and will not, except as permitted under Section 14.7(d), pledge its assets for the benefit of any other Person;

(z) on and after the Construction Start Date, will have articles of organization, a certificate of formation or an operating agreement, as applicable, that includes the requirement that there be an Independent Manager and provides that it will not, without the affirmative vote of its Independent Manager: (A) dissolve, merge, liquidate or consolidate; (B) sell, transfer, lease or otherwise convey all or substantially all of its assets (other than in connection with a transfer to a Facility Lender); (C) engage in any other business activity, or amend its organizational documents with respect to the matters set forth in this definition; or (D) file a bankruptcy or insolvency petition or otherwise institute insolvency proceedings with respect to itself or to any other entity in which it has a direct or indirect legal or beneficial ownership interest;

(aa) has been, is and intends to remain solvent and has paid and intends to continue to pay its debts and liabilities (including, as applicable, shared personnel and overhead expenses) from its assets as the same shall have or become due, and has maintained, is maintaining and intends to maintain adequate capital for the normal obligations reasonably foreseeable in a business of its size and character and in light of its contemplated business operations; and

(bb) does not have nor will have any indebtedness other than (i) the indebtedness due to the Facility Lender providing construction financing for the Facility and any indebtedness in replacement or substitution thereof, (ii) Taxes and Insurance premiums, (iii) liabilities incurred in the ordinary course of business relating to its ownership, leasing and operation of the Facility and its routine administration, which liabilities are not more than sixty (60) days past due, are not evidenced by a note and are paid when due, and which amounts are normal and reasonable under the circumstances, and in any event not in excess of Twenty-Five Million Dollars ($25,000,000) in the aggregate, and (iv) such other liabilities that are permitted pursuant to this Agreement or arising in connection with the Shared Facilities Agreements and agreements ancillary thereto.

"**S&P**" means Standard & Poor's Financial Services LLC.

"**Subcontract**" means any agreement or contract entered into on or after the Effective Date by Seller and a Person other than any Buyer or Buyers' Agent, which Person is providing goods or services to Seller that are related to the performance of Seller's obligations under this Agreement. Subcontracts specifically include any agreement or contract that is referred to or defined as a "subcontract" in the policies, ordinances, codes or laws with which Seller must comply pursuant to this Agreement, or that is made with a "subcontractor" as such term is used or defined in such policies, ordinances, codes, or laws.

"**Subcontractor**" means any party to a Subcontract with Seller.

"**System Emergency**" has the meaning set forth in the CAISO Tariff.

"**Tax**" or "**Taxes**" means each federal, state, county, local and other (a) net income, gross income, gross receipts, sales, use, ad valorem, business or occupation, transfer, franchise, profits, withholding, payroll, employment, excise, property or leasehold tax and (b) customs, duty or other fee, assessment or charge of any kind whatsoever, together with any interest and any penalties, additions to tax or additional amount with respect thereto.

"**Tax Equity Transaction**" means, with respect to Seller or any RE Holdings Entity, any transaction or series of transactions pursuant to which (i) a Person either (A) obtains less than a one hundred percent (100%) of the equity interest in Seller or any RE Holdings Entity that has an interest in Seller, or (B) obtains all of the equity interest of Seller in connection with a sale-leaseback transaction (in either case, such Person, a "***Tax Equity Investor***"), and (ii) such Tax Equity Investor is allocated a share of profits, losses, and tax allocations associated with such equity interest or the Facility, as applicable; *provided*, *however*, that such RE Holdings Entity retains direct or indirect management control of Seller or the Facility, as applicable, subject to the Tax Equity Investor's right to vote in any major decision with respect to Seller, as provided for in the transaction documents between Seller and such Tax Equity Investor.

"**Tax Equity Investor**" has the meaning set forth in the definition of "Tax Equity Transaction."

"**Term Conversion Date**" means the earlier of (i) the date on which any construction debt provided by a Facility Lender is converted into, or refinanced with, long-term debt that amortizes over all or part of the Facility operating period; and (ii) the date falling one hundred eighty (180) days following the Commercial Operation Date.

"**Termination Notice**" has the meaning set forth in Section 13.4(a).

"**Termination Payment**" means a payment in an amount equal to the Non-Defaulting Party's (a) Losses, plus (b) Costs, minus (c) Gains; *provided*, *however*, that if such amount is a negative number, the Termination Payment shall be equal to zero.

"**Test Energy**" means Facility Energy that is delivered to the Point of Delivery prior to the Commercial Operation Date.

"**Transmission and Roadway Site**" means the real property (including all fixtures and appurtenances thereto) and related physical and intangible property generally identified in

Appendix B-1 and Appendix B-2 where any transmission lines and roadways servicing the Facility are or will be located.

"**Transmission Providers**" means Persons operating the Transmission System to and from the Point of Delivery.

"**Transmission Services**" means the transmission and other services required to transmit Facility Energy to or from the Point of Delivery.

"**Transmission System**" means the facilities utilized to provide Transmission Services.

"**Uncontracted Products**" means any and all Facility Energy, Capacity Rights, Environmental Attributes, and ancillary products, services or attributes similar to the foregoing that are not or cannot be produced by, or are not associated with, the Applicable Contract Capacity of the Facility, whether now attainable or established in the future, including delivered energy, renewable attributes, and renewable energy credits.

"**Unexcused Cause**" has the meaning set forth in Section 14.6(b).

"**Unexecuted Agreed Site Control Documents**" means the documents listed on Appendix R under the heading "Unexecuted Agreed Site Control Documents".

"**UNFCCC**" has the meaning set forth in the definition of "Environmental Attributes."

"**WECC**" means the Western Electricity Coordinating Council.

"**WREGIS**" means Western Renewable Energy Generation Information System.

"**WREGIS Certificates**" has the meaning set forth in Section 8.4.

"**WREGIS Operating Rules**" means the rules describing the operations of the WREGIS, as published by WREGIS.

Other terms defined herein have the meanings so given when used in this Agreement with initial-capitalized letters.

Section 1.2 Interpretation. In this Agreement, unless a clear contrary intention appears:

(a) time is of the essence

(b) the singular number includes the plural number and vice versa;

(c) reference to any Person includes such Person's successors and assigns (regardless of whether such Person's successors and assigns are expressly referenced in the provision) but, in case of a Party hereto, only if such successors and assigns are permitted by this Agreement, and reference to a Person in a particular capacity excludes such Person in any other capacity or individually;

(d) reference to any gender includes the other;

(e) reference to any agreement (including this Agreement), document, act, statute, law, instrument, tariff or Requirement means such agreement, document, act, statute, law, instrument, or tariff, or Requirement, as amended, modified, replaced or superseded and in effect from time to time in accordance with the terms thereof and, if applicable, the terms hereof, regardless of whether the reference to the agreement, document, act, statute, law, instrument, tariff, or Requirement expressly refers to amendments, modifications, replacements, or successors;

(f) reference to any Article, Section, or Appendix means such Article of this Agreement, Section of this Agreement, or such Appendix to this Agreement, as the case may be, and references in any Article or Section or definition to any clause means such clause of such Article or Section or definition;

(g) "hereunder," "hereof," "hereto" and words of similar import shall be deemed references to this Agreement as a whole and not to any particular Article or Section or other provision hereof or thereof;

(h) "including" (and with correlative meaning "include") means including without limiting the generality of any description preceding such term, regardless of whether words such as "without limitation" are expressly included in the applicable provision;

(i) relative to the determination of any period of time, "from" means "from and including," "to" means "to but excluding" and "through" means "through and including";

(j) unless otherwise indicated, reference to time shall always refer to Pacific Prevailing Time; and reference to any "day" shall mean a calendar day, unless otherwise indicated; and

(k) the term "or" is not exclusive, regardless of whether "and/or" is used in the applicable provision.

ARTICLE II
EFFECTIVE DATE, TERM, AND EARLY TERMINATION

Section 2.1 Effective Date. This Agreement shall be effective as of the date on which all Parties have executed this Agreement (the "***Effective Date***").

Section 2.2 Term.

(a) **Agreement Term**. The term of this Agreement (the "***Agreement Term***") shall commence on the Effective Date and end on the last day of the Delivery Term or upon the earlier termination of this Agreement in accordance with the terms hereof.

(b) **Delivery Term**. This Agreement shall have a delivery term (the "***Delivery Term***") commencing on the Initial Delivery Date and ending at 11:59 pm on December 31 of the

twentieth (20^{th}) full Contract Year, unless sooner terminated in accordance with the terms of this Agreement.

Section 2.3 Survivability. The provisions of this Article II, Article XII, Article XIII, Section 14.19 and Section 14.21 shall survive for a period of one year following the termination of this Agreement. The provisions of Article XI shall survive for a period of four (4) years following final payment made by Buyers hereunder or the expiration or termination date of this Agreement, whichever is later. The provisions of Article V, Article VI, Article VIII, and Article IX shall continue in effect after termination to the extent necessary to provide for final billing, adjustments, and deliveries (including the provision to Buyers of Replacement Product or Shortfall Damages) related to any period prior to termination of this Agreement.

Section 2.4 Early Termination.

(a) **Early Termination by Mutual Agreement**. This Agreement may be terminated by mutual written agreement of each of the Parties.

(b) **Early Termination for Failure to Provide Performance Security**. Any Buyer may, in its sole discretion, without penalty to such Buyer, withdraw from this Agreement, and Buyers may collectively, in their sole discretion, terminate this Agreement, in either case, effective upon notice to Seller, if Seller fails to deliver the Project Development Security within ten (10) days after the Effective Date.

(c) **Early Termination for Default**. Upon the occurrence of a Default, the Non-Defaulting Party, or Non-Defaulting Parties, as the case may be, may terminate this Agreement as set forth in Section 13.4.

(d) **Early Termination for Failure to Achieve a Key Milestone.** Any Buyer may, in its sole discretion, without penalty to such Buyer, withdraw from this Agreement, and Buyers may collectively, in their sole discretion, terminate this Agreement, in either case, effective upon notice to Seller, pursuant to Section 3.6(c).

(e) **Early Termination for Failure to Achieve Commercial Operation Date**. Any Buyer may, in its sole discretion and without penalty to such Buyer, withdraw from this Agreement, and Buyers may collectively, in their sole discretion and without penalty to Buyers, terminate this Agreement, in either case, effective upon notice to Seller, if Seller fails to achieve the Commercial Operation Date on or before the Outside Commercial Operation Date, except as set forth in Section 3.5.

(f) **Early Termination for Failure to Obtain CEC Certification**. Any Buyer may, in its sole discretion and without penalty to such Buyer, withdraw from this Agreement, and Buyers may collectively, in their sole discretion and without penalty to Buyers, terminate this Agreement, in either case, effective upon notice to Seller if the Facility is not CEC Certified by the date that is six (6) months following the Commercial Operation Date, *provided* that a Buyer or Buyers, as applicable, may not terminate this Agreement if Seller (i) demonstrates to the reasonable satisfaction of Buyers' Agent that the failure to obtain CEC Certification is not due to any act or omission by Seller or any Affiliate of Seller, (ii) has

provided the Delivery Term Security, and (iii) is otherwise in compliance with the terms and conditions of this Agreement.

(g) **Early Termination for Force Majeure**. This Agreement may be terminated pursuant to Section 14.6(c).

(h) **Early Termination for Exercise of First Right of Offer**. If pursuant to a written agreement entered into by the Buyers, one or more Buyers accept the Right of First Offer for any proposed sale of the Facility, this Agreement shall terminate effective upon the occurrence of such sale to one or more Buyers.

(i) **Early Termination for Exercise of Project Purchase Option**. If, pursuant to a written agreement entered into by Buyers, one or more Buyers elect to exercise the Project Purchase Option, this Agreement shall terminate effective upon the Closing.

(j) **Early Termination for Shortfall**. Any Buyer may in its sole discretion and without penalty to such Buyer, withdraw from this Agreement, and Buyers may collectively, in their sole discretion and without penalty to Buyers, terminate this Agreement, in either case, effective upon notice to Seller, pursuant to Section 9.5.

(k) **Early Termination Due to Environmental Effects**. Any Buyer may in its sole discretion, without penalty to such Buyer, withdraw from this Agreement, and Buyers may collectively, in their sole discretion and without penalty to Buyers, terminate this Agreement, in either case, effective upon notice to Seller, pursuant to Section 3.1.

(l) **Effect of Termination**. Any withdrawal from, or early termination of, this Agreement under this Section 2.4 shall be without prejudice to the rights and remedies of a Party for Defaults occurring prior to such termination; *provided* that the unused portion of the Project Development Security or Delivery Term Security, as applicable, if any, shall be returned by any withdrawing or terminating Buyer to Seller within ten (10) Business Days after any such withdrawal or termination in accordance with Section 5.7(c).

ARTICLE III
DEVELOPMENT OF THE FACILITY

Section 3.1 CEQA Determinations. Seller, at its expense, has taken and will take all steps necessary to obtain the CEQA Determinations, and shall provide evidence thereof reasonably satisfactory to each Buyer. Each Buyer shall retain all rights, powers and responsibilities of a responsible agency under CEQA to participate in the CEQA review of the Facility. Until the date that is thirty (30) days following the posting of a Notice of Determination by the lead agency in connection with its adoption of the applicable CEQA analysis for the Facility, each Buyer shall have the right to decide not to approve the purchase of Facility Energy and to withdraw (without penalty to such Buyer) from, or terminate, this Agreement, due to the failure of the lead agency to address comments received in a timely manner from any Buyer, acting in its role as a responsible agency, that significant adverse environmental impacts from the Facility have not been mitigated to the extent feasible or that appropriate findings have not been made to support a statement of overriding considerations with respect to such impacts.

Section 3.2 Project Design. Seller shall determine the proposed location, design, and configuration of the Facility as it deems appropriate, subject to the Requirements, including the characteristics and other requirements for the Facility set forth in Appendix B-1, and also subject to any conditions imposed by any responsible agency as part of the CEQA review of the Facility.

Section 3.3 Site Confirmation. Seller represents and warrants that (a) Seller's agents and representatives have visited, inspected and become familiar with the Site and its surface physical condition relevant to the obligations of Seller pursuant to this Agreement, including surface conditions, normal and usual soil conditions, roads, utilities, and topographical, solar radiation, air and water quality conditions, (b) Seller is familiar with all local and other conditions that may be material to Seller's performance of its obligations under this Agreement (including, transportation, seasons and climate, access, weather, handling and storage of materials and equipment, and availability and quality of labor and utilities), and (c) Seller has determined that the Site constitutes an acceptable and suitable site for the construction and operation of the Facility in accordance herewith. Any failure by Seller to take the actions described in this Section 3.3 shall not relieve Seller from any responsibility for estimating properly the difficulty and cost of successfully constructing, maintaining or operating the Facility in accordance with this Agreement or from proceeding to construct, maintain and operate the Facility successfully without any additional expense to Buyers. To the extent that Seller suffers an act constituting a Force Majeure hereunder, so long as the requirements set forth in Section 14.6 are satisfied, the foregoing shall not restrict Seller's right to claim Force Majeure hereunder.

Section 3.4 Subcontracts.

(a) Seller shall cause provisions to be included in each Subcontract that provide: (i) Buyers' Agent with rights of access to the Facility and the work performed under such Subcontract at all reasonable times (but subject to Site safety protocols and orientation) and the right to inspect, make notes about, and review all documents, drawings, plans, specifications, permits, test results and information as Buyers' Agent may reasonably request, subject to redaction of confidential or proprietary information; and (ii) that the personnel of, and consultants to, the applicable contractor and Seller shall be available to Buyers' Agent and its agents, representatives and consultants at reasonable times and with prior notice for purposes of discussing any aspect of the Facility or the development, engineering, construction, installation, testing or performance thereof.

(b) Seller shall deliver to Buyers a schedule of the performance of initial performance tests and all other tests required under each Subcontract.

Section 3.5 Certification of Commercial Operation Date. Seller shall provide Buyers' Agent with notice in accordance with Section 14.2 when Seller believes that all conditions precedent to achieving Commercial Operation of the Facility as specified in the definition of "***Commercial Operation***" have been satisfied. Buyers' Agent shall either accept the notice, or reject the notice if reasonable cause exists, *provided* that Buyers' Agent shall not unreasonably withhold, delay or condition any acceptance of such notice, and in any event shall provide in reasonable detail a written description of the reasons for any rejection. Buyers' Agent shall in all cases respond to any such notice within fifteen (15) Business Days after receipt thereof by Buyers' Agent, and Buyers shall be deemed to have accepted such notice if Buyers'

Agent fails to respond in such time. If Buyers' Agent rejects the notice, Seller shall promptly correct any defects or deficiencies and resubmit the notice. The Commercial Operation Date shall be deemed to have occurred as of the date of any Seller notice of Commercial Operation that is accepted (or deemed accepted) by Buyers. So long as Seller provides, in good faith, notice to Buyers' Agent of the achievement of Commercial Operation prior to the Outside Commercial Operation Date, no Buyer may withdraw (without penalty to such Buyer) from this Agreement, and Buyers may not collectively terminate this Agreement under Section 2.4(e) for failure to achieve the Commercial Operation Milestone under Section 3.6, so long as (a) Buyers' Agent either (i) accepts such notice or (ii) rejects such notice due to minor defects or deficiencies that do not affect the ability of the Facility to be placed in service and operated in accordance with this Agreement, and (b) Seller promptly corrects such minor defects or deficiencies identified by Buyers' Agent. In no event shall any extension of the Outside Commercial Operation Date under this Section 3.5 affect the amount of the Contract Price, notwithstanding any tax benefits lost as a result of the delay of the Commercial Operation Date.

Section 3.6 Milestone Schedule.

(a) Attached as Appendix I is a milestone schedule with deadlines for the development of the Facility through the Commercial Operation Date (each milestone, a "***Milestone***" and each date by which a Milestone is to be completed, a "***Milestone Date***"). Seller shall achieve each Milestone by the Milestone Date therefor. Until the Commercial Operation Date, Seller shall provide Buyers' Agent with a report on a quarterly basis (until six (6) months prior to the scheduled Commercial Operation Date, at which time such reports shall be provided on a Monthly basis) that includes: (i) a description of the Site plan for the Facility, (ii) a description of any planned changes to the Facility or Site plan since the previously delivered report, (iii) a bar chart schedule showing progress to achieving the remaining Milestones, (iv) a chart showing the critical path schedule of major items and activities, (v) a summary of activities at the Facility during the previous Month, (vi) a forecast of activities during the then-current Month, (vii) a list of any issues that could impact Seller's achievement of Milestones by the applicable Milestone Dates, and (viii) pictures, in sufficient quantity and of appropriate detail, documenting construction and startup progress with respect to the Facility. If Seller anticipates that it will not achieve a Milestone by the applicable Milestone Date (as such date may be extended pursuant to this Section 3.6), Seller shall promptly prepare and deliver to Buyers' Agent a remedial action plan ("***Remedial Action Plan***") which shall set forth (1) the anticipated period of delay, (2) the basis for such delay, (3) an outline of the commercially reasonable steps that Seller is taking to address the delay and to ensure that future Milestones, including the Guaranteed Commercial Operation Date, will be timely achieved, (4) a proposed revised date for achievement of the applicable Milestone and (5) such other information and in such detail as may be reasonably requested by Buyers. Except as set forth in Section 3.6(c), Seller shall not have any liability for failure to timely achieve a Milestone other than the obligation to submit a Remedial Action Plan *provided*, *however*, that the foregoing shall not limit any Buyer's right to exercise any right or remedy available under this Agreement or at law or in equity for any other Default occurring concurrently with or before or after Seller's delay in achievement of the applicable Milestone.

(b) Each Milestone Date (other than the Outside Commercial Operation Date) shall be extended, on a day-for-day basis to the extent Seller is actually, demonstrably and

unavoidably delayed in achieving such Milestone due to (i) the failure by any Buyer to perform any covenant or obligation under this Agreement, or (ii) Force Majeure.

(c) If Seller fails to achieve any Key Milestone by the applicable Milestone Date (as may be extended pursuant to Section 3.6(b)), Seller shall pay to each Buyer liquidated damages in an amount equal to such Buyer's proportionate share, based on the Buyers' Percentage of Facility Output, of the aggregate amount payable to Buyers. The amount of liquidated damages shall be calculated as (i) the number of days between such missed Milestone Date and the date upon which either (A) such Key Milestone is achieved, or (B) a Buyer withdraws (without penalty to such Buyer) from this Agreement pursuant to Section 2.4, or (C) this Agreement is terminated by Buyers pursuant to Section 2.4, as applicable, multiplied by (ii) the applicable daily liquidated damage amount set forth for such Key Milestone in Appendix I (the "***Daily Delay Damages***"), subject to a maximum amount for any Key Milestone equal to the daily damage amount in (ii) above multiplied by three hundred sixty-five (365) days. If, after the conclusion of such three hundred sixty-five (365) day period, Seller has not achieved any such Key Milestone, each Buyer shall have the right in its sole discretion to either (1) withdraw from this Agreement at no penalty to such Buyer, or, if all Buyers withdraw, to terminate this Agreement, or (2) allow Seller to continue to pay liquidated damages to each Buyer, during which time such Buyer, or Buyers, shall not withdraw from or terminate the Agreement based on Seller's failure to timely achieve a Key Milestone. If Seller, notwithstanding having failed to timely achieve any other Key Milestone, is able to achieve the Commercial Operation Date on or before the Guaranteed Commercial Operation Date (and prior to the exercise by each Buyer of its right to withdraw without penalty from this Agreement or the right of Buyers to terminate this Agreement, then each Buyer that has not, as of such date, withdrawn from or terminated this Agreement, shall refund to Seller any amounts previously paid to such Buyer as Daily Delay Damages. In addition, should any Buyer that has previously withdrawn from this Agreement elect to re-enter into the Agreement at any time on or prior to the achievement of the Commercial Operation Date, which re-entry shall require the consent of all Parties, then such Buyer shall also, as a condition to re-entering into this Agreement, refund to Seller any amounts previously paid to such Buyer as Daily Delay Damages except as may otherwise be agreed between Seller and such Buyer.

(d) In no event shall the Commercial Operation Date be extended beyond the Outside Commercial Operation Date, which date shall not be subject to extension except by mutual agreement of the Parties.

(e) Seller may change the Guaranteed Commercial Operation Date to a date that is earlier than the then-scheduled Guaranteed Commercial Operation Date by providing Buyers' Agent with notice at least six (6) months prior to the new Guaranteed Commercial Operation Date.

(f) The damages that Buyers would incur due to Seller's failure to timely achieve a Key Milestone would be difficult or impossible to predict with certainty, and it is impractical or difficult to assess actual damages in those circumstances, but the Daily Delay Damages are a fair and reasonable calculation of such damages, and shall be Seller's sole liability and obligation, and Buyers' sole right and remedy, other than withdrawal without penalty from, or termination of, this Agreement, for Seller's failure to achieve any Key

Milestone by the Milestone Date therefor. Notwithstanding the foregoing, the Daily Delay Damages shall not limit any Buyer's right to exercise any right or remedy available under this Agreement or at law or in equity for any Default occurring concurrently with, before or after Seller's delay in achievement of the applicable Key Milestone.

Section 3.7 Decommissioning and Other Costs. Unless a Closing occurs pursuant to the exercise by Buyers of the ROFO or the Project Purchase Option, no Buyer shall be responsible for any cost of decommissioning or demolition of the Facility or any environmental or other liability associated with the decommissioning or demolition of the Facility without regard to the timing or cause of the decommissioning or demolition.

ARTICLE IV
OPERATION AND MAINTENANCE OF THE FACILITY

Section 4.1 General Operational Requirements. Seller shall, at all times:

(a) At its sole expense, operate and maintain the Facility (i) in accordance with the Requirements and (ii) in a manner that is reasonably likely to achieve the Annual Contract Quantity and result in a useful life for the Facility of not less than the Delivery Term;

(b) At its sole expense, operate and maintain the Facility using a Qualified Operator in accordance with the Requirements;

(c) Use qualified and trained personnel for managing, operating and maintaining the Facility and for coordinating with Buyers' Agent, and ensure that necessary personnel are available on-site or on-call twenty-four (24) hours per day during the Delivery Term;

(d) Operate and maintain the Facility with due regard for the safety, security and reliability of the interconnected facilities and Transmission System; and

(e) Comply with operating and maintenance standards recommended or required by the Facility's equipment suppliers.

Section 4.2 Operation and Maintenance Plan. Seller shall devise and implement a plan of inspection, maintenance, and repair for the Facility and the components thereof in order to maintain such equipment in accordance with Prudent Utility Practices and shall keep records with respect to inspections, maintenance, and repairs thereto. The aforementioned plan and all records of such activities shall be available for inspection by Buyers' Agent during Seller's regular business hours upon reasonable notice.

Section 4.3 Environmental Credits. Seller shall, if applicable, obtain in its own name and at its own expense all pollution or environmental credits or offsets necessary to operate the Facility in compliance with any Requirement of Law.

Section 4.4 Scheduled Outage.

(a) Buyers' Agent and Seller shall cooperate to minimize Scheduled Outages during specified periods of time during each calendar year in accordance with Prudent Utility Practices and this Section 4.4 (such periods, the "***Major Maintenance Blockout***"); *provided* that the Major Maintenance Blockout during any calendar year shall not exceed eighty-four (84) days, which number shall be prorated (i) for the calendar year during which the Commercial Operation Date occurs, based on the number of days remaining in such calendar year as of the Commercial Operation Date, and (ii) for the calendar year during which the Delivery Term expires or terminates, based on the number of days occurring in such calendar year before such expiration or termination date. No later than thirty (30) days prior to the anticipated Commercial Operation Date and the commencement of each calendar year thereafter, Buyers' Agent shall provide Seller with the specified Major Maintenance Blockout. In the absence of such updated notification, the most recent previous Major Maintenance Blockout notification shall apply. Seller shall attempt to minimize its Scheduled Outages during the Major Maintenance Blockout consistent with Prudent Utility Practices; *provided* that Seller shall be permitted to perform scheduled and unscheduled maintenance on the Facility during Major Maintenance Blockouts during such hours when solar irradiance levels are insufficient to permit the production of Energy, if such maintenance is permitted under the CAISO Tariff and conducted in accordance with all applicable Requirements (including, for avoidance of doubt, the requirements of the Transmission Provider). No later than thirty (30) days prior to the anticipated Commercial Operation Date, and for each calendar year thereafter, no later than the deadline for providing the CAISO with proposed maintenance outages for the following year as described in the CAISO Tariff, Seller shall provide each Scheduler with its non-binding written projection of all Scheduled Outages for the succeeding calendar year (the "***Scheduled Outage Projection***") reflecting a minimized schedule of scheduled maintenance during the Major Maintenance Blockout. In addition, Seller shall cooperate in good faith with maintenance scheduling requests by Buyers' Agent consistent with Prudent Utility Practices. The Scheduled Outage Projection shall include information concerning all projected Scheduled Outages during such period, including (A) the anticipated start and end dates of each Scheduled Outage; (B) a description of the maintenance or repair work to be performed during the Scheduled Outage; and (C) the anticipated Facility capacity, if any, during the Scheduled Outage. Seller shall notify each Scheduler of any change in the Scheduled Outage Projection as soon as practicable, but in no event later than thirty (30) days prior to the originally-scheduled date of the Scheduled Outage. Seller shall use commercially reasonable efforts to accommodate reasonable requests of Buyers' Agent with respect to the timing of Scheduled Outages and shall, to the extent consistent with Prudent Utility Practices, coordinate Scheduled Outages to coincide with planned transmission outages. In the event of a System Emergency, Seller shall make reasonable efforts to reschedule any Scheduled Outage previously scheduled to occur during the System Emergency.

(b) In the event of a Forced Outage affecting at least ten percent (10%) of the Applicable Contract Capacity, to the extent practicable, Seller shall notify each Scheduler within two (2) hours after the commencement of the Forced Outage and, in any event, within seven (7) days thereafter, and provide detailed information concerning the Forced Outage, including (i) the start and anticipated end dates of the Forced Outage; (ii) a description of the cause of the Forced Outage; (iii) a description of the maintenance or repair work to be performed during the Forced Outage; and (iv) the anticipated MW of operational capacity, if any, during the Forced Outage.

Seller shall take all reasonable measures and exercise commercially reasonable efforts to avoid Forced Outages and to limit the duration and extent of any such outages.

(c) In addition to the requirements set forth in Sections 4.4(a) and (b), the Parties shall cooperate to develop mutually acceptable procedures for addressing Scheduled Outages and any other outages arising in connection with the Project.

(d) In the event of any inconsistency between the provisions in this Section 4.4 and any applicable requirements of CAISO, the Parties shall revise the provisions of this Section 4.4 to be consistent with the requirements of the CAISO.

ARTICLE V
COMPLIANCE DURING OPERATIONS; GUARANTEES

Section 5.1 Guarantees. Seller warrants and guarantees that it will perform, or cause to be performed, all engineering, design and construction in a good and workmanlike manner and in accordance with the Requirements. Seller warrants that, at the Commercial Operation Date, the Facility, its engineering, design and construction, its components and related work, shall be free from material defects caused by errors or omissions in design, engineering and construction. Seller further warrants that, throughout the Delivery Term: (a) the Facility will be free and clear of all Liens other than Permitted Encumbrances, and (b) the Facility will be designed, constructed and tested in compliance with the Requirements. Seller also warrants and guarantees that throughout the Delivery Term, it will monitor the operation and maintenance of the Facility and that said operation and maintenance is, and will be, in compliance with all Requirements applicable to the Facility as of the Effective Date. Without limiting the foregoing, Seller shall promptly repair and/or replace, consistent with Prudent Utility Practice, any component of the Facility that may be damaged or destroyed or otherwise not operating properly and efficiently. Seller shall exercise commercially reasonable efforts to timely undertake all updates or modifications to the Facility, and its equipment and materials, including procedures, programming and software, required by Prudent Utility Practice. Seller shall, at its expense, maintain throughout the Agreement Term an inventory of spare parts for the Facility in a quantity that is consistent with Prudent Utility Practice.

Section 5.2 Buyers' Rights to Monitor in General. Upon no less than ten (10) Business Days' notice to Seller, each Buyer shall have the right, and Seller shall permit each Buyer and its Authorized Representative, advisors, engineers and consultants, to observe, inspect, and monitor the construction of the Facility, and to have a representative present to witness the operations and activities at the Site before and after the Commercial Operation Date, including (a) reviewing and monitoring all initial performance tests during Facility start-up and all material tests required under the Subcontracts to be performed prior to each Milestone, and (b) performing such detailed examinations and inspections as, in the judgment of such Buyer, are appropriate and advisable to determine that the Facility equipment and ancillary components of the Facility have been installed in accordance with the Requirements; *provided, however*, that ten (10) Business Days' notice shall not be required if any Buyer's inspection, monitoring, or performance of examinations, inspections, quality surveillance, or tests is due to an emergency situation at the Site, a Facility curtailment, or any other occurrence causing an operational concern to such Buyer with respect to the Facility, in which case such Buyer shall provide as

much advance notice as is practicable under the circumstances. Any Buyer conducting such examinations and inspections shall compensate or reimburse Seller for increased costs or delays, in each case, solely and directly arising in connection with such activities by such Buyer (including relief in respect of Milestones). Seller shall, or shall cause its contractors to, provide at least fifteen (15) Business Days' notice to Buyers' Agent before any test referenced in the previous sentence is scheduled to begin. The presence of any Buyer or its Authorized Representative on the Site shall be at such Buyer's sole risk and expense. While at the Site, such Buyer, or its Authorized Representative, shall (i) comply with all applicable Requirements and Seller's written Site safety rules (including any required Site safety protocols and orientation), and (ii) not interfere with Seller's normal commercial operations. Seller shall cause its personnel, consultants, and contractors to be available to Buyers and their Authorized Representatives, advisors, engineers, and consultants at reasonable times and with prior notice for purposes of discussing any aspect of the Facility or the development, engineering, construction, installation, testing, performance, operation, or maintenance thereof. Buyers shall be limited to no more than ten (10) such visits to the Facility each Contract Year, except that visits made by any Buyer due to emergency situations, Facility curtailments, or any occurrence causing an operational concern to a Buyer with respect to the Facility shall not count toward such ten (10) visit limit.

Section 5.3 Effect of Review by Buyers. Any review by a Buyer or a Buyer's Authorized Representative of the design, construction, engineering, operation or maintenance of the Facility, or observation of any testing, is solely for the information of such Buyer. Buyers shall have no obligation to share the results of any such review or observations with Seller, nor shall any such review or the results thereof (whether or not the results are shared with Seller), nor any failure to conduct any such review, nor any observation of testing or failure to observe testing, relieve Seller from any of its obligations under this Agreement. By making any such review or observing any such testing, no Buyer makes any representation as to the economic and technical feasibility, operational capability or reliability of the Facility. Seller shall in no way represent to any third party that any such review by a Buyer or a Buyer's Authorized Representative of the Facility thereof, including, but not limited to, any review of the design, construction, operation or maintenance, is a representation by any Buyer as to the economic and technical feasibility, operational capability or reliability of the Facility. Seller is solely responsible for the economic and technical feasibility, operational capability and reliability thereof.

Section 5.4 Quality Assurance Program. Seller agrees to maintain and comply with a written quality assurance policy ("***Quality Assurance Program***") attached hereto as Appendix G, and Seller shall cause all work performed on or in connection with the Facility to materially comply with said Quality Assurance Program.

Section 5.5 No Liens. Except as otherwise permitted by this Agreement, the Facility shall be owned by Seller during the Agreement Term. Seller shall not sell or otherwise dispose of or create, incur, assume or permit to exist any Lien (other than Permitted Encumbrances) on any portion of the Facility or any other property or assets that are related to the operation, maintenance and use of the Facility without the prior written approval of Buyers' Agent.

Section 5.6 Reporting and Information. Seller shall provide to Buyers' Agent (a) Monthly reports of the operation of the Facility, which shall include (i) a performance summary of the Month- and Contract Year-to-date MWh delivery of Facility Energy, capacity factor, and availability, (ii) descriptions of weather, reasons for any downtime, maintenance or repairs, and Curtailment Periods and other curtailment events during the applicable Month, and (iii) a safety and environmental summary, and (b) such other information regarding the permitting, engineering, construction or operations of the Facility as Buyers' Agent may, from time to time, reasonably request.

Section 5.7 Performance Security.

(a) Within ten (10) days after the Effective Date, Seller shall furnish to each Buyer (i) one or more letters of credit issued by Qualified Issuers in the form attached hereto as Appendix E, or (ii) cash (to be held in an escrow account pursuant to an escrow agreement with a Qualified Issuer in form and substance satisfactory to Buyers (an "***Escrow Account***")), or a combination of the two, in the aggregate amount of Three Million Seven Hundred Thousand Dollars ($3,700,000) and delivered to each Buyer in an amount equal to such Buyer's proportionate share of such aggregate amount based on the Buyers' Percentage of Facility Output, which shall guarantee Seller's obligations under this Agreement (the "***Project Development Security***"). Seller shall maintain the Project Development Security until Seller posts the Delivery Term Security pursuant to Section 5.7(b), or until Buyers are required to return the Project Development Security under Section 5.7(c) below.

(b) As a condition to the achievement of the Commercial Operation Date, Seller shall have furnished to each Buyer (i) one or more letters of credit issued by Qualified Issuers in the form attached hereto as Appendix E, or (ii) cash (to be held in an Escrow Account), or a combination of the two, and in the aggregate amount of Ten Million Five Hundred Thousand Dollars ($10,500,000), and delivered to each Buyer in an amount equal to such Buyer's proportionate share of such aggregate amount based on the Buyers' Percentage of Facility Output, which, in each case, shall guarantee Seller's obligations under this Agreement ("***Delivery Term Security***"); *provided* that Seller may elect to apply the Project Development Security toward the Delivery Term Security. From and after the Commercial Operation Date, Seller shall maintain the Delivery Term Security until the end of the Delivery Term or until Buyers are required to return the Delivery Term Security to Seller as set forth in Section 5.7(c) below; *provided* that on January 1, 2022 the Delivery Term Security shall be increased to an aggregate amount of Twelve Million One Hundred Thousand Dollars ($12,100,000).

(c) Each Buyer shall return its proportionate share of the unused portion of the (i) Project Development Security, if any, to Seller within ten (10) Business Days after: (A) Seller's provision of the Delivery Term Security, unless Seller elects to apply the Project Development Security toward the Delivery Term Security, or (B) the effective date of any early termination of, or withdrawal from, the Agreement by any Buyer, so long as damages are no longer due and owing to such Buyer, and (ii) Delivery Term Security, if any, to Seller promptly after: (A) the Agreement Term has ended (including upon the exercise by Buyers of their right to purchase the Facility pursuant to the Option Agreement or the Right of First Offer), and (B) all obligations of Seller arising under this Agreement are paid (whether directly or indirectly such as through set-off or netting) or performed in full.

(d) Each Buyer may draw on its proportionate share of the Performance Security (i) at any time following the accrual of Daily Delay Damages hereunder in the amount of such Daily Delay Damages, (ii) upon Seller's failure to pay Buyers the Shortfall Damages prior to the end of the Shortfall Makeup Period as provided in Section 9.3, or (iii) upon Seller's failure to make any other payment due to Buyers hereunder in the amount of such unpaid payment, including any Termination Payment, *provided*, that, in the case of a draw under clause (iii), any such amount shall have been invoiced to Seller, or Seller shall have otherwise been notified thereof. Within five (5) Business Days following any draw by any Buyer on its proportionate share of the Performance Security, Seller shall replenish the amount drawn such that the Performance Security is restored to the applicable amount set forth in Section 5.7(a) or Section 5.7(b).

(e) Seller shall notify each Buyer of the occurrence of a Downgrade Event within five (5) Business Days after obtaining knowledge of the occurrence of such event. If at any time there a Downgrade Event should occur, any Buyer may require that Seller replace, in accordance with this Section 5.7, the Performance Security from the Person that has suffered the Downgrade Event within ten (10) Business Days of notice from the Buyer to Seller requesting replacement of such Performance Security. If the replacement Performance Security is not provided by Seller, each Buyer shall have the right to demand payment of the full amount of its proportionate share of such Performance Security, and each Buyer shall retain such amount in order to secure Seller's obligations under this Agreement; *provided* that if and to the extent such amount exceeds payment and performance in full of all of Seller's obligations under this Agreement, each Buyer shall refund the excess to Seller promptly after all such obligations of Seller under this Agreement have been paid or performed in full.

(f) If any Performance Security is in the form of a letter of credit, then Seller shall provide, or cause to be provided, a replacement letter of credit from a Qualified Issuer, in the amount required under this Section 5.7 within ten (10) Business Days of notice from any Buyer to Seller requesting such replacement Performance Security after the occurrence of any one of the following events: (i) the failure of the issuer of the letter of credit to extend such letter of credit by thirty (30) Business Days prior to the expiration of such letter of credit; (ii) the failure of the issuer of the letter of credit to immediately honor any Buyer's properly documented request to draw on such letter of credit; or (iii) the issuer of the letter of credit becomes bankrupt. If the replacement letter of credit is not delivered in accordance with this Section 5.7(f), each Buyer shall have the right to demand payment of its proportionate share of such Performance Security, and each Buyer shall retain such amount in order to secure Seller's obligations under this Agreement; *provided* that, if and to the extent such retained amount exceeds payment and performance in full of all of Seller's obligations under this Agreement, each Buyer shall refund the excess to Seller promptly after all such obligations of Seller under this Agreement shall have been paid or performed in full.

(g) Seller shall, from time to time as requested by any Buyer or Buyers' Agent, execute, acknowledge, record, register, deliver and file all such notices, statements, instruments and other documents as may be necessary or advisable to render fully valid, perfected and enforceable under all Requirements of Law the Performance Security (including any Ancillary Documents required therefor) and the rights, Liens and priorities of Buyers with respect to such Performance Security.

(h) Notwithstanding the other provisions of this Agreement, the Performance Security: (i) constitutes security for, but is not a limitation of, Seller's obligations under this Agreement, and (ii) shall not be Buyers' exclusive remedy against Seller for Seller's failure to perform in accordance with this Agreement.

ARTICLE VI
PURCHASE AND SALE OF PRODUCT

Section 6.1 Purchases by Buyers.

(a) Prior to the Commercial Operation Date, Seller shall sell and deliver, and each Buyer shall purchase and receive, its proportionate share of the Products associated with Test Energy for the applicable Contract Price set forth in Section 1 of Appendix A, as calculated in accordance with Section 6.5.

(b) Except as set forth in Section 6.1(d), on and after the Commercial Operation Date and continuing for the Delivery Term, Seller shall sell and deliver, and each Buyer shall purchase and receive, its proportionate share of the Products associated with Facility Energy (other than Excess Energy) and its proportionate share of the Replacement Product at the applicable Contract Price set forth in Section 2 of Appendix A, as calculated in accordance with Section 6.5.

(c) Except as set forth in Section 6.1(d), on and after the Commercial Operation Date and continuing for the Delivery Term, Seller shall sell and deliver, and each Buyer shall purchase and receive, its proportionate share of the Products associated with Excess Energy at the applicable Contract Price set forth in Section 3 of Appendix A, as calculated in accordance with Section 6.5.

(d) Seller shall use good faith efforts to ensure that the Facility is CEC Certified following the Commercial Operation Date. Notwithstanding the provisions of Section 6.1(a) through Section 6.1(c), during the period of time between the Initial Delivery Date and the day that is one (1) day following the date upon which Seller delivers evidence to Buyers' Agent that the Facility is CEC Certified (the "***Pre-Certification Period***"), each Buyer shall have the right to retain a portion of any payment to be made to Seller under Sections 6.1(a) through Section 6.1(c) in an amount equal to the difference between (i) the applicable Contract Price, and (ii) SP-15 Price for the respective hours in which Facility Energy was generated. Each Buyer shall release such retained amount, without interest of any kind, within thirty (30) days following Buyers' Agent's receipt from Seller of the CEC certificate confirming that the Facility is CEC Certified, but only to the extent that each such Buyer is able to apply the RECs generated by the Facility during the Pre-Certification Period towards compliance with each such Buyer's obligations under RPS Law and the requirements of Public Utilities Code Section 399.16(b)(1) to obtain a "portfolio content category 1" eligible resource.

(e) Each Buyer agrees that the Contract Price set forth in Section 2 of Appendix A shall be the basis for the calculation of all amounts due and payable pursuant to this Agreement with respect to such Buyer or Participating Member, as applicable, including, for the avoidance of doubt, any Shortfall Damages and Termination Payments.

(f) The Parties acknowledge that the amount to be invoiced by Seller and paid by each Buyer for the purchases and sales described in this Section 6.1 shall be calculated for each Settlement Interval in accordance with the payment formulas set forth in Section 6.5, which are based on current CAISO market design, and subject to adjustment in accordance with Section 14.4.

(g) The Parties acknowledge that (i) Seller has the right to use, sell, or otherwise dispose of, any of the Uncontracted Products to any party, and (ii) no Buyer has any right, title or interest in or to any of the Uncontracted Products.

Section 6.2 Seller's Failure. Except as provided in Article IX, in no event shall Seller have the right to procure Energy from sources other than the Facility for sale and delivery pursuant to this Agreement. Unless excused by Force Majeure or a Buyer's failure to perform, if Seller sells to a third party all or any part of the Products required to be delivered by Seller under this Article VI, Article VII, Article VIII or Article X, then Seller shall pay each Buyer, on the date payment would otherwise be due to Seller, an amount for each MWh of such deficiency calculated in proportion to Buyers' Percentage of Facility Output, equal to the positive difference, if any, obtained by subtracting (A) the price per MWh that would have been payable by Buyers for the Products not delivered from (B) the Replacement Price. Each Buyer shall provide Seller prompt written notice of the Replacement Price or, in the case of SCPPA, Replacement Prices, together with back-up documentation.

Section 6.3 Buyers' Failure. Unless excused by Force Majeure or Seller's failure to perform, if any Buyer fails to receive at the Point of Delivery all or any part of the Facility Energy or Replacement Product required to be received by Buyers under this Article VI, Article VIII, or Article X, such Buyer shall, on the date payment would otherwise be due to Seller, pay Seller Cover Damages; *provided* that Seller shall use commercially reasonable efforts to resell any Facility Energy not able to be received by such Buyer. "***Cover Damages***" means the positive difference, if any, obtained by subtracting (A) the amount for which Seller, acting in a commercially reasonable manner, resells any such Facility Energy (or, absent any such sales despite using commercially reasonable efforts to procure such sales, zero dollars ($0)) from (B) the applicable prices that would have been payable by Corona, Lodi, Moreno Valley, Rancho Cucamonga, PWRPA or SCPPA's Participating Members, as applicable, for the applicable portion of Facility Energy not received by such Buyer. Seller shall provide any Buyer that fails to receive all of any part of its portion of the Facility Energy with prompt written notice of the Cover Damages together with back-up documentation.

Section 6.4 Nature of Remedies. The Parties acknowledge and agree that the damages that Buyers would incur as a result of Seller's failure as described in Section 6.2 or that Seller would incur as a result of any Buyer's failure as described in Section 6.3 would be difficult or impossible to predict with certainty, and it is impractical and difficult to assess actual damages in those circumstances, and the liquidated damages set forth in Section 6.2 and Section 6.3 are fair and reasonable calculations of such damages. To the extent permitted by law, (a) the remedy set forth in Section 6.2 is in addition to, and not in lieu of, any other right or remedy of any Buyer under this Agreement or otherwise, for failure of Seller to sell and deliver the Products as and when required by this Agreement, and (b) the remedy set forth in Section 6.3 is

in addition to, and not in lieu of, any other right or remedy of Seller for any failure by any Buyer to receive Energy as and when required by this Agreement.

Section 6.5 Payment of Contract Price.

(a) The amount payable to Seller for each Settlement Interval shall be, for each Buyer, an amount equal to:

(i) in each Settlement Interval in which the CAISO Settlement Price is zero or positive, the product of (A), (B), and (C), where: (A) is the amount (in MWh) of Facility Energy generated during such Settlement Interval, (B) is the Buyers' Percentage of Facility Output, and (C) is the difference between (x) the Fixed Rate *minus* (y) the CAISO Settlement Price;

(ii) for the first three-hundred (300) Settlement Intervals in any Contract Year (or such other number of Settlement Intervals as would be equal to twenty-five (25) hours in the event that CAISO changes the number of minutes in a Settlement Interval as of the Effective Date) in which the CAISO Settlement Price is negative (the "***Initial Negative Intervals***"), for each Settlement Interval, the product of (A), (B), and (C), where: (A) is the amount (in MWh) of Facility Energy generated during such Settlement Interval, (B) is the Buyers' Percentage of Facility Output, and (C) is the Fixed Rate; and

(iii) for each Settlement Interval in which the CAISO Settlement Price is negative other than the Initial Negative Intervals, the product of (A), (B), and (C), where: (A) is the amount (in MWh) of Facility Energy generated during such Settlement Interval, (B) is the Buyers' Percentage of Facility Output, and (C) is the difference between (x) the Fixed Rate *minus* (y) the CAISO Settlement Price; and

(iv) if any Buyer (including, in the case of SCPPA, any of its Participating Members), exercises its right to curtail per Section 7.4(c), the amount to be paid by such Buyer for Deemed Generated Energy shall be the product of (A), (B), and (C), where (A) is the amount of Deemed Generated Energy calculated during such period of curtailment, (B) the Buyers' Percentage of Facility Output, and (C) the Fixed Rate.

(b) The Parties acknowledge that the foregoing payment formulas reflect both the Contract Price agreed upon by the Parties and the payment Seller shall receive from the CAISO under current market design. Seller shall invoice each Buyer for the amounts calculated hereunder in accordance with Article XI. If the amount determined to be payable by a Buyer is negative, then Seller shall pay such Buyer such amount.

(c) For purposes of this Section 6.5, a "negative" CAISO Settlement Price occurs when the CAISO Settlement Price for a Settlement Interval is negative and the Facility Energy (or Deemed Generated Energy, as applicable) for that Settlement Interval is positive, and a "zero or positive" CAISO Settlement Price occurs when the CAISO Settlement Price for a Settlement Interval is zero or positive and the Facility Energy (or Deemed Generated Energy, as applicable) for that Settlement Interval is positive.

(d) For purposes of illustration only, sample calculations of the Contract Price are provided in Schedule 6.5.

ARTICLE VII
TRANSMISSION AND SCHEDULING; TITLE AND RISK OF LOSS

Section 7.1 In General.

(a) Seller shall use all reasonable efforts consistent with Prudent Utility Practices and the other provisions of this Agreement to maximize the output of Facility Energy from the Facility except as otherwise set forth and in accordance with this Agreement. Seller shall arrange for, and shall bear all risks and benefits associated with, delivery of all Facility Energy and Replacement Product to and at the Point of Delivery, including the arrangement of and payment for the interconnection of the Facility to the CAISO grid and any Transmission Services required to deliver Test Energy, Facility Energy and Replacement Product to and at the Point of Delivery at the CAISO grid, including interconnection costs, transmission losses to the Point of Delivery, the transmission of Facility Energy, and transformer crossover fees associated with the transmission of Energy from the on-site substation to the Point of Delivery; *provided* that Replacement Product may be delivered at alternative locations as may be mutually agreed by the Parties.

(b) Each Buyer shall be obligated to pay for its proportionate share of all Facility Energy and Replacement Product delivered to the Point of Delivery, and each Buyer shall arrange for, and shall bear all risks associated with, acceptance and transmission of its proportionate share of Facility Energy and Replacement Product from the Point of Delivery, including the arrangement of and payment for Transmission Services from the Point of Delivery at the CAISO grid, and shall arrange for Transmission Services with its Transmission Providers to deliver Facility Energy and Replacement Product to Buyers' destination, including charges related to control area services, inadvertent energy flows, transmission losses, the transmission of Facility Energy and Replacement Product, and otherwise associated with the management of Buyers' loads.

Section 7.2 Scheduling Coordinator; CAISO Cost Allocation.

(a) Seller or Seller's designee shall act as Scheduling Coordinator to cause the Scheduling of Facility Energy and Replacement Product to and at the Point of Delivery. Accordingly, (i) Seller shall schedule delivery with the CAISO, and (ii) the CAISO will pay Seller under the CAISO Tariff for delivery through the CAISO system.

(b) In its capacity as Scheduling Coordinator, Seller shall (i) except as set forth in Section 7.2(c) and Section 7.2(d), be responsible for and shall pay all (A) fees, charges, and costs necessary to Schedule the receipt of Facility Energy and Replacement Product to the Point of Delivery (including CAISO Scheduling Coordinator costs and CAISO charges and penalties including imbalance or deviation charges) and (B) CAISO Integration Amounts, up to the amount of the CAISO Integration Amounts Cost Cap, and (ii) be entitled to all payments and credits on all Settlement Statements issued by the CAISO with respect to the Facility.

(c) Seller shall provide each Buyer with an annual report of CAISO

Integration Amounts. In the event that CAISO Integration Amounts exceed the CAISO Integration Amounts Cost Cap, each Buyer shall be obligated to pay or reimburse Seller for all CAISO Integration Amounts in excess of the CAISO Integration Amounts Cost Cap proportionately based upon Buyers' Percentage of Facility Output. Seller shall promptly notify each Buyer of such charges in a manner that is sufficient to allow any Buyer to timely request that Seller dispute with the CAISO those charges on behalf of that Buyer (and to the extent that Seller reasonably incurs costs during the course of such dispute above and beyond any CAISO dispute costs that Seller would otherwise have incurred, such costs shall be at Buyers' expense) that any Buyer or Seller believe to be incorrect and disputable under the CAISO Tariff. Seller shall provide Buyers with all documentation reasonably necessary to support such dispute. The obligation of each Buyer to reimburse Seller for its proportionate share based on the Buyers' Percentage of Facility Output of CAISO Integration Amounts in excess of the cap shall still apply during the pendency of a dispute if Seller has actually incurred such CAISO Integration Amounts, *provided* that if some or all of such CAISO Integration Amounts are reimbursed to Seller by the CAISO upon resolution of the dispute, Seller shall promptly pay the amount so reimbursed to each Buyer proportionately in accordance with Buyers' Percentage of Facility Output.

(d) Each Buyer shall be obligated to either pay to the CAISO or reimburse Seller for any and all costs or charges under a Settlement Statement incurred by Seller because of such Buyer's failure to perform any covenant or obligation set forth in this Agreement.

Section 7.3 Forecasting and Scheduling of Energy.

(a) Except upon the occurrence of a curtailment under Section 7.4, Seller shall Schedule all Facility Energy and Replacement Product in a reasonable and prudent manner in accordance with the CAISO Tariff, NERC and WECC operating policies and criteria, and any other applicable guidelines, and the Scheduling and forecasting procedures provided in or developed under this Section 7.3, based on the then-most-current forecast of energy provided under the EIRP Forecast, *provided* that the foregoing shall not restrict Seller from Scheduling Facility Energy and Replacement Product during periods in which the Locational Marginal Price at the Point of Delivery is zero or negative in accordance with this Agreement. Seller, at its own cost, shall install metering, telemetry and control equipment so as to be able to provide Facility Energy to the Point of Delivery and respond to CAISO, Transmission Provider, or reliability coordinator's dispatch orders.

(b) Seller shall provide, or shall cause its designee to provide, the following non-binding forecasts, and any updates to such forecasts, to each Scheduler based on the most current forecast of Facility Energy and Replacement Product:

(i) At least one-hundred twenty (120) days before (a) the scheduled Commercial Operation Date and (b) the beginning of each Contract Year for the Facility, a non-binding forecast of each Month's average-day deliveries of Facility Energy and Replacement Product from the Facility, for the following eighteen (18) Months.

(ii) No later than sixty (60) days before the beginning of each Month during the Delivery Term, a non-binding forecast of each day's average hourly deliveries of Facility Energy and Replacement Product, for such Month.

(iii) No later than ten (10) Business Days before the beginning of each Month during the Delivery Term, a non-binding forecast of each day's average hourly deliveries of Facility Energy and Replacement Product for the following Month.

(iv) On the first Business Day of each calendar week during the Delivery Term, a non-binding forecast of each day's average deliveries of Facility Energy and Replacement Product, by hour, for the following fourteen (14) days.

(v) By 5:30 a.m. Pacific Prevailing Time on the Business Day immediately preceding each day of delivery of Facility Energy and Replacement Product during the Delivery Term, a copy of a non-binding hourly forecast of deliveries of Facility Energy and Replacement Product for each hour of the immediately succeeding day. Any forecast provided on a day prior to any non-Business Day shall include forecasts for the immediate day, each succeeding non-Business Day and the next Business Day. Seller shall, by 10:00 a.m. Pacific Prevailing Time, provide a copy of any updates to such forecast indicating a change in forecasted Facility Energy from the then-current forecast.

(vi) Prior to 12:00 p.m. Pacific Prevailing Time of the Business Day immediately preceding each WECC Prescheduling Day (as defined by WECC) for each hour of the Delivery Day (as defined by WECC) in MW or MWh units (as applicable), in the format reasonably designated by each Scheduler, a non-binding preschedule forecast of Facility Energy and Replacement Product via email. The pre-scheduled amounts of Facility Energy and Replacement Product shall be the good faith estimate of Seller or Seller's designee of the anticipated delivery of Facility Energy and Replacement Product at the time. A forecast provided a day prior to any non-Business Day shall include forecasts for the next day, each succeeding non-Business Day and the next Business Day. Seller or Seller's designee shall provide a copy of any and all updates to the forecast of the Facility's availability from the then-current forecast. Except for Forced Outages, Seller shall operate the Facility with the objective that, for each hour scheduled, the actual Facility availability shall be maintained in accordance with the preschedule plan submitted to each Scheduler.

(c) Seller shall notify each Scheduler via email, telephone, or other mutually acceptable method, of any hourly changes due to a change in Facility availability or an outage no later than one-hundred five (105) minutes prior to the start of such Scheduling hour, or such other limit as specified in the CAISO Tariff. Seller shall notify each Scheduler of other unanticipated changes in availability by email or telephone as promptly as reasonably possible. Any notice delivered under this Section 7.3(c) shall include the reason for the outage and an estimated duration of the outage. Once the outage has ended, Seller shall notify each Scheduler that the outage has ended, the cause of the outage, and the actions taken to resolve the outage in order for the CAISO outage report to be updated accordingly.

(d) Throughout the Delivery Term, Seller shall provide to each Buyer and Participating Member the following data on a real-time basis, and in a format that reasonably allows such Buyer and Participating Member, as applicable, to copy, paste or otherwise use such data:

(i) Read-only access to meteorological and related solar measurements, megawatt capacity and any other Facility availability information required in accordance with EIRP requirements;

(ii) Read-only access via secure login credentials to Energy output information collected by the SCADA system for the Facility; *provided* that if any Buyer is unable to access the Facility's SCADA system, then upon written request from such Buyer, Seller shall provide Energy output information and meteorological measurements through such other format as may be mutually acceptable to Seller and such Buyer, all as may be updated from time to time based on advancements in technology in accordance with Prudent Utility Practices; and

(iii) Read-only access to all Electric Metering Devices.

(e) Seller will provide each Scheduler and each Buyer's real time operators with continuously updated non-binding hourly forecasts of deliveries of Facility Energy and Replacement Product for each hour of the succeeding twenty four (24)-hour period, in either electronic format, via an internet website accessible via secure login credentials, or via email in the form of an excel spreadsheet (or any combination thereof, so long as such Scheduler or real time operator is able to readily access and utilize such forecasts), transmitted on an hourly basis. Seller shall reasonably cooperate with each Scheduler to attempt to optimize the estimates for such time period two (2) hours prior to such forecasts. Seller shall reasonably cooperate with each Scheduler to enable such forecasts to be prepared in accordance with mutually agreed upon communications protocols as they are implemented or upgraded from time to time in accordance with Prudent Utility Practices.

(f) Seller and each Scheduler shall mutually develop forecasting and Scheduling procedures in addition to those set forth in this Section 7.3, in order to administer the provisions of this Agreement in compliance with all applicable Requirements and requirements of the Transmission Provider, CAISO, NERC, WECC, and any balancing authority involved in the Scheduling of Energy under this Agreement, *provided* that such procedures shall not subject Seller to any additional risks, costs, charges or liabilities. Seller and each Scheduler shall promptly cooperate to make any reasonably necessary and appropriate modifications to such forecasting or Scheduling procedures as may be required from time to time.

Section 7.4 Curtailment.

(a) Seller shall reduce deliveries of Facility Energy to the Point of Delivery immediately upon notice from the CAISO, a Transmission Provider, or any balancing authority or reliability entity during Curtailment Periods affecting any Buyer. Any reduction pursuant to such a notice under this Section 7.4(a) shall be made ratably between the Facility Energy and any Uncontracted Products. Any Buyer affected by such a reduction shall not be obligated to pay

Seller for the amount of reduced Facility Energy arising during a curtailment under this Section 7.4(a); *provided* that the Parties shall calculate the amount of Deemed Generated Energy (as defined below) for reductions of deliveries of Facility Energy arising under this Section 7.4(a), for purposes of determining Seller's compliance towards its Guaranteed Generation. If required by the CAISO, a Transmission Provider, or any balancing authority or reliability entity, Seller shall provide the capability to implement curtailments and adjust ramp rates, megawatt output, and (if applicable) megavar output in real-time by means of setpoints received from the SCADA system of Seller. Any such reduction of deliveries of Facility Energy shall be allocated on a pro-rata basis among any affected Buyers in accordance with such Buyers' Buyers' Percentage of Facility Output.

(b) Seller may reduce deliveries of Facility Energy to the Point of Delivery during the Initial Negative Intervals, provided that Buyers shall pay Seller for any Facility Energy actually delivered during the Initial Negative Intervals in accordance with Section 6.5(a)(ii). If Seller reduces deliveries of Facility Energy in accordance with this Section 7.4(b), then Buyers shall not be obligated to pay Seller for the amount of reduced Facility Energy arising during such a curtailment, but Seller shall receive credit for the amount of Deemed Generated Energy for reductions of deliveries of Facility Energy arising hereunder for purposes of determining Seller's compliance towards its Guaranteed Generation.

(c) In addition to the curtailments described in Section 7.4(a) and Section 7.4(b), each Scheduler may curtail deliveries of the Applicable MW Share of its respective Buyers or SCPPA's Participating Members, as applicable, at any time and for the duration specified by such Scheduler, including in accordance with Section 6.5(a)(iii). Each Scheduler shall provide a minimum of ten (10) minutes' notice to Seller of a request for curtailment under this Section 7.4(c), and Seller shall comply with such request in accordance with Prudent Utility Practices. In its curtailment notice to Seller, such Scheduler shall indicate the duration of the curtailment period, which shall be for a minimum of thirty (30) minutes, and the time at which such Scheduler requests Seller to resume delivery of the Facility Energy to such Scheduler, in accordance with the Applicable MW Share of its respective Buyers or SCPPA's Participating Members, as applicable. To the extent a Scheduler requests any change in the duration of the requested curtailment period, Seller shall effectuate any such change no later than ten (10) minutes following notice from such Scheduler's notification to Seller of the proposed change to curtailment. Seller shall respond to any Scheduler's curtailment notices (including the end of such curtailment periods) in accordance with Prudent Utility Practices. Each applicable Buyer shall pay Seller for any Deemed Generated Energy during any curtailment under this Section 7.4(c) in an amount equal to the Fixed Rate; *provided*, *however*, Seller shall use commercially reasonable efforts to sell any such Deemed Generated Energy to third parties at a positive price to the extent permitted under the CAISO Tariff. To the extent such Deemed Generated Energy is sold to a third party, (i) the obligation to pay the amounts set forth above for a curtailment by a Scheduler under this Section 7.4(c) shall be reduced accordingly by an amount equal to the net proceeds Seller receives from such sales of Deemed Generated Energy (after subtracting any Scheduling fees, wheeling charges, and other associated costs, fees, and reasonable expenses incurred in connection with such sales), and (ii) any Environmental Attributes not sold with such Deemed Generated Energy shall be delivered in proportion with the Applicable MW Share, at no additional cost to such Buyers.

(d) "***Deemed Generated Energy***" means the amount of Energy, expressed in MWh, that the Facility would have produced and delivered to the Point of Delivery, but for a curtailment event arising under this Section 7.4, which amount shall be equal to (i) the amount of MWh provided for in the EIRP Forecast applicable to the curtailment event, regardless of whether Seller is participating in the EIRP during the curtailment event, less (ii) the amount of Facility Energy delivered to the Point of Delivery during the curtailment event, if any, or, if there is no EIRP Forecast available, (A) an amount of MWh calculated based on an equation that incorporates relevant Facility availability, weather and other pertinent data for the period of time during the curtailment event in order to approximate the amount of Facility Energy that would have been delivered, less (B) the amount of Facility Energy delivered to the Point of Delivery during the curtailment event, if any; *provided* that, if the applicable difference calculated pursuant to either of the formulas provided above is negative, the Deemed Generated Energy shall be zero (0). The equation in (A) and (B) shall be subject to review and approval by Buyers' Agent.

Section 7.5 No Payment. No Buyer shall be obligated to pay Seller for any Facility Energy that is not or cannot be delivered to the Point of Delivery for any reason (including Force Majeure), except as otherwise stated in Section 7.4.

Section 7.6 Title; Risk of Loss. As between the Parties, Seller shall be deemed to be in exclusive control (and responsible for any damages or injury caused thereby) of all Energy prior to the Point of Delivery, and each Buyer shall be deemed to be in exclusive control (and responsible for any damages or injury caused thereby), of its proportionate share of the Energy at and from the Point of Delivery. Seller warrants that it will deliver all Energy and all of the associated Environmental Attributes to Buyers free and clear of all Liens created by any Person other than Buyers. Title to and risk of loss as to all Energy and all of the associated Products shall pass from Seller to Buyers at the Point of Delivery.

Section 7.7 RPS and EPS Compliance.

(a) Seller warrants and guarantees that, from the time it receives notice from the CEC that the Facility is CEC Certified, and at all times thereafter until the expiration or earlier termination of the Agreement, the Facility (including the Facility Energy and the associated Environmental Attributes) shall be both RPS Compliant and EPS Compliant.

(b) Notwithstanding Section 7.7(a), if a Change in Law occurs after the Commercial Operation Date that causes the Facility to cease to be both RPS Compliant and EPS Compliant, Seller shall use commercially reasonable efforts to comply with such Change in Law, which efforts shall include incurring up to One Million One Hundred Twenty-Five Thousand Dollars ($1,125,000) in any Contract Year, or Four Million Five Hundred Thousand Dollars ($4,500,000) in the aggregate over the Agreement Term in costs and expenses, including registration fees, volumetric expenses, license renewal fees, external consultant fees, and capital costs, but excluding lobbying activities, to cause the Facility to be both RPS Compliant and EPS Compliant. If, notwithstanding such commercially reasonable efforts, the Facility is still not RPS Compliant and EPS Compliant due to the occurrence of a Change in Law, each Buyer shall remain obligated to purchase its proportionate share based on the Buyers' Percentage of Facility Output of the Products at the applicable full Contract Price.

(c) From time to time and at any time requested by any Buyer or any of its Authorized Representatives, Seller will furnish to each Buyer, Governmental Authorities, or other Persons designated by any Buyer, all certificates and other documentation reasonably requested by any Buyer or such Authorized Representatives in order to demonstrate that the Facility, the Facility Energy, and the associated Environmental Attributes were or are RPS Compliant and EPS Compliant.

ARTICLE VIII
ENVIRONMENTAL ATTRIBUTES

Section 8.1 Transfer of Environmental Attributes. For and in consideration of Buyers entering into this Agreement, and in addition to the agreement by and among Buyers and Seller to purchase and sell Facility Energy on the terms and conditions set forth herein, Seller shall transfer to each Buyer, and each Buyer shall receive from Seller, proportionately in accordance with the Buyers' Percentage of Facility Output, all right, title, and interest in and to all Environmental Attributes, whether now existing or acquired by Seller or that hereafter come into existence or are acquired by Seller during the Agreement Term associated with the Facility Energy and any Replacement Energy. Seller agrees to transfer and make such Environmental Attributes available to Buyers immediately to the fullest extent allowed by applicable law upon Seller's production or acquisition of the Environmental Attributes. Seller shall not assign, transfer, convey, encumber, sell or otherwise dispose of all or any portion of such Environmental Attributes to any Person other than Buyers or attempt to do any of the foregoing with respect to any of the Environmental Attributes. The consideration for the transfer of Environmental Attributes is contained within the Contract Price.

Section 8.2 Reporting of Ownership of Environmental Attributes. During the Agreement Term, Seller shall not report to any Person that the Environmental Attributes granted hereunder to Buyers belong to any Person other than Buyers, and Buyers may report under any program that such Environmental Attributes purchased hereunder belong to them.

Section 8.3 Environmental Attributes. Upon request by any Buyer's Authorized Representative, Seller shall take all actions and execute all documents or instruments necessary under applicable law, bilateral arrangements or other voluntary Environmental Attribute programs of any kind, as applicable, to maximize the attribution, accrual, realization, generation, production, recognition and validation of Environmental Attributes throughout the Agreement Term.

Section 8.4 WREGIS. In furtherance and not in limitation of Section 8.3, prior to Seller's first delivery of Facility Energy hereunder, Seller shall register with WREGIS (or any successor system) to evidence the transfer of any Environmental Attributes considered RECs under applicable law or any voluntary program ("***WREGIS Certificates***") associated with Facility Energy or Replacement Product in accordance with WREGIS reporting protocols and WREGIS Operating Rules and shall register the Facility with WREGIS. After the Facility is registered with WREGIS, Seller shall transfer WREGIS Certificates from Seller's WREGIS account to each Buyer's WREGIS accounts, as designated by each Buyer's Authorized Representative, proportionately in accordance with the Buyers' Percentage of Facility Output. Seller shall be responsible for WREGIS Certificate issuance fees and WREGIS expenses

associated with registering the Facility, maintaining its account, acquiring and arranging for a Qualified Reporting Entity ("***QRE***") and any applicable QRE agreements, and transferring WREGIS Certificates to each Buyer, each such Buyer's Authorized Representatives, or any other designees. Each Buyer shall be responsible for its WREGIS expenses associated with maintaining its own account, or the accounts of its designees, if any, and subsequent transferring or retiring by it of WREGIS Certificates, or Seller's fees for the retirement of WREGIS Certificates on behalf of any Buyer. Seller shall be responsible for, at its expense, validating and disputing data with WREGIS prior to WREGIS Certificate creation each Month. In the event that WREGIS is not in operation, or WREGIS does not track Seller's transfer of WREGIS Certificates to any Buyer's Authorized Representative or its designees for purposes of any RECs attributed, accrued, realized, generated, produced, recognized or validated relative to the Facility Energy or Replacement Product, if any, or any Buyer chooses not to use WREGIS for any reason, Seller shall document the production and transfer of RECs under this Agreement to such Buyer by delivering to such Buyer an attestation in substantially the form attached as Appendix D for the RECs associated with the Buyers' Percentage of Facility Output, or Replacement Product, if any, measured in whole MWh, or by such other method as such Buyer shall designate.

Section 8.5 Further Assurances. Pursuant to Section 8.4, if WREGIS (or any successor thereto) is not in operation, or for Environmental Attributes to which WREGIS does not apply, Seller shall document the production of Environmental Attributes other than RECs by delivering with each invoice to Buyers an attestation for the amount of such Environmental Attributes associated with Facility Energy or included with Replacement Product, if any, for the preceding Month in the form of the attestation set forth as Appendix D. At Buyers' Agent's request, the Parties shall execute all such documents and instruments and take such other action in order to affect the transfer of the Environmental Attributes specified in this Agreement to Buyers and to maximize the attribution, accrual, realization, generation, production, recognition and validation of Environmental Attributes throughout the Agreement Term. In the event of the promulgation of a scheme involving Environmental Attributes administered by CAMD, upon notification by CAMD that any transfers contemplated by this Agreement shall not be recorded, each Party shall promptly cooperate in taking all reasonable actions necessary so that such transfer can be recorded. Each Party shall promptly give the other Party copies of all documents it submits to CAMD to effectuate any transfers.

ARTICLE IX
MAKEUP OF SHORTFALL ENERGY

Section 9.1 Makeup of Shortfall. Within thirty (30) days after the end of each Contract Year, Seller shall provide Buyers' Agent with a calculation of Facility Energy for such Contract Year. If Seller fails during any Contract Year to deliver Facility Energy in an amount equal to the Guaranteed Generation for the Facility, then Seller shall make up the shortfall of Facility Energy ("***Shortfall Energy***") in accordance with this Article IX.

Section 9.2 Replacement Product. During the Shortfall Makeup Period, the amount of Shortfall Energy shall first be reduced by the amount of any (a) Facility Energy or Deemed Generated Energy delivered or deemed to be delivered above the Guaranteed Generation during the applicable Shortfall Makeup Period, and (b) Replacement Product delivered by Seller during

the Shortfall Makeup Period. Such Replacement Product shall be delivered to the Point of Delivery or such other point of delivery as is mutually agreed upon by the Parties (which point of delivery shall be deemed the "Point of Delivery" for such Replacement Product for purposes of Article VII and the other Scheduling and delivery provisions hereof) and on a delivery schedule mutually agreed to by Seller and Buyers' Agent. Any additional costs or expenses associated with delivery of Replacement Product to a Point of Delivery designated under this Section 9.2 shall be borne by Seller. To the extent Seller is unable to deliver or provide sufficient Facility Energy, Deemed Generated Energy, or Replacement Product to make up the remaining Shortfall Energy, then Seller shall, at the end of the Shortfall Makeup Period, pay each Buyer damages in accordance with Section 9.3. Notwithstanding the foregoing, at the end of each RPS Compliance Period during the Delivery Term, if there is any Shortfall Energy at such time, Seller shall pay each Buyer its proportionate share of damages in accordance with Section 9.3 for the amount of Shortfall Energy in the last calendar year of such RPS Compliance Period.

Section 9.3 Shortfall Damages. If Seller is required to pay damages pursuant to Section 9.2, such damages shall be an amount, for each MWh of remaining Shortfall Energy, equal to the positive difference, if any, obtained by subtracting (a) the Fixed Rate from (b) the Replacement Price, and adding, in the case of the positive difference, the amount of all documented and reasonable out-of-pocket costs and expenses incurred by such Buyer to purchase such Replacement Product ("***Shortfall Damages***"). If Seller fails to pay any Buyer its proportionate share of the Shortfall Damages prior to the end of the Shortfall Makeup Period, such Buyer shall have the right, as early as the last day of such Shortfall Makeup Period, to draw the applicable amount of Shortfall Damages owed to such Buyer from the Delivery Term Security. The Shortfall Damages payable under this Section 9.3 shall be each Buyer's sole remedy, and Seller's sole liability, for Seller's failure to achieve the Guaranteed Generation and to deliver Replacement Product in the amount of the Shortfall Energy, except that the foregoing shall not limit any Buyer's right to withdraw from or terminate this Agreement under Section 9.5 or exercise any right or remedy available under this Agreement or at law or in equity for any Default occurring concurrently with or before or after the accrual of such Shortfall Energy.

Section 9.4 Availability Requirement. Seller shall be responsible for all costs, charges, expenses, penalties, and obligations resulting from Availability Standards, if applicable, and Seller shall be entitled to retain all credits, payments, and revenues, if any, resulting from Seller achieving or exceeding Availability Standards, if applicable, other than the Capacity Rights.

Section 9.5 Shortfall Energy Termination. If Seller fails during any two consecutive Contract Years to deliver at least Sixty Two and One Half percent (62.5%) of the Guaranteed Generation for such Contract Years then each Buyer, in its sole discretion, may within thirty (30) days after the end of such Contract Year, elect to either (a) collect Shortfall Damages for the Shortfall Energy pursuant to Section 9.3 and withdraw from this Agreement (or Buyers may collectively agree to terminate this Agreement), *provided* that such withdrawal, or termination, as applicable, shall be without further liability to such Buyer or Buyers; or (b) allow Seller to cure such failure by providing such Buyer or Buyers with Replacement Product or Shortfall Damages as described in Section 9.2 and Section 9.3.

ARTICLE X
CAPACITY RIGHTS

Section 10.1 Capacity Rights. For and in consideration of each Buyer entering into this Agreement, and in addition to the agreement by Buyers and Seller to purchase and sell Facility Energy and Environmental Attributes on the terms and conditions set forth herein, Seller hereby transfers to each Buyer, and each Buyer hereby accepts from Seller, all of Seller's rights, title and interest in and to the Capacity Rights, proportionately in accordance with the Buyers' Percentage of Facility Output. The consideration for the transfer of Capacity Rights, if any, is contained within the applicable Contract Price, *provided* that Seller shall pay each Buyer liquidated damages in accordance with Section 10.3 in the event that Seller is unable to obtain a Full Capacity Deliverability Status Finding or otherwise provide the amount of Capacity Rights that Buyers would have otherwise received if the Project had obtained Full Capacity Deliverability Status. No Buyer shall have any obligation or liability whatsoever for any debt pertaining to the Facility by virtue of any Buyer's ownership of the Capacity Rights or otherwise, other than in connection with Buyers' exercise under the Right of First Offer or the Option Agreement.

Section 10.2 Covenant Regarding Capacity Rights. Without limiting any of Seller's obligations under this Agreement, Seller shall use commercially reasonable efforts to cause the Facility to achieve Full Capacity Deliverability Status by the Commercial Operation Date, *provided* that the achievement of Full Capacity Deliverability Status shall not be a condition to the achievement of Commercial Operation, and no Default shall occur hereunder solely due to the failure of the Facility to obtain such status or the loss of such status once obtained, unless such failure is due to the actions or omissions of Seller or any RE Holdings Entity.

Section 10.3 Consequences of Failure to Obtain an FCDS Finding. Any failure by Seller to obtain an FCDS Finding, and any remedy by Seller to address such a failure, shall be resolved on a non-discriminatory basis among the Facility and any other generating facility which shares the same capacity designation.

(a) If Seller is unable to obtain a Full Capacity Deliverability Status Finding as of the Commercial Operation Date, then Seller shall pay each Buyer the RA Deficiency Amount for each RA Shortfall Month as liquidated damages due to each Buyer for the Capacity Rights that Seller failed to convey to each Buyer, calculated in accordance with Section 10.3(b) and (c) below, *provided* that in lieu of paying such liquidated damages Seller may deliver alternative Capacity Rights equivalent to those that would have been provided by the Facility for such RA Shortfall Month if the Facility had Full Capacity Deliverability Status.

(b) Seller shall calculate the "***RA Deficiency Amount***" using the formula set forth in Section 10.3(c) for each RA Shortfall Month and shall notify each Buyer of such amount no later than the last day of the applicable RA Shortfall Month. Seller shall pay the RA Deficiency Amount monthly in the form of a deduction from the amount invoiced by Seller in such month pursuant to Article 11. In the event that the RA Deficiency Amount payment due in any month exceeds the invoiced amount pursuant to Article 11, no Buyer shall make any payment to Seller for that Month, and the difference between the invoiced amount and the RA Deficiency Amount payment shall be included in the following Month's invoiced amount, until

the full amount has been deducted. Any dispute with regard to the calculation of any RA Deficiency Amount shall be resolved in accordance with Section 11.3.

(c) For each Buyer, the RA Deficiency Amount shall be equal to the product of (v), (w), (x), (y) and (z) where: (v) is the RA Value, (w) is the Applicable Contract Capacity, (x) is the Solar NQC Factor, (y) is the Buyers' Percentage of Facility Output, and (z) is one (1.0) minus the Partial RA Factor, which is defined below. The RA Deficiency Amount for each Buyer is represented by the following equation:

> RA Deficiency Amount ($/Month) = RA Value ($/MW/Month) * Applicable Contract Capacity (MW) * Solar NQC Factor * Buyers' Percentage of Facility Output * [1.0 - Partial RA Factor]
>
> where the "***Partial RA Factor***" is equal to the Facility's net qualifying capacity divided by the Facility's qualifying capacity, as assigned by the CAISO, the PUC or other applicable Governmental Authority, as determined by allocating the Facility qualifying capacity ratably to the Facility and any other generating facility which shares the capacity designation. The Partial RA Factor shall never be greater than one (1.0) or less than zero (0). If either the qualifying capacity or the net qualifying capacity has not been assigned to the Facility for the applicable month, the Partial RA Factor shall be equal to zero (0).
>
> Partial RA Factor = Net Qualifying Capacity (MW) / Qualifying Capacity (MW)

(d) For purposes of illustration only, a sample calculation of an RA Deficiency Amount is provided in Schedule 10.3.

(e) To the extent that information is required by any Buyer from Seller to complete its plans related to Resource Adequacy, Seller shall promptly, provide such information at no additional cost to such Buyer.

Section 10.4 Representation Regarding Ownership of Capacity Rights. Seller shall not assign, transfer, convey, encumber, sell or otherwise dispose of any of the Capacity Rights to any Person other than Buyers or attempt to do any of the foregoing with respect to any of the Capacity Rights. During the Agreement Term, Seller shall not report to any Person that any of the Capacity Rights belong to any Person other than Buyers. Each Buyer may, at each Buyer's own risk and expense, report to any Person that such Buyer's proportionate share of the Capacity Rights belongs to it. Seller makes no representations, warranties or covenants to Buyers, either expressed or implied, regarding the current or future characterization or treatment of the Capacity Rights under any Requirement of Law. Seller, as Scheduling Coordinator, shall submit to CAISO a Supply Plan (as defined in the CAISO Tariff) in accordance with applicable CAISO requirements noting Buyers as the entities to which such Capacity Rights belong.

Section 10.5 Further Assurances. Seller shall execute and deliver such documents and instruments and take such other action as required by the CAISO and as any Buyers' Authorized Representative may reasonably request to effect recognition and transfer of the Capacity Rights to Buyers. Seller shall bear the costs associated therewith.

ARTICLE XI
BILLING; PAYMENT; AUDITS; METERING; ATTESTATIONS; POLICIES

Section 11.1 Billing and Payment. Billing and payment for all Products shall be as set forth in this Article XI.

Section 11.2 Calculation of Energy Delivered; Invoices and Payment.

(a) Not later than the tenth (10th) day of each Month, commencing with the next Month following the Month in which Facility Energy is first delivered by Seller and received by Buyers under this Agreement, Seller shall deliver to each Buyer a proper invoice showing the amount due for the preceding Month from each Buyer to Seller for Facility Energy, Capacity Rights and Environmental Attributes based on the Buyers' Percentage of Facility Output. Each invoice shall show the title of the Agreement and, if applicable, the Agreement number, the name, address and identifying information of Seller and the identification of material, equipment or services covered by the invoices, and shall be sent to the address set forth in Appendix J or such other address as each Buyer may provide to Seller. Seller shall separately provide in such invoice (i) for any invoice during a period of time ending on or before December 31, 2021, evidence supporting the total amount of Facility Energy and Uncontracted Products generated during such period (including any reasonable documentation requested by Buyers' Agent for purposes of verifying the delivery of Test Energy and Excess Energy), (ii) Seller's computation of the number of Initial Negative Intervals, if any, that occurred during such Month, (iii) Seller's computation of any allocation for Replacement Product delivered by Seller and taken by each Buyer under this Agreement during the preceding Month, any Deemed Generated Energy calculated during the preceding Month (including any supporting documentation associated therewith) and (iv) any other amounts due to Seller, including amounts due under Section 6.3 or Section 7.3. Seller shall also separately designate in such invoice the generation of Excess Energy, if any. Seller shall also provide each Buyer with a summary of the calculations pursuant to Section 6.2, and in the case of Replacement Product, the amount in MWh actually supplied by Seller pursuant to Section 9.2. Any electronic information delivered by Seller under this Article XI shall be in a format such as Microsoft Excel (or its equivalent) that allows each Buyer to cut, paste or otherwise readily use and work with such information or documentation or as otherwise mutually agreed by the Parties.

(b) Subject to Section 11.2(c) and Section 11.3, not later than the thirtieth (30th) day after receipt by a Buyer of Seller's Monthly invoice (or the next succeeding Business Day, if the thirtieth (30th) day is not a Business Day), each Buyer shall pay to Seller, by wire transfer of immediately available funds to an account specified by Seller or by any other means agreed to by the Parties from time to time, the amount set forth as due by such Buyer in such Monthly invoice.

(c) With respect to Deemed Generated Energy, within thirty (30) days after receipt of an invoice from Seller, if any Buyer believes that it has insufficient information to verify the amount of Deemed Generated Energy calculated by Seller in the invoice, or if such Buyer requires additional time to verify such information, such Buyer shall notify Seller and the other Buyers thereof. Within thirty (30) days after receipt by such Buyer of additional information regarding such Deemed Generated Energy calculation, or on the date mutually

agreed to by the Parties pursuant to such Buyer's request for additional time to verify the information provided by Seller, such Buyer shall notify Seller of any discrepancies with respect to its calculation of the Deemed Generated Energy, in which event such invoice may be subject to the provisions of Section 11.3. The failure of such Buyer to respond to Seller's calculation of Deemed Generated Energy, if any, within thirty (30) days of receipt of an invoice shall be deemed approval of such calculation by such Buyer.

(d) Seller shall, in subsequent invoices, adjust previously invoiced amounts to reflect (i) adjustments pursuant to Section 11.3, or (ii) adjustments, reconciliations or final settlements with WREGIS occurring after the date of the initial invoice, or any other adjustments agreed to by the Parties (which shall be without interest of any kind), *provided* that Buyers shall not be required to make invoice payments if the invoice is received more than one (1) year after the billing period.

Section 11.3 Disputed Invoices. If any portion of any invoice is in dispute, the undisputed amount, as applicable, shall be paid when due. The Party disputing a payment shall promptly notify the other Parties of the basis for the dispute, setting forth the details of such dispute in reasonable specificity. If necessary, Disputes may be discussed directly by the Parties' Authorized Representatives, who shall use reasonable efforts to amicably and promptly resolve such Disputes, and any failure to agree shall be subject to resolution in accordance with Section 14.3. Upon resolution of any Dispute, if all or part of the disputed amount is later determined to have been due, then the Party owing such payment or refund shall pay within ten (10) days after receipt of notice of such determination the amount determined to be due plus interest thereon at the Interest Rate from the due date until the date of payment. For purposes of this Section 11.3, "***Interest Rate***" shall mean the lesser of (i) two percent (2%) above the per annum Prime Rate reported daily in *The Wall Street Journal*, or (ii) ten percent (10%) per annum.

Section 11.4 Buyers' Right of Setoff. In addition to any right now or hereafter granted under applicable law and not by way of limitation of any such rights, each Buyer shall have the right at any time or from time to time without notice to Seller or to any other Person, any such notice being hereby expressly waived, to set off against any amount due Seller from such Buyer under this Agreement or otherwise any amount due such Buyer from Seller under this Agreement or otherwise, including any amounts due because of breach of this Agreement or any other obligation if and to the extent paid in the first instance by such Buyer.

Section 11.5 Records and Audits. Seller shall maintain, and the Authorized Auditors shall have access to, all records and data pertaining to the performance and management of this Agreement (including compliance with the Requirements) and related Subcontracts, and as necessary to properly reflect all costs claimed to have been incurred hereunder and thereunder, including (a) in their original form, all (i) documents provided to Seller in the ordinary course of business for the Facility, (ii) documents for billing, costs, metering, and Environmental Attributes, (iii) books, records, documents, reports, deliverables, employee time sheets, accounting procedures and practices, and (iv) records of financial transactions, and (b) other evidence, regardless of form (for example, machine readable media such as disk or tape, etc.) or type (for example, databases, applications software, database management software, or utilities). If Seller is required to submit cost or pricing data in connection with this Agreement, Seller shall maintain all records and documents necessary to permit adequate evaluation of the cost or

pricing data submitted, along with the computations and projections used. In the event of a Dispute, records that relate to the Agreement, Dispute, litigation or costs, or items to which an audit exception has been taken, shall be maintained. Buyers' Agent and the Authorized Auditors may discuss such records with Seller's officers and independent public accountants (and by this provision Seller authorizes said accountants to discuss such billings and costs), all at such times and as often as may be reasonably requested. All such records shall be retained, and shall be subject to examination and audit by the Authorized Auditors, for a period of not less than four (4) years following final payment made by a Buyer hereunder, the expiration or termination date of this Agreement, or final settlement of all disputes, claims, or litigation, whichever is later. Seller shall make said records or, to the extent accepted by the Authorized Auditors, photographs, micro-photographs, or other authentic reproductions thereof, available to the Authorized Auditors at Seller's principal business office or any other of Seller's offices as mutually agreed upon by Buyers' Agent and Seller, at all reasonable times and without charge. The Authorized Auditors may reproduce, photocopy, download, transcribe, and the like any such records. Any information provided by Seller on machine-readable media shall be provided in a format accessible and readable by the Authorized Auditors. Seller shall not, however, be required to furnish the Authorized Auditors with commonly available software. Seller shall be subject at any time with fourteen (14) days prior written notice to audits or examinations by Authorized Auditors, relating to all billings and required to verify compliance with all Agreement requirements relative to practices, methods, procedures, performance, compensation, and documentation. Examinations and audits shall be performed using generally accepted auditing practices and principles and applicable governmental audit standards. If Seller utilizes or is subject to Federal Acquisition Regulation, Part 30 and 31, et seq. accounting procedures, or a portion thereof, examinations and audits shall utilize such information. To the extent that an Authorized Auditor's examination or audit reveals inaccurate, incomplete or non-current records, or records are unavailable, the records shall be considered defective. Consistent with standard auditing procedures, Seller shall be provided fifteen (15) days to review an Authorized Auditor's examination results or audit and respond to Buyers' Agent prior to the examination's or audit's finalization and public release. If an Authorized Auditor's examination or audit indicates Seller has been overpaid under a previous payment application, the identified overpayment amount shall be paid by Seller to Buyers within fifteen (15) days of notice to Seller of the identified overpayment. If an Authorized Auditor's examination or audit reveals that Buyers' overpayment to Seller is more than five percent (5.0%) of the billings reviewed, Seller shall pay all expenses and costs incurred by the Authorized Auditors arising out of or related to the examination or audit, which examination or audit expenses and costs shall be paid by Seller to Buyers within fifteen (15) days of notice to Seller. Seller shall contractually require all Subcontractors performing services under this Agreement to comply with the provisions of this Section 11.5 by inserting this Section 11.5 into each Subcontract.

Section 11.6 Electric Metering Devices.

(a) Facility Energy shall be measured using a CAISO-approved revenue-quality Electric Metering Device that complies with the CAISO Tariff and relevant protocols and is dedicated exclusively to the Facility. Seller shall arrange and bear all costs associated with the installation of the Electric Metering Devices needed for the registration, recording and transmission of information regarding the Facility Energy. Seller hereby agrees to provide a mutually agreed set of meter data to Buyers' Agent, which data shall be accessible to, and usable

by, Buyers. In addition to providing Buyers' Agent with its meter data, Seller shall use commercially reasonable efforts to support any efforts by Buyers' Agent to obtain CAISO meter data applicable to the Facility and all inspection, testing and calibration data and reports from the CAISO. If the CAISO makes any adjustment to any CAISO meter data for a given time period, Seller agrees that it shall submit revised Monthly invoices, pursuant to this Article XI covering the entire applicable time period in order to fully conform such adjustments to the meter data. Seller shall submit any revised invoices no later than thirty (30) days after the date on which the CAISO provides Seller with binding adjustments to the meter data.

(b) Seller or its Authorized Representative, at no expense to Buyers, shall inspect and test all Electric Metering Devices upon installation and at least annually thereafter. Seller shall provide Buyers' Agent with reasonable advance notice of, and permit representatives of Buyers and Buyers' Agent to witness and verify, such inspections and tests. Upon request by Buyers' Agent, Seller or its Authorized Representative shall perform additional inspections or tests of any Electric Metering Device and shall permit a qualified representative of any Buyer to inspect or witness the testing of any Electric Metering Device. The actual expense of any such requested additional inspection or testing shall be borne by Seller. Seller shall provide copies of any inspection or testing reports to Buyers' Agent.

(c) If an Electric Metering Device fails to register, or if the measurement made by an Electric Metering Device is found upon testing to be inaccurate by more than plus or minus one percent (+/- 1.0%), an adjustment shall be made to correct all measurements made by the inaccurate or defective Electric Metering Device for both the amount of the inaccuracy and the period of the inaccuracy. The adjustment period shall be determined by reference to Seller's check-meters, if any, or as far as can be reasonably ascertained by Seller from the best available data, subject to review and approval by Buyers' Agent (such approval not to be unreasonably withheld). If the period of the inaccuracy cannot be reasonably ascertained, any such adjustment shall be for a period equal to one-third of the time elapsed since the preceding test of the applicable Electric Metering Devices. To the extent that the adjustment period covers a period of deliveries for which payment has already been made by Buyers, Buyers' Agent shall use the corrected measurements as determined in accordance with this Section 11.6 to recompute the amount due for the period of the inaccuracy and shall subtract the previous payments by Buyers for this period from such recomputed amount. If the difference is a positive number, the difference shall be paid by Buyers to Seller; if the difference is a negative number, that difference shall be paid by Seller to Buyers, or at the direction of Buyers' Agent, may take the form of an offset to payments due to Seller from Buyers. Payment of such difference by the owing Party or Parties, as applicable, shall be made not later than thirty (30) days after the owing Party or Parties, as applicable, receives notice of the amount due, unless Buyers elect payment via an offset.

Section 11.7 Taxes. Seller shall pay or cause to be paid all Taxes on or with respect to the Products or the transaction arising before or at the Point of Delivery. Each Buyer shall pay or cause to be paid its proportionate share of all Taxes on or with respect to the Products or the transaction from (but excluding) the Point of Delivery to such Buyer. If Seller is required by a Requirement of Law to remit or pay Taxes that are the responsibility of any Buyer hereunder, such Buyer shall promptly reimburse Seller for such Taxes. If any Buyer is required by Requirement of Law to remit or pay Taxes that are Seller's responsibility hereunder, such Buyer

may deduct such amounts from payments to Seller hereunder; if such Buyer elects not to deduct such amounts from Seller's payments, Seller shall promptly reimburse such Buyer for such amounts upon request. Nothing shall obligate or cause a Party to pay or be liable to pay any Taxes for which it is exempt under law. A Party that is exempt at any time and for any reason from one or more Taxes shall bear the risk that such exemption shall be lost or the benefit of such execution be reduced.

ARTICLE XII
REPRESENTATIONS, WARRANTIES AND COVENANTS

Section 12.1 Representations, Warranties and Covenants of Buyers. Each Buyer makes the following representations, warranties and covenants to Seller as of the Effective Date and continuing throughout the Agreement Term:

(a) Such Buyer is, (i) with respect to SCPPA and PWRPA, a validly existing California joint powers authority, and (ii) with respect to Corona, Lodi, Moreno Valley and Rancho Cucamonga a validly existing California municipal corporation, and has the legal power and authority to own its properties, to carry on its business as now being conducted and to enter into this Agreement, and to carry out the transactions contemplated hereby and thereby, and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Agreement.

(b) The execution, delivery and performance by such Buyer of this Agreement (i) have been duly authorized by all necessary action, and does not and will not require any consent or approval of such Buyer's (or, in the case of SCPPA, SCPPA's Participating Members') regulatory or governing bodies, other than that which has been obtained; *provided* that further authorizations from such Buyer's (or, in the case of SCPPA, SCPPA's Participating Members') regulatory or governing bodies will be required for Buyers to exercise the Project Purchase Option; and (ii) does not violate any federal, state, and local law, including the California Government Code and similar laws.

(c) This Agreement constitutes the legal, valid and binding obligation of such Buyer enforceable in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, reorganization or similar laws relating to or affecting the enforcement of creditors' rights generally or by general equitable principles, regardless of whether such enforceability is considered in a proceeding in equity or at law.

(d) Such Buyer is not in violation of any federal, state, and local law, which violations, individually or in the aggregate, would reasonably be expected to result in a material adverse effect on the business, assets, operations, condition (financial or otherwise) or prospects of such Buyer, or the ability of such Buyer to perform any of its obligations under this Agreement.

(e) Buyers' Agent has been appointed as the agent for Buyers pursuant to an agreement entered into by Buyers, dated as of the Effective Date, a true and correct copy of which has been furnished to Seller, for the purposes of administering this Agreement, and Buyers' Agent has the power and authority to take such actions, grant such consents, and bind

Buyers with respect to the matters provided for in this Agreement in a manner consistent with the term and conditions set forth in this Agreement.

Section 12.2 Representations and Warranties of Seller. Seller makes the following representations and warranties to Buyers as of the Effective Date:

(a) Each of the Seller Parties is a corporation or limited liability company duly organized and validly existing and in good standing under the laws of its respective state of incorporation or organization and is qualified to do business in the State of California, and has the legal power and authority to own or lease its properties, to carry on its business as now being conducted and to enter into this Agreement and the Ancillary Documents to which it is a party, and to carry out the transactions contemplated hereby and thereby and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Agreement and any Ancillary Documents to which it is a party.

(b) Each Seller Party has taken all corporate or limited liability company action required to authorize the execution, delivery, and performance of this Agreement and all Ancillary Documents requiring execution by such Seller Party, and such Seller Party has delivered to Buyers (i) copies of all resolutions and other documents evidencing such corporate or limited liability company actions, certified by an authorized representative of such Seller Party as being true, correct, and complete, and (ii) an incumbency certificate signed by the secretary of such Seller Party certifying as to the names and signatures of the authorized representatives of such Seller Party.

(c) The execution, delivery and performance by each Seller Party of this Agreement and any Ancillary Documents to which it is a party have been duly authorized by all necessary organizational action, and do not require any consent or approval other than those which have already been obtained.

(d) The execution and delivery of this Agreement and all Ancillary Documents to which any Seller Party is a party, the consummation of the transactions contemplated hereby and thereby and the fulfillment of and compliance with the provisions of this Agreement and any Ancillary Documents to which any Seller Party is a party, do not conflict with or constitute a breach of or a default under, any of the terms, conditions or provisions of any Requirement of Law, or any organizational documents, agreement, deed of trust, mortgage, loan agreement, other evidence of indebtedness or any other agreement or instrument to which any Seller Party is a party or by which it or any of its property is bound, or result in a breach of or a default under any of the foregoing or result in or require the creation or imposition of any Lien upon any of the properties or assets of any Seller Party (except as contemplated hereby), and each Seller Party has obtained or shall use commercially reasonable efforts to timely obtain (and expects to obtain in due course) all Permits required for the performance of its obligations hereunder and operation of the Facility in accordance with the Requirements.

(e) This Agreement and any Ancillary Documents to which any Seller Party is a party constitute the legal, valid and binding obligation of such Seller Party enforceable in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, reorganization or similar laws relating to or affecting the enforcement of creditors'

rights generally or by general equitable principles, regardless of whether such enforceability is considered in a proceeding in equity or at law.

(f) There is no pending, or to the knowledge of Seller, threatened action or proceeding affecting any Seller Party before any Governmental Authority, which purports to affect the legality, validity or enforceability of this Agreement or any Ancillary Documents to which it is a party.

(g) None of the Seller Parties is in violation of any Requirement of Law, which violations, individually or in the aggregate, would reasonably be expected to result in a material adverse effect on the business, assets, operations, condition (financial or otherwise) or prospects of any Seller Party, or the ability of any Seller Party to perform any of its obligations under this Agreement or any Ancillary Documents to which it is a party.

(h) The corporate organizational structure and ownership of Seller, RE Pioneer Holdings LLC, and Astoria 2 Holdings LLC is as set forth on Schedule 12.2(h). Seller is a Special Project Entity. As of the Effective Date, (i) all of the membership interests in Seller are directly owned and controlled by RE Astoria 2 Holdings LLC, a Delaware limited liability company; (ii) all of the membership interests in RE Astoria 2 Holdings LLC are directly owned and controlled by RE Pioneer Holdings LLC, a Delaware limited liability company; and (iii) all of the membership interests in RE Pioneer Holdings LLC are directly owned and controlled by RE Holdings. The limited liability company interests in each of Seller, RE Astoria 2 Holdings LLC, RE Pioneer Holdings LLC and RE Holdings have been duly issued under and authorized by their respective limited liability company agreements and in accordance with applicable Requirements of Law.

(i) The Seller Parties have (i) not entered into this Agreement or any Ancillary Document to which they are a party with the actual intent to hinder, delay or defraud any creditor, and (ii) received reasonably equivalent value in exchange for its obligations under this Agreement and any Ancillary Document to which they are a party. No petition in bankruptcy has been filed against any Seller Party, and no Seller Party nor any of their respective constituent Persons have ever made an assignment for the benefit of creditors or taken advantage of any insolvency act for its benefit as a debtor.

(j) The Permits (including the CEQA Determinations) required to construct, maintain or operate the Facility in accordance with the Requirements have been or are reasonably expected to be timely obtained in the ordinary course of business.

(k) Tax returns and reports of each Seller Party required to be filed by it have been timely filed, and all Taxes shown on such Tax returns to be due and payable and all assessments, fees and other governmental charges upon each Seller Party and upon its properties, assets, income, business and franchises that are due and payable have been paid when due and payable. Seller knows of no proposed Tax assessment against it that is not being actively contested by it in good faith and by appropriate proceeding.

(l) Seller owns or possesses or will acquire all patents, rights to patents, trademarks, copyrights and licenses necessary for the performance by Seller of its obligations

under this Agreement, and Seller's use thereof does not infringe on the intellectual property rights of third parties.

(m) Seller has not assigned, transferred, conveyed, encumbered, sold or otherwise disposed of the Products except as provided herein.

(n) Seller reasonably expects to obtain the CEQA Determinations in the ordinary course of business in accordance with Appendix I and is in compliance with any mitigation plans, monitoring programs or other requirements associated therewith.

Section 12.3 Covenants of Seller Related to Special Project Entity Status. Seller shall remain at all times throughout the Agreement Term a Special Project Entity.

Section 12.4 Covenants of Seller Related to Site Control Documents.

(a) Seller shall deliver evidence of LandCo LLC's purchase of the real property rights for the Facility Site promptly upon the purchase thereof, but in no event later than the Site Control Milestone Date.

(b) A copy of the Land Lease duly executed by Seller and LandCo LLC shall be delivered to Buyers' Agent promptly upon execution thereof, but in no event any later than the Site Control Milestone Date.

(c) Seller shall (i) cause the execution (if applicable), delivery, and performance by Seller of the Site Control Documents to be duly authorized by all necessary action by Seller and to constitute the legal, valid, and binding obligation of Seller, (ii) maintain Site Control at all times after the Site Control Milestone Date, and (iii) provide Buyers' Agent with prompt notice of any change in the status of Seller's Site Control.

(d) For each Site Control Document capable of being recorded, Seller shall cause either a memorandum of such Site Control Document or the Site Control Document itself to be recorded in the applicable county for such Site Control Document promptly upon execution and delivery thereof.

(e) Seller shall at all times keep, perform, observe and comply with, or cause to be kept, performed, observed and complied with, all covenants, agreements, conditions and other provisions required to be kept, performed, observed and complied with by or on behalf of Seller from time to time pursuant to the Site Control Documents, and Seller shall not do or permit anything to be done, the doing of which, or refrain from doing anything, the omission of which, could impair or tend to impair the rights of Seller under the Site Control Documents, or could be grounds for any Lessor or any other counterparty to Seller thereunder to terminate a Site Control Document.

(f) Seller shall use commercially reasonable efforts to enforce the provisions of the Site Control Documents short of termination thereof such that Seller may enjoy all of the rights granted to Seller thereunder.

(g) Seller shall give Buyers' Agent immediate notice of (i) any default or of any event which, with the giving of notice or passage of time, or both, would become a default under any of the Site Control Documents, or the receipt by Seller of any notice from any Lessor, or any other counterparty to Seller thereto, or (ii) the commencement or threat of any action or proceeding or arbitration pertaining to any Site Control Document. Any Buyer, at its option, may take any action (but shall not be obligated to take any action) from time to time deemed necessary or desirable by such Buyer to prevent or cure, in whole or in part, any default by Seller under a Site Control Document. Seller shall deliver to Buyers' Agent, immediately upon service or delivery thereof on, to or by Seller, a copy of each petition, summons, complaint, notice of motion, order to show cause and other pleading or paper, however designated, which shall be served or delivered in connection with any such action, proceeding or arbitration.

(h) After Seller's execution and delivery of a Site Control Document, Seller shall not terminate, cancel, sever or surrender, or permit or suffer the subordination, termination, cancellation, severance or surrender of, or modify, change, amend or assign the Site Control Document in a way that could, individually or in the aggregate, reasonably be expected to have a material adverse effect on any Buyer (including Buyers' ability to exercise the Project Purchase Option and take possession of the Facility, generate Energy at the Facility, and transmit Energy from the Facility to the Point of Delivery in substantially the same manner as Seller during the Agreement Term), the Facility, or Seller's performance of its obligations under this Agreement, without the prior written consent of Buyers' Agent. Notwithstanding the foregoing, Buyers' Agent's consent shall not be required to terminate a Site Control Document if the real property rights arising under such Site Control Document are not reasonably necessary for the possession of the Facility, the generation of Energy at the Facility, or the transmission of Energy from the Facility to the Point of Delivery.

(i) Seller shall use commercially reasonable efforts to cause each counterparty under an Existing Site Control Document to provide each Buyer with an estoppel certificate that includes: (i) that each Buyer shall be a third party beneficiary of the representations, warranties, and covenants of such counterparty to the Existing Site Control Document, and that Buyers have all of the rights and benefits of Seller under, and the ability to enforce, the Existing Site Control Document, (ii) such counterparty's consent to Seller's grant of the Project Purchase Option and to the assignment of such Existing Site Control Document to Buyers following the exercise of the Project Purchase Option, (iii) a right for any Buyer or Buyers to step in and cure any breach or default by Seller under the Existing Site Control Documents prior to termination thereof, (iv) a summary of the rights of Buyers under the Existing Site Control Document and confirming the rights of Buyers under the Project Purchase Option, (v) the commencement and expiration dates of the applicable Existing Site Control Document, and (vi) an obligation of such counterparty to deliver to Buyers' Agent, upon Buyers' Agent's request therefor additional estoppel certificates certifying (A) whether the applicable Existing Site Control Document has been supplemented, amended, assigned, or subleased, and if so, the substance and manner thereof, (B) the validity and force and effect of the applicable Existing Site Control Document, (C) the existence of any default thereunder, and (D) any other matters as may be reasonably requested by any Buyer. Upon payment by one or more Buyers to cure any default of Seller under an Existing Site Control Document that prevents termination of such Existing Site Control Document or the exercise of any other remedy of the Lessor (or other counterparty) thereunder arising out of such default, Seller, within ten (10) days following

receipt of notice from such Buyer that such payment has been made, shall reimburse the amount of such payment to such Buyer, plus interest accruing thereon at the Interest Rate, from and including the date of the payment to cure such default to but excluding the date of such reimbursement by Seller.

(j) Seller shall (i) obtain Buyers' Agent's approval prior to the execution and delivery by Seller of any Additional Site Control Documents, and (ii) provide to Buyers' Agent copies of all Additional Site Control Documents; *provided* Buyers' Agent's approval of Additional Site Control Documents shall not be unreasonably withheld, conditioned, or delayed and shall be limited to ensuring that such Additional Site Control Documents (A) are sufficient to establish Site Control with respect to the subject matter thereof, (B) meet the requirements set forth in this Section 12.4, and (C) with respect to any Shared Facilities Agreement, do not allocate a disproportionate obligation or risk to Seller when compared to the pro rata obligations of the other parties; *provided further* that Seller may redact the purchase price, rent or other financial consideration payable under any of the Site Control Documents.

(k) Seller shall cause each Additional Site Control Document to include provisions providing (i) that each Buyer is a third party beneficiary of the representations, warranties, and covenants of the counterparties to the Additional Site Control Documents, and that Buyers have all of the rights and benefits of Seller under, and the ability to enforce, the Additional Site Control Documents, (ii) consent to Seller's grant of the Project Purchase Option, and assignment of the Additional Site Control Document to Buyers following the exercise of the Project Purchase Option (iii) a right for any Buyer to step in and cure any breach or default by Seller under the Additional Site Control Documents prior to termination thereof, and (iv) an obligation of the counterparties to the Additional Site Control Documents to deliver to Buyers' Agent upon Buyers' Agent's request therefor, an estoppel certificate certifying (A) whether the applicable Additional Site Control Document has been supplemented, amended, assigned, or subleased, and if so, the substance and manner thereof, (B) the validity and force and effect of the applicable Additional Site Control Document, (C) the existence of any default thereunder, (D) the commencement and expiration dates of the applicable Additional Site Control Document, (E) the rights of Buyers under the Additional Site Control Document and the rights of Buyers under the Project Purchase Option, and (F) any other matters as may be reasonably requested by Buyers' Agent. Upon any payment by one or more Buyers to cure any default of Seller under an Additional Site Control Document that prevents termination of such Additional Site Control Document or the exercise of any other remedy of the Lessor (or other counterparty) thereunder arising out of such default, Seller, within ten (10) days following receipt of notice from Buyers' Agent that one or more Buyers has made such payment, shall reimburse the amount of such payment to such Buyer or Buyers, as applicable, plus interest accruing thereon at the Interest Rate, from and including the date of the payment to cure such default to but excluding the date of such reimbursement by Seller.

(l) Upon any payment by a Buyer to cure any default of Seller under a Site Control Document that prevents termination of such Site Control Document or the exercise of any other remedy of the Lessor thereunder arising out of such default, Seller, within ten (10) days following receipt of notice from such Buyer that it made such payment, shall reimburse the amount of such payment to such Buyer plus interest accruing thereon at the Interest Rate, from

and including the date of the payment by such Buyer to cure such default to but excluding the date of such reimbursement by Seller.

(m) Seller shall provide to Buyers' Agent copies of any proposed amendments or modifications to Site Control Documents and obtain Buyers' Agent's approval (which approval shall not be unreasonably withheld, conditioned, or delayed) prior to execution and delivery of any such amendments or modifications by Seller.

(n) As long as this Agreement is in effect, there shall be no merger of any Site Control Document or of the leasehold estate or easement created thereby with the fee estate in the property subject to the Site Control Document and Seller shall not acquire any interest in such fee estate without the prior written consent of Buyers' Agent.

(o) In the event that a petition under the Bankruptcy Code shall be filed by or against Seller, Seller hereby presently, absolutely, irrevocably, and unconditionally grants and assigns to Buyers' Agent the sole and exclusive right to elect to assume and assign or to reject the Land Lease pursuant to Section 365 of the Bankruptcy Code, and Seller agrees that any such election, if made by Seller or Seller's trustee without the prior consent of Buyers' Agent shall be void at inception and of no force or effect. Buyers' Agent shall have the right, but not the obligation, to instruct Seller or Seller's trustee as to such assumption and assignment or rejection of the Land Lease, and Seller shall, or shall cause Seller's trustee to, comply with such instructions.

(p) In the event of the rejection by the Lessor (or by any receiver, trustee, custodian, or other party that succeeds to the rights of the Lessor) under the Land Lease pursuant to the Bankruptcy Code, Seller hereby presently, absolutely, irrevocably, and unconditionally grants and assigns to Buyers' Agent the right to make any election available to lessees under the Bankruptcy Code (including, without limitation, the election available pursuant to Section 365(h) of the Bankruptcy Code, 11 U.S.C. § 365(h), and any successor provision) if Seller has not made an election within thirty (30) days after the Lessor's rejection of the Land Lease. Without limiting the generality of the foregoing sentence, Seller shall not, without Buyers' Agent's prior consent, elect to treat the Land Lease or the leasehold estate created thereby as terminated under Section 365 of the Bankruptcy Code, after rejection of the Land Lease by the Lessor (whether as debtor in possession or otherwise) or by any trustee of the Lessor, and any such election made without such consent shall be void at inception and of no force or effect. At the request of Buyers' Agent, Seller will join in any election made by Buyers' Agent under the Bankruptcy Code and will take no action in contravention of the rights granted to Buyers' Agent pursuant to this Section 12.4(p).

(q) In the event there is a rejection by the Lessor under the Land Lease (whether as debtor in possession or otherwise) or by any trustee of such Lessor pursuant to the Bankruptcy Code, Seller shall remain in possession under any legal right Seller may have to occupy the property pursuant to the Land Lease, and perform all acts necessary for Seller to retain its right to remain in such possession, whether such acts are required under the then-existing terms and provisions of the Land Lease or otherwise.

Section 12.5 Covenants of Seller Related to Material Adverse Effects. In the event

of a material adverse effect on the business, assets, operations, condition (financial or otherwise) or prospects of Seller or an event of default by Seller or the operator under the O&M Agreement, Seller shall promptly thereafter notify Buyers' Agent, and Seller shall, within thirty (30) days after providing such notice, provide Buyers' Agent with a plan or report, including the report (at Seller's sole cost and expense) of a Licensed Professional Engineer with respect to any operational problem related to the Facility if reasonably requested by Buyers' Agent that demonstrates in detail reasonably acceptable to Buyers' Agent, that the material adverse effect or event of default by Seller or the operator under the O&M Agreement has been mitigated or cured, or will be mitigated or cured within a reasonable period or within the cure periods provided therefor (and listing, in detail, the actions that Seller has taken, is taking, or proposes to take with respect to such condition or event), or that such material adverse effect or event of default by Seller or the operator under the O&M Agreement will not have a material adverse effect on the performance of Seller under this Agreement. A failure to provide such plan or report within thirty (30) days, or to diligently undertake any of the actions set forth under such plan or report, will be deemed a failure by Seller to perform under Section 13.1(b).

Section 12.6 Covenants of Seller to Provide Quarterly Attestations. Seller shall provide to Buyers' Agent on January 1, April 1, July 1 and October 1 of each Contract Year a certificate executed by an authorized officer of Seller certifying that the representations and warranties set forth in Section 12.2 of this Agreement remain true and correct as of the date of such certificate, and that there exists no event of default by Seller or any event that, after notice or with the passage of time or both, would constitute a Default hereunder; *provided*, that (i) with respect to any attestation with respect to the representation and warranty set forth in Section 12.2(f), Seller may include a disclosure schedule with any such attestation in order to make such representation true and (ii) with respect to any attestation as to any representation and warranty set forth in Section 12.2(h), Seller may update such attestation and Schedule 12.2(h) in order to account for any mergers, transfers, consolidations, assignments, restructurings, or similar transactions to the extent that such transactions either (A) do not constitute a Change of Control or (B) have been consented to by Buyers.

Section 12.7 Covenants of Seller related to Intellectual Property. Seller shall timely obtain all patents, rights to patents, trademarks, copyrights and licenses necessary for the performance by Seller of its obligations under this Agreement.

Section 12.8 Covenants of Seller related to Security Documents.

(a) As a condition precedent to the achievement of the Site Control Milestone Date, Seller shall, and shall cause LandCo LLC to, execute and deliver to Buyers the Security Documents, which shall, as applicable: (i) grant Buyers the right of entry and possession and the power of sale with respect to all right, title and interest that Seller has or may later acquire with respect to (1) any and all personal property and real property interests that make up the Facility, the Facility Site and the Roadway and Transmission and Roadway Site, (2) water rights and mineral rights, if any, (3) buildings, structures, improvements, machinery, equipment, and fixtures, (4) development rights associated with the Facility, (5) awards and payments resulting from the exercise of eminent domain or any public or private taking, (6) approvals, consents, waiver, exemptions, variances, franchises, permits and other authorizations for the Facility, and (7) all other rights and interests of every nature in any of the property described in (1) through

(7) above, including personal property (collectively, the "***Property***"); (ii) assign to Buyers all of Seller's or LandCo LLC's right, title and interest in and to all rents, receipts, revenues, profits, royalties, income and benefits derived from the Property; (iii) authorize Buyers to file such financing statements and other documents as may be required to establish and perfect Buyers' lien and security interest in the Property; (iv) grant Buyers the right, among others, to appoint a receiver and to take possession of, construct, manage or operate the Property; (v) permit Buyers to cure any breach or default of Seller or LandCo, LLC; (vi) permit Buyers to foreclose the lien established by the security interest upon the Property, or any part thereof, by any proceedings appropriate under applicable law, including to bid at any foreclosure or other sale of the Property, or to cause the Property to be sold; and (vii) allow Buyers to dictate the application of the proceeds from any such sale of all or any portion of the Property, and the application any rents, royalties, or proceeds.

(b) Seller shall ensure that, except as permitted pursuant to the Facility Lender Consent, the ratio of Facility Debt to Facility Costs at all times following the Term Conversion Date shall not exceed the highest ratio of Facility Debt to Facility Costs in place as of or at any time prior to the Term Conversion Date.

ARTICLE XIII
DEFAULT; TERMINATION AND REMEDIES; PERFORMANCE DAMAGE

Section 13.1 Default. Each of the following events or circumstances shall constitute a "***Default***" by the responsible Party (the "***Defaulting Party***"):

(a) **Payment Default**. Failure by a Party to make any payment under this Agreement when and as due (other than payments disputed in good faith) that is not cured within thirty (30) days after receipt of notice thereof from the other Party (which amount shall include payment of interest from the due date at the Interest Rate);

(b) **Performance Default**. Failure by a Party to perform any of its material duties or obligations under this Agreement (other than any failure for which a sole remedy is provided in this Agreement and any failure which is separately listed as a Default of Seller under this Section 13.1) that is not cured within thirty (30) days after receipt of notice thereof from the other Party; *provided* that if such failure cannot be cured within such thirty (30) day period despite reasonable commercial efforts and such failure is not a failure to make a payment when due, such Party shall have up to sixty (60) additional days to cure.

(c) **Breach of Representation and Warranty.** Any representation, warranty, certification, or other statement made by a Party or Seller Party in this Agreement or any Ancillary Document, or in the case of Seller, made in a quarterly certification delivered pursuant to Section 12.6, is materially false or inaccurate at the time made; *provided* that no Default shall exist if such falsity or inaccuracy is remedied within thirty (30) days after receipt of notice thereof from another Party.

(d) **Bankruptcy**. Bankruptcy of any Buyer (which shall only be a Default with respect to such Bankrupt Buyer) or Seller.

(e) **Performance Security Failure**. The failure of Seller to maintain or replace the Performance Security in compliance with Section 5.7.

(f) **Insurance Default**. The failure of Seller to maintain and provide acceptable evidence of the required Insurance for the required period of coverage as set forth in Appendix F that is not cured within five (5) Business Days after receipt of notice of such failure from Buyers.

(g) **Fundamental Change**. Except as permitted by Section 14.7, (i) a Party makes an assignment of its rights or delegation of its obligations under this Agreement or the Option Agreement, or (ii) a Change in Control occurs (whether voluntary or by operation of law).

(h) **Site Control Document Default**. Either (i) Seller breaches any of its obligations under Section 12.4, which breach is not cured within ten (10) days after receipt of notice thereof from Buyers' Agent, other than a breach of Seller's obligations under Section 12.4(c), which shall immediately trigger a Default hereunder, or (ii) so long as LandCo LLC is an Affiliate of Seller, LandCo LLC breaches its obligations under the Land Option Agreement and such breach is not cured within the time periods set forth in the Land Option Agreement.

(i) **Purchase Option/Land Option Agreement Default.** The failure of Seller to execute and deliver both the Option Agreement and the Land Option Agreement by the Site Control Milestone Date (as may be extended pursuant to Section 3.6(b)).

(j) **Security Interest Default**. At any time after the effective date of the Security Documents, (i) Seller or, so long as LandCo LLC is an Affiliate of Seller, LandCo LLC, breaches any of its obligations under the Security Documents to which it is a party, (ii) any of the Security Documents fails to be in full force and effect, (iii) any Buyer ceases to have a valid and perfected Lien in the collateral purported to be covered by any of the Security Documents, or (iv) Seller, or so long as LandCo LLC is an Affiliate of Seller, LandCo LLC, or any other Person contests the validity or enforceability of any of the Security Documents or any provision thereof in writing or denies that it has any further liability thereunder.

Section 13.2 Default Remedy.

(a) If any Buyer is in Default for nonpayment, subject to any duty or obligation under this Agreement, Seller may continue to provide services to such Defaulting Buyer, and shall continue to provide services with respect to the non-Defaulting Buyers, pursuant to its obligations under this Agreement; *provided* that nothing in this Section 13.2(a) shall affect Seller's rights and remedies set forth in this Section 13.2. Seller's continued service to a Defaulting Buyer shall not act to relieve such Defaulting Buyer of any of its duties or obligations under this Agreement.

(b) Notwithstanding any other provision herein, if any Default has occurred and is continuing, the affected Party may, whether or not the dispute resolution procedure set forth in Section 14.3 has been invoked or completed, bring an action in any court of competent jurisdiction as set forth in Section 14.13 seeking injunctive relief in accordance with applicable rules of civil procedure.

(c) Except as expressly limited by this Agreement, if a Default has occurred and is continuing and a Buyer is the Defaulting Party, Seller may without further notice exercise any rights and remedies provided herein or otherwise available at law or in equity with respect to such Buyer, including a partial termination of this Agreement with respect to the Defaulting Buyer pursuant to Section 13.4; *provided* that the non-Defaulting Buyer (or Buyers, as applicable), shall have the opportunity, upon the termination of this Agreement with respect to such Defaulting Buyer or Buyers, to take over such Defaulting Buyer's or Buyers' portion of the Buyers' Percentage of Facility Output. No failure of Seller to exercise, and no delay in exercising, any right, remedy or power hereunder shall operate as a waiver thereof, nor shall any single or partial exercise by Seller of any other right, remedy or power hereunder preclude any other or future exercise of any right, remedy or power.

(d) Except as expressly limited by this Agreement, if a Default has occurred and is continuing and Seller is the Defaulting Party, each Buyer may without further notice exercise any rights and remedies provided for herein, or otherwise available at law or equity, including (i) application of all amounts available under the Performance Security against any amounts then payable by Seller to Buyers under this Agreement, (ii) exercise of the Project Purchase Option as provided in the Option Agreement, and (iii) withdrawal from or termination of this Agreement pursuant to Section 13.4. No failure of any Buyer to exercise, and no delay in exercising, any right, remedy or power hereunder shall operate as a waiver thereof, nor shall any single or partial exercise by any Buyer of any right, remedy or power hereunder preclude any other or future exercise of any right, remedy or power by such Buyer.

Section 13.3 Cure Rights of Facility Lender. In connection with any financing or refinancing of the Facility, Buyers' Agent shall in good faith negotiate and agree upon a consent to collateral assignment of this Agreement that is commercially reasonable and customary in the industry for limited or non-recourse project financing transactions and in form and substance reasonably satisfactory to Buyers' Agent, which consent shall include, among other things, provisions permitting reasonable extensions of the cure periods for Defaults hereunder to permit the Facility Lender to cure any Default prior to Buyers' termination of this Agreement, and each Buyer shall be obligated to enter into such consent (such consent, the "***Facility Lender Consent***"). The Facility Lender Consent shall provide the Facility Lender or its agent notice of the occurrence of any Default described in Section 13.1 and the opportunity to cure any such default. Seller shall pay Buyers up to an aggregate amount of Fifty Thousand Dollars ($50,000) for the reasonable costs and expenses incurred by Buyers arising (a) in connection with the negotiation of the Facility Lender Consent (including reasonable attorneys' fees and expenses) for a transaction or related series of transactions, or (b) to enable any transaction or series of related transactions pursuant to Section 14.7(d).

Section 13.4 Termination for Default.

(a) In the event of a Default by any Buyer, each Party that is not a Defaulting Party, as the context requires (each, a "***Non-Defaulting Party***") may, for so long as the Default is continuing and, to the extent permitted by applicable law, without limiting any other rights or remedies available to each Non-Defaulting Party under this Agreement, by notice from any Non-Defaulting Party to the Defaulting Party (a "***Termination Notice***") (i) establish a date, which shall be no earlier than the date of such notice and no later than twenty (20) days after the date of

such notice ("***Early Termination Date***") on which this Agreement shall terminate with respect to such Buyer, and (ii) Seller may withhold any payments due to such Defaulting Buyer in respect of this Agreement. Any non-Defaulting Buyer, or Buyers, shall have the right to agree in writing to assume the Defaulting Buyer's or Buyers' portion of the Buyers' Percentage of Facility Output and pay the Contract Price for such Buyer's or Buyers' portion of the Buyers' Percentage of Facility Output set forth on Appendix M, in which case this Agreement shall continue and such non-Defaulting Buyer(s) may assume the Buyers' Percentage of Facility Output from the Defaulting Buyer.

(b) In the event of a Default by Seller, each Buyer, as a Non-Defaulting Party may, for so long as the Default is continuing and, to the extent permitted by applicable law, without limiting any other rights or remedies available to each Non-Defaulting Party under this Agreement, (i) establish by delivery of a Termination Notice an Early Termination Date on which such Non-Defaulting Buyer may withdraw, without penalty to such Non-Defaulting Buyer, from this Agreement or, upon the mutual agreement of the Buyers, this Agreement shall terminate, and (ii) withhold any payments due Seller in respect of this Agreement; *provided*, that upon the occurrence of any Default of the type described in Section 13.1(h) (but only arising due to a breach under Section 12.4(f)), this Agreement shall automatically terminate, without notice or other action by any Party as if an Early Termination Date had been declared immediately prior to such event.

(c) If an Early Termination Date has been designated, each Non-Defaulting Party shall calculate in a commercially reasonable manner its Gains, Losses and Costs resulting from the termination of this Agreement and the resulting Termination Payment. The Gains, Losses and Costs relating to the Products that would have been required to be delivered under this Agreement had it not been terminated shall be determined by comparing the amounts each Buyer would have paid for the Products under this Agreement to the equivalent quantities and relevant market prices, either quoted by one or more bona fide third party offers, or which are reasonably expected by each Buyer to be available in the market under a replacement contract for this Agreement covering the same products and having a term equal to the Remaining Term at the date of the Termination Notice, adjusted to account for differences in transmission, if any. To ascertain the market prices of a replacement contract, each Non-Defaulting Party may consider, among other valuations, quotations from dealers in Energy contracts and bona fide third party offers. Each Non-Defaulting Party shall not be required to enter into any such replacement agreement in order to determine its Gains, Losses and Costs or the Termination Payment.

(d) For purposes of each Non-Defaulting Party's determination of its Gains, Losses and Costs and the Termination Payment, it shall be presumed, regardless of the facts, that Seller would have sold, and each Buyer would have purchased, each day during the Remaining Term (i) Facility Energy in an amount equal to the Assumed Daily Deliveries, (ii) the Environmental Attributes associated therewith, and (iii) all other components of the Products. The "***Assumed Daily Deliveries***" shall be an amount equal to the greater of (A) the quotient of the Guaranteed Generation divided by 365, and (B) the average daily amount of Facility Energy during the Delivery Term, if any.

(e) Each Non-Defaulting Party shall notify the Defaulting Party of the Termination Payment, which notice shall include a written statement explaining in reasonable detail the calculation of such amount. The Defaulting Party shall, within ten (10) Business Days after receipt of such notice, pay the Termination Payment to each Non-Defaulting Party, together with interest accrued at the Interest Rate from the Early Termination Date until paid.

(f) If the Defaulting Party disagrees with the calculation of the Termination Payment and the Parties cannot otherwise resolve their differences, the calculation of the Termination Payment shall be submitted to the dispute resolution process provided in Section 14.3. Following resolution of the dispute, the Defaulting Party shall pay the full amount of the Termination Payment (if any) as determined by such resolution as and when required, but no later than thirty (30) days following the date of such resolution, together with all interest, at the Interest Rate, that accrued from the Early Termination Date until the date the Termination Payment is paid.

(g) For purposes of this Agreement:

(i) "***Gains***" means, with respect to a Party, an amount equal to the present value of the economic benefit (exclusive of Costs), if any, resulting from the termination of its obligations under this Agreement, determined in a commercially reasonable manner;

(ii) "***Losses***" means, with respect to a Party, an amount equal to the present value of the economic loss (exclusive of Costs), if any, resulting from the termination of its obligations under this Agreement, determined in a commercially reasonable manner;

(iii) "***Costs***" means, with respect to a Party, brokerage fees, commissions and other similar transaction costs and expenses reasonably incurred or in entering into new arrangements which replace this Agreement, excluding attorneys' fees, if any, incurred in connection with enforcing its rights under this Agreement. Each Party shall use reasonable efforts to mitigate or eliminate its Costs.

(iv) In no event shall a Party's Gains, Losses or Costs include any penalties or similar charges imposed by any Non-Defaulting Party.

(v) The Present Value Rate shall be used as the discount rate in all present value calculations required to determine Gains, Losses and Costs.

(h) At the time for payment of any amount due under this Section 13.4, each Party shall pay to any other Party, as applicable, all additional amounts, if any, payable by it under this Agreement (including any amounts withheld pursuant to Section 13.4(a)(ii) above).

ARTICLE XIV
MISCELLANEOUS

Section 14.1 Authorized Representative. Each Party shall designate an authorized representative who shall be authorized to act on its behalf with respect to those matters contained

herein (each an "***Authorized Representative***"), which shall be the functions and responsibilities of such Authorized Representatives. Each Party may also designate an alternate who may act for the Authorized Representative. Within thirty (30) days after execution of this Agreement, each Party shall notify the other Party of the identity of its Authorized Representative, and alternates if designated, and such Party shall promptly notify the other Party of any subsequent changes in such designation. The Authorized Representatives shall have no authority to alter, modify, or delete any of the provisions of this Agreement.

Section 14.2 Notices. With the exception of billing invoices pursuant to Section 11.2(a) hereof, all notices, requests, demands, consents, approvals, waivers and other communications which are required under this Agreement shall be (a) in writing (regardless of whether the applicable provision expressly requires a writing), (b) deemed properly sent if delivered in person or sent by facsimile transmission, reliable overnight courier, or sent by registered or certified mail, postage prepaid to the persons specified in Appendix J, and (c) deemed delivered, given and received on the date of delivery, in the case of facsimile transmission, or on the date of receipt or rejection in the case of registered or certified mail. In addition to the foregoing, the Parties may agree in writing at any time to deliver notices, requests, demands, consents, waivers and other communications through alternate methods, such as electronic mail.

Section 14.3 Dispute Resolution.

(a) In the event of any claim, controversy or dispute between the Parties arising out of or relating to or in connection with this Agreement (including any dispute concerning the validity of this Agreement or the scope and interpretation of this Section 14.3) (a "***Dispute***"), any Party (the "***Notifying Party***") may deliver to the other Parties (the "***Recipient Party***") notice of the Dispute with a detailed description of the underlying circumstances of such Dispute (a "***Dispute Notice***"). The Dispute Notice shall include a schedule of the availability of the Notifying Party's senior officers (having a title of senior vice president (or its equivalent) or higher) duly authorized to settle the Dispute during the thirty (30) day period following the delivery of the Dispute Notice.

(b) The Recipient Party shall, within five (5) Business Days following receipt of the Dispute Notice, provide to the Notifying Party a parallel schedule of availability of the Recipient Party's senior officers (having a title of senior vice president (or its equivalent) or higher) duly authorized to settle the Dispute. Following delivery of the respective senior officers' schedules of availability, the senior officers of the Parties shall meet and confer as often as they deem reasonably necessary during the remainder of the thirty (30) day period in good faith negotiations to resolve the Dispute to the satisfaction of each Party.

(c) In the event a Dispute is not resolved pursuant to the procedures set forth in Sections 14.3(a) and (b) by the expiration of the thirty (30) day period set forth in Section 14.3(a), then a Party may pursue any legal remedy available to it in accordance with the provisions of Section 14.12 and Section 14.3 of this Agreement.

(d) In addition to the Dispute Resolution process set forth in this Section 14.3, the Parties shall comply with California law governing claims against public entities and presentment of such claims.

Section 14.4 Further Assurances; Change in Electric Market Design.

(a) Each Party agrees to execute and deliver all further instruments and documents, and take all further action not inconsistent with the provisions of this Agreement that may be reasonably necessary to effectuate the purposes and intent of this Agreement.

(b) If a change in the CAISO Tariff renders this Agreement or any provisions hereof incapable of being performed or administered, then any Party may request that Buyers' Agent and Seller enter into negotiations to make the minimum changes to this Agreement necessary to make this Agreement capable of being performed and administered, while attempting to preserve to the maximum extent possible the benefits, burdens, and obligations set forth in this Agreement as of the Effective Date. Upon delivery of such a request, Buyers' Agent and Seller shall engage in such negotiations in good faith. If Buyers' Agent and Seller are unable, within sixty (60) days after delivery of such request, to agree upon changes to this Agreement or to resolve issues relating to changes to this Agreement, then any Party may submit issues pertaining to changes to this Agreement to the dispute resolution process set forth in Section 14.3. Notwithstanding the foregoing, a change in cost shall not in and of itself be deemed to render this Agreement or any of the provisions hereof incapable of being performed or administered, or constitute, or form the basis of, a Force Majeure.

Section 14.5 No Dedication of Facilities. Any undertaking by one Party to the other Parties under any provisions of this Agreement shall not constitute the dedication of the Facility or any portion thereof of any Party to the public or to the other Party or any other Person, and it is understood and agreed that any such undertaking by any Party shall cease upon the termination of such Party's obligations under this Agreement.

Section 14.6 Force Majeure.

(a) A Party shall not be considered to be in Default in the performance of any of its obligations under this Agreement when and to the extent such Party's performance is prevented by a Force Majeure that, despite the exercise of due diligence, such Party is unable to prevent or mitigate, *provided* the Party has given a written detailed description of the full particulars of the Force Majeure to the other Party promptly after becoming aware thereof (and in any event within fourteen (14) days after becoming aware of the claimed Force Majeure event) (the "***Force Majeure Notice***"), which notice shall include information with respect to the nature, cause and date and time of commencement of such event, and the anticipated scope and duration of the delay. The Party providing such Force Majeure Notice shall be excused from fulfilling its obligations under this Agreement until such time as the Force Majeure has ceased to prevent performance or other remedial action is taken, at which time such Party shall promptly notify the other Party of the resumption of its obligations under this Agreement. If Seller is unable to deliver, or any Buyer is unable to receive, Facility Energy due to a Force Majeure, then such Buyer shall have no obligation to pay Seller for Facility Energy not delivered or received by reason thereof. The foregoing provisions shall not excuse any obligation of Seller with respect to

Shortfall Energy (and Replacement Product, as applicable) arising prior to the occurrence of any Force Majeure event. In no event shall any Party be obligated to compensate the other Parties or any other Person for any losses, expenses or liabilities sustained as a consequence of any Force Majeure.

(b) The term "***Force Majeure***" means any act of God (including fire, flood, earthquake, storm, lightning strike, tornado, volcanic eruption, hurricane or other natural disaster), labor disturbance, strike or lockout, act of the public enemy, war (declared or undeclared), insurrection, riot, explosion, terrorist activities or any order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities that (i) prevents one Party from performing any of its obligations under this Agreement, (ii) could not reasonably be anticipated as of the date of this Agreement, (iii) is not within the reasonable control of, or the result of negligence, willful misconduct, breach of contract, intentional act or omission or wrongdoing on the part of the affected Party (or any subcontractor or Affiliate of that Party, or any Person under the control of that Party or any of its subcontractors or Affiliates, or any Person for whose acts such subcontractor or Affiliate is responsible), and (iv) by the exercise of due diligence the affected Party is unable to overcome or avoid or cause to be avoided; *provided*, nothing in clause (iv) above shall be construed so as to require a Party to accede or agree to any provision not satisfactory to it in order to settle and terminate a strike or labor dispute in which it may be involved. Any Party rendered unable to fulfill any of its obligations by reason of a Force Majeure shall exercise due diligence to remove such inability with reasonable dispatch within a reasonable time period and mitigate the effects of the Force Majeure. The relief from performance shall be of no greater scope and of no longer duration than is required by the Force Majeure. Without limiting the generality of the foregoing, a Force Majeure does not include any of the following (each an "***Unexcused Cause***"): (1) any requirement to meet an RPS Law or any change (whether voluntary or mandatory) in any RPS Law, or other Change in Law, that may affect the value of the Products; (2) events arising from the failure by Seller to construct, operate or maintain the Facility in accordance with this Agreement; (3) any increase of any kind in any cost; (4) delays in or inability of a Party to obtain financing or other economic hardship of any kind; (5) Seller's ability to sell any Facility Energy at a price in excess of those provided in this Agreement; (6) curtailment or other interruption of any Transmission Service; (7) failure of third parties to provide goods or services essential to a Party's performance; (8) Facility or equipment failure of any kind; (9) any changes in the financial condition of any Buyer, Seller, the Facility Lender or any subcontractor or supplier affecting the affected Party's ability to perform its obligations under this Agreement; or (10) the failure of the Tehachapi Renewable Transmission Project to be completed, unless such failure is itself caused by an act of God or a natural disaster.

(c) Any Buyer may withdraw from this Agreement if (i) a Force Majeure event occurs that diminishes the production of the Facility by more than fifty percent (50%) of the Applicable Contract Capacity for a period of eighteen (18) consecutive months, or (ii) the Facility is damaged and thereby rendered inoperable and an independent engineer that is mutually acceptable to the Parties determines that the Facility cannot be repaired or replaced within a period not to exceed twenty four (24) months following the date of the occurrence of the Force Majeure event.

(d) Any withdrawal from or termination of this Agreement under Section 14.6(c) shall be "no-fault" and no Party shall have any liability or obligation to any other Parties

arising out of such withdrawal or termination. Notwithstanding the foregoing, upon any such withdrawal or termination, as applicable, Seller shall pay each withdrawing or terminating Buyer for any and all amounts hereunder that may be owing, including for any existing Shortfall Energy or other outstanding payments due in the ordinary course that occurred prior to the termination. Each withdrawing or terminating Buyer shall return to Seller its portion of the Performance Security (less any amounts drawn by such Buyer in accordance with this Agreement). The exercise by a Buyer of its right to withdraw from or terminate the Agreement shall not render such withdrawing or terminating Buyer liable for any losses or damages incurred by Seller whatsoever.

Section 14.7 Assignment of Agreement.

(a) Except as set forth in this Section 14.7, no Party may assign any of its rights, or delegate any of its obligations, under this Agreement or the Option Agreement without the prior written consent of the other Parties, such consent not to be unreasonably withheld. Any Change in Control (whether voluntary or by operation of law) shall be deemed an assignment and shall require the prior written consent of Buyers' Agent, which consent shall not be unreasonably withheld. Concurrently with any reorganization, financing transaction, or other transactions constituting any Change in Control (whether voluntary or by operation of law) in which Seller merges, consolidates or takes any other action with any Person and ceases to exist, the successor entity to Seller shall execute a written assumption agreement in favor of Buyers pursuant to which any such successor entity shall assume all of the obligations of Seller under this Agreement and the Option Agreement and agree to be bound by all the terms and conditions of this Agreement and the Option Agreement, as applicable. In connection with any Change in Control in which Seller remains party to this Agreement and the Option Agreement, at Buyers' request, Seller shall deliver an estoppel certificate to Buyers' Agent confirming that this Agreement and the Option Agreement remain in full force and effect. Seller shall (i) use commercially reasonable efforts to provide Buyers' Agent with not less than ninety (90) days' prior written notice, but shall in no event provide less than forty five (45) days' prior written notice (other than a Change in Control that is involuntary or by operation of law, for which Seller shall provide as much advance notice as possible, but for which no advance notice is required hereunder), of (x) any proposed transaction which would constitute a Change in Control, and (y) Bankruptcy of any Seller Party, and (ii) provide written notice to Buyers' Agent of any other transaction or series of transactions with respect to the sale, transfer or disposition of RE Holdings or any parent entity holding directly or indirectly at least fifty percent (50%) of the equity ownership or the power to control the management and policies of any RE Holdings Entity.

(b) Any Buyer may assign this Agreement, the Option Agreement, and the Land Option Agreement, without the consent of Seller or the other Buyers to a Qualified Buyer Assignee. Notwithstanding the foregoing, in connection with any such assignment, such Qualified Buyer Assignee shall execute a written assumption agreement in favor of Seller pursuant to which any such Qualified Buyer Assignee shall assume all the obligations of such Buyer under this Agreement, the Option Agreement, and the Land Option Agreement, and agree to be bound by all the terms and conditions of this Agreement, the Option Agreement, and the Land Option Agreement, thereby relieving the assignor Buyer from its duties and obligations hereunder and thereunder. Any modifications or amendments to this Agreement, the Option

Agreement, or the Land Option Agreement to accommodate the technical requirements of such Qualified Buyer Assignee (including as they relate to transmission and scheduling) shall require the consent of Seller, which consent shall not be unreasonably withheld.

(c) Seller shall not sell or transfer the Facility to any Person other than a Person to whom Seller assigns this Agreement and the Option Agreement in accordance with this Section 14.7, without the prior written consent of Buyers and otherwise subject to compliance with the Right of First Offer set forth in Section 14.25. Any purported sale or transfer in violation of this Section 14.7(c) shall be null and void and of no force or effect.

(d) Buyers' consent shall not be required in connection with the collateral assignment or pledge of (i) this Agreement or the Option Agreement to any Facility Lender or (ii) all or a portion of the membership interests in Seller or any Affiliate of Seller to any Facility Lender, in each case for the purpose of financing the Facility; *provided, however,* that (1) the terms of such financing and the documentation relating thereto shall comply with the applicable terms and conditions of this Agreement and the Option Agreement, as applicable, and (2) in connection with any such assignment or pledge and the exercise of remedies by any Facility Lender, the Facility Lender acknowledges and agrees to be bound by the requirement the Facility be operated and maintained by a Qualified Operator. Seller shall provide each Buyer with ninety (90) days' prior notice of any such collateral assignment or pledge. Notwithstanding the foregoing or anything else expressed or implied herein to the contrary, Seller shall not assign, transfer, convey, encumber, sell or otherwise dispose of all or any portion of the Products (not including the proceeds thereof) to any Facility Lender. To facilitate Seller's obtaining of financing for the Facility, each Buyer agrees to provide the Facility Lender Consent. Seller shall reimburse, or shall cause the Facility Lender to reimburse, each Buyer for the incremental direct expenses incurred by each such Buyer in the preparation, negotiation, execution or delivery of the Facility Lender Consent and any documents requested by Seller or the Facility Lender, and provided by a Buyer, pursuant to this Section 14.7(d).

(e) In no event shall any Buyer be liable to any Facility Lender for any claims, losses, expenses or damages whatsoever other than liability a Buyer may have to Seller under this Agreement or the Option Agreement, as applicable. In the event of any foreclosure, whether judicial or nonjudicial, or any deed in lieu of foreclosure, in connection with any deed of trust, mortgage, or other similar Lien, Facility Lender shall be bound by the covenants and agreements of Seller in this Agreement and the Option Agreement; *provided, however,* that until the Person who acquires title to the Facility executes and delivers to each Buyer a written assumption of Seller's obligations under this Agreement in form and substance acceptable to Buyers, such Person shall not be entitled to any of the benefits of this Agreement; *provided further,* that each Buyer's rights under the Option Agreement upon a Default of Seller under this Agreement shall be subject to the senior rights of the Facility Lender to exercise its remedies under any financing security documents, including any sale or transfer of the Facility by Facility Lender to a third party purchaser, so long as such third party purchaser shall in writing acknowledge and agree to assume all of the rights and obligations of Seller, including with respect to the Option Agreement and Buyers' rights arising under Section 14.25. Any sale or transfer of all or any portion of the Facility by any Facility Lender shall be made only to an entity that is a Qualified Transferee.

(f) Seller shall pay Buyers an aggregate amount up to Fifty Thousand Dollars ($50,000) for the reasonable costs and expenses incurred by Buyers (i) in connection with any review or preparation by Seller of any documentation in respect of any consents required in connection with entering into any set of Shared Facilities Agreements, (ii) any dispositions, assignments or Changes in Control (including reasonable attorneys' fees and expenses) hereunder pursuant to a transaction or related series of transactions, and (iii) pursuant to Section 13.3.

Section 14.8 Ambiguity. The Parties acknowledge that this Agreement was jointly prepared by them, by and through their respective legal counsel, and any uncertainty or ambiguity existing herein shall not be interpreted against a Party on the basis that the Party drafted the language, but otherwise shall be interpreted according to the application of the rules on interpretation of contracts.

Section 14.9 Attorney Fees & Costs. Both Parties agree that in any action to enforce the terms of this Agreement that each Party shall be responsible for its own attorney fees and costs. Each of the Parties to this Agreement was represented by its respective legal counsel during the negotiation and execution of this Agreement.

Section 14.10 Voluntary Execution. The Parties acknowledge that they have read and fully understand the content and effect of this Agreement and that the provisions of this Agreement have been reviewed and approved by their respective counsel. The Parties further acknowledge that they have executed this Agreement voluntarily, subject only to the advice of their own counsel, and do not rely on any promise, inducement, representation or warranty that is not expressly stated herein.

Section 14.11 Entire Agreement; Amendments. This Agreement (including all Appendices) contains the entire understanding concerning the subject matter herein and supersedes and replaces any prior negotiations, discussions or agreements between the Parties, or any of them, concerning that subject matter, whether written or oral, except as expressly provided for herein. This is a fully integrated document. Each Party acknowledges that no other party, representative or agent, has made any promise, representation or warranty, express or implied, that is not expressly contained in this Agreement that induced the other Party to sign this document. This Agreement may be amended or modified only by an instrument in writing signed by each Party.

Section 14.12 Governing Law. This Agreement was made and entered into in the County of Los Angeles, California and shall be governed by, interpreted and enforced in accordance with the laws of the State of California, without regard to conflict of law principles.

Section 14.13 Venue. All litigation arising out of, or relating to this Agreement, shall be brought in a state or federal court in the County of Los Angeles in the State of California. The Parties irrevocably agree to submit to the exclusive jurisdiction of such courts in the State of California and waive any defense of forum non conveniens.

Section 14.14 Execution in Counterparts. This Agreement may be executed in counterparts and upon execution by each signatory, each executed counterpart shall have the

same force and effect as an original instrument and as if all signatories had signed the same instrument. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signature thereon, and may be attached to another counterpart of this Agreement identical in form hereto by having attached to it one or more signature pages.

Section 14.15 Effect of Section Headings. Section headings appearing in this Agreement are inserted for convenience only and shall not be construed as interpretations of text.

Section 14.16 Waiver; Available Remedies. The failure of any Party to this Agreement to enforce or insist upon compliance with or strict performance of any of the terms or conditions hereof, or to take advantage of any of its rights hereunder, shall not constitute a waiver or relinquishment of any such terms, conditions or rights, but the same shall be and remain at all times in full force and effect. Except to the extent this Agreement provides an exclusive remedy for a breach, nothing contained herein shall preclude any Party from seeking and obtaining any available remedies hereunder, including recovery of damages caused by the breach of this Agreement and specific performance or injunctive relief, or any other remedy given under this Agreement or now or hereafter existing in law or equity or otherwise as a court of competent jurisdiction may deem just and proper to enforce this Agreement or to prevent any violation hereof. The rights granted herein are cumulative.

Section 14.17 Relationship of the Parties. This Agreement shall not be interpreted to create an association, joint venture or partnership among the Parties hereto or to impose any partnership obligation or liability upon such Party. No Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as an agent or representative of, the other Parties.

Section 14.18 Third Party Beneficiaries. Except as otherwise expressly provided in this Agreement, this Agreement shall not be construed to create rights in, or to grant remedies to, any third party as a beneficiary of this Agreement or any duty, obligation or undertaking established herein.

Section 14.19 Indemnification; Damage or Destruction; Insurance; Condemnation; Limit of Liability.

(a) Seller undertakes and agrees to indemnify and hold harmless each Buyer, SCPPA's Participating Members, and each Buyer's respective commissioners, officers, agents, employees, advisors, and Authorized Representatives (collectively, "***Indemnitees***") and, at the option of Buyers' Agent, to defend such Indemnitees from and against any and all suits and causes of action, claims, charges, damages, demands, judgments, civil fines and penalties, or losses of any kind or nature whatsoever, for death, bodily injury or personal injury to any person, including Seller's employees and agents, or third persons, or damage or destruction to any property of a Party or third persons, in any manner arising by reason of any breach of this Agreement by Seller, any failure of any representation, warranty or guarantee to be true in all material respects, the negligent acts, errors, omissions or willful misconduct incident to the performance of this Agreement on the part of Seller, or any of Seller's officers, agents,

employees, or subcontractors of any tier, except to the extent caused by the gross negligence or willful misconduct of any such Indemnitee.

(b) Subject to Section 14.6, in the event of any damage or destruction of the Facility or any part thereof, the Facility or such part thereof shall be diligently repaired, replaced or reconstructed by Seller so that the Facility or such part thereof shall be restored to substantially the same general condition and use as existed prior to such damage or destruction, unless a different condition or use is approved by Buyers' Agent. Proceeds of Insurance with respect to such damage or destruction maintained as provided in this Agreement shall be applied to the payment for such repair, replacement or reconstruction of the damage or destruction.

(c) Throughout the Agreement Term, Seller shall immediately notify Buyers' Agent of the institution of any administrative proceeding in connection with the condemnation or other taking of the Facility, or any portion thereof, as well as the occurrence of any hearing associated therewith. Buyers' Agent may participate in any such proceeding and Seller shall deliver to Buyers' Agent all instruments necessary or required by Buyers' Agent to permit such participation. Without Buyers' Agent' prior written consent, Seller (i) shall not agree to any compensation or award, and (ii) shall not take any action or fail to take any action which would cause the compensation to be determined. All awards and compensation for the taking or purchase in lieu of condemnation of the Facility, or any portion thereof shall be applied toward the repair, restoration, reconstruction or replacement of the Facility.

(d) EXCEPT TO THE EXTENT INCLUDED IN THE LIQUIDATED DAMAGES, INDEMNIFICATION OBLIGATIONS RELATED TO THIRD PARTY CLAIMS, OR OTHER SPECIFIC CHARGES EXPRESSLY PROVIDED FOR HEREIN, IN NO EVENT SHALL ANY PARTY OF, IN THE CASE OF ANY BUYER, ITS INDEMNITEES, BE LIABLE FOR SPECIAL, INCIDENTAL, EXEMPLARY, INDIRECT, PUNITIVE OR CONSEQUENTIAL DAMAGES, LOST PROFITS OR OTHER COSTS, BUSINESS INTERRUPTION DAMAGES RELATED TO OR ARISING OUT OF A PARTY'S PERFORMANCE OR NON-PERFORMANCE OF THIS AGREEMENT, WHETHER BASED ON OR CLAIMED UNDER STATUTE, CONTRACT, TORT (INCLUDING SUCH PARTY'S OWN NEGLIGENCE) OR ANY OTHER THEORY OF LIABILITY AT LAW OR IN EQUITY. IF NO REMEDY OR MEASURE OF DAMAGES IS EXPRESSLY PROVIDED HEREIN, THE OBLIGOR'S LIABILITY SHALL BE LIMITED TO DIRECT DAMAGES ONLY.

(e) To the extent any damages required to be paid hereunder are liquidated, the Parties acknowledge that the damages are difficult or impossible to determine, and that the liquidated damages constitute a reasonable approximation of the anticipated harm or loss. It is the intent of the Parties that the limitations herein imposed on remedies and the measure of damages be without regard to the cause or causes of such damages, including the negligence of any Party, whether such negligence be sole, joint, contributory, concurrent, or active or passive. The Parties hereby waive any right to contest such payments as an unreasonable penalty.

Section 14.20 Severability. In the event any of the terms, covenants or conditions of this Agreement, or the application of any such terms, covenants or conditions, shall be held invalid, illegal or unenforceable by any court having jurisdiction, all other terms, covenants and

conditions of this Agreement and their application not adversely affected thereby shall remain in force and effect, *provided* that the remaining valid and enforceable provisions materially retain the essence of the Parties' original bargain.

Section 14.21 Confidentiality.

(a) Each Party agrees, and shall use reasonable efforts to cause its parent, subsidiary and Affiliates, and its and their respective directors, officers, employees and representatives, as a condition to receiving confidential information hereunder, to keep confidential, except as required by law, all documents, data (including operating data provided in connection with the scheduling of energy pursuant to Article VII or otherwise pursuant to this Agreement), drawings, studies, projections, plans and other written information that relate to economic benefits to, or amounts payable by, any Party under this Agreement, and with respect to documents that are clearly marked "Confidential" at the time a Party shares such information with the other Party ("***Confidential Information***"). The provisions of this Section 14.21 shall survive and shall continue to be binding upon the Parties for a period of one (1) year following the date of termination or expiration of this Agreement. Notwithstanding the foregoing, information shall not be considered Confidential Information if such information (i) is disclosed with the prior written consent of the originating Party, (ii) was in the public domain prior to disclosure or is or becomes publicly known or available other than through the action of the receiving Party in violation of this Agreement, (iii) was lawfully in a Party's possession or acquired by a Party outside of this Agreement, which acquisition was not known by the receiving Party to be in breach of any confidentiality obligation, or (iv) is developed independently by a Party based solely on information that is not considered confidential under this Agreement.

(b) Either Party may, without violating this Section 14.21, disclose matters that are made confidential by this Agreement:

(i) to its counsel, accountants, auditors, advisors, other professional consultants, credit rating agencies, actual or prospective, co-owners, investors, purchasers, lenders, underwriters, contractors, suppliers, and others involved in construction, operation, and financing transactions and arrangements for a Party or its subsidiaries or Affiliates;

(ii) to governmental officials and parties involved in any proceeding in which a Party is seeking a Permit, certificate, or other regulatory approval or order necessary or appropriate to carry out this Agreement; and

(iii) to governmental officials or the public as required by any law, regulation, order, rule, order, ruling or other Requirement of Law, including oral questions, discovery requests, subpoenas, civil investigations or similar processes and laws or regulations requiring disclosure of financial information, information material to financial matters, and filing of financial reports; and

(iv) with respect to SCPPA and PWRPA, to any of their respective members from time to time.

(c) If a Party is requested or required, pursuant to any applicable law, regulation, order, rule, ruling or other Requirement of Law, discovery request, subpoena, civil investigation or similar process to disclose any of the Confidential Information, such Party shall provide prompt written notice to the other Party of such request or requirement so that at such other Party's expense, such other Party can seek a protective order or other appropriate remedy concerning such disclosure.

(d) Notwithstanding the foregoing or any other provision of this Agreement, Seller acknowledges that each Buyer is subject to disclosure as required by the California Public Records Act, Cal. Govt. Code §§ 6250 et seq. ("***CPRA***") and the Ralph M. Brown Act, Cal. Govt. Code §§ 54950 et seq. ("***Brown Act***"). Confidential Information of Seller provided to any Buyer pursuant to this Agreement shall become the property of such Buyer, and Seller acknowledges that such Buyer shall not be in breach of this Agreement or have any liability whatsoever under this Agreement or otherwise for any claims or causes of action whatsoever resulting from or arising out of such Buyer copying or releasing to a third party any of the Confidential Information of Seller pursuant to CPRA or Brown Act; *provided* that each Buyer shall (i) provide notice to Seller prior to any such disclosure in accordance with Section 14.21(c), (ii) endeavor, in good faith, not to disclose any of Seller's "trade secrets" or "engineering plans" and (iii) support, to the extent in compliance with such Buyer's rights and obligations under applicable laws, Seller in its efforts to obtain a protective order or other appropriate remedy with respect to the disclosure of operating data from the Facility or any engineering drawings, project plans, technical specifications or other similar information regarding the Facility.

(e) Notwithstanding the foregoing or any other provision of this Agreement, any Buyer may record, register, deliver and file all such notices, statements, instruments and other documents as may be necessary or advisable to render fully valid, perfected and enforceable under all applicable law the credit support contemplated by this Agreement and the Ancillary Documents, and the rights, Liens and priorities of Buyers with respect to such credit support.

(f) If any Buyer receives a CPRA request for Confidential Information of Seller, and such Buyer determines that such Confidential Information is subject to disclosure under CPRA, then such Buyer shall notify the other Buyers and Seller of the request and its intent to disclose the documents. Such Buyer, as required by CPRA, shall release such documents unless Seller timely obtains a court order prohibiting such release. If Seller, at its sole expense, chooses to seek a court order prohibiting the release of Confidential Information pursuant to a CPRA request, then Seller undertakes and agrees to defend, indemnify and hold harmless such Buyer and the Indemnitees from and against all suits, claims, and causes of action brought against such Buyer or any Indemnitees for such Buyer's refusal to disclose Confidential Information of Seller to any person making a request pursuant to CPRA. Seller's indemnity obligations shall include, but are not limited to, all actual costs incurred by such Buyer and any Indemnitees, and specifically including costs of experts and consultants, as well as all damages or liability of any nature whatsoever arising out of any suits, claims, and causes of action brought against such Buyer or any Indemnitees, through and including any appellate proceedings. Seller's obligations to Buyers and all Indemnitees under this indemnification provision shall be due and payable on a Monthly, on-going basis within thirty (30) days after each submission to

Seller of Buyers' invoices for all fees and costs incurred by any Buyer and all Indemnitees, as well as all damages or liability of any nature.

(g) Each Party acknowledges that any disclosure or misappropriation of Confidential Information by such Party in violation of this Agreement could cause the other Party or their Affiliates irreparable harm, the amount of which may be extremely difficult to estimate, thus making any remedy at law or in damages inadequate. Therefore each Party agrees that the non-breaching Party shall have the right to apply to any court of competent jurisdiction for a restraining order or an injunction restraining or enjoining any breach or threatened breach of this Agreement and for any other equitable relief that such non-breaching Party deems appropriate. This right shall be in addition to any other remedy available to the Parties in law or equity, subject to the limitations set forth in Section 14.19(d).

Section 14.22 Mobile-Sierra. Notwithstanding any provision of this Agreement, no Party shall seek, nor shall they support any third party in seeking, to prospectively or retroactively revise the rates, terms or conditions of service of this Agreement through application or complaint to FERC pursuant to the provisions of Section 205, 206 or 306 of the Federal Power Act, or any other provisions of the Federal Power Act, absent prior written agreement of the Parties. Further, absent the prior agreement in writing by the Parties, the standard of review for changes to the rates, terms or conditions of this Agreement proposed by a Party, a non-party or the FERC acting *sua sponte* shall be the "public interest" application of the "just and reasonable" standard of review set forth in United Gas Pipe Line Co. v. Mobile Gas Service Corp., 350 U.S. 332 (1956) and Federal Power Commission v. Sierra Pacific Power Co., 350 U.S. 348 (1956), and clarified by Morgan Stanley Capital Group, Inc. v. Public Util. Dist. No. 1 of Snohomish, 554 U.S. 527 (2008).

Section 14.23 Taxpayer Identification Number (TIN). Seller declares that its authorized TIN is 27-0176702. No payment will be made under this Agreement without a valid TIN.

Section 14.24 Service Contract. The Parties intend that this Agreement will qualify as a "service contract" as such term is used in Section 7701(e) of the United States Internal Revenue Code of 1986.

Section 14.25 Right of First Offer.

(a) Buyers shall have a "***Right of First Offer***" (or "***ROFO***") to purchase all or any portion of the Facility and related assets (as further defined in the Option Agreement, the "***Facility Assets***") following any offer by Seller to sell such Facility Assets (a "***Facility Assets Sale***") in accordance with the provisions of this Section 14.25.

(b) Prior to Seller commencing the negotiation of a Facility Assets Sale, Seller shall provide notice to Buyers' Agent of Seller's intention to sell the Facility Assets (a "***Proposed Sale Notice***"). Upon receipt of such Proposed Sale Notice, Buyers' Agent shall have forty-five (45) days in which to provide notice to Seller indicating whether one or more Buyers is interested in negotiating with Seller to purchase the Facility Assets (a "***Proposed Purchase Notice***").

(c) If Buyers' Agent does not provide a Proposed Purchase Notice to Seller indicating Buyers interest in negotiating the purchase of the Facility Assets from Seller, then Seller shall, subject to the requirements of Section 14.7(c), be free to consummate a Facility Assets Sale to any party; *provided,* that (A) any such Facility Assets Sale shall include the assignment and transfer of this Agreement and the Option Agreement to such transferee and the assumption by such transferee of all of Seller's obligation under this Agreement and the Option Agreement, (B) require a written assumption agreement in favor of Buyers pursuant to which such buyer of the Facility Assets shall agree to assume all of the obligations of Seller under this Agreement and the Option Agreement and agree to be bound by all the terms and conditions of this Agreement and the Option Agreement, and (C) if the Facility Assets Sale is not consummated within eighteen (18) months following the date of the Proposed Sale Notice, then Seller must provide another Proposed Sale Notice hereunder (and repeat the offer process set forth in this Section 14.25) before consummating any such Facility Assets Sale.

(d) If Buyers' Agent provides a Proposed Purchase Notice, then the Parties shall undertake, for a period up to sixty (60) days from the date of the Proposed Purchase Notice, to determine if the Parties are able to reach mutual agreement on the terms and conditions of a Facility Assets Sale to Buyers, which shall include a written offer of price delivered by Buyers' Agent. If the Parties are unable to agree upon such terms and conditions within sixty (60) days, then, subject to the requirements of Section 14.7(c), Seller shall be free to consummate a Facility Assets Sale to any party, *provided* that if the sale is not consummated within eighteen (18) months following the date of the expiration of such sixty (60) day negotiation period with Buyers, Seller must provide another Proposed Sale Notice hereunder (and go through the ROFO process hereunder) before consummating any Facility Assets Sale; *provided further* that any such Facility Assets Sale shall (A) include the assignment and transfer of this Agreement and the Option Agreement to such transferee and the assumption by such transferee of all of Seller's obligation under this Agreement and the Option Agreement, (B) include a written assumption agreement in favor of Buyers pursuant to which such buyer of the Facility Assets shall agrees assume all of the obligations of Seller under this Agreement and the Option Agreement and agree to be bound by all the terms and conditions of this Agreement and the Option Agreement, and (C) not be on terms and conditions that are materially, or in the aggregate materially, more favorable to such buyer than those made in the last offer by Buyers to Seller during such sixty (60) day negotiation period, including that the price for such Facility Assets shall be not be less than the last amount offered in writing by Buyers to Seller.

(e) The ROFO shall not apply to any sale-leaseback or similar financing of the Facility by Seller or to any sale by any Facility Lender in connection with the exercise of Facility Lender remedies under the financing security documents.

[Remainder of Page Intentionally Left Blank]

Each Buyer and Seller were represented by legal counsel during the negotiation and execution of this Agreement and the Parties have executed this Agreement as of the dates set forth below, effective as of the Effective Date.

BUYERS:

SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY

By:_____
Its:_____

Date:_____
Attest:_____

POWER AND WATER RESOURCES POOLING AUTHORITY

By:_____
Its:_____

Date:_____
Attest:_____

CITY OF LODI

By:_____
Its:_____

Date:_____
Attest:_____

CITY OF CORONA

By:_____
Its:_____

Date:_____
Attest:_____

CITY OF MORENO VALLEY

By:_____
Its:_____

Date:_____
Attest:_____

CITY OF RANCHO CUCAMONGA

By:_____
Its:_____

Date:_____
Attest:_____

SELLER:

RE ASTORIA 2 LLC

By:_____
Its:_____

Date:_____

APPENDIX A
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

CONTRACT PRICE

1. Test Energy. The Contract Price for the Products associated with Test Energy is equal to 75% of the applicable Contract Price set forth in Section 2 of this Appendix A.

2. Facility Energy or Replacement Product. The Contract Price for the Products associated with all Facility Energy and Replacement Product other than Excess Energy is the Fixed Rate.

3. Excess Energy. The Contract Price for Products associated with Excess Energy is equal to 75% of applicable the Contract Price set forth in Section 2 of this Appendix A.

APPENDIX B-1
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

FACILITY, PERMITS AND OPERATOR

1. Name of Facility: RE Astoria 2

2. Owner: RE Astoria 2 LLC

3. Operator: *[To be designated after Effective Date]*

4. Type of Facility: Photovoltaic Solar

5. Applicable Contract Capacity: (a) 65 MW, from the Commercial Operation Date until and including December 31, 2021, and (b) at least 75MW, from January 1, 2022 until the expiration of the Agreement Term, in each case, as measured by the sum of the inverter nameplate capacity of the Facility

6. Equipment: Solar Photovoltaic

7. Expected Commercial Operation Date: 12/31/2016

8. Site: South of Patterson Rd. and North of Avenue A, between 195 Street West and 205th Street West, Kern County CA. The Site includes, but is not limited to, the following APNs:

#	APN	#	APN
1	261-213-25	15	261-213-53
2	261-213-51	16	261-213-54
3	261-213-55	17	261-230-12
4	261-213-56	18	261-230-28
5	261-250-16	19	261-230-29
6	261-250-27	20	261-230-30
7	261-250-45	21	261-230-31
8	261-250-47	22	261-230-32
9	261-250-48	23	261-230-33
10	261-250-28	24	261-230-38
11	261-213-11	25	261-230-39
12	261-213-19	26	261-230-40

13	261-211-06	27	261-230-41
14	261-213-49		

9. Location, design and configuration of Facility: *See* map attached on page Appendix B-2.

10. Permits

    a. Development and Construction:

        i. Conditional Use Permit – Kern County

        ii. Building Permit – Kern County

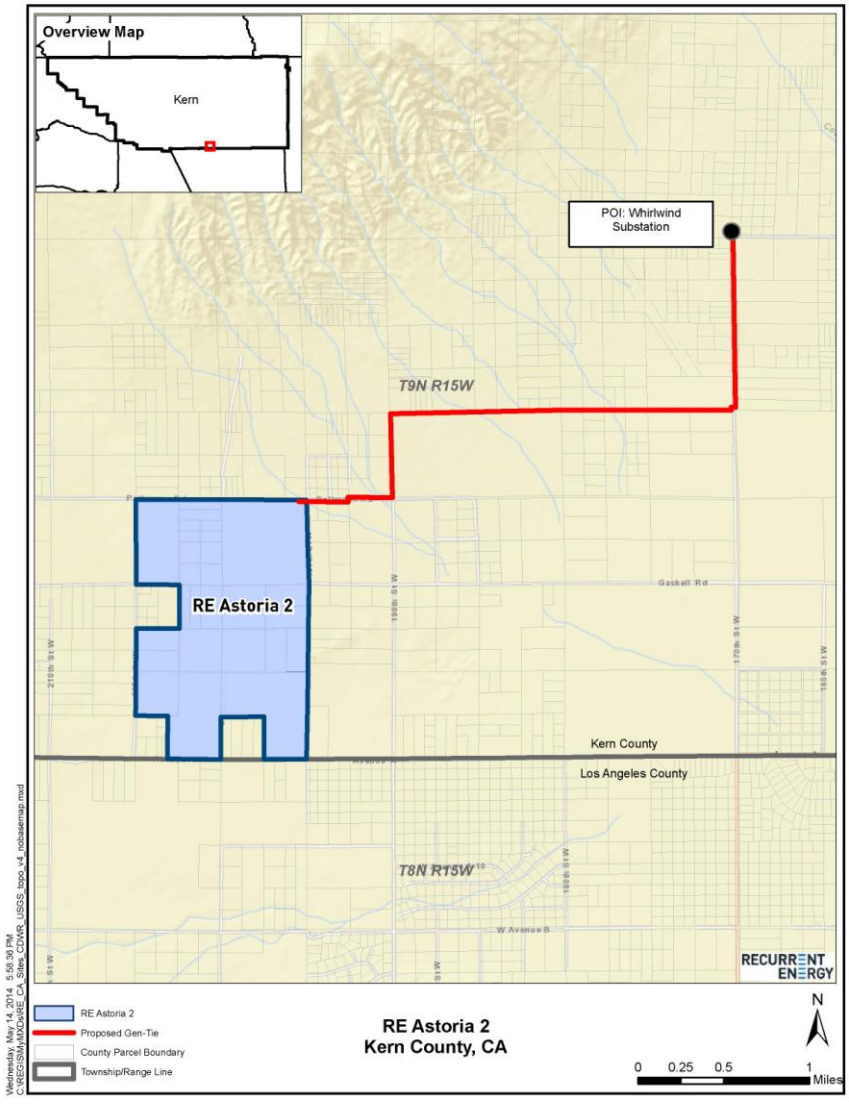
        iii. Grading Permit – Kern County

        iv. Approval of Street Vacations (if required by the Conditional Use Permit) – Kern County

    b. Operation and Maintenance: Conditional Use Permit – Kern County

APPENDIX B-2
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

MAP OF THE FACILITY



APPENDIX C
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

ANNUAL CONTRACT QUANTITY

Contract Year	Annual Contract Quantity, MWh
0	Year 0 ACQ
1	202,329
2	201,317
3	200,311
4	199,309
5	198,312
6	227,678
7	226,540
8	225,407
9	224,280
10	223,159
11	222,043
12	220,933
13	219,828
14	218,729
15	217,635
16	216,547
17	215,464
18	214,387
19	213,315
20	212,248

"***Year 0 ACQ***" means the Annual Contract Quantity for Contract Year 0 (which shall be the stub Contract Year that occurs between the Commercial Operation Date and December 31 of the year in which the Commercial Operation Date is achieved), based on the actual Commercial Operation Date of the Facility, calculated on the basis of the following formula:

Year 0 ACQ = 202,329 MWh * Annual Adjustment (as defined below)

"***Annual Adjustment***" means the percentage, expressed as a decimal, of annual production of Energy by the Facility for Contract Year 0, based on the actual Commercial Operation Date of the Facility and the Annual Production Breakdown table below:

Annual Production Breakdown

Month	Days in Month	Percent Annual Production in Month
January	31	5.47%
February	28	5.74%
March	31	8.64%
April	30	9.28%
May	31	10.67%
June	30	11.24%
July	31	11.07%
August	31	10.44%
September	30	9.25%
October	31	7.58%
November	30	5.66%
December	31	4.96%

Sample Calculation:

Assuming the Commercial Operation Date for the Facility is November 15, 2016, the Year 0 ACQ would be calculated as follows:

Annual Adjustment = (November Percent Annual Production * Days Operational in November / Total Days in November) + December Percent Annual Production

Annual Adjustment = (5.66% * 15/30) + 4.96% = 7.79%

Year 0 ACQ = 202,329 MWh * 7.79% = 15,761 MWh

APPENDIX D
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

FORM OF ATTESTATION

_____(Seller)_____ Environmental Attribute Attestation and Bill of Sale

_____ ("***Seller***") hereby sells, transfers and delivers to the SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY, a joint powers agency and a public entity organized under the laws of the State of California and created under the provisions of the California Joint Exercise of Powers Act ("the ***Act***"), California Government Code section 6500 et seq. ("***SCPPA***"), the POWER AND WATER RESOURCES POOLING AUTHORITY, a joint powers authority and a public entity organized under the laws of the State of California and created under the provisions of the Act ("***PWRPA***"), the CITY OF CORONA, a California city ("***Corona***"), the CITY OF MORENO VALLEY, a California city ("***Moreno Valley***"), the CITY OF RANCHO CUCAMONGA, a California city ("***Rancho Cucamonga***") and the CITY OF LODI, a California city ("***Lodi***," together with Corona, Moreno Valley, Rancho Cucamonga, SCPPA and PWRPA, "***Buyers***") the Environmental Attributes and Environmental Attribute Reporting Rights associated with the generation from the Facility described below:

Facility name and location:

Fuel Type: Capacity (MW):_____ Operational Date:
As applicable: CEC Reg. no. ___ Energy Admin. ID no. ____ Q.F. ID no. ___

Dates	MWhs generated
_____ 20__	_____
_____ 20__	_____
_____ 20__	_____

in the amount of one Environmental Attribute or its equivalent for each MWh generated.

Seller further attests, warrants and represents as follows:

i) the information provided herein is true and correct;

ii) its sale to Buyers is its one and only sale of the Environmental Attributes and associated Environmental Attribute Reporting Rights referenced herein;

iii) the Facility generated and delivered to the grid the Energy in the amount indicated as undifferentiated Energy; and

iv) Seller owns the Facility and each of the Environmental Attributes and Environmental Attribute Reporting Rights associated with the generation of the indicated Energy for delivery to the grid have been generated and sold by the Facility.

This serves as a bill of sale, transferring from Seller to Buyers all of Seller's right, title and interest in and to the Environmental Attributes and Environmental Attribute Reporting Rights associated with the generation of the Energy for delivery to the grid.

Contact Person/telephone: _____

APPENDIX E
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

FORM OF LETTER OF CREDIT

IRREVOCABLE, UNCONDITIONAL, AND CLEAN STANDBY LETTER OF CREDIT NO. _____

Applicant:

[_____]

Beneficiary:

[INSERT]

Amount:
Expiration Date:
Expiration Place:

Ladies and Gentlemen:

We hereby issue our Irrevocable, Unconditional and Clean Standby Letter of Credit in favor of the beneficiary by order and for the account of the applicant which is available at sight for USD $XX,XXX,XXX by sight payment upon presentation to us at our office at **[bank's address]**,[1] of: (i) your written demand for payment containing the text of Exhibit I, (ii) your signed statement containing the text of Exhibit II and, (iii) the original of this Letter of Credit and all amendments (or photocopy of the original for partial drawings) (the "Documents"). Drawings may be presented via fax to _____. The original Letter of Credit and documents are to be sent via overnight courier to our address indicated above.

A presentation under this Letter of Credit may be made only on a day, and during hours, in which such office is open for business, and payments can be effected via wire transfer (a "Business Day"). Partial drawing of funds shall be permitted under this Letter of Credit, and this Letter of Credit shall remain in full force and effect with respect to any continuing balance; *provided* that the Available Amount shall be reduced by the amount of each such drawing.

[1] **Note to Issuer**: The Letter of Credit must be payable in U.S. dollars within the continental U.S.
Note to Seller: Bank to have office for presentment in California to allow for in person presentment by Buyers

Upon presentation to us of your Documents in conformity with the foregoing, we will, on the third (3rd) succeeding Business Day after such presentation, irrevocably and without reserve or condition except as otherwise stated herein, make payment hereunder in the amount set forth in the demand. Payment shall be made to your order by deposit to your account at the bank designated by you in the demand in immediately available funds. We agree that if, on the Expiration Date, the office specified above is not open for business by virtue of an interruption of the nature described in the "Uniform Customs and Practices for Documentary Credits," (2007 Revision) of the International Chamber of Commerce Publication No. 600 (the "Uniform Customs") Article 36, this Letter of Credit will be duly honored if the specified Documents are presented by you within thirty (30) days after such office is reopened for business.

Provided that the presentation on this Letter of Credit is made on or prior to the Expiration Date and the applicable Documents as set forth above conform to the requirements of this Letter of Credit, payment hereunder shall be made regardless of: (a) any written or oral direction, request, notice or other communication now or hereafter received by us from the Applicant or any other person except you, including without limitation any communication regarding fraud, forgery, lack of authority or other defect not apparent on the face of the documents presented by you, but excluding solely a written order issued by a court, which order specifically orders us not to make such payment; (b) the solvency, existence or condition, financial or other, of the Applicant or any other person or property from whom or which we may be entitled to reimbursement for such payment; and (c) without limiting clause (b) above, whether we are in receipt of or expect to receive funds or other property as reimbursement in whole or in part for such payment.

We agree that the time set forth herein for payment of any demand(s) for payment is sufficient to enable us to examine such demand(s) and the related Documents(s) referred to above with care so as to ascertain that on their face they appear to comply with the terms of this credit and that if such demand(s) and Document(s) on their face appear to so comply, failure to make any such payment within such time shall constitute dishonor of such demand(s).

This Letter of Credit shall terminate upon the earliest to occur of (i) our receipt of a notice in the form of Exhibit IV hereto signed by an authorized officer of Beneficiary, accompanied by this Letter of Credit for cancellation, (ii) our close of business at our aforesaid office on the Expiration Date, or if the Expiration Date is not a Business Day, then on the next Business Day.

It is a condition of this Letter of Credit that it shall be deemed automatically extended without amendment for one (1) year from the Expiration Date, or any future expiration date, unless at least thirty (30) calendar days prior to the Expiration Date (or any future expiration date), we send you notice by registered mail, return receipt requested or overnight courier at your address herein stated or such other address of which you notify us in advance in writing that we elect not to consider this Letter of Credit extended for any such additional period.

We may, in our sole discretion, increase or decrease the stated amount of this Letter of Credit, and the Expiration Date may be extended, by an amendment to this Letter of Credit in the form of Exhibit III signed by us. Any such amendment for decrease shall become effective only upon acceptance by your signature on a hard copy amendment.

You shall not be bound by any written or oral agreement of any type between us and the Applicant or any other person relating to this credit, whether now or hereafter existing.

We hereby engage with you that your demand(s) for payment in conformity with the terms of this Letter of Credit will be duly honored as set forth above. All fees and other costs associated with the issuance of and any drawing(s) against this Letter of Credit shall be for the account of the Applicant. All of the rights of the Beneficiary set forth above shall inure to the benefit of your successors by operation of law. In this connection, in the event of a drawing made by a party other than the Beneficiary, such drawing must be accompanied by the following signed certification and copy of document proving such successorship:

"The undersigned does hereby certify that [drawer] is the successor by operation of law to **[**the SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY][the POWER AND WATER RESOURCES POOLING AUTHORITY][the CITY OF LODI][the CITY OF CORONA][the CITY OF MORENO VALLEY][the CITY OF RANCHO CUCAMONGA], as beneficiary named in [name of bank] Letter of Credit No. _____."

Except so far as otherwise expressly stated herein, this Letter of Credit is subject to the Uniform Customs. As to matters not governed by the Uniform Customs, this Letter of Credit shall be governed by and construed in accordance with the laws of the State of California. Any litigation arising out of, or relating to this Letter of Credit, shall be brought in a State or Federal court in the County of **[_____]** in the State of California. The Parties irrevocably agree to submit to the exclusive jurisdiction of such courts in the State of California and waive any defense of *forum non conveniens*.

This Letter of Credit sets forth in full our undertaking, and such undertaking shall not in any way be modified, amended, amplified or limited by reference to any document, instrument or agreement referred to herein, except for Exhibit I, II, III and IV hereto and the notices referred to herein; and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement except as otherwise provided in this paragraph.

Communications with respect to this Letter of Credit shall be in writing and shall be addressed to us at the address referred to above, and shall specifically refer to this Letter of Credit no. _____.

In the event of a failure by us to honor the terms and conditions of this Letter of Credit, we agree to be responsible for reasonable attorneys' fees incurred by you in any action brought to enforce our obligations hereunder.

Yours faithfully,

(name of issuing bank)

By_____
Title_____

EXHIBIT I

DEMAND FOR PAYMENT

Re: Irrevocable, Unconditional and Clean Standby Letter of Credit

No. _____ Dated _____, 20__

[Insert Bank Address]

To Whom It May Concern:

Demand is hereby made upon you for payment to us of $_____ by deposit to account no. _____ at [insert name of bank]. This demand is made under, and is subject to and governed by, your Irrevocable, Unconditional and Clean Standby Letter of Credit no. _____ dated _____, 20__ in the amount of $_____ established by you in our favor for the account of _____ as the Applicant.

DATED: _____, 20__.

[_____]

By_____

Title_____

EXHIBIT II

STATEMENT

Re: Your Irrevocable, Unconditional and Clean Standby Letter of Credit

No. _____ Dated _____, 20__

[Insert Bank Address]

To Whom It May Concern:

Reference is made to your Irrevocable, Unconditional and Clean Standby Letter of Credit no. _____, dated _____, 20____ in the amount of $_____ established by you in our favor for the account of _____, as the Applicant.

We hereby certify to you that $_____ is due, owing and unpaid to us by the Applicant in that certain [DESCRIBE AGREEMENT].

DATED: _____, 20__.

[_____]

By_____

Title_____

EXHIBIT III

AMENDMENT

Re: Irrevocable, Unconditional and Clean Documentary Letter of Credit
No. _____ Dated _____, 20__

Beneficiary: Applicant:

Southern California Public Power Authority
225 S. Lake Avenue, Suite 1250
Pasadena, CA 91101

To Whom It May Concern:

The above referenced Irrevocable, Unconditional and Clean Standby Letter of Credit is hereby amended as follows: by [increasing][decreasing] the stated amount by $ _____ to a new stated amount of $ _____ [and][by extending the expiration date to _____ from _____. All other terms and conditions of the Letter of Credit remain unchanged.

This amendment is effective only when accepted by [the SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY][the POWER AND WATER RESOURCE POOLING AUTHORITY][the CITY OF LODI][the CITY OF CORONA][the CITY OF MORENO VALLEY][the CITY OF RANCHO CUCAMONGA], which acceptance may only be valid by a signature of an authorized representative.

Dated: _____

Yours faithfully,

(name of issuing bank)

By_____
Title_____

ACCEPTED

[_____]

By_____
Title_____
Date_____

EXHIBIT IV

SURRENDER

Re: Your Irrevocable, Unconditional and Clean Standby Letter of Credit

No. _____ Dated _____, 20__

[Insert Bank Address]

Notice of Surrender of Letter of Credit

Date: _____

Attention: Letter of Credit Department

Ladies and Gentlemen:

We refer to your above-mentioned Irrevocable, Unconditional and Clean Standby Letter of Credit (the "Letter of Credit"). The undersigned, an authorized signer of [the SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY][the POWER AND WATER RESOURCE POOLING AUTHORITY][the CITY OF LODI][the CITY OF CORONA][the CITY OF MORENO VALLEY][the CITY OF RANCHO CUCAMONGA], hereby surrenders this Letter of Credit to you for cancellation as of the date set forth above. No payment is demanded of you under this Letter of Credit in connection with this surrender.

Very truly yours,

[_____]

By_____

Title_____

APPENDIX F
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

INSURANCE

I. GENERAL REQUIREMENTS

As a condition to the Effective Date, Seller shall furnish Buyers' Agent evidence of coverage from insurers acceptable to Buyers' Agent and in a form acceptable to the risk management section of the project manager for each Buyer or acceptable to Buyers' Agent for this purpose. Such insurance shall be maintained by Seller at Seller's sole cost and expense.

Such insurance shall not limit or qualify the liabilities and obligations of Seller assumed under this Agreement. Buyers shall not by reason of its inclusion under these policies incur liability to the insurance carrier for payment of premium for these policies.

Any insurance carried by any Buyer which may be applicable shall be deemed to be excess insurance and Seller's insurance is primary for purposes under this Agreement despite any conflicting provision in Seller's policies to the contrary.

Such insurance shall not be canceled or reduced in coverage or amount without first giving thirty (30) days' prior notice thereof (ten (10) days for non-payment of premium) by registered mail to Buyers' Agent: Executive Director, Southern California Public Power Authority, 1160 Nicole Court, Glendora, CA 91740.

Should any portion of the required insurance be on a "Claims Made" policy, Seller shall, at the policy expiration date following completion of work, provide evidence that the "Claims Made" policy has been renewed or replaced with the same limits, terms and conditions of the expiring policy, or that an extended discovery period has been purchased on the expiring policy at least for the contract under which the work was performed.

II. SPECIFIC COVERAGES REQUIRED

A. Commercial Automobile Liability

Seller shall provide Commercial Automobile Liability insurance which shall include coverages for liability arising out of the use of owned (if applicable), non-owned, and hired vehicles for performance of the work by Seller or its officers, agents, or employees, as required, to be licensed under the California or any other applicable state vehicle code. The Commercial Automobile Liability insurance shall have not less than $1,000,000.00 combined single limit per occurrence and shall apply to all operations of Seller.

The Commercial Automobile Liability policy shall include each Buyer, its members, and their officers, agents, and employees while acting within the scope of their employment, as additional insureds with Seller, and shall insure against liability for death, bodily injury, or property damage resulting from the performance of this Agreement by Seller or its officers, agents, or employees. The evidence of insurance shall be a form acceptable to Buyer's risk management agent.

B. Commercial General Liability

Seller shall provide Commercial General Liability insurance with Blanket Contractual Liability, Independent Contractors, Broad Form Property Damage, Premises and Operations, Products and Completed Operations, fire, Legal Liability and Personal Injury coverages included. Such insurance shall provide coverage for total limits actually arranged by Seller, but not less than $10,000,000.00 combined single limit per occurrence. Should the policy have an aggregate limit, such aggregate limits should not be less than double the Combined Single Limit. Umbrella or Excess Liability coverages may be used to supplement primary coverages to meet the required limits. Evidence of such coverage shall be a form acceptable to each Buyer's risk management agent, and shall provide for the following:

1. Include each Buyer and its officers, agents, and employees as additional insureds with the Named Insured for the activities and operations of Seller and its officers, agents, or employees under this Agreement.

2. Severability-of-Interest or Cross-Liability Clause such as: "The policy to which this endorsement is attached shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the company's liability."

3. A description of the coverages included under the policy.

C. Excess Liability

Seller may use an Umbrella or Excess Liability Coverage to meet coverage limits specified in this Agreement. Seller shall require the carrier for Excess Liability to properly schedule and to identify the underlying policies on an endorsement to the policy

acceptable to each Buyer's risk management agent. Such policy shall include, as appropriate, coverage for Commercial General Liability, Commercial Automobile Liability, Employer's Liability, or other applicable insurance coverages.

D. Workers' Compensation/Employer's Liability Insurance

Seller shall provide Workers' Compensation insurance covering all of Seller's employees in accordance with the laws of any state in which the work is to be performed and including Employer's Liability insurance and a Waiver of Subrogation in favor of each Buyer. The limit for Employer's Liability coverage shall be not less than $1,000,000.00 each accident and shall be a separate policy if not included with Workers' Compensation coverage. Evidence of such insurance shall be a form of Buyer Special Endorsement of insurance or on an endorsement to the policy acceptable to Buyer's risk management agent. Workers' Compensation/Employer's Liability exposure may be self-insured *provided* that Buyers' Agent is furnished with a copy of the certificate issued by the state authorizing Seller to self-insure. Seller shall notify Buyers' Agent by receipted delivery as soon as possible of the state withdrawing authority to self-insure.

APPENDIX G
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

QUALITY ASSURANCE PROGRAM

Seller shall implement a Quality Assurance ("Q/A") Program to ensure that the performance of the Facility fulfills the Requirements. The Q/A Program shall provide assurance that the Facility will comply with the Requirements and the manufacturers' or suppliers' requirements for successful operation of the Facility.

Quality at Seller

Seller believes that quality is the unit of measure for assessing fulfillment of project goals. A quality project meets or exceeds the contract requirements and accepted standards of professional and industry practice. Furthermore, high quality projects are those that address client and societal needs more successfully than "low" quality projects. While this may seem like a straightforward definition, the process to ensure quality is much more involved and includes quality management, quality planning, quality control, quality assurance, a quality system, and total quality management.

"Quality assurance" refers to a process that reduces the potential for error throughout the phases of a project. On projects with a Q/A Program, the chances of producing a poor quality deliverable are substantially reduced. Quality control procedures are an integral part of quality assurance. Historically, industry has used the term "quality control" to indicate a checking procedure for verifying the quality of deliverables. This checking commonly occurs at the end of the process, long after an error may have been made and compounded by subsequent work. While quality control checks at the end of a project are an essential exercise, scheduled periodic reviews at each phase of project conceptual and final design are integral to Seller's Q/A Program. In addition, quality maintenance which meets or exceeds manufacturers' or suppliers' requirements and best industry practices must be an integral part of Seller's Q/A Program.

The Quality Management Process

The surest way to achieve satisfactory quality is to adhere to a proven quality process. The term "quality" most accurately refers to a project's ability to satisfy needs when considered as a whole and each part of the process meets or exceeds the standards of Prudent Utility Practices.

Seller's project management team is responsible for proactively planning and directing the quality of the work process, services, and deliverables. Seller's project management team targets the following areas to monitor quality:

1) A written Q/A Manual.
2) Independent engineering review of the entire project process, from design review through Commercial Operation.
3) A written maintenance manual for the Facility for the duration of the commercial operation that complies with the maintenance manuals of the manufacturers and suppliers from whom Seller has purchased equipment and/or material and best industry practices.

Q/A Manual

The idea of a Q/A manual is to incorporate quality assurance in all areas of project execution. Seller has found that quality needs to be institutionalized into the project process, not only in the budgeting process, but everywhere. For example, specific tasks and duties need to be allocated to specific individuals; roles and interface points need to be clearly defined; individual assignments need to be realistic; special attention needs to be paid to complex areas within projects; schedules need to be realistic and achievable; and lastly the work culture needs to be enjoyable and open so that employees are empowered to react quickly to symptoms of quality problems before they actually manifest.

Seller's quality program shall be documented in a Quality Assurance manual (the "Q/A Manual"). The form and the format of the Q/A Manual shall be developed by Seller, but must comply with Prudent Utility Practices and follow manufacturers' and suppliers' recommendations without deviation. The content of the Q/A Manual shall provide written descriptions of policies, procedures and methodology to accomplish a quality project. Seller shall submit three (3) copies of the Q/A Manual within ninety (90) days after the Effective Date to Buyers' Agent. The Q/A Manual shall be kept current by Seller throughout the term of this Agreement through the submittal of revisions, as appropriate, by Seller to any Buyer or any Buyer's Authorized Representative.

The Q/A Manual shall describe the authority and the responsibility of the Persons in charge of the Q/A Program and inspection activities. Furthermore, it shall provide the plan and strategy for quality control and review during the construction period. The Q/A Manual shall strive, at a minimum, to define control procedures or methods to assure the following:

(a) The design documents, drawings, specifications, Q/A procedures, records, inspection procedures and purchase documents are maintained to be current, accurate and in compliance with all applicable law.

(b) The purchased materials, equipment and services comply with the Requirements.

(c) The materials received at the site are inspected for compliance with specifications.

(d) The subcontracted work is adequately inspected by third parties as necessary.

(e) Proper methods are employed for the qualification of personnel who are performing work for the construction of the Facility.

(f) Proper documentation, control and disposition of nonconforming equipment and materials is maintained.

(g) Proper records are kept and available following project completion to ensure accurate documentation of as-built conditions.

(h) Detailed and complete plan for maintenance and operation during commercial operations consistent with manufacturers' and suppliers' recommendations and best industry practices.

Conceptual Design Review

Seller has a team of professionals who develop and review conceptual design. The team consists of specialists in land-use and planning, permitting, meteorology, engineering, construction, project management, and finance. A preliminary site plan is developed in order to assess the solar resource, project constructability, site access, cultural and biological impact, land use restrictions, and landowner requirements. At this stage, the site plan is reviewed, modified as necessary, and used to begin the permitting and public review process. The site plan may be further modified based on comments received during the permitting and public review process. Subsequent to this phase, final third party engineering will commence.

Final Engineering Design

Third party engineering firms, licensed to practice in the state in which the project is to be constructed, will commence the detailed design necessary for the permitting and construction of the Facility. Each firm will have its own quality assurance and quality control procedures, however, Seller and a third party independent engineer will review the final work products to ensure conformance with this Agreement. When Seller and third party independent engineer have completed a multiple phase review process, and all comments have been addressed, the design is considered final and ready for construction permitting.

During the final engineering design process, geotechnical studies will be finalized as needed. If existing subsurface conditions are different from anticipated, the design may be modified to account for any variances. Any changes of this nature will be documented in as-built design drawings and approved in advance by Seller.

Quality Assurance at the Construction Site

Seller will hire a third party general contractor to construct the project. The contractor will be required to have a quality assurance program implemented by its own staff, and utilizing third party inspectors as necessary. The primary areas of focus are assuring conformance of construction to design drawings, conformance of materials to specifications, and to ensure prudent industry standards and best practices are being utilized. The contractor will be required to provide third party inspection and testing as necessary. The contractor will also be required to maintain a set of drawings during the course of construction, which will be used to document any changes to the design documents. Proposed project changes would be reviewed and approved in the field by Seller's construction management team prior to implementation.

The contractor will provide the required oversight and training of its installation crew to ensure the construction of the facility meets their quality guidelines. As necessary, equipment suppliers will have technical advisors on site to inspect, advise, and sign off on installation means and methods. In addition, Seller will have its own construction management team on site consisting of a construction manager and quality inspectors who will observe performance of all areas of the work and ensure compliance with design documents and Q/A procedures. The contractor and appropriate equipment suppliers will commission the generating facility per prudent industry standards, equipment specifications, and utility requirements. Prior to construction completion, a punchlist will be developed by the contractor, Seller, Seller's representatives, and third party independent engineer. This punchlist is maintained by the contractor, and is signed off by Seller upon completion of all punchlist items. Lastly, the independent engineer will perform periodic audits during construction to oversee critical items, confirm construction progress, and provide independent reporting and assessments to the project stakeholders.

Following completion of the project, the contractor will be required to provide to Seller as-built design drawings, record of all testing documentation, and final permit approvals. This documentation will be maintained at the project site during operations of the Facility.

Quality Assurance During Commercial Operations

Seller shall supply a Quality Assurance Plan for Buyers' Agent's review and approval no less than sixty (60) days prior to the anticipated Commercial Operation Date. Upon receipt of Quality Assurance Plan, Buyers' Agent shall provide written approval, such approval not to be unreasonably withheld, or comment within ten (10) Business Days.

APPENDIX H
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

QUALIFIED OPERATORS

1. FIRST SOLAR ELECTRIC, INC.
2. SIGNAL ENERGY, LLC
3. SWINERTON BUILDERS, INC.
4. AMEC KAMTECH INC.
5. IBERDROLA RENEWABLES, LLC
6. EDF RENEWABLE SERVICES, INC.
7. FLUOR FACILITY AND PLANT SERVICES, INC.

APPENDIX I
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

MILESTONE SCHEDULE

Key Milestones are designated with a *

No.	Guaranteed Date	Milestone Description	Daily Liquidated Damages/Other Remedy
1.	Ten (10) days after the Effective Date	Delivery by Seller of all certificates and other documents required to establish that the Insurance is in full force and effect	
2.	Ten (10) days after the Effective Date	Delivery to Buyers' Agent of Enforceability Opinion	
3.	Ninety (90) days after the Effective Date	Delivery to Buyers' Agent of a CEC pre-certification form duly approved by the CEC	
4.	Complete	Delivery by Seller of an executed Generator Interconnection Agreement	
5.	July 31, 2014	Delivery by Seller of evidence reasonably satisfactory to Buyers that Seller has made all then-required financial security postings for CAISO studies and transmission network upgrades for Full Capacity Deliverability Status	
6.	August 31, 2015	Seller has entered into a Subcontract for the engineering, procurement,	

No.	Guaranteed Date	Milestone Description	Daily Liquidated Damages/Other Remedy
		and construction of the Facility that satisfies the requirements set forth in this Agreement and has delivered a copy of such Subcontract to Buyers' Agent (with confidential or proprietary information redacted at Seller's reasonable discretion)	
7.	September 30, 2015	*Site Control Milestone Date, including provision by Seller of the Security Documents, and execution and delivery of Option Agreement and Land Option Agreement	$4,000 per day
8.	September 30, 2015	*Seller has obtained all Permits set forth on Appendix B-1 (which shall be final and non-appealable), excluding all Permits not yet required for Seller's development and construction of the Facility but that are reasonably expected to be obtained in due course	$4,000 per day
9.	September 30, 2015	Seller has delivered to Buyers' Agent true, correct, and complete copies of all documents relating to the environmental condition of the Site in form, scope, and substance reasonably satisfactory to Buyers, including any Phase I	

No.	Guaranteed Date	Milestone Description	Daily Liquidated Damages/Other Remedy
		Environmental Site Assessment prepared relative to the Site	
10.	September 30, 2015	Seller has delivered to Buyers' Agent a copy of Seller's policy of title insurance in form reasonably satisfactory to Buyers' Agent; provided that in connection with Buyers' Agent's review of such policy (i) any policy that has been approved by the Facility Lender shall be deemed to be reasonably to Buyers' Agent, and (ii) any deficiencies or defects in such policy that would not reasonably be expected to a have material adverse impact on the development, construction or operation of the Facility shall not be grounds for Buyers' Agent to reject such policy.	
11.	September 30, 2015	Closing of Project Financing, if applicable	
12.	October 1, 2015	*Construction Start Date	$5,000 per day
13.	November 15, 2016	Initial Delivery Date	
14.	December 31, 2016	*Guaranteed Commercial Operation Date	$5,000 per day
15.	December 31, 2017	Outside Commercial Operation Date	

APPENDIX J
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

AUTHORIZED REPRESENTATIVES;
BUYERS AND SELLER BILLING, NOTIFICATION AND SCHEDULING CONTACT INFORMATION

1. **Authorized Representative.** The initial Authorized Representatives of Buyers and Seller pursuant to Section 14.1 are as follows:

If to Buyers:

Southern California Public Power Authority
1160 Nicole Court
Glendora, CA 91740
Attention: Executive Director
Telephone: (626) 793-9364
Facsimile: (626) 704-9461
Email: bcarnahan@scppa.org, shomer@scppa.org, knguyen@scppa.org

Power & Water Resources Pooling Authority
3514 W. Lehman Road
Tracy, CA 95304-9336
Attention: Kent Palmerton
Telephone: (916) 483-5368
Facsimile: (916) 489-3537
Email: kent@wkpalmerton.com

Lodi Electric Utility
Elizabeth Kirkley, Director
1331 S. Ham Lane
Lodi, CA 95242
Telephone: (209) 333-6828
Facsimile: (209) 333-6839
Email: ekirkley@lodi.gov
If by e-mail, copy to: mprice@lodi.gov

City of Corona
755 Public Safety Way
Corona, CA 92880
Attention: Jonathan Daly
Email: Jonathan.Daly@ci.corona.ca.us

Telephone: (951) 736-2232

City of Moreno Valley
Attention: Electric Utility Division Manager, Jeannette Olko
14331 Frederick St., Moreno Valley, CA 92553
Telephone: (951) 413.3502
Email: jeannetteo@moval.org

Rancho Cucamonga Municipal Utility
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
Attention: Fred Lyn, Utilities Division Manager
Telephone: (909) 477-2740 Ext. 4035
Facsimile: (909) 477-2741
Email: fred.lyn@cityofrc.us

If to Seller:

300 California St, Suite 700
San Francisco, CA 94104
Attention: Operations & Maintenance
Telephone: (415) 675-1500
Facsimile: (415) 675-1501
Email: ops@recurrentenergy.com

2. **Billings.** Billings and payments pursuant to Article XI and Appendix A shall be transmitted to the following addresses:

2.1 If Billing to Buyers:

Southern California Public Power Authority
1160 Nicole Court
Glendora, CA 91740
Attention: Accounts Payable
Telephone: (626) 793-9364
Facsimile: (626) 704-9461
Email: bcarnahan@scppa.org; shomer@scppa.org; knguyen@scppa.org

Power & Water Resources Pooling Authority
20401 Bear Mountain Boulevard
Arvin, CA 93203-0175
Attention: David Nixon
Telephone: (661) 854-5573
Facsimile: (661) 854-5213
Email: danaewsd@aol.com

Lodi Electric Utility

Elizabeth Kirkley, Director
1331 S. Ham Lane
Lodi, CA 95242
Telephone: (209) 333-6828
Facsimile: (209) 333-6839
Email: ekirkley@lodi.gov
If by e-mail, copy to: mprice@lodi.gov

City of Corona
755 Public Safety Way
Corona, CA 92880
Attention: Michael TenEyck
Email: michael.teneyck@ci.corona.ca.us
Telephone: (951) 736-2232

City of Moreno Valley
Attention: Electric Utility Division Manager, Jeannette Olko
14331 Frederick St., Moreno Valley, CA 92553
Telephone: (951) 413.3502
Email: jeannetteo@moval.org

Rancho Cucamonga Municipal Utility
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
Attention: Fred Lyn, Utilities Division Manager
Telephone: (909) 477-2740 Ext. 4035
Facsimile: (909) 477-2741
Email: fred.lyn@cityofrc.us

2.2 If Payment to Buyers:

Southern California Public Power Authority
1160 Nicole Court
Glendora, CA 91740
Attention: Accounts Payable
Telephone: (626) 793-9364
Facsimile: (626) 704-9461
Email: bcarnahan@scppa.org; shomer@scppa.org; knguyen@scppa.org

Power & Water Resources Pooling Authority
20401 Bear Mountain Boulevard
Arvin, CA 93203-0175
Attention: David Nixon
Telephone: (661) 854-5573
Facsimile: (661) 854-5213
Email: danaewsd@aol.com

Lodi Electric Utility
Elizabeth Kirkley, Director
1331 S. Ham Lane
Lodi, CA 95242
Telephone: (209) 333-6828
Facsimile: (209) 333-6839
Email: ekirkley@lodi.gov
If by e-mail, copy to: mprice@lodi.gov

City of Corona
755 Public Safety Way
Corona, CA 92880
Attention: Michael TenEyck
Email: michael.teneyck@ci.corona.ca.us
Telephone: (951) 736-2232

City of Moreno Valley
Attention: Electric Utility Division Manager, Jeannette Olko
14331 Frederick St., Moreno Valley, CA 92553
Telephone: (951) 413.3502
Email: jeannetteo@moval.org

Rancho Cucamonga Municipal Utility
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
Attention: Fred Lyn, Utilities Division Manager
Telephone: (909) 477-2740 Ext. 4035
Facsimile: (909) 477-2741
Email: fred.lyn@cityofrc.us

2.3 If Payment or Billing to Seller:

300 California St, Suite 700
San Francisco, CA 94104
Attention: Accounts Receivable
Telephone: (415) 675-1500 ext 407
Facsimile: (415) 675-1501
Email: ap@recurrentenergy.com

3. **Notices.** Unless otherwise specified by Buyers' Agent all notices (other than Scheduling notices, curtailment notices, and Deemed Generated Energy notices):

If to Buyers:

Southern California Public Power Authority
c/o Executive Director
1160 Nicole Court

Glendora, CA 91740
Telephone: 626-793-9364
Facsimile: 626-793-9461
Email: shomer@scppa.org, knguyen@scppa.org, and bcarnahan@scppa.org

If to Seller:

300 California St, Suite 700
San Francisco, CA 94104
Attention: General Counsel's Office
Telephone: (415) 675-1500 ext 413
Facsimile: (415) 675-1501
Email: legal@recurrentenergy.com

4. **Schedulers.** Unless otherwise specified by a Scheduler, all notices related to Scheduling of the Facility shall be sent to the following address:

If to Azusa:

Azusa Light & Water
Assistant Director of Resource Management
729 N. Azusa Ave.
Azusa, CA 91702
Telephone: (626) 812-5214 or (626) 812-5211

If to Banning:

City of Banning
Attention: Electric Utility Director
99 East Ramsey Street
Banning, California 92220
Telephone: (951) 922-3265
Facsimile: (951) 849-1550
Email: fmason@ci.banning.ca.us

And:

Riverside Day-Ahead
Jeff Coburn (951)715-3542 (Primary)
Janine Camara (951)715-3408
Atoya Mendez (951)715-3493

Riverside Realtime
(951)715-3519

If to Colton:

Shell Energy North America
4445 Eastgate Mall St. 100
San Diego CA. 92121
Telephone: 858.320.1500
Email: gxtrSENAsandiegorealtime@shell.com

If to Corona:

Pilot Power Group, Inc.
8910 University Center Lane, Suite 250
San Diego, CA 92122
Attention: Bryson Allen
Telephone: 858.678.0118
Facsimile: 858.678.0353

If to Lodi:

Lodi Electric Utility
Elizabeth Kirkley, Director
1331 S. Ham Lane
Lodi, CA 95242
Telephone: (209) 333-6828
Facsimile: (209) 333-6839
Email: ekirkley@lodi.gov
If by e-mail, copy to: mprice@lodi.gov

If to Moreno Valley:

Noble Americas Energy Solutions
Attention: Justin Pannu
Telephone: Day Ahead (619) 684-8182
(619) 318-2607 cell
Email: jpannu@noblesolutions.com
Alternate Telephone: (619) 684-8183
Email: sclark@noblesolutions.com

If to PWRPA:

ACES
4140 W. 99th Street
Carmel, Indiana 46032
Attention: Stephen Figueroa
Telephone: (317) 344-7254
Facsimile: (317) 344-7001

If to Rancho Cucamonga:

Rancho Cucamonga Municipal Utility
c/o: Riverside Public Utilities - Market Operations
Telephone: (951) 715-3542 or (951)715-3540
Facsimile: (951) 715-3502

If to Vernon:

City of Vernon
Shawn Sharifzadeh
Telephone: (323) 826-3625
Facsimile: (323) 826-3629
Email: ssharif@ci.vernon.ca.us
Efrain Sandoval
Alternate Telephone: (323) 826-1424
Email: esandoval@ci.vernon.ca.us

If to Seller:

300 California St, Suite 700
San Francisco, CA 94104
Attention: Operations & Maintenance
Telephone: (415) 675-1500
Facsimile: (415) 675-1501
Email: ops@recurrentenergy.com

5. **Curtailments.** All notices related to curtailments of the Facility pursuant to Section 7.4 shall be sent to the following address:

If to Buyers:

Southern California Public Power Authority
c/o Executive Director
1160 Nicole Court
Glendora, CA 91740
Telephone: 626-793-9364
Facsimile: 626-793-9461
Email: shomer@scppa.org, knguyen@scppa.org, and bcarnahan@scppa.org

Power & Water Resources Pooling Authority
3514 W. Lehman Road
Tracy, CA 95304-9336
Attention: Kent Palmerton
Telephone: (916) 483-5368 (o)
Facsimile: (916) 489-3537
Email: kent@wkpalmerton.com

Lodi Electric Utility

Elizabeth Kirkley, Director
1331 S. Ham Lane
Lodi, CA 95242
Telephone: (209) 333-6828
Facsimile: (209) 333-6839
Email: ekirkley@lodi.gov
If by e-mail, copy to: mprice@lodi.gov

City of Corona
755 Public Safety Way
Corona, CA 92880
Attention: Michael TenEyck
Email: michael.teneyck@ci.corona.ca.us
Telephone: (951) 736-2232

City of Moreno Valley
Attention: Electric Utility Division Manager, Jeannette Olko
14331 Frederick St., Moreno Valley, CA 92553
Telephone: (951) 413.3502
Email: jeannetteo@moval.org

Rancho Cucamonga Municipal Utility
c/o: Riverside Public Utilities - Market Operations
Telephone: (951) 715-3542 or (951)715-3540
Facsimile: (951) 715-3502

If to Seller:

300 California St, Suite 700
San Francisco, CA 94104
Attention: Operations & Maintenance
Telephone: (415) 675-1500
Facsimile: (415) 675-1501
Email: ops@recurrentenergy.com

6. **Deemed Generated Energy.** Unless otherwise specified by Buyers, all notices related to calculations of Deemed Generated Energy shall be sent to the following address:

If to Buyers:

Southern California Public Power Authority
c/o Executive Director
1160 Nicole Court
Glendora, CA 91740
Telephone: 626-793-9364
Facsimile: 626-793-9461
Email: shomer@scppa.org, knguyen@scppa.org, and bcarnahan@scppa.org

Power & Water Resources Pooling Authority
3514 W. Lehman Road
Tracy, CA 95304-9336
Attention: Kent Palmerton
Telephone: (916) 483-5368 (o)
Facsimile: (916) 489-3537
Email: kent@wkpalmerton.com

Lodi Electric Utility
Elizabeth Kirkley, Director
1331 S. Ham Lane
Lodi, CA 95242
Telephone: (209) 333-6828
Facsimile: (209) 333-6839
Email: ekirkley@lodi.gov
If by e-mail, copy to: mprice@lodi.gov

City of Corona
755 Public Safety Way
Corona, CA 92880
Attention: Michael TenEyck
Email: michael.teneyck@ci.corona.ca.us
Telephone: (951) 736-2232

City of Moreno Valley
Attention: Electric Utility Division Manager, Jeannette Olko
14331 Frederick St., Moreno Valley, CA 92553
Telephone: (951) 413.3502
Email: jeannetteo@moval.org

Rancho Cucamonga Municipal Utility
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
Attention: Fred Lyn, Utilities Division Manager
Telephone: (909) 477-2740 Ext. 4035
Facsimile: (909) 477-2741
Email: fred.lyn@cityofrc.us

If to Seller:

300 California St, Suite 700
San Francisco, CA 94104
Attention: Operations & Maintenance
Telephone: (415) 675-1500
Facsimile: (415) 675-1501
Email: ops@recurrentenergy.com

7. **Buyers' Agent.** Buyers' Agent is:

Southern California Public Power Authority
c/o Executive Director
1160 Nicole Court
Glendora, CA 91740
Telephone: 626-793-9364
Facsimile: 626-793-9461
Email: shomer@scppa.org, knguyen@scppa.org, and bcarnahan@scppa.org

APPENDIX K
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

FORM OF OPTION AGREEMENT

[See attached]

APPENDIX K

TO POWER PURCHASE AGREEMENT

OPTION AGREEMENT

by and among

RE ASTORIA 2 LLC
as "Seller"

and

SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY

and

POWER AND WATER RESOURCES POOLING AUTHORITY

and

CITY OF LODI

and

CITY OF CORONA

and

CITY OF MORENO VALLEY

and

CITY OF RANCHO CUCAMONGA

as "Buyers"

Dated as of _____, 2014

TABLE OF CONTENTS

Page

ARTICLE I DEFINITIONS 1
1.1 Definitions 1
1.2 Rules of Interpretation 2

ARTICLE II OPTION TO PURCHASE; CLOSING 2
2.1 Option to Purchase 2
2.2 Exercise of Project Purchase Option 2
2.3 Environmental Review 3
2.4 Tentative Exercise Notice 3
2.5 Tentative Purchase Price; Exercise Notice 3
2.6 Memorandum of Option 4
2.7 Closing 4
2.8 NO ADDITIONAL WARRANTIES 4
2.9 Assumed Liabilities 5
2.10 Excluded Liabilities 5
2.11 Schedule Updating; Final Purchase Price 6
2.12 Proration 7
2.13 Closing Costs; Transfer Taxes and Fees 8
2.14 Decommissioning and Other Costs 8
2.15 Closing Obligations 8
2.16 Bulk Sales Law 8

ARTICLE III REPRESENTATIONS AND WARRANTIES OF SELLER 8
3.1 Organization and Good Standing 9
3.2 Authority; Absence of Conflict or Breach 9
3.3 Real Property Matters 9
3.4 Consents 10
3.5 Assets of the Business 10
3.6 Title to Facility Assets 11
3.7 Environmental 11
3.8 No Undisclosed Liabilities 12
3.9 Taxes 12
3.10 Compliance With Laws 13
3.11 Litigation 13
3.12 Assumed Contracts 14
3.13 Intellectual Property 14
3.14 Brokers or Finders 15
3.15 Permits 15
3.16 Investment Company Act 15
3.17 Employees and Employee Benefit Plans 15
3.18 No Shared Facilities 15
3.19 General Representation 16

ARTICLE IV REPRESENTATIONS AND WARRANTIES OF BUYERS 16

4.1 Organization 16
4.2 Authority; Binding Nature....16
4.3 Consents 17
4.4 Brokers or Finders 17
4.5 Litigation 17
4.6 Buyers' Agent....17

ARTICLE V COVENANTS OF SELLER PRIOR TO CLOSING DATE....17
5.1 Access to Materials 17
5.2 Investigations....18
5.3 Financial Statements....18
5.4 Operation of the Business....18
5.5 Disposition of Assets....18
5.6 Required Approvals....19
5.7 Notification....19
5.8 Reasonable Efforts 19
5.9 Waivers of Claims 19
5.10 Additional Contracts....19
5.11 Transitional Services 19

ARTICLE VI COVENANTS OF TENTATIVE EXERCISING BUYERS PRIOR TO CLOSING DATE 20
6.1 Notification....20
6.2 Required Approvals....20
6.3 Reasonable Efforts 20

ARTICLE VII CONDITIONS PRECEDENT TO EXERCISING BUYERS' OBLIGATION TO CLOSE 20
7.1 Accuracy of Representations....20
7.2 Seller's Performance 21
7.3 Consents 21
7.4 Additional Seller Documents 21
7.5 Litigation 22
7.6 Liens 22
7.7 No Material Adverse Effect 22
7.8 Final Purchase Price 22
7.9 Disclosure Schedules....22

ARTICLE VIII CONDITIONS PRECEDENT TO SELLER'S OBLIGATION TO CLOSE 23
8.1 Accuracy of Representations....23
8.2 Exercising Buyers' Performance....23
8.3 Consents 23
8.4 Additional Buyers Documents 23
8.5 Litigation 24

ARTICLE IX MUTUAL COVENANTS, TAXES AND OTHER MATTERS....24

9.1 Tax Matters....24
9.2 Seller Cooperation Post-Closing....26
9.3 Risk of Loss....26
9.4 Liabilities....26

ARTICLE X TERM AND TERMINATION....27
10.1 Term....27
10.2 Termination Events....27
10.3 Effect of Termination....28

ARTICLE XI LIMITATION OF LIABILITY....28
11.1 Survival of Representations, Etc....28
11.2 Limitation of Liability....29
11.3 Deductible....29

ARTICLE XII GENERAL PROVISIONS....29
12.1 Indemnification....29
12.2 Expenses....31
12.3 Ambiguity....31
12.4 Voluntary Execution....31
12.5 Notices....31
12.6 Entire Agreement; Amendments....31
12.7 Further Assurances....32
12.8 Waiver....32
12.9 Severability....32
12.10 Consequential or Punitive Damages....32
12.11 Equitable Remedies....32
12.12 Time of Essence....32
12.13 Governing Law....32
12.14 Execution in Counterparts....33
12.15 Relationship of the Parties....33
12.16 Third Party Beneficiaries....33
12.17 Provisions of PPA....33
12.18 Security Position....33
12.19 Exhibits and Schedules....33
12.20 Relationship with PPA; Right of First Offer....33

Exhibits

Exhibit 1.1	Definitions; Rules of Interpretation
Exhibit 2.5	Purchase Price
Exhibit 5.11	Form of Transition Services Agreement

Schedules

Schedule 3.3	Real Property Matters
Schedule 3.4	Seller's Consents
Schedule 3.5	Certain Excluded Assets
Schedule 3.6	Liens
Schedule 3.7	Environmental Matters
Schedule 3.8	Liabilities
Schedule 3.9	Tax Matters
Schedule 3.10	Compliance with Laws
Schedule 3.11	Litigation
Schedule 3.12	Contracts
Schedule 3.13	Intellectual Property
Schedule 3.15	Non-Environmental Permits
Schedule 3.17	Employee Matters
Schedule 3.18	Shared Facilities
Schedule 3.19	General Matters
Schedule 4.3	Exercising Buyers' Consents

OPTION AGREEMENT

This OPTION AGREEMENT is entered into as of this ____ day of _____, 20__ (the "***Effective Date***"), by and among RE ASTORIA 2 LLC ("***Seller***"), a limited liability company organized and existing under the laws of the State of Delaware, SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY ("***SCPPA***"), a joint powers agency and a public entity organized under the laws of the State of California and created under the provisions of the California Joint Exercise of Powers Act (California Government Section 6500 *et seq*.), the POWER AND WATER RESOURCES POOLING AUTHORITY, a joint powers authority and a public entity organized under the laws of the State of California and created under the provisions of the Act ("***PWRPA***"), the CITY OF LODI, a California municipal corporation organized and existing under the laws of the State of California ("***Lodi***"), the CITY OF CORONA, a California municipal corporation organized and existing under the laws of the State of California ("***Corona***"), the CITY OF MORENO VALLEY, a California municipal corporation organized and existing under the laws of the State of California ("***Moreno Valley***"), and the CITY OF RANCHO CUCAMONGA, a California municipal corporation organized and existing under the laws of the State of California ("***Rancho Cucamonga***"). SCPPA, PWRPA, Lodi, Corona, Moreno Valley and Rancho Cucamonga are each referred to herein as a "***Buyer***," and together as "***Buyers.***" Buyers are referred to (collectively) and Seller is referred to (individually) in this Agreement as a "***Party***" and together as the "***Parties***."

RECITALS

WHEREAS, Seller and Buyers have entered into that certain Power Purchase Agreement dated _____, 2014 (the "***PPA***"), relating to the purchase by Buyers of (a) until December 31, 2021, the Facility Energy, Capacity Rights and associated Environmental Attributes (each as defined in the PPA and collectively defined therein as the "***Products***") generated by 65 MW (AC) of a 75 MW (AC) solar photovoltaic facility to be developed, constructed, owned and operated by Seller in Kern County, California (the "***Facility***," as further defined in the PPA), and (b) from and after January 1, 2022, all of the Products from the Facility; and

WHEREAS, Seller desires to grant to Buyers, and Buyers wish to have, an option, exercisable at various times as set forth herein, to purchase the Facility Assets (as defined herein) on the terms and subject to the conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, Buyers entering into the PPA, and the agreements herein and in the other Operative Documents (as defined herein) and in reliance upon the representations and warranties therein and herein, Buyers and Seller, intending to be legally bound, hereby agree as follows:

ARTICLE I
DEFINITIONS

1.1 Definitions. Except as otherwise expressly provided herein, capitalized terms used in this Agreement, including in its ***Recitals***, ***Schedules*** and ***Exhibits***, shall have the

meanings given in ***Exhibit 1.1***. Capitalized terms used herein but not defined in ***Exhibit 1.1*** shall have their meanings ascribed thereto in the PPA.

1.2 Rules of Interpretation. Except as otherwise expressly provided herein, the rules of interpretation set forth in the PPA shall apply to this Agreement.

ARTICLE II
OPTION TO PURCHASE; CLOSING

2.1 Option to Purchase. Seller hereby grants Buyers an option, on the terms and conditions set forth in this Agreement, to purchase all of Seller's right, title and interest in and to the Facility Assets, but not the Excluded Assets, and to assume the Assumed Liabilities, but not the Excluded Liabilities, on and subject to the terms and conditions set forth in this Agreement (the "***Project Purchase Option***"). The Project Purchase Option may only be exercised with respect to all of Seller's right, title and interest in and to the Facility Assets, and not with respect to only a portion thereof.

2.2 Exercise of Project Purchase Option. Buyers may exercise the Project Purchase Option in accordance with the provisions set forth in Section 2.4 at any time:

(a) during the six (6) month period commencing on the date that is eighteen (18) months prior to the tenth (10th) anniversary of the Commercial Operation Date (in which case the Closing Date shall be on the tenth (10th) anniversary of the Commercial Operation Date, subject to the terms and conditions of this Article II, Article VII, and Article VIII); or

(b) during the six (6) month period commencing on the date that is eighteen (18) months prior to the fifteenth (15th) anniversary of the Commercial Operation Date (in which case the Closing Date shall be on the fifteenth (15th) anniversary of the Commercial Operation Date, subject to the terms and conditions of this Article II, Article VII, and Article VIII); or

(c) during the six (6) month period commencing on the date that is eighteen (18) months prior to the twentieth (20th) anniversary of the Commercial Operation Date (in which case the Closing Date shall be on the twentieth (20th) anniversary of the Commercial Operation Date, subject to the terms and conditions of this Article II, Article VII, and Article VIII); or

(d) during the sixty (60) day period commencing on the date on which a Termination Notice is provided by each Buyer to Seller, and each Buyer has exercised its remedies pursuant to Section 13.2(d) of the PPA (in which case the Closing Date shall be the date designated by the Tentative Exercising Buyers (as defined below) that is no later than the date that is nine (9) months following delivery by such Tentative Exercising Buyers of the Purchase Option Exercise Notice), subject to the terms and conditions of this Article II, Article VII, and Article VIII).

Each opportunity of Buyers to exercise the Project Purchase Option set forth in Sections 2.2(a) through (d) above shall be referred to herein as a "***Purchase Option Opportunity***."

Seller acknowledges that Buyers have no obligation to exercise the Project Purchase Option and that Buyers may decline to exercise the Project Purchase Option for any or no reason, as Buyers deem appropriate in their sole discretion.

2.3 Environmental Review. Seller acknowledges and agrees that the sale of the Facility Assets could potentially be subject to environmental review pursuant to CEQA and the National Environmental Policy Act of 1969.

2.4 Tentative Exercise Notice. Buyers shall exercise the Project Purchase Option (if at all) by Buyer's Agent delivering to Seller a written notice of exercise (the "***Purchase Option Tentative Exercise Notice***") signed by one or more Buyers (each, a "***Tentative Exercising Buyer***" and collectively, the "***Tentative Exercising Buyers***") within the periods of time specified in Section 2.2. Within sixty (60) days after it receives a Purchase Option Tentative Exercise Notice (the "***Schedule Delivery Date***"), Seller will deliver to Buyers' Agent the following, dated as of the Schedule Delivery Date: ***Schedule 3.3*** (Real Property Matters); ***Schedule 3.4*** (Seller's Consents); ***Schedule 3.5*** (Certain Excluded Assets); ***Schedule 3.7*** (Environmental Matters); ***Schedule 3.8*** (Liabilities); ***Schedule 3.9*** (Tax Matters); ***Schedule 3.10*** (Compliance with Laws); ***Schedule 3.11*** (Litigation); ***Schedule 3.12*** (Assumed Contracts); ***Schedule 3.13*** (Intellectual Property); ***Schedule 3.15*** (Non-Environmental Permits); ***Schedule 3.17*** (Employee Matters); ***Schedule 3.18*** (Shared Facilities); and ***Schedule 3.19*** (General Matters) (collectively, the "***Seller Disclosure Schedules***"), each of which shall be applicable to the Facility and shall list, as required, any qualifications required to make the representations in Article III true and correct, and Buyers' Agent will deliver to Seller, dated as of the Schedule Delivery Date, ***Schedule 4.3*** (Exercising Buyers' Consents and, together with the Seller Disclosure Schedules, the "***Disclosure Schedules***").

2.5 Tentative Purchase Price; Exercise Notice.

(a) The Tentative Purchase Price shall be determined in accordance with ***Exhibit 2.5*** following the later to occur of: (i) the delivery of the Seller Disclosure Schedules, and (ii) the Schedule Delivery Date.

(b) After the Disclosure Schedules have been delivered and the Tentative Purchase Price has been determined pursuant to Section 2.5(a) and prior to the Purchase Option Exercise Deadline, the Tentative Exercising Buyers shall collectively elect, in their sole discretion, either to (i) withdraw their exercise of the Project Purchase Option with respect to the applicable Purchase Option Opportunity by delivering written notice thereof to Seller, or (ii) continue with the exercise the Project Purchase Option by delivering written notice to Seller thereof, which notice shall designate the applicable Closing Option (the "***Purchase Option Exercise Notice***"). The delivery of a Purchase Option Exercise Notice by one or more Tentative Exercising Buyers shall constitute a binding and irrevocable commitment by such Tentative Exercising Buyers exercising the Project Purchase Option (each, an "***Exercising Buyer***" and collectively, the "***Exercising Buyers***") to purchase, and shall create a binding obligation of Seller to sell the Facility Assets as specified herein (subject to Seller's obligation to deliver any Breach Notice in accordance with Section 5.7 and the satisfaction or waiver of each of the conditions to Closing set forth in Article VII and Article VIII) by the applicable Closing Date. If for

any reason the Tentative Exercising Buyers deliver a Purchase Option Tentative Notice but do not deliver a Purchase Option Exercise Notice, such Tentative Exercising Buyers shall reimburse Seller for the reasonable costs and expenses incurred by Seller in connection with the preparation of the Seller Disclosure Schedules for such Purchase Option Opportunity (including reasonable attorneys' fees and expenses) in an aggregate amount up to Fifty Thousand Dollars ($50,000).

(c) If Buyers (i) withdraw their exercise of the Project Purchase Option pursuant to Section 2.5(b)(i) or (ii) fail to timely deliver either a Purchase Option Tentative Exercise Notice or Purchase Option Exercise Notice with respect to any Purchase Option Opportunity within the deadlines therefor under Sections 2.4 or 2.5, respectively, then Buyers' right to exercise the Project Purchase Option with respect to such Purchase Option Opportunity shall expire and shall no longer be effective, but such expiration shall not affect Buyers' right to exercise any Project Purchase Option with respect to any future Purchase Option Opportunity.

2.6 Memorandum of Option. Concurrently with the execution of this Agreement, the Parties shall execute and acknowledge a memorandum of option in form and substance acceptable to Buyers, and Seller shall record such memorandum in the Official Records of Kern County, California. Buyers shall be responsible for payment of all fees and Taxes associated with such recording.

2.7 Closing. In the event Buyers deliver a Purchase Option Exercise Notice, the closing of the purchase and sale of the Facility Assets (the "***Closing***") shall occur at 11:59 p.m., local time on the Closing Date (subject to the satisfaction or waiver of each of the conditions to Closing set forth in Article VII and Article VIII). The Closing shall be held at the offices of SCPPA in Glendora, California, or such other location in California that Buyers' Agent may designate in a timely notice to Seller, unless the Parties otherwise agree. All events at the Closing shall be deemed to occur simultaneously, unless otherwise provided herein. In the event the Closing has not occurred by the designated Closing Date in respect of a Purchase Option Opportunity because of the failure of any of the conditions to Closing set forth in Article VII and Article VIII to be satisfied by such designated Closing Date, then either Exercising Buyers, acting collectively, or Seller, upon written notice to Exercising Buyers and without liability, may terminate the Project Purchase Option with respect to such Purchase Option Opportunity, and such Purchase Option Opportunity shall expire and shall no longer be effective, but such termination shall not effect Buyers' right to exercise any Project Purchase Option with respect to any future Purchase Option Opportunity; provided that a Party cannot terminate any Project Purchase Option with respect to a Purchase Option Opportunity if the failure of the Closing to occur is the result of the failure on the part of such Party to perform its obligations under this Agreement.

2.8 NO ADDITIONAL WARRANTIES. OTHER THAN THE REPRESENTATIONS AND WARRANTIES EXPLICITLY SET FORTH IN THIS AGREEMENT, NO OTHER REPRESENTATIONS OR WARRANTIES, WHETHER EXPRESS OR IMPLIED, SHALL BE GIVEN OR DEEMED GIVEN AS TO THE FACILITY OR THE FACILITY ASSETS AT THE TIME OF SELLER'S SALE OF THE FACILITY

ASSETS TO BUYER FOLLOWING THE EXERCISE OF THE PROJECT PURCHASE OPTION.

2.9 Assumed Liabilities. At the Closing, each Exercising Buyer shall assume, and agree to pay for, perform, fulfill and discharge from and after the Closing, its proportionate share, based on the applicable percentage of the Facility Assets to be purchased by such Exercising Buyer, of all liabilities and obligations relating to the Facility Assets or the Business arising or occurring after the Closing Date other than the Excluded Liabilities (collectively, the "***Assumed Liabilities***").

2.10 Excluded Liabilities. Anything in this Agreement to the contrary notwithstanding, no Exercising Buyer shall assume, and shall not be deemed to have assumed, and shall have no liability with respect to (whether asserted before or after the Closing and regardless of whether the same or the basis therefor may have been disclosed to any Exercising Buyer by Seller or otherwise be known to any Exercising Buyer), any of the following liabilities or obligations of Seller (all such unassumed liabilities and obligations referred to in this Agreement as the "***Excluded Liabilities***"):

(a) Any liability or obligation of Seller in respect of Taxes attributable to Facility Assets for taxable periods ending on or prior to the Closing, including any supplemental tax liability related to activity or state of facts at the Facility conducted on or before the Closing that arises after the Closing, except that each Exercising Buyer will be obligated to pay its prorated portion of current property taxes as provided below and all property taxes related to any periods beginning after the Closing;

(b) Any liability or obligation of Seller relating to the Facility Assets or the Business, including arising out of Seller's ownership and operation of the Facility Assets, arising or occurring prior to the Closing;

(c) Any liability or obligation of Seller arising out of Seller's ownership and operation of any assets other than the Facility or any business other than the Business at any time;

(d) Any liability or obligation of Seller arising from a breach by Seller, or any event, circumstance or condition occurring or existing prior to the Closing that, with notice or lapse of time, constitutes or results in a breach by Seller under this Agreement, the PPA (including the Ancillary Documents), or any of the Operative Documents;

(e) Any liability or obligation of Seller under any Contract (including with respect to any contractors or subcontractors thereunder) other than an Assumed Contract or a Permit other than a Transferred Permit;

(f) Any liability or obligation under any Assumed Contract or a Transferred Permit to the extent such liability or obligation arises from or relates to any breach by Seller of any provision of any of such Assumed Contracts or Transferred Permits prior to the Closing;

(g) Any liability or obligation of Seller with respect to the employment or termination of any employee or group of employees by Seller, or the terms thereof, whether union or nonunion, whether the liability or obligation calls for performance or observance before or after the Closing and whether the liability or obligation arises from a collective bargaining agreement, pension trust fund plan, or other agreement or arrangement to which Seller is a party or by which Seller is bound (whether oral or written and whether express or implied in fact or in law) or any past practice or custom or otherwise, it being understood and agreed that after the Closing, Exercising Buyers will specify the terms on which employment is offered to any individual to whom Exercising Buyers, in their sole discretion, choose to offer employment and will not be bound by any term of employment in effect at or at any time prior to the Closing;

(h) Any liability or obligation of Seller for pension fund payments or unfunded pension fund liabilities;

(i) Any liability or obligation arising from or associated with any of the Excluded Assets;

(j) Any liability or obligation of Seller or its Affiliates arising out of or related to any claim or loss against Seller or its Affiliates or any third-party claims or losses which adversely affects the Facility Assets and which shall have been asserted prior to the Closing or to the extent the basis of which shall have arisen exclusively prior to the Closing;

(k) Any liability or obligation of Seller or its Affiliates to a third party arising from any indemnification claim, injury to or death of any person or damage to or destruction of any property (and including workers' compensation claims, discrimination, wrongful discharge, or unfair labor practice), whether based on negligence, breach of warranty, strict liability, enterprise liability or any other legal or equitable theory arising from actions by, for or on behalf of Seller or its Affiliates arising prior to the Closing; and

(l) Any liability or obligation of Seller or its Affiliates representing Facility Debt incurred by Seller or its Affiliates or Liens or encumbrances other than Closing Permitted Encumbrances.

Seller agrees to pay or otherwise discharge, or cause the payment or discharge, of all Excluded Liabilities prior to the Closing, and shall provide Buyers' Agent with evidence thereof that is reasonably satisfactory to Buyers' Agent.

2.11 Schedule Updating; Final Purchase Price.

(a) No later than the date that is thirty (30) days prior to the designated Closing Date (the "***Updated Schedule Delivery Date***"), Seller shall have provided Buyers' Agent with updated Seller Disclosure Schedules and such Seller Disclosure Schedules, as may be further updated by Seller from time to time prior to the Closing, shall be used as the final Seller Disclosure Schedules for purposes of its representation and warranties made under Article III as of the Closing; *provided, however,* that if after the Updated Schedule Delivery Date, an event or circumstance occurs or exists that

requires additional updates to the Seller Disclosure Schedules, Seller shall deliver such updates to Exercising Buyers as soon as practicable, and Exercising Buyers may, at their option, extend the Closing Date on day-for-day basis for the period of time between the Updated Schedule Delivery Date and the date on which such updates were delivered to Exercising Buyers, and the Parties shall make any adjustments to the Purchase Price as may be required to account for such updates in accordance with ***Exhibit 2.5***.

(b) At the Closing, upon the terms and subject to the conditions set forth herein, Exercising Buyers shall, in exchange for the sale, transfer, assignment, conveyance and delivery of the Facility Assets by Seller, and the assumption by Exercising Buyers of the Assumed Liabilities in accordance with this Agreement, pay Seller the Final Purchase Price determined in accordance with ***Exhibit 2.5***. Such Final Purchase Price shall be paid by Exercising Buyers by one or more wire transfers of immediately available funds to an account designated in writing by Seller. Exercising Buyers shall prepare and Buyers' Agent shall deliver an allocation of the Purchase Price (and all other capitalized costs) among the Facility Assets in accordance with Code §1060 and the U.S. Department of Treasury regulations thereunder (and any similar provision of state, local, or non-U.S. law, as appropriate). If Seller disagrees with respect to any aspect of the allocation, Exercising Buyers and Seller shall use reasonable efforts to resolve such disagreement within sixty (60) days after delivery by Buyers' Agent of the allocation. Exercising Buyers and Seller shall report, act and file Tax Returns (including Internal Revenue Service Form 8594) in all respects and for all purposes consistent with the allocation as agreed to by the Parties or otherwise determined in accordance with this Section 2.11(b). Seller shall timely and properly prepare, execute, file and deliver all such documents, forms and other information as Buyers' Agent may reasonably request to prepare such allocation. Neither any Exercising Buyer nor Seller shall take any position (whether in audits, tax returns or otherwise) that is inconsistent with such allocation unless required to do so by applicable Law.

2.12 Proration. Without limiting each Exercising Buyer's obligation to pay its proportionate share of the Transfer Taxes under Section 2.13, Exercising Buyers and Seller agree that any items normally prorated, including those listed below, relating to the Business and the Facility Assets, shall be prorated as of the Closing, with Seller being liable to the extent such items relate to periods on or prior to the Closing Date, and Exercising Buyers being liable to the extent such items relate to periods after the Closing with, to the extent practicable, a cash settlement on the Closing:

(a) personal property and real estate Taxes, assessments and other charges, if any, by the applicable municipality, on the basis of the applicable municipality's fiscal year, on or with respect to the Business;

(b) rent, Taxes and other items payable by or to Seller under any of the Assumed Contracts which are associated with the Facility Assets;

(c) any Permit, registration, compliance, assurance fees or other fees with respect to any Transferred Permit comprising part of the Facility Assets; and

(d) sewer rents and charges for water, telephone, electricity and other utilities.

In connection with the prorations referred to in this Section 2.12, in the event that actual amounts for such items are not available on the Closing Date, the proration shall be based upon the actual Taxes or fees for the preceding year (or appropriate period) for which actual Taxes or fees are available and such Taxes or fees shall be re-prorated upon the request of Seller, on the one hand, or Exercising Buyers, on the other hand, within sixty (60) days of the date that the actual amounts become available. Seller and Exercising Buyers agree to furnish each other with such documents and other records as may be reasonably requested in order to confirm all adjustment and proration calculations made pursuant to this Section 2.12.

2.13 Closing Costs; Transfer Taxes and Fees. Exercising Buyers shall be solely liable for, and each shall pay its proportionate share (based on the applicable percentage of the Facility Assets to be purchased by such Exercising Buyer) of, and Seller shall be solely liable and shall pay its share of, all (i) recording, documentary and transfer Taxes and any sales, use or other Taxes imposed on such Party by reason of the transfer of the Facility Assets as provided hereunder (excluding Taxes imposed on or measured by the net income or profits of Seller), and any deficiency, interest or penalty asserted with respect thereto, under applicable Laws ("***Transfer Taxes***"), and (ii) except as set forth in Section 2.3 and Section 2.12, all transaction costs incurred by it in connection with the exercise of the Project Purchase Option and the Closing (including the costs and expenses of its outside legal counsel and advisors). Each Party shall provide the other Parties with evidence satisfactory to the other Parties that such Transfer Taxes have been paid. The Parties acknowledge that a Party's obligation to collect Taxes from another Party on whom such Taxes are imposed shall not constitute an actual imposition of such Taxes on the collecting Party.

2.14 Decommissioning and Other Costs. Unless a Closing occurs pursuant to the exercise by Buyers of the Project Purchase Option, Buyers shall not be responsible for any cost of decommissioning or demolition of the Facility or any environmental or other liability associated with such decommissioning or demolition, without regard to the timing or cause of such decommissioning or demolition.

2.15 Closing Obligations. At the Closing: (a) Seller will deliver (or will have delivered) to Buyers' Agent each of the certificates, instruments, documents and agreements referred to in Article VII to be provided by Seller on or prior to the Closing, and (b) each Exercising Buyer will deliver (or will have delivered) to Seller (i) its proportionate share of the Final Purchase Price, and (ii) each of the certificates, instruments, documents and agreements referred to in Article VIII to be provided by an Exercising Buyer on or prior to the Closing.

2.16 Bulk Sales Law. Unless waived by Exercising Buyers, Seller shall, prior to the Closing, comply with the requirements of sellers under any applicable bulk sales law.

ARTICLE III
REPRESENTATIONS AND WARRANTIES OF SELLER

Upon the exercise of the Project Purchase Option, Seller represents and warrants to Exercising Buyers as follows as of the Schedule Delivery Date and the Closing Date, and, with

respect to Sections 3.1 and 3.2, the Effective Date (with the understanding that, following the Schedule Delivery Date, Seller shall have the right, until it delivers final Seller Disclosure Schedules as provided in Section 2.11(a), to update any information contained in the Seller Disclosure Schedules if the occurrence of events or the discovery of new information makes the revision of such Seller Disclosure Schedules necessary, subject to a Purchase Price adjustment as set forth in ***Exhibit 2.5*** and the limitations on the effect of such revisions set forth in Section 2.11(a)):

3.1 Organization and Good Standing. Seller is a limited liability company duly organized, validly existing and in good standing under the laws of its state of organization and is qualified to do business in the State of California, and has the legal power and authority to own or to hold its interests in properties, to carry on its Business as now being conducted and to enter into and perform its obligations under this Agreement and each of the Operative Documents to which Seller is a party.

3.2 Authority; Absence of Conflict or Breach. The sale of the Facility Assets and the execution, delivery and performance by Seller of this Agreement and each of the Operative Documents executed and delivered by Seller in connection with such sale have been duly authorized by all necessary limited liability company action on the part of Seller and the direct or indirect owners of any interest in Seller and do not require any consent or approval other than those which have already been obtained or otherwise as disclosed in the Seller Disclosure Schedules. This Agreement and each of the Operative Documents to which Seller is a party constitutes the legal, valid and binding obligation of Seller, enforceable in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, reorganization or similar laws relating to or affecting the enforcement of creditors' rights generally or by general equitable principles, regardless of whether such enforceability is considered in a proceeding in equity or at law. The execution and delivery of this Agreement and each of the Operative Documents to which Seller is a party, the consummation of the sale of the Facility Assets and the fulfillment of and compliance with the provisions of this Agreement and the Operative Documents to which Seller is a party do not conflict with or constitute a breach of or a default under, any of the terms, conditions or provisions of any Requirements of Law, or any Organizational Documents, agreement, deed of trust, mortgage, loan agreement, other evidence of indebtedness or any other agreement or instrument to which Seller is a party or by which it or any of its property is bound, or result in a breach of or a default under any of the foregoing or result in or require the creation or imposition of any Lien upon any of the properties or assets of Seller, except as contemplated hereby.

3.3 Real Property Matters

(a) ***Schedule 3.3(a)*** contains a true, correct and complete list of any Contracts, including the Site Control Documents, that provide Seller with any rights in or to real property ("***Real Property Contracts***"), including rights in the nature of leases, easements, licenses, rights of way, franchise agreements, restrictive covenants, purchase agreements, agreements to relinquish or limit surface access rights with regards to minerals, options to purchase or lease, or applications for or bids to Governmental Authorities with respect to any of the foregoing interests in real property (collectively, "***Real Property Interests***"), as well as leases (including farm and grazing leases) and other agreements that grant or

purport to grant, or reserve or purport to reserve, to third parties, interests in or to the land which is subject to Real Property Interests ("***Third Party Property Interests***"). True, correct and complete copies of the Real Property Contracts have been delivered to Buyers' Agent. Seller holds no Real Property Interests other than those that are set forth in such Real Property Contracts. Except as set forth in ***Schedule 3.3(a)***, neither Seller, nor to Seller's Knowledge, any counterparty thereto, is in default in any material respect of any obligation with respect to the Real Property Contracts. Except as set forth in ***Schedule 3.3(a)***, each of the Real Property Interests granted by a Real Property Contract provides legal, valid, and enforceable rights in favor of Seller and constitutes a legal, valid and binding obligation of Seller and, to Seller's Knowledge, of the other parties thereto. True, correct and complete copies of all title reports, surveys, mineral reports for any severed minerals (including any evaluation as to feasibility or likelihood of mineral extraction and any separate chain of title for severed minerals), material records searches (for any governmental records not included in any title reports) and exception documents referenced in such reports, policies, or searches have been delivered to Buyers' Agent.

(b) Except as set forth in ***Schedule 3.3(b)***, Seller has not received any written notice of any appropriation, condemnation or like proceeding, or of any violation of any applicable zoning or land use law, regulation or rule or other law, Order, regulation, rule or requirement relating to or affecting any of the Real Property Interests.

(c) Except as set forth in ***Schedule 3.3(c)***, Seller has not previously severed any mining, mineral or water rights from any of the Real Property Interests and has disclosed to Exercising Buyers any information regarding any severed mining, mineral or water rights affecting the Real Property Interests.

(d) Except as set forth in ***Schedule 3.3(d)***, other than with respect to the Real Property Contracts or Permits, Seller has not received any written notice that any agreements with any Governmental Authority or public or private utility affect the Real Property Interests.

(e) None of the Real Property Interests has been designated as Border Zone Property under the provisions of California Health and Safety Code, Sections 25220 et seq. or any regulation adopted in accordance therewith, and to Seller's Knowledge, there has been no occurrence or condition on any real property adjoining any of the Real Property Interests that is reasonably likely to cause such Real Property Interest or any part thereof to be designated as border zone property.

3.4 Consents. Except as set forth in ***Schedule 3.4,*** other than those that have been obtained or filed, no Consent of, or registration, qualification or filing with any Person, including any Governmental Authority, is required for the sale of the Facility Assets or the execution and delivery by Seller of this Agreement or any of the Operative Documents to which it is a party or in order for Seller to perform its obligations hereunder or thereunder.

3.5 Assets of the Business. Except as set forth in ***Schedule 3.5***, the Facility Assets constitute all of the assets, properties, rights, material privileges, claims and Contracts of every kind and nature, real or personal, tangible or intangible, absolute or contingent, wherever located,

owned or used (including those necessary to access and utilize any common use facilities) comprising the Facility as owned and historically operated by Seller prior to the Closing.

3.6 Title to Facility Assets. On the Schedule Delivery Date, Seller has good (and with respect to real property, marketable) title to the Facility Assets, free and clear of all Liens, except for the Purchase Option Permitted Encumbrances. Upon the Closing, Exercising Buyers will acquire good (and with respect to the Real Property Interests, marketable) title to the Facility Assets free and clear of all Liens, except for Closing Permitted Encumbrances.

3.7 Environmental. Except as set forth in ***Schedule 3.7***, and except as not having (or not reasonably likely to have) a Material Adverse Effect:

(a) To Seller's Knowledge, there are no threatened, pending or outstanding Agency Actions concerning the Facility or the Premises with respect to Environmental Laws applicable to Seller, the Facility, the Premises, or Seller's ownership, operation and use of the Facility. Seller is, and at all times has been, and has owned and operated (or its designee has operated) the Facility and the Premises, in compliance with all applicable Environmental Laws. There are no writs, injunctions, decrees, Orders or judgments outstanding, or, to Seller's Knowledge, any notices, actions, suits, Proceedings or investigations outstanding, pending or threatened, relating to (i) Seller's compliance with any Environmental Laws with respect to any of the Facility Assets, the Premises, or any other asset owned or used by Seller or in which it has or had an interest, or (ii) the Release of any Hazardous Substances at the Premises.

(b) All Permits required by Environmental Laws and necessary for the operation of the Facility as currently configured and as historically operated by Seller have been obtained and are currently in effect; Seller's operations at the Premises and in connection with the Facility Assets are in compliance in all material respects with all the requirements of such Permits; and, to Seller's Knowledge, Seller is not subject to any pending notice of violation from any Governmental Authority or from any other Person alleging that Seller has committed any act, or failed to act, in any manner or under any circumstance that would preclude continued operation of the Facility Assets, including the Premises, under any Permits.

(c) Each of the Facility Assets and Seller is in material compliance with all Environmental Laws.

(d) To Seller's Knowledge, there are currently no circumstances or conditions existing on the Premises that could reasonably be expected to prevent or adversely interfere with Seller's compliance with Environmental Laws in connection with the Facility Assets and use of the Premises.

(e) Hazardous Substances have not been generated, used, treated or stored on, or transported by or on behalf of Seller to or from any of the Premises in violation of Environmental Laws.

(f) There is no asbestos contained in or forming any part of any building, building component, structure or other asset that is part of the Facility Assets, and no

asbestos is or has been stored, disposed of or otherwise been present at the Premises or on or in any of the Facility Assets. Seller does not have any liability arising from asbestos in connection with the use, operation, renovation or demolition of any of the Facility Assets.

(g) There has been no Release or threatened Release of Hazardous Substances by Seller or any party under the reasonable control of Seller, and, to Seller's Knowledge, there has been no Release or threatened Release of Hazardous Substances by any other party, at, on, under or from any of the Premises or at, on, under or from any property adjoining any of the Premises, other than in compliance with applicable Environmental Laws or as has previously been remediated in accordance with applicable Environmental Laws.

(h) In connection with its ownership and operation of the Facility Assets, Seller has disposed of all hazardous or toxic wastes, including those containing any Hazardous Substances, in compliance with all applicable Environmental Laws, and Seller has not received any written notice or demand letter from any Person claiming Seller may be liable for any on- or off-site Release or threatened Release of Hazardous Substances.

(i) There are not now, and, to Seller's Knowledge, never have been, any aboveground or underground storage tanks or PCB-containing transformers or equipment located at the Premises.

(j) Seller has provided Buyers' Agent with all material written reports, surveys, studies, correspondence, investigations, tests and environmental sampling and analyses (whether commissioned by Seller or otherwise) that are in Seller's custody or control concerning the wildlife, cultural resources, natural resources and the environmental condition of any of the Facility Assets, Hazardous Substances at, in, upon or under the Premises, or Seller's compliance with applicable Environmental Laws in the operation of the Facility or the use of the Facility Assets, except to the extent such documents are subject to attorney-client privilege or conflict with any confidentiality obligations to which Seller is bound.

(k) Seller has not received any written request for information or any written notification that it is a potentially responsible party under CERCLA or any similar state Environmental Law, including any such request or notification relating directly or indirectly to any of the Facility Assets, and none of the Premises is proposed to be listed or is listed on the National Priorities List under CERCLA or any similar state Environmental Law requiring environmental investigation or cleanup.

3.8 No Undisclosed Liabilities. Seller has no liabilities (absolute, accrued, contingent or otherwise) in excess of One Hundred Twenty-Five Thousand Dollars ($125,000) in the aggregate, except for (a) those set forth in ***Schedule 3.5***, ***Schedule 3.7***, ***Schedule 3.8***, ***Schedule 3.9***, ***Schedule 3.10***, or ***Schedule 3.11***, (b) those otherwise disclosed in writing to Exercising Buyers or explicitly set forth in any of the Assumed Contracts or Transferred Permits, (c) those constituting Excluded Liabilities, or (d) those disclosed in the Financial Statements.

3.9 Taxes. Any Liens for Taxes are set forth in ***Schedule 3.9.***

(a) There are no Liens for Taxes on any of the Facility Assets, except for (i) as of the Schedule Delivery Date, Purchase Option Permitted Encumbrances, and (ii) as of the Closing Date, Closing Permitted Encumbrances.

(b) The Facility Assets do not include any equity interest in any corporation or other entity.

(c) Seller has filed or caused to be filed with the appropriate Governmental Authorities all Tax Returns and reports relating to Seller required to be filed as of the Closing Date, all such Tax Returns were correct and complete in all material respects and all Taxes of Seller due and payable have been paid whether or not shown to be due on such Tax Returns and reports.

(d) Seller has not received any written notice from any Governmental Authority of, and has no other Knowledge of, any outstanding claims or assessments with respect to any Tax relating to the Facility Assets and, to Seller's Knowledge, no such claim is pending or being asserted against Seller or with respect to any of the Facility Assets.

(e) Seller has no Knowledge of any proposed tax assessment against the Facility Assets that is not being actively contested by it in good faith and by appropriate proceedings.

(f) Seller has timely paid all Taxes shown to be due on such Tax Returns, all Tax assessments received, and all Taxes that have or may become due under applicable Law with respect to all periods or portions thereof ending on or prior to the Closing Date.

(g) Seller is not a party to any pending Tax audit, investigation, action or Proceeding with any Governmental Authority, and, to Seller's Knowledge, there is no threatened audit, investigation, action or Proceeding by any Governmental Authority with respect to any of the Facility Assets. Seller has not received written notice of any claim by any Governmental Authority in any jurisdiction where it does not file Tax Returns or pay Taxes that it is or may be subject to Tax by that jurisdiction.

(h) Seller has timely withheld and timely paid all Taxes that are required to have been withheld and paid by it in connection with amounts paid or owing to any employee, independent contractor, creditor or other Person.

3.10 Compliance With Laws. Except as set forth in ***Schedule 3.10***, Seller is in compliance with all Laws applicable to the Facility Assets and operation and use of the Facility, except as would not have a Material Adverse Effect.

3.11 Litigation. Except as set forth in ***Schedule 3.11***:

(a) There are no Proceedings pending or, to Seller's Knowledge, threatened against Seller which could result, or have resulted in (i) the institution of legal proceedings to prohibit or restrain the operation of the Facility or any portion thereof, or the consummation of the transactions contemplated hereby, or (ii) a claim for damages

for which any Exercising Buyer could be liable or that could place any Lien or other encumbrance on the Facility Assets;

(b) There are no existing Orders, writs, injunctions, judgments or decrees of any court, arbitrator, tribunal or other Governmental Authority issued against Seller which could result, or have resulted in (i) the institution of legal proceedings to prohibit or restrain the operation of the Facility or any portion thereof, or the consummation of the transactions contemplated hereby, or (ii) a claim for damages for which any Exercising Buyer could be liable or that could place any Lien or other encumbrance on the Facility Assets.

3.12 Assumed Contracts. Seller has delivered or made available to Buyers' Agent true and complete copies of all Contracts. Except as set forth in ***Schedule 3.12***, all Assumed Contracts are in full force and effect, and neither Seller, nor any other party thereto, is in default under or in breach of any of them, nor does any event or condition exist that after notice or lapse of time or both could constitute a default thereunder or breach thereof on the part of Seller or any other party thereto (except for defaults, events of default and other events as to which requisite waivers have been, or prior to the Closing will have been, obtained). No approval, consent, or waiver of or by any Person that has not already been obtained is needed in order that the Assumed Contracts continue in full force and effect following the consummation of the transactions contemplated by this Agreement, and no Assumed Contract includes any provision, the effect of which may be to terminate (or give rise to a right of termination under) such Assumed Contract, or to give rise to, enlarge, or accelerate any obligations of Seller thereunder, or to give additional rights to any other Person, upon or by reason of the consummation of the transactions contemplated by this Agreement.

3.13 Intellectual Property.

(a) Except as set forth in ***Schedule 3.13***, Seller is the licensee of, or has such rights under the patents, patent applications, inventions, improvements, computer programs, computer applications, operating programs, other programs and software, including system documentation and instructions, engineering, construction and other drawings (other than drawings not needed for the operation, maintenance or repair of the Facility), designs, technology, know-how, trade secrets, trademarks, trademark applications, trade names, copyrights and other proprietary rights and proprietary information (to the extent any of the foregoing are necessary to operate and maintain the Facility in substantially the same manner as it has been operated and maintained during the Operations Period, collectively, the "***Intellectual Property Assets***"). Except as set forth in ***Schedule 3.13***, Seller has not received written notice that any of the Intellectual Property Assets infringes on or conflicts with the intellectual property of others. Seller has the right to use the Intellectual Property Assets in connection with its ongoing operation and maintenance of the Facility.

(b) Except as set forth in ***Schedule 3.13***, there have been no claims, and, to Seller's Knowledge, there is no basis for any claim, challenging the scope, validity or enforceability of any of the Intellectual Property Assets. Except as set forth in ***Schedule 3.13***, there are no instances where it has been held, or to Seller's Knowledge,

claimed or alleged, whether directly or indirectly, and, to Seller's Knowledge, there is no basis upon which such a claim may be made, that any activity of Seller relating to the ownership, operation or maintenance of the Facility, infringes or may infringe upon, is in violation of, or misappropriates, any rights of a third party.

(c) ***Schedule 3.13*** lists the software used in connection with the operation of the Facility as of the Schedule Delivery Date, including control room operating system software, all of which shall, except as set forth in ***Schedule 3.13***, remain available at the Facility for use by Exercising Buyers.

3.14 Brokers or Finders. Neither Seller nor any of its officers, directors, employees, shareholders or Affiliates has employed or made any agreement with any broker, finder or similar agent or any Person which will result in the obligation of any Exercising Buyer or any of their Affiliates to pay any finder's fee, brokerage fees or commission or similar payment in connection with the transactions contemplated hereby.

3.15 Permits. Except as set forth in ***Schedule 3.15***, all non-environmental Permits currently required by Law and necessary for the operation of the Facility as configured and historically operated by Seller have been obtained, are currently in effect, are final and non-appealable, and are transferrable to Exercising Buyers without the requirement of any third-party Consent. Seller's operations at the Premises and in connection with the Facility Assets are in compliance in all material respects with all of the requirements of such Permits. As of the Closing, Seller is not in possession of, and, to Seller's Knowledge, there is no reasonable basis for the issuance of, any written notice of violation or other notification from any Governmental Authority or from any other Person alleging that Seller has committed any act, or failed to act, in any manner or under any circumstance that could preclude continued operation of the Facility Assets, including the Premises, by Exercising Buyers under any of the Permits. Seller has made available to Exercising Buyers complete and correct copies of each Permit, together with all amendments thereto. No suspension, cancellation of termination of any Permit is threatened or imminent.

3.16 Investment Company Act. Seller is not an "investment company" or a company "controlled" by an "investment company" within the meaning of the Investment Company Act.

3.17 Employees and Employee Benefit Plans. Except as set forth in ***Schedule 3.17***, Seller does not have and has never had any employees, and Seller does not maintain or contribute to, and has not ever maintained or contributed to, any pension, profit-sharing, deferred compensation, bonus, stock, option, share, appreciation right, severance, group or individual health, dental, medical, life, insurance, survivor benefit or similar plan, policy or arrangement for the benefit of any director, officer, consultant or employee, whether active or terminated, of Seller.

3.18 No Shared Facilities. Except as set forth on ***Schedule 3.18***, there are no shared facilities (including control rooms, interties, buildings, or rights of way) required for the use or operation of the Facility or all or any portion of the Facility Assets.

3.19 General Representation. Except as set forth on ***Schedule 3.19***, no representation or warranty made by Seller, its agents and representatives in this Agreement or any of the Operative Documents or in any certificate or other agreement delivered by Seller to Buyers' Agent in connection with the transactions contemplated hereby or thereby contains any untrue statement of a material fact, or, to Seller's Knowledge, omits to state a material fact necessary in order to make the statements contained herein, in light of the circumstances in which they were made, not misleading. All material information contained in the Provided Materials is materially consistent with the information which has been used by Seller in the management of the Business and also with what has been or will be reported to Seller's management, equity holders and the Facility Lender in connection with the Business.

ARTICLE IV
REPRESENTATIONS AND WARRANTIES OF BUYERS

Each Exercising Buyer represents and warrants to Seller as follows as of the Closing Date:

4.1 Organization. Such Exercising Buyer is, (i) with respect to SCPPA and PWRPA, a validly existing California joint powers authority or (ii) with respect to Corona, Lodi, Moreno Valley and Rancho Cucamonga, a validly existing California municipal corporation, and has the legal power and authority to own its properties, to carry on its business as now being conducted and to enter into this Agreement, and to carry out the transactions contemplated hereby and thereby, and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Agreement.

4.2 Authority; Binding Nature. The purchase of the Facility Assets and the execution, delivery and performance by such Exercising Buyer of this Agreement and each of the Operative Documents executed by such Exercising Buyers and delivered by Buyers' Agent in connection with such purchase have been duly authorized by all necessary action on the part of each Exercising Buyer; provided that further authorizations from each Exercising Buyer will be required for such Exercising Buyer to exercise the Project Purchase Option. This Agreement and each of the Operative Documents to which each Exercising Buyer is a party constitute the legal, valid and binding obligation of such Exercising Buyer enforceable in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, reorganization or similar laws relating to or affecting the enforcement of creditors' rights generally or by general equitable principles, regardless of whether such enforceability is considered in a proceeding in equity or at law. The execution and delivery of this Agreement and each of the Operative Documents to which each Exercising Buyer is a party, the consummation of the purchase of the Facility Assets and the fulfillment of and compliance with the provisions of this Agreement and each of the Operative Documents to which such Exercising Buyer is a party do not and will not conflict with or constitute a breach of or a default under, any of the terms, conditions or provisions of any Requirements of Law, or any Organizational Documents, agreement, deed of trust, mortgage, loan agreement, other evidence of indebtedness or any other agreement or instrument to which such Exercising Buyer is a party or by which it or any of its property is bound, or result in a breach of or a default under any of the foregoing.

4.3 Consents. Except as set forth in ***Schedule 4.3***, other than those that have been obtained or filed, no Consent of, or registration, qualification or filing with any Person, including any Governmental Authority, is required for the purchase of the Facility Assets or the execution and delivery by such Exercising Buyer of any of the Operative Documents to which it is a party or in order for such Exercising Buyer to perform its obligations hereunder.

4.4 Brokers or Finders. Neither such Exercising Buyer, nor any of its members, officers, directors, or employees, has employed or made any agreement with any broker, finder or similar agent or any Person which will result in the obligation of Seller or any of its Affiliates to pay any finder's fee, brokerage fees, or commission or similar payment in connection with the transactions contemplated hereby.

4.5 Litigation. There are no Proceedings pending, or to such Exercising Buyer's knowledge, threatened, against such Exercising Buyer which could materially and adversely affect its ability to perform its obligations with respect to the purchase of the Facility Assets pursuant to the Project Purchase Option.

4.6 Buyers' Agent. Buyers' Agent has been appointed as the agent for Buyers pursuant to an agreement among Buyers, a true and correct copy of which has been furnished to Seller, for the purposes of administering this Agreement and the transactions contemplated hereunder. Buyers' Agent has the power and authority to take such actions, grant such consents, and bind Buyers with respect to the matters provided for in this Agreement in a manner consistent with the term and conditions set forth in this Agreement.

ARTICLE V
COVENANTS OF SELLER PRIOR TO CLOSING DATE

5.1 Access to Materials. Prior to the Schedule Delivery Date, Seller will furnish to Buyers all information required to be furnished pursuant to Section 3.7(j). Between the Schedule Delivery Date and the Closing Date (or such earlier date upon which the applicable Purchase Option Opportunity has been declined, expired or is no longer in effect, or when the Agreement has terminated) (such period, the "***Applicable Diligence Period***"), upon reasonable advance notice, Seller will (a) afford Buyers and their Representatives (and the Qualified Appraiser) full and complete access during normal business hours to the Facility and to Seller's personnel, Assumed Contracts, Transferred Permits, Books and Records, properties and other documents and data (provided that Buyers shall observe, and shall cause its Representatives to observe, all of Seller's security protocols), (b) furnish Buyers and Buyers' Representatives (and the Qualified Appraiser) with copies of all such Assumed Contracts, Transferred Permits, Books and Records, and other existing documents and data in Seller's possession or to which Seller has access with respect to the Facility or pertaining to the design of the Facility (including, without limitation, design schematics, blueprints or other similar documents) and other Facility Assets as any Buyer or the Qualified Appraiser may reasonably request, and (c) furnish Buyers and their Representatives (and the Qualified Appraiser) with such additional financial, operating, and other data and information of or pertaining to the Business in Seller's possession or to which Seller has access as any Buyer and its representatives (and the Qualified Appraiser) may reasonably request (all such Assumed Contracts, Transferred Permits, Books and Records, documents, data and information required to be furnished by Seller under this Section 5.1 shall

hereinafter be referred to as "***Provided Materials***"). Buyers shall have the right to diligently review the Provided Materials. To the extent any Provided Materials are (i) subject to confidentiality, non-disclosure or similar agreements in favor of third parties whose consent to disclose cannot be obtained by the Closing (ii) legally-privileged information of Seller, or (iii) concerning any alleged dispute or pending litigation, investigation or Proceeding involving Seller or its Affiliates that is protected by or subject to the attorney-client privilege, or (iv) restricted by an agreement entered into in connection with such dispute, litigation, investigation or Proceeding or an order entered by any court, such Provided Materials shall be redacted as necessary to allow for disclosure to Buyers and the Qualified Appraiser.

5.2 Investigations. During the Applicable Diligence Period, upon reasonable advance notice (but not less than twenty-four (24) hours), Seller shall afford each Buyer and its Representatives (and the Qualified Appraiser), with reasonable access to the Facility Assets for the purpose of inspecting the same, to conduct any performance tests or physical inspections or otherwise (including to conduct a Phase 1 environmental site assessment), during normal business hours and in such manner so as not to materially disturb or interfere with the normal operations of the Facility Assets, provided that each Buyer (or each Exercising Buyer, as applicable) shall indemnify Seller for any damage to the Facility Assets, suits and causes of action, claims, charges, damages, demands, judgments, civil fines and penalties, or losses of any kind or nature whatsoever, for death, bodily injury or personal injury to any person, including Seller's employees and agents, or third persons, or damage or destruction to any property of Seller or third persons, incurred in connection with such investigations.

5.3 Financial Statements. On the Schedule Delivery Date, Seller will deliver to Buyers' Agent unaudited balance sheets and unaudited statements of income and cash flow of Seller for the three (3) most recent fiscal years of Seller, prepared in material compliance with GAAP and certified by an officer of Seller. From and after the Schedule Delivery Date, as soon as available and in any event during the Applicable Diligence Period or the end of each fiscal quarter of Seller, Seller will provide Buyers' Agent with unaudited statements of income and cash flow for such quarter, setting forth in comparative form figures for the corresponding period of the preceding fiscal year, accompanied by a certificate signed by an authorized officer of Seller stating that such financial statements present fairly the financial condition of Seller and that the same have been prepared in material compliance with GAAP. Seller will also deliver to Buyers' Agent copies of all financial statements or other financial information delivered to any Facility Lender during the Applicable Diligence Period contemporaneously with the delivery thereof to such Facility Lender; provided that Seller shall have the right to redact financial information provided to any such Facility Lender unrelated to the Facility. The financial statements required to be provided by Seller to Buyers' Agent under this Section are collectively referred to as the "***Financial Statements***."

5.4 Operation of the Business. During the Applicable Diligence Period, Seller will conduct its Business with respect to the Facility in all material respects in accordance with the ordinary course of business consistent with past practices and Prudent Utility Practices.

5.5 Disposition of Assets. During the Applicable Diligence Period, unless required by any Material Contract existing prior to the Schedule Delivery Date, Seller shall not (a) sell or otherwise dispose of or encumber (other than Purchase Option Permitted Encumbrances) any of

the Facility Assets or any other property or assets which are primarily related to the operation, maintenance and use of the Facility (other than sales, leases, transfers or dispositions in the ordinary course of business consistent with past practice and Prudent Utility Practices), or (b) except as may be required by their terms, and except in the ordinary course of business consistent with past practice, modify, subordinate, amend, terminate, cancel, sever or surrender, or permit or suffer the modification, subordination, amendment, termination, cancellation, severance or surrender of any Assumed Contract, Transferred Permit or Warranties, without the prior written approval of Buyers.

5.6 Required Approvals. As promptly as practicable following Buyers' Agent's delivery of the Purchase Option Exercise Notice until the end of the Applicable Diligence Period, Seller will make, and thereafter diligently pursue during the Applicable Diligence Period, all registrations, qualifications or filings to be identified in ***Schedule 3.4*** or necessary or appropriate to obtain all the Consents therein identified.

5.7 Notification. During the Applicable Diligence Period, Seller shall give prompt notice (each notice, a "***Breach Notice***") to Buyers' Agent of the occurrence or non-occurrence of any event, change, effect or development of any kind which would or might cause (a) any representation or warranty of Seller contained in any Operative Document or this Agreement to be untrue or incorrect in any material respect on the date such representation or warranty is to be made, (b) a Material Adverse Effect, or (c) a breach of any of Seller's covenants under this Agreement or any Operative Document. Each Breach Notice must include a detailed description of the event, change, effect, development or failure and a description of the action Seller has taken and proposes to take with respect thereto. The delivery of, or the failure to deliver, a Breach Notice will not be deemed to (i) modify any representation or warranty hereunder, (ii) modify any condition set forth in Article VII, or (iii) limit or otherwise affect the remedies available hereunder to Buyers.

5.8 Reasonable Efforts. Following Buyers' Agent's delivery of the Purchase Option Exercise Notice and until the end of the Applicable Diligence Period, Seller will, or will cause its Affiliates to use all commercially reasonable efforts to satisfy the conditions in Article VII and Article VIII to be performed by Seller or such Affiliates.

5.9 Waivers of Claims. During the Applicable Diligence Period, Seller shall not cancel or compromise any debt or claim, or waive or release any material right relating to the Facility Assets and the Assumed Liabilities.

5.10 Additional Contracts. Any Contract entered into by Seller during the Applicable Diligence Period shall be considered an Excluded Liability unless Exercising Buyers agree in writing to include such Contract as an Assumed Contract.

5.11 Transitional Services. At the option of Exercising Buyers, during the period between Buyers' Agent's delivery of the Purchase Option Tentative Exercise Notice until the earliest to occur of (a) Buyers' Agent's delivery of the Purchase Option Exercise Notice, (b) the Purchase Option Exercise Deadline, (c) termination of the relevant Purchase Option Opportunity, or (d) termination of this Agreement, Exercising Buyers and Seller shall negotiate in good faith an agreement for transition operation and maintenance services from Seller to upon terms and

conditions to be mutually agreed upon by both Parties, in form and substance consistent with Exhibit 5.11.

ARTICLE VI
COVENANTS OF TENTATIVE EXERCISING BUYERS PRIOR TO CLOSING DATE

6.1 Notification. During the Applicable Diligence Period, each Tentative Exercising Buyer (and following the delivery of a Purchase Option Exercise Notice, each Exercising Buyer), shall give prompt notice to Seller of the occurrence or non-occurrence of any event, change, effect or development of any kind which would or might cause (a) any representation or warranty of such Tentative Exercising Buyer or Exercising Buyer contained in any Operative Document or this Agreement to be untrue or incorrect in any material respect on the date such representation or warranty is to be made, or (b) a breach of such Tentative Exercising Buyer's or Exercising Buyer's covenants under this Agreement or any Operative Document. Each Breach Notice must include a detailed description of the event, change, effect, development or failure and a description of the action such Tentative Exercising Buyer or Exercising Buyer has taken and proposes to take with respect thereto. The delivery of a Breach Notice will not be deemed to (i) modify any representation or warranty hereunder, (ii) modify any condition set forth in Article VIII, or (iii) limit or otherwise affect the remedies available hereunder to Seller.

6.2 Required Approvals. As promptly as practicable following Buyers' Agent's delivery of the Purchase Option Exercise Notice and until the end of the Applicable Diligence Period, each Exercising Buyer will make, and thereafter during the Applicable Diligence Period pursue, all registrations, qualifications or filings identified in ***Schedule 4.3*** or necessary or appropriate to obtain any Consent therein identified, consistent with and based upon Seller's acknowledgement and agreement in Section 2.3, and Seller shall provide assistance to Exercising Buyers in connection therewith.

6.3 Reasonable Efforts. Following Buyers' Agent's delivery of the Purchase Option Exercise Notice until the end of the Applicable Diligence Period, each Exercising Buyer will use reasonable efforts to cause the conditions to be performed by such Exercising Buyer in Article VII and Article VIII to be satisfied.

ARTICLE VII
CONDITIONS PRECEDENT TO EXERCISING BUYERS' OBLIGATION TO CLOSE

Each Exercising Buyer's obligation to purchase the Facility Assets and to take the other actions required to be taken by such Exercising Buyer at the Closing Date is subject to the satisfaction, at or prior to the Closing, of each of the following conditions (any of which may be collectively waived by Exercising Buyers in their sole discretion, in whole or in part):

7.1 Accuracy of Representations. All of the representations and warranties of Seller in this Agreement and the other Operative Documents qualified by materiality shall be true and correct as so qualified on and as of Closing date, except to the extent such representations and warranties expressly relate to an earlier date (in which case as of such earlier date). Each of the representations and warranties made by Seller in this Agreement and not qualified by materiality shall be true and correct on and as of the Closing date as though made on and as of such date,

except to the extent such representations and warranties expressly relate to an earlier date (in which case as of such earlier date).

7.2 Seller's Performance. All of the covenants and obligations that Seller is required to perform or to comply with pursuant to this Agreement or any of the other Operative Documents at or prior to the Closing (considered collectively), and each of these covenants and obligations (considered individually), must have been duly performed and complied with in all material respects.

7.3 Consents. Each of the Consents identified in ***Schedule 3.4*** and ***Schedule 4.3*** must have been obtained and must be in full force and effect.

7.4 Additional Seller Documents. Seller shall deliver each of the following documents to Buyers' Agent:

(a) an opinion of Seller's counsel, dated the Closing Date, addressed to each Exercising Buyer with respect to the sale of the Facility Assets pursuant to this Agreement and related matters in form and substance acceptable to Buyers' Agent;

(b) a written certificate, in form and substance satisfactory to Buyers' Agent, executed and delivered by Seller by its authorized officer, certifying that each of the conditions specified in Sections 7.1, 7.2 and 7.3 have been satisfied;

(c) one or more Bill of Sale documents, dated as of the Closing Date, in form and substance reasonably acceptable to Buyers' Agent (collectively, the "***Bill of Sale***"**)**, and executed by Seller by its authorized officer;

(d) agreements and related documentation effective to transfer to Exercising Buyers the Transferred Permits, the Assumed Contracts, the Real Property Contracts, and any other Facility Assets (together with the Bills of Sale, the "***Asset Assignment Documents***"), executed by Seller by its authorized officer;

(e) an irrevocable commitment by a title company acceptable to Buyers' Agent to issue an extended coverage owner's policy of title insurance based upon a recent ALTA survey, including such endorsements as Exercising Buyers may reasonably require, insuring Exercising Buyers in the amount of the Final Purchase Price, that title to the Premises (in fee, leasehold and/or easement, as applicable) is vested in Exercising Buyers, subject only to those exceptions that are Closing Permitted Encumbrances;

(f) confirmation in writing by Seller that any existing operations and maintenance agreement with respect to the Facility shall terminate upon the Closing Date (unless (i) Exercising Buyers elect to assume such agreement, in which case such agreement shall be deemed an Assumed Contract or (ii) the operations and maintenance provider under the operations and maintenance agreement will be providing transition services in connection with the services to be provided by Seller pursuant to a transition services agreement entered into in accordance with Section 5.11, in which case such operations and maintenance agreement shall terminate upon the termination of the transition services agreement);

(g) duly executed pay-off letters for the release or termination of all Liens securing Facility Debt that acknowledge repayment in full of such Facility Debt (unless Exercising Buyers otherwise agree in writing that any such Liens shall not be released or terminated); and

(h) such other documents as Buyers' Agent may reasonably request for the purpose of (i) evidencing the accuracy of any of Seller's representations and warranties, (ii) evidencing the performance by Seller of, or the compliance by Seller with, any covenant or obligation required to be performed or complied with by Seller, including under Section 2.3, or (iii) evidencing the satisfaction of any condition referred to in this Article VII.

7.5 Litigation. No Proceeding shall have been instituted or any other action taken or Law or Environmental Law enacted, promulgated or deemed applicable by any Governmental Authority or by any other Person and, at what would otherwise have been the Closing Date, remain pending, to delay, restrain or prohibit any part of the transactions contemplated by this Agreement or to seek any divestiture or to revoke or suspend any Permit by reason of any or all of the transactions contemplated by this Agreement; nor shall any Governmental Authority have notified any Party or any of their respective Affiliates that consummation of any part of the transactions contemplated by this Agreement would constitute a violation of the Laws or Environmental Laws of any jurisdiction or that it intends to commence a Proceeding to restrain or prohibit any part of the transactions contemplated by this Agreement or to require such divestiture, revocation or suspension; unless, in any such case, such Governmental Authority or other Person shall have withdrawn such notice and abandoned such Proceeding, action, Law or Environmental Law to the satisfaction of Exercising Buyers.

7.6 Liens. Title to the Facility Assets shall be free and clear at the Closing of all Liens other than Closing Permitted Encumbrances. Following the Schedule Delivery Date and prior to the determination of the Tentative Purchase Price, Buyers' Agent shall provide Seller with a written notice setting forth Buyers' Agent's approval of any Liens with respect to the Facility Assets that Buyers' Agent expressly approves for inclusion as Closing Permitted Encumbrances.

7.7 No Material Adverse Effect. During the Applicable Diligence Period, no action shall have been taken or omitted and no event shall have occurred or be threatened which has had or could reasonably be expected to result in a Material Adverse Effect.

7.8 Final Purchase Price. All adjustments to the Tentative Purchase Price required under Section 3 of ***Exhibit 2.5*** shall have been made, including any adjustments required as a result of updates to the Seller Disclosure Schedules delivered by Seller pursuant to Section 2.11(a).

7.9 Disclosure Schedules. During the Applicable Diligence Period, none of Seller's updates to the Seller Disclosure Schedules delivered pursuant to Section 2.11 individually or in the aggregate, materially or adversely modify or amend any of Seller's representations and warranties, as determined by Exercising Buyers, in their sole discretion.

ARTICLE VIII
CONDITIONS PRECEDENT TO SELLER'S OBLIGATION TO CLOSE

Seller's obligation to sell the Facility Assets and to take the other actions required to be taken by Seller at the Closing Date is subject to the satisfaction, at or prior to the Closing, of each of the following conditions (any of which may be waived by Seller in its sole discretion, in whole or in part):

8.1 Accuracy of Representations. Each Exercising Buyer's representations and warranties in this Agreement and the other Operative Documents qualified by materiality shall be true and correct as so qualified on and as of Closing date, except to the extent such representations and warranties expressly relate to an earlier date (in which case as of such earlier date). Each of the representations and warranties made by each Exercising Buyer in this Agreement and not qualified by materiality shall be true and correct on and as of the Closing Date as though made on and as of such date, except to the extent such representations and warranties expressly relate to an earlier date (in which case as of such earlier date).

8.2 Exercising Buyers' Performance.

(a) All of the covenants and obligations that each Exercising Buyer is required to perform or to comply with pursuant to this Agreement or any of the other Operative Documents at or prior to the Closing (considered collectively), and each of these covenants and obligations (considered individually), must have been performed and complied with.

(b) Each Exercising Buyer must have paid its proportionate share (based on the applicable percentage of the Facility Assets to be purchased by such Exercising Buyer) of the Final Purchase Price to Seller.

8.3 Consents. Each of the Consents identified in ***Schedule 3.4*** and ***Schedule 4.3*** must have been obtained and must be in full force and effect.

8.4 Additional Buyers Documents. Buyers' Agent shall deliver each of the following documents to Seller:

(a) one or more legal opinions with respect to the enforceability and due authorization by each Exercising Buyer of this Agreement;

(b) a Bill of Sale and other Asset Assignment Documents executed by Exercising Buyers; and

(c) such other documents as Seller may reasonably request for the purpose of (i) evidencing the accuracy of any Exercising Buyer's representations and warranties, (ii) evidencing the performance by any Exercising Buyer of, or the compliance by such Exercising Buyer with, any covenant or obligation required to be performed or complied with by such Exercising Buyer, or (iii) evidencing of the satisfaction of any condition referred to in this Article VIII.

8.5 Litigation. No Proceeding shall have been instituted or any other action taken or Law or Environmental Law enacted, promulgated or deemed applicable by any Governmental Authority or by any other Person and, at what would otherwise have been the Closing Date, remain pending to delay, restrain or prohibit any material part of the transactions contemplated by this Agreement; nor shall any Governmental Authority have notified any Party or any of their respective Affiliates that consummation of any part of the transactions contemplated by this Agreement would constitute a violation of the Laws or Environmental Laws of any jurisdiction or that it intends to commence a Proceeding to restrain or prohibit any part of the transactions contemplated by this Agreement, unless, in any such case, such Governmental Authority or other Person shall have withdrawn such notice and abandoned such Proceeding, action, Law or Environmental Law to the satisfaction of Seller.

ARTICLE IX
MUTUAL COVENANTS, TAXES AND OTHER MATTERS

9.1 Tax Matters. Seller, at its own expense, will file, to the extent required by applicable Law, all necessary Tax Returns and other documentation with respect to its portion of any Transfer Taxes, and, if required by applicable Law, Seller will join in the execution of any such Tax Returns or other documentation and will take such positions in such returns as are reasonably requested by Buyers' Agent.

(a) With respect to Taxes to be prorated in accordance with Section 2.12 only, each Exercising Buyer shall prepare and timely file all Tax Returns required to be filed by such Exercising Buyer with respect to the Facility Assets, if any, and shall duly and timely pay all such Taxes, whether imposed on any Exercising Buyer or Seller, shown to be due on such Tax Returns. Each Exercising Buyer's preparation of any such Tax Returns shall be subject to Seller's approval, which approval shall not be unreasonably withheld. Exercising Buyers shall make such Tax Returns available for Seller's review and approval no later than fifteen (15) Business Days prior to the due date for filing such Tax Return. Within ten (10) Business Days after receipt of such Tax Return, Seller shall pay to Exercising Buyers Seller's proportionate share (based on the applicable percentage of the Facility Assets to be purchased by such Exercising Buyer) of the amount shown as due on such Tax Return, determined in accordance with Section 2.12.

(b) Each Exercising Buyer and Seller shall provide each other with such assistance as may reasonably be requested by any other Party in connection with the preparation of any Tax Return, any audit or other examination by any taxing authority, or any judicial or administrative Proceeding relating to liability for Taxes, and each will retain and provide the requesting Party with any records or information which may be relevant to such return, audit or examination, Proceedings or determination. Each Party will take any and all commercially reasonable steps, act in good faith, and cooperate fully, to permit the other Parties to comply with its obligations and secure its rights to indemnification hereunder.

(c) Seller will be entitled to any refunds or credits of Taxes relating to the Facility Assets for the period on or prior to the Closing Date (and such refunds and credits shall be Excluded Assets), and Exercising Buyers shall be entitled to such refunds

or credits of Taxes relating to the Facility Assets for the period on and after the Closing Date. Each Exercising Buyer and Seller will promptly notify and forward to the other Parties the amounts of any such refunds or credits received by such Party, but to which another Party is entitled, within sixty (60) days after receipt thereof.

(d) After the Closing, Buyers' Agent will notify Seller in writing, within thirty (30) days after their receipt, of any correspondence, notice or other communication from a taxing authority or any representative thereof, of any pending or threatened tax audit, or any pending or threatened Proceeding that involves Taxes relating to the Facility Assets for the period prior to the Closing, and furnish Seller with copies of all correspondence received from any taxing authority in connection with any audit or information request with respect to any such Taxes relating to the Facility Assets for the period prior to the Closing. After the Closing, Seller will notify Buyers' Agent in writing, within thirty (30) days after its receipt, of any correspondence, notice or other communication from a taxing authority or any representative thereof, of any pending or threatened tax audit, or any pending or threatened judicial or administrative Proceeding that involves Taxes relating to the Facility Assets for the period after the Closing, and furnish Buyers' Agent with copies of all correspondence received from any taxing authority in connection with any audit or information request with respect to any such Taxes relating to the Facility Assets for the period after the Closing.

(e) Notwithstanding any provision of this Agreement to the contrary, with respect to any claim for refund, audit, examination, notice of deficiency or assessment or any Proceeding that involves Taxes relating to the Facility Assets (collectively, "***Tax Claim***"), each Exercising Buyer and Seller will reasonably cooperate with one another in prosecuting and/or contesting any Tax Claim, including making available original books, records, documents and information for inspection, copying and, if necessary, introduction of evidence at any such Tax Claim contest or Proceeding and making employees available on a mutually convenient basis to provide additional information or explanation of any material provided hereunder with respect to such Tax Claim or to testify at Proceedings relating to such Tax Claim. Seller will control all Proceedings taken in connection with any Tax Claim that pertains entirely to any period prior to the Closing, and Buyers' Agent will control all Proceedings taken in connection with any Tax Claim that pertains to any period commencing after the Closing, and Seller and Buyers' Agent will jointly control all Proceedings taken in connection with any Tax Claim pertaining to any period commencing prior to and ending after the Closing; provided, however, that Buyers' Agent may request that Seller take any action reasonably necessary to remove any Liens on the Facility Assets relating to any Tax Claim that pertains to the period prior to or including the Closing. Buyers' Agent shall have no right to settle or otherwise compromise any Tax Claim which pertains entirely to the period prior to the Closing; Seller shall have no right to settle or other compromise any Tax Claim which pertains entirely to the period after the Closing and neither Buyers' Agent nor Seller shall have the right to settle or otherwise compromise any Tax Claim which pertains to the period both prior to and after the Closing without the other's prior written consent, which consent shall not be unreasonably withheld or delayed.

9.2 Seller Cooperation Post-Closing. To the extent consistent with the transition services agreement to be executed in connection with Section 5.11, Seller agrees that, for a period of two (2) years after the Closing, it will use good faith efforts to respond to inquiries from Buyers' Agent relating to the Facility or the Facility Assets.

9.3 Risk of Loss.

(a) If, during the Applicable Diligence Period, all or any material portion of the Facility is damaged or destroyed in whole or in part or becomes subject to or threatened with any condemnation or eminent domain proceeding (the "***Affected Portion***"), the Tentative Purchase Price shall be reduced by an amount that is equal to the greater of the (i) fair market value of the Affected Portion (such value to be determined as of the date immediately prior to such damage, destruction or actual or threatened condemnation or eminent domain proceeding) or (ii) the cost of repair of the Affected Portion, as determined by the Qualified Appraiser(s); provided, that if Seller elects to repair the Affected Portion, the Tentative Purchase Price shall be adjusted to reflect any reasonable increase in the value of the Facility based on the performance of such repairs. For the avoidance of doubt, any insurance proceeds shall belong to Seller, subject to application in accordance with the requirements of the Facility Debt.

(b) If, during the Applicable Diligence Period, all or any portion of the Facility is damaged or destroyed in whole or in part or becomes subject to or threatened with any condemnation or eminent domain proceeding, such that it cannot reasonably be expected (as determined by the Qualified Appraiser(s)) that, (i) in the case of damage or destruction, the Facility will be fully repaired within sixty (60) days after the Closing Date or (ii) in the case of a condemnation or eminent domain proceeding, such condemnation or eminent domain proceeding would have a Material Adverse Effect, then each Exercising Buyer may, in its sole discretion, elect to withdraw from the Project Purchase Option with respect to the relevant Purchase Option Opportunity, and such Purchase Option Opportunity shall expire and shall no longer be effective with respect to such Exercising Buyer and, should all Exercising Buyers withdraw from the Project Purchase Option with respect to such Purchase Option Opportunity, such withdrawal shall not affect any Buyer's right to exercise any Project Purchase Option with respect to any future Purchase Option Opportunity, or elect to terminate this Agreement.

9.4 Liabilities.

(a) From and after Closing, Exercising Buyers shall assume, shall pay, perform and discharge when due, and, as between Exercising Buyers and Seller, shall be solely responsible for, the Assumed Liabilities. Seller shall have no liability or obligation for the Assumed Liabilities from and after the Closing Date.

(b) Except for the Assumed Liabilities, Exercising Buyers shall not assume by virtue of this Agreement or the transactions contemplated by this Agreement, and Exercising Buyers shall have no liability under this Agreement for, the Excluded Liabilities.

ARTICLE X
TERM AND TERMINATION

10.1 Term. This Agreement shall become effective when it is executed by each of the Parties and delivered to the other Parties and the term of this Agreement shall continue for the Agreement Term (including the survival periods of those provisions with survivability under Section 2.3 of the PPA), or such other period as may be provided for in this Agreement, unless terminated earlier as provided in Section 10.2, or as provided elsewhere under this Agreement; *provided* that (a) the term of this Agreement shall in any event extend up to and including the Closing so long as Buyers shall be entitled under the terms of this Agreement to exercise their Project Purchase Option and (b) the provisions of this Agreement shall survive any Closing or termination of this Agreement as set forth in Section 10.3(b) and Section 11.1.

10.2 Termination Events. This Agreement may, by notice given prior to the Closing, be terminated:

(a) by any Buyer, in which event, such Buyer shall, without penalty to such Buyer, withdraw from its participation in this Agreement and this Agreement shall be terminated with respect to such Buyer, upon (i) a failure by Seller to perform any of its duties or obligations under this Agreement when and as due which is not cured to the reasonable satisfaction of such Buyer by the earlier of the Closing Date or the date that is thirty (30) days after receipt of written notice thereof from such Buyer, or (ii) an inaccuracy in any material respect of any representation, warranty, certification or other statement made by Seller or in any other document contemplated hereby or in any Operative Document at any time given by Seller in writing pursuant hereto or thereto, or in connection herewith or therewith at the time made or deemed to be made; *provided*, that, Exercising Buyers shall remain obligated to purchase all of the Facility Assets;

(b) by Seller upon (i) a failure by any Buyer to perform any of its duties or obligations under this Agreement when and as due which is not cured to the reasonable satisfaction of Seller (either by such Defaulting Buyer or any other Buyer) by the earlier of the Closing Date or the date that is thirty (30) days after receipt of written notice thereof from Seller, or (ii) an inaccuracy in any material respect of any representation, warranty, certification or other statement made by any Buyer herein or in any other document contemplated hereby or in any Operative Document at any time given by a Buyer in writing pursuant hereto or thereto, or in connection herewith or therewith at the time made or deemed to be made; *provided*, that, so long as the non-Defaulting Buyer or Buyers, as applicable, are able to purchase all of the Facility Assets, such termination of the Defaulting Buyer shall not affect the performance of any other Parties to this Agreement;

(c) either (i) by Exercising Buyers, if satisfaction of any of the conditions in Article VII has become impossible due to an event outside of Seller's reasonable control despite the exercise of due care and diligence (and in no event through the failure of Seller to comply with its obligations under this Agreement) and Exercising Buyers have not previously waived such condition; or (ii) by Seller, if satisfaction of any of the conditions in Article VIII has become impossible due to an event outside of Exercising

Buyers' reasonable control despite the exercise of due care and diligence (and in no event through the failure of Exercising Buyers to comply with their obligations under this Agreement) and Seller has not previously waived such condition on or before the Closing Date; or

(d) by (i) Seller, if a Default by all Buyers shall have occurred under the PPA and the PPA is terminated prior to or concurrently with this Agreement, (ii) Seller with respect to a Buyer, if a Default by such Buyer shall have occurred under the PPA and the PPA is partially terminated with respect to such Buyer, (iii) either Buyers, collectively, or Seller, individually, in the event that the PPA shall fail to be in full force and effect in accordance with its terms for any reason, or (iv) either Buyers, collectively, or Seller, individually, if any Buyer, Seller, or Seller Affiliate shall contest the validity or enforceability of the PPA or any Ancillary Document (as defined in the PPA) or any provision thereof in writing or deny that it has any further liability thereunder.

10.3 Effect of Termination.

In the event of termination of this Agreement:

(a) Upon a request from a Party, the other Parties will redeliver all documents, work papers and other material relating to the transactions contemplated hereby or by the other Operative Documents, whether obtained before or after the execution hereof, and each Party will withdraw any applications for approval of transfer of Permits and surrender any Permits already transferred, as necessary;

(b) The provisions of Article XII shall survive and continue in full force and effect;

(c) No Party shall have any liability or further obligation to the other Parties, except as stated in Sections 10.3(a) and (b), and except for any breach of representation, warranty or obligation arising under this Agreement or otherwise occurring prior to the proper termination of this Agreement. The foregoing provisions shall not limit or restrict the availability of specific performance or other injunctive relief to the extent that specific performance or such other relief would otherwise be available to a Party hereunder; and

(d) The PPA shall remain in full force and effect in accordance with its terms.

ARTICLE XI
LIMITATION OF LIABILITY

11.1 Survival of Representations, Etc. The representations, warranties, covenants, and agreements, and indemnities of the Parties contained herein shall survive the consummation of the transactions contemplated hereby for a period of two (2) years following the Closing Date other than representations, warranties, covenants, and agreements, and indemnities of Seller arising in connection with Section 3.1 and Section 3.2, which shall survive until the expiration of the applicable statute of limitation, in any event, without regard to any investigation made by any of the Parties or the fact that the damaged Party had knowledge of any misrepresentation or

breach of warranty or covenant at the time of Closing or at any other time. The expiration of any representation and warranty provided herein shall not affect the rights of a Party in respect of a Claim made by such Party with specificity and in a writing received by the other Parties prior to the expiration of such survival period.

11.2 Limitation of Liability. Notwithstanding anything contained in this Agreement to the contrary, in no event shall Seller's aggregate liability under this Agreement or any Operative Document to Buyers under any theory of liability (whether contract, tort, strict liability or otherwise) exceed one hundred percent (100%) of the Final Purchase Price, provided that the foregoing limitation shall not apply (A) to the extent based upon a breach of any representation or warranty made in Sections 3.1, 3.2, 3.4, or 3.9, or (B) to claims, written demands, actions, legal proceedings (in law or in equity) or arbitration, or Losses resulting from Buyer Third Party Indemnity Claims, or from Hazardous Substances that were present at or on the Premises on or prior to the Closing Date or that were released by Seller or any other person for whose conduct Seller is responsible at any time on or prior to the Closing Date.

11.3 Deductible. If the Closing occurs, no Party shall have any liability or obligation to the other Parties for breach of any representation or warranty under this Agreement or any Operative Document unless the aggregate amount for which such Party would be liable hereunder or thereunder, as applicable, but for this provision, exceeds an amount equal to one-half percent (0.5%) of the Final Purchase Price (the "***Deductible Amount***"), in which event such Party shall be liable for the aggregate amount of Losses; *provided* that individual claims of Five Thousand Dollars ($5,000) or less shall not be aggregated for purposes of calculating either the Deductible Amount and, *provided* further, that the Deductible Amount shall not apply, or be used in calculating whether the Deductible Amount has been met, in the event of (a) claims for indemnification arising under any of the items enumerated under (A) or (B) of Section 11.2 above, or (b) Seller Third Party Indemnity Claims.

ARTICLE XII
GENERAL PROVISIONS

12.1 Indemnification. As of the Closing and subject to Article 11:

(a) Seller, from and after the Closing Date, shall indemnify, defend and hold harmless each Exercising Buyer, their respective boards of directors, the officers and employees of each, the members of any Exercising Buyer (including, with respect to SCPPA, any Participating Member), and all of their respective commissioners, officers, agents, employees, advisors, and representatives (collectively, the "***Buyer Indemnitees***") from and against any Losses incurred by any of them that arise out of or result from (i) the breach of any of Seller's (1) representations and warranties contained in this Agreement or in any other agreement, instrument or other document delivered in connection herewith, as of the date when made, or (2) agreements, covenants or other obligations contained in this Agreement or in any other agreement, instrument or other document delivered in connection herewith, (ii) any and all taxes (or the nonpayment thereof) of Seller that are due and payable with respect to any period of time prior to the Closing Date, (iii) Excluded Liabilities or Excluded Assets, and (iv) any claims made by third parties (other than any Buyer Indemnitee) against any Buyer Indemnitee arising

with respect to injury or death, or loss or damage to, or loss of use of property of such third party prior to the Closing Date caused by the negligence, gross negligence, or willful misconduct of Seller ("***Buyer Third Party Indemnity Claims***").

(b) Each Exercising Buyer, from and after the Closing Date, shall indemnify, defend and hold harmless Seller, any RE Holdings Entity, and its and their officers, employees, agents, partners, or members (collectively, the "***Seller Indemnitees***") and the other Exercising Buyers (and each such other Exercising Buyer's Buyer Indemnitees) from and against any Losses that are caused by (i) the breach by such Exercising Buyer of any of its (1) representations and warranties contained in this Agreement, or (2) agreements, covenants or obligations contained in this Agreement; (ii) Assumed Liabilities of such Exercising Buyer; (iii) any claims made by third parties (other than any Seller Indemnitee) against any Seller Indemnitee or other Exercising Buyer (or its Buyer Indemnitees) arising with respect to injury or death, or loss or damage to, or loss of use of property of such third party after the Closing Date caused by the negligence, gross negligence, or willful misconduct of such Exercising Buyer ("***Seller Third Party Indemnity Claims***"); and (iv) any and all taxes (or the nonpayment thereof) of such Exercising Buyer that are due and payable with respect to any period of time arising from and after the Closing Date.

(c) Each Party shall promptly notify the other Parties of any action, suit, proceeding, demand, or breach (a "***Claim***") with respect to which such Party claims indemnification; *provided, however*, that failure of such Party to give such notice shall not relieve indemnifying Party of its obligations under this Section 12.1. If such Claim relates to any action, suit, proceeding, or demand instituted by a third party (a "***Third Party Claim***"), upon receipt of such notice, the indemnifying Party or Parties may assume the defense of such Third Party Claim, and in the case of such an assumption, such indemnifying Party or Parties shall have the authority, with consent of the indemnified Party (such consent not to be unreasonably withheld, conditioned or delayed), to negotiate, compromise, and settle such Third Party Claim, *provided*:

(i) each indemnifying Party confirms in writing, without qualification of any kind, that it is obligated to indemnify and defend the Buyer Indemnitees or Seller Indemnitees, as applicable, with respect to such Third Party Claim;

(ii) such indemnifying Party or Parties have selected counsel to handle the defense that is reasonably acceptable to the indemnified Party; and

(iii) such indemnifying Party or Parties establish to the reasonable satisfaction of the indemnified Party that they have (and will continue to have) adequate financial resources to defend, satisfy and discharge such action or claim.

(d) The indemnified Party shall retain the right to participate in the defense of any Third Party Claim, the defense of which has been assumed by the indemnifying Party or Parties pursuant hereto, but the indemnified Party shall bear and shall be solely responsible for its own costs and expenses in connection with such participation. In the event any indemnifying Party shall fail or not be able to assume the defense of any Third

Party Claim, then the indemnified Party shall control the defense and settlement thereof at the indemnifying Party or Parties' cost and expense, and any judgment on or settlement of such Third Party Claim shall be conclusive and binding on the indemnifying Parties for all purposes.

(e) The provisions of this Section 12.1 shall not be construed so as to relieve any insurer of its obligation to pay any insurance proceeds in accordance with the terms and conditions of valid and collectible insurance policies.

(f) No individual Representative of any Party shall be personally liable for any losses under the provisions contained in this Section 12.1. Except as set forth in Section 12.1(e), nothing herein shall relieve any Party of any liability to make any payment expressly required to be made by such Party pursuant to this Agreement.

12.2 Expenses. Except as otherwise expressly provided in this Agreement, each Party will bear its respective expenses incurred in connection with the preparation, execution, and performance of this Agreement and the transactions contemplated by this Agreement, including all fees and expenses of agents, representatives, counsel, and accountants. The Parties agree that, in any action to enforce the terms of this Agreement, each Party shall be responsible for its own attorney fees and costs. Each of the Parties was represented by its respective legal counsel during the negotiation and execution of this Agreement.

12.3 Ambiguity. The Parties acknowledge that this Agreement was jointly prepared by them, by and through their respective legal counsel, and any uncertainty or ambiguity existing herein shall not be interpreted against any Party on the basis that the Party drafted the language, but otherwise shall be interpreted in accordance with ***Exhibit 1.1***, Section 1.2, and according to the application of the rules on interpretation of contracts.

12.4 Voluntary Execution. The Parties acknowledge that they have read and fully understand the content and effect of this Agreement and that the provisions of this Agreement have been reviewed and approved by their respective counsel. The Parties further acknowledge that they have executed this Agreement voluntarily, subject only to the advice of their own counsel, and do not rely on any promise, inducement, representation or warranty that is not expressly stated herein.

12.5 Notices. All notices, requests, demands, consents, waivers, and other communications which are required or may be given under this Agreement shall be in writing (regardless of whether the applicable provision expressly requires a writing) and shall be deemed to have been duly given when given in the manner set forth in Section 14.2 of the PPA.

12.6 Entire Agreement; Amendments.

(a) This Agreement (including all Schedules and Exhibits) and the PPA contain the entire understanding concerning the subject matter herein and supersede and replace any prior negotiations, discussions or agreements between the Parties concerning that subject matter, whether written or oral, except as expressly provided for herein. Each Party acknowledges that no other party, representative or agent has made any promise, representation or warranty, express or implied, that is not expressly contained in

this Agreement or the other documents of even date herewith between the Parties that induced the other Parties to sign this document.

(b) This Agreement may be amended or modified only by an instrument in writing signed by each Party.

12.7 Further Assurances. The Parties agree to furnish upon request to the other Parties such further information, to execute and deliver to the other Parties such other documents, and to do such other acts and things, all as the other Parties may reasonably request for the purpose of carrying out the intent of this Agreement and the other Operative Documents, including in the case of Seller, to assist any Exercising Buyer in pursuing and obtaining any Consents or Permits required to be obtained in the name of such Exercising Buyer after the Closing Date.

12.8 Waiver. The failure of a Party to enforce or insist upon compliance with or strict performance of any of the terms or conditions hereof, or to take advantage of any of its rights hereunder, shall not constitute a waiver or relinquishment of any such terms, conditions or rights, but the same shall be and remain at all times in full force and effect.

12.9 Severability. In the event all or part of any of the terms, covenants or conditions of this Agreement, or the application of any such terms, covenants or conditions, shall be held invalid, illegal or unenforceable by any court having jurisdiction, all other terms, covenants and conditions of this Agreement and their application not adversely affected thereby shall remain in force and effect; provided, however, that the remaining valid and enforceable provisions materially retain the essence of the Parties' original bargain.

12.10 Consequential or Punitive Damages. No Party shall be liable to the other Parties for special, incidental, exemplary, indirect, punitive or consequential damages arising out of a Party's performance or non-performance under this Agreement, whether based on or claimed under contract, tort (including such Party's own negligence) or any other theory at law or in equity, including damages for lost revenues, income or profits.

12.11 Equitable Remedies. The Parties acknowledge that money damages may not be an adequate remedy for violations of this Agreement by Seller and that Buyers may, in their sole discretion, seek and obtain from a court of competent jurisdiction specific performance or injunctive or such other equitable relief as such court may deem just and proper to enforce this Agreement or to prevent any violation hereof. The Parties hereby waive any objection to specific performance or injunctive or other equitable relief.

12.12 Time of Essence. With regard to all dates and time periods set forth or referred to in this Agreement, time is of the essence.

12.13 Governing Law. This Agreement shall be interpreted, governed by, and construed under the laws of the State of California without consideration of conflicts of law principles. The venue for any litigation relating to this Agreement shall be in the County of Los Angeles and each Party hereby waives any objections on the basis of *forum non-conveniens* or otherwise with respect to the venue of any such action being heard in such counties.

12.14 Execution in Counterparts. This Agreement may be executed in counterparts and upon execution by each signatory, each executed counterpart shall have the same force and effect as an original instrument and as if all signatories had signed the same instrument. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signature thereon, and may be attached to another counterpart of this Agreement identical in form hereto by having attached to it one or more signature pages.

12.15 Relationship of the Parties. This Agreement shall not be interpreted to create an association, joint venture or partnership between the Parties or to impose any partnership obligation or liability upon either such Party. No Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as an agent or representative of, the other Parties.

12.16 Third Party Beneficiaries. This Agreement shall not be construed to create rights in, or to grant remedies to, any third party as a beneficiary of this Agreement or any duty, obligation or undertaking established herein.

12.17 Provisions of PPA. The provisions of Section 1.2 ("Rules of Interpretation"), Section 12.8(b) ("Covenants of Seller related to Security Documents"), Section 14.3 ("Dispute Resolution"), Section 14.7 ("Assignment of Agreement"), Section 14.21 ("Confidentiality") and Section 14.22 ("Mobile-Sierra") of the PPA are incorporated herein in their entirety, *mutatis mutandis*.

12.18 Security Position. The rights of Buyers under this Agreement shall be subordinate to the rights of the Facility Lender, but prior and superior to any other Person that subsequently acquires an interest in the Facility.

12.19 Exhibits and Schedules. The Exhibits and Schedules referred to in and attached to this Agreement are incorporated herein in full by this reference. To the extent that the terms and conditions of an Exhibit or Schedule conflict with the terms and conditions of the main body of this Agreement, the terms and conditions of the main body of this Agreement shall control.

12.20 Relationship with PPA; Right of First Offer. Except as otherwise specifically stated herein, this Agreement is independent of the PPA and, as a separate agreement, shall survive the amendment or modification of the PPA, except as otherwise provided herein. In the event of a conflict between this Agreement and the PPA, this Agreement shall control. Notwithstanding the foregoing, this Agreement shall not be deemed to limit Buyers' Right of First Offer set forth in the PPA.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties have executed and delivered this Agreement as of the date first written above.

SELLER

RE ASTORIA 2 LLC

By:_____
Its:_____

Date:_____

BUYERS

SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY

By:_____
Its:_____

Date:_____

POWER AND WATER RESOURCES POOLING AUTHORITY

By:_____
Its:_____

Date:_____

CITY OF LODI

By:_____
Its:_____

Date:_____

CITY OF CORONA

By:_____
Its:_____

Date:_____

CITY OF MORENO VALLEY

By:_____
Its:_____

Date:_____

CITY OF RANCHO CUCAMONGA

By:_____
Its:_____

Date:_____

EXHIBIT 1.1
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

DEFINITIONS; RULES OF INTERPRETATION

"***Affected Portion***" shall have the meaning ascribed to it in Section 9.3(a).

"***Affiliate***" means, as to any Person, any other Person that, directly or indirectly, is in control of, is controlled by or is under common control with, such Person, or is a director or officer of such Person or of an Affiliate of such Person. As used in this Agreement, "control" shall mean the possession, directly or indirectly, of the power to direct or cause the direction of management, policies or activities of a Person, whether through ownership of voting securities, by contract or otherwise.

"***Agency Action***" means any notice of violation, complaint, order, consent, consent agreement, assessment of a fine or penalty or other similar demand for action brought by a Governmental Authority having the requisite authority and jurisdiction to bring such action.

"***Agreement***" means this Option Agreement.

"***Applicable Diligence Period***" shall have the meaning ascribed to it in Section 5.1.

"***Asset Assignment Documents***" shall have the meaning ascribed to it in Section 7.4(d).

"***Assumed Contracts***" means all of Seller's rights under the Contracts to which Seller is a party or to which the Facility is subject that are assigned to and assumed by Exercising Buyers as set forth in ***Schedule 3.12***.

"***Assumed Liabilities***" shall have the meaning ascribed to it in Section 2.9.

"***Bill of Sale***" means the document described in Section 7.4(c).

"***Books and Records***" means, to the extent relating to any period of time prior to the Closing, (a) all books, records, purchasing records, lists, files and papers in the possession of Seller or its agents pertaining to the Facility Assets and the Facility, and all records and lists concerning suppliers to and personnel of the Facility or Taxes with respect thereto; (b) all ledgers, and reports, plans, drawings, maps, photographs, technical manuals and operating records of every kind maintained by Seller with respect to the Facility, whether in hard copy or electronic format; and (c) all software used by Seller primarily in connection with the operation of the Facility, in each case to the extent transferable; provided that Books and Records may include inextricable information or data unrelated to the Facility, in which case such information or data may be redacted.

"***Breach Notice***" shall have the meaning ascribed to it in Section 5.7.

"***Business***" means the business of owning and operating the Facility.

"***Buyer***" and "***Buyers***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Buyer Indemnitees***" shall have the meaning ascribed to it in Section 12.1(a).

"***Buyers' Agent***" means the agent appointed by Buyers pursuant to a written agreement among Buyers and Buyers' Agent for the purpose of administering this Agreement and the transactions contemplated hereunder on behalf of Buyers, which agent may be modified from time to time, subject to the representation and warranty in Section 4.6, by written agreement among Buyers with notice thereof to Seller. As of the date of this Agreement, Buyers' Agent shall be SCPPA.

"***Buyer Third Party Indemnity Claims***" has the meaning set forth in Section 12.1(a).

"***CEQA***" means the California Environmental Quality Act.

"***CERCLA***" means the federal Comprehensive Environmental Response, Compensation and Liability Act.

"***Claim***" shall have the meaning ascribed to it in Section 12.1(c).

"***Closing***" shall have the meaning ascribed to it in Section 2.7.

"***Closing Date***" means the date on which the Closing is required to take place, as set forth in Section 2.2.

"***Closing Permitted Encumbrances***" means any Purchase Option Permitted Encumbrances other than those (i) that secure any form of Facility Debt or any other monetary obligation (other than Liens for Taxes not yet due), (ii) arising under subsection (f) (other than Liens imposed or asserted by Buyers) under the definition of "Purchase Option Permitted Encumbrances," and (iii) otherwise accepted by Buyers' Agent in writing.

"***Code***" means the Internal Revenue Code of 1986.

"***Commercial Operation Date***" shall have the meaning ascribed to it in the PPA.

"***Consent***" means any approval, consent, ratification, waiver, license, permit, certification, registration or other authorization (including any Governmental Approval).

"***Contract***" means any agreement, arrangement, lease, commitment, sales order, purchase order, indenture, mortgage, right, warrant or instrument, which provides for ownership or operation of the Facility and is intended to, or purports to be, or is required to be binding and enforceable as contemplated under this Agreement, other than the Permits.

"***Corona***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Deductible Amount***" shall have the meaning ascribed to it in Section 11.3.

"***Disclosure Schedules***" shall have the meaning ascribed to it in Section 2.4.

"***Effective Date***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Environment***" includes (a) the navigable waters, the contiguous zone, and the ocean waters of which the natural resources are under the exclusive management authority of the United States under the Magnuson-Stevens Fishery Conservation and Management Act and (b) any other surface water, ground water, drinking water supply, stream sediments, soil, land surface or subsurface strata, or ambient air, plant and animal life, and any other environmental medium or natural resource within the United States, or a foreign nation or under jurisdiction of the United States or a foreign nation.

"***Environmental Law***" means any applicable current or future treaty, constitution, law, statute, ordinance, rule, Order, decree, regulation or other directive which is legally binding and has been enacted, issued or promulgated by any Governmental Authority that imposes liability for or standards of conduct or compliance or other requirements or obligations concerning protection of health, or safety (in each case, to the extent relating to exposure to Hazardous Substances), natural resources or the Environment and includes all Hazardous Substances Law.

"***Excluded Assets***" means, notwithstanding any other provision of this Agreement, the following assets:

(a) cash, certificates of deposit and other bank deposits, treasury bills and other cash equivalents or other investments, on hand or in bank accounts, and all of Seller's bank accounts, intercompany accounts and accounts receivable;

(b) accounts and notes receivable relating to the period prior to the Closing Date, including amounts owing under the PPA;

(c) all of Seller's rights under the PPA and any other Contract between Seller and Buyers for the sale of Facility Energy or Capacity Rights from the Facility;

(d) any Contract between Seller and its Affiliates, other than for on-going operations and maintenance of the Facility;

(e) any Contract that is not an Assumed Contract and any Permit that is not a Transferred Permit;

(f) any computers not used primarily in connection with the Facility, any communication or data network systems not used primarily in connection with the Facility, and any other equipment not reasonably required to operate the Facility;

(g) all refunds or credits, if any, of Taxes due to or from Seller and (i) accrued prior to the Closing or (ii) which otherwise cannot be assigned by Law;

(h) all corporate, financial and tax records of Seller which (i) do not relate in whole or in part to the Facility, (ii) relates solely to any Excluded Asset, (iii) relates solely to any Excluded Liability, (iv) relates to the organization, existence, capitalization or debt financing of Seller, (v) relates to information about Seller or its Affiliates

pertaining to energy or project evaluation methodologies, economic evaluation of the Facility Assets (other than the Financial Statements), energy or natural gas price curves or projections or other economic predictive models, or (vi) do not constitute Books and Records;

(i) all rights to claims, refunds or adjustments against Buyers or any other third parties arising out of the period prior to the Closing Date;

(j) Seller's insurance policies; and

(k) the assets identified as "Excluded Assets" in ***Schedule 3.5***.

"***Excluded Liabilities***" shall have the meaning ascribed to it in Section 2.10.

"***Exercising Buyer***" or "***Exercising Buyers***" shall have the meanings ascribed in Section 2.5(b).

"***Facility***" shall have the meaning ascribed to it in the recitals to this Agreement.

"***Facility Assets***" means the following assets (excluding those assets constituting Excluded Assets) associated with the 75 MW (AC) Facility:

1. the Premises;
2. all Assumed Contracts;
3. all Fixtures and Equipment;
4. all Books and Records;
5. all Transferred Permits;
6. all Intellectual Property Assets;
7. all Supplies;
8. all Transmission Assets;
9. all Warranties;
10. all Real Property Interests; and
11. all other assets, properties, rights, privileges, claims and Contracts of every kind and nature, real or personal, tangible or intangible, absolute or contingent, wherever located, owned or used (including those necessary to access to utilize any common use facilities), comprising the Facility.

"***Facility Debt***" means, measured as of the applicable measurement date, any payment obligations of Seller in connection with borrowed money, including (a) principal of and premium and interest on indebtedness, (b) fees, charges, penalties, and expenses related to indebtedness, (c) amounts due upon acceleration or in connection with prepayment or restructuring of indebtedness, and (d) swap or interest rate hedging breakage costs.

"***Facility Lender***" means any lender or Tax Equity Investor providing senior or subordinated construction, interim or long-term debt or equity financing or refinancing for or in connection with the development, construction, purchase, installation or operation of all or part of the Facility, including any Tax Equity Transaction, providing financing or refinancing for the Facility or purchasing equity ownership interests of Seller and/or its Affiliates, and any trustee or

agent acting on their behalf, and any Person providing interest rate protection agreements to hedge any of the foregoing debt obligations.

"***Fair Market Value***" shall mean, with respect to a particular time of calculation, the amount a willing buyer would pay for the Facility Assets and all rights and interests associated therewith, in an arm's-length transaction, to a willing seller under no compulsion to sell on the applicable Closing Date, taking into account all relevant facts and circumstances relating to the Facility Assets (including the assumption that the Land Lease will remain in place for the term thereof, assuming all extensions in the Land Lease are exercised), the Excluded Assets, the Assumed Liabilities, the Excluded Liabilities and the Disclosure Schedules, as of the Closing Date, and assuming that the Facility is able to generate revenue for the then-remaining Agreement Term at a price per MWh equal to the Contract Price set forth in the PPA and thereafter for the remaining useful life of the Facility Assets at a price per MWh equal to the then fair market price for Energy, Capacity Rights, Environmental Attributes and other Products generated by the Facility (except in the case that Buyers are exercising their Project Purchase Option as a result of an Event of Default of Seller under the PPA, in which case the Energy, Capacity Rights, Environmental Attributes and other Products generated by the Facility will be assumed to be sold at their fair market value price as of the Closing Date for the remaining useful life of the Facility Assets), as determined in accordance with ***Exhibit 2.5***.

"***Final Purchase Price***" shall have the meaning ascribed to it in ***Exhibit 2.5***.

"***Financial Statements***" shall have the meaning ascribed to it in Section 5.3.

"***Fixtures and Equipment***" means the fixtures, equipment (including solar panels, control rooms and other auxiliaries, furniture, office equipment, communications equipment, fixtures, furnishings, machinery, vehicles, computers, air conditioning ventilation and heating equipment and control stations) but excluding any Supplies, and other tangible personal property located on the Premises and owned or used by Seller in connection with the operation of the Facility.

"***GAAP***" means generally accepted accounting principles that are consistent with the principles promulgated or adopted by the Financial Accounting Standards Board and its predecessors in effect for the applicable period of Seller.

"***Governmental Approval***" means any Consent issued, granted, given, or otherwise made available by or under the authority of any Governmental Authority or pursuant to any Law or Environmental Law.

"***Hazardous Substances***" means any hazardous or toxic substance, material or waste that is regulated by or forms the basis of liability now or hereafter under, any Hazardous Substances Law, including any material, substance or waste that is (a) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," "restricted hazardous waste," "pollutant," "contaminant," "hazardous constituent," "special waste," "toxic substance" or other similar term or phrase under any Environmental Law, (b) petroleum or any fraction or by-product thereof, asbestos, polychlorinated biphenyls (PCB's), or any radioactive substance.

"***Hazardous Substances Law***" means any applicable current or future treaty, constitution, law, statute, ordinance, rule, Order, decree, regulation or other directive which is legally binding and has been enacted, issued or promulgated by any Governmental Authority that imposes liability for or standards of conduct or compliance concerning the generation, distribution, use, treatment, storage, disposal, cleanup, transport or handling of Hazardous Substances, including, the Federal Water Pollution Control Act, the Resource Conservation and Recovery Act of 1976, CERCLA, the Toxic Substances Control Act, the Oil Pollution Act, the Safe Drinking Water Act, and the Occupational Safety and Health Act of 1970 (to the extent that it relates to the handling of and exposure to hazardous or toxic materials or similar substances).

"***Intellectual Property Assets***" shall have the meaning ascribed to it in Section 3.13(a).

"***Investment Company Act***" means the Investment Company Act of 1940.

"***Knowledge***" means the actual, current knowledge after due inquiry of any officer of, or any other agent, employee or representative of a Party of any fact, circumstance or condition.

"***Law***" means any Order, and any federal, state, local, or foreign law, statute, regulation, rule, code or ordinance enacted, adopted, issued or promulgated by any Governmental Authority, but excluding Environmental Laws.

"***Land Documents***" means the real property leases and easements for the Site that together establish Site Control.

"***Lien***" means any mortgage, deed of trust, lien, security interest, retention of title or lease for security purposes, pledge, charge, encumbrance, equity, attachment, claim, easement, right of way, covenant, condition or restriction, leasehold interest, purchase right or other right of any kind, including an option, of any other Person in or with respect to any real or personal property.

"***Lodi***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Losses***" means claims, charges, damages, demands, judgments, civil fines and penalties, or losses.

"***Material Adverse Effect***" means a material adverse affect on (a) Seller, (b) the Facility, (c) the business, condition (financial or otherwise), results of operations or prospects of the Business, or (d) the Facility Assets.

"***Maximum Purchase Price***" shall have the meaning ascribed to it in ***Exhibit 2.5***.

"***Minimum Purchase Price***" shall have the meaning ascribed to it in ***Exhibit 2.5***.

"***Moreno Valley***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***National Priorities List***" means the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the

United States and its territories and that guides the Environmental Protection Agency in determining which sites warrant further investigation.

"***Operations Period***" means the six (6) month period of time prior to the delivery by Buyers' Agent of the Purchase Option Exercise Notice.

"***Operative Documents***" means each of the agreements, instruments, certificates and other documents executed and delivered by a Party under this Agreement in connection with the performance and consummation of the transaction contemplated by this Agreement.

"***Order***" means any final, non-appealable award, decision, injunction, judgment, order, ruling, subpoena, or verdict entered, issued, made, or rendered by any court, administrative agency, or other Governmental Authority, or by any arbitrator.

"***Organizational Documents***" means as applicable, (a) the articles or certificate of incorporation and the bylaws of a corporation; (b) any charter or similar document adopted or filed in connection with the creation, formation, or organization of a Person; (c) the certificate of organization and the operating agreement of a limited liability company; and (d) any amendment to any of the foregoing.

"***Party***" and "***Parties***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Permit***" means any permit, license, franchise, concession, consent, authorization, approval, registration, filing or similar act of or made with any Governmental Authority that are used by or necessary to operate the Facility.

"***Person***" means any individual, corporation (including any non-profit corporation), general or limited partnership, limited liability company, joint venture, estate, trust, association, organization, labor union, or other entity or Governmental Authority.

"***PPA***" shall have the meaning ascribed to it in the Recitals.

"***Premises***" means the fee, leasehold, easement and other Real Property Interests held by Seller in connection with the ownership or operation of the Facility, including under the Land Documents, together with all buildings, improvements, structures and fixtures thereon owned by Seller, and all easements, privileges, rights-of-way, lands underlying any adjacent streets or roads, appurtenants, licenses and other rights owned by Seller pertaining to or accruing to the benefit of such property.

"***Proceeding***" means any action, order, writ, judgment or decree outstanding, arbitration, audit, hearing, investigation, claim, litigation, or suit (whether civil, criminal, regulatory, administrative, investigative, or informal) commenced, brought, conducted, or heard by or before, or otherwise involving, any Person.

"***Products***" shall have the meaning ascribed to it in the Recitals.

"***Project Purchase Option***" shall have the meaning ascribed to it in Section 2.1.

"***Provided Materials***" shall have the meaning ascribed to it in Section 5.1.

"***Purchase Option Exercise Deadline***" means a period of one hundred twenty (120) days after the determination of the Fair Market Value for the applicable Purchase Option Opportunity.

"***Purchase Option Exercise Notice***" shall have the meaning ascribed to it in Section 2.5(b).

"***Purchase Option Opportunity***" shall have the meaning ascribed to it in Section 2.2.

"***Purchase Option Permitted Encumbrances***" means (a) any Lien approved by Buyers' Agent in a writing or set forth in ***Schedule 3.6***; (b) Liens for Taxes not yet due or for Taxes being contested in good faith by appropriate proceedings, so long as either (i) such proceedings do not involve a substantial risk of the sale, forfeiture, loss or restriction on the use of the Facility or any part thereof, or (ii) a bond or other security reasonably acceptable to Buyers' Agent has been posted or provided in such manner and amount as to assure Exercising Buyers that any Taxes determined to be due will be promptly paid in full when such contest is determined; (c) zoning, building codes and other land use laws regulating the use or occupancy of the Premises or the activities conducted thereon which are imposed by any Governmental Authority having jurisdiction over the Premises; (d) suppliers', vendors', mechanics', workman's, repairman's, employees' or other like Liens arising in the ordinary course of business for work or service performed, or materials furnished in connection with, the Facility for amounts the payment of which is either not yet delinquent or is being contested in good faith by appropriate proceedings, so long as either (i) such proceedings do not involve a substantial risk of the sale, forfeiture, loss or restriction on use of the Facility or any part thereof, or (ii) a bond or other security reasonably acceptable to Buyers' Agent has been posted or provided in such manner and amount as to assure Exercising Buyers that any amounts determined to be due will be promptly paid in full when such contest is determined; (e) easements, rights of way, use rights, exceptions, encroachments, reservations, restrictions, conditions or limitations which do not materially impair the Premises affected thereby for the purpose for which title was acquired or materially interfere with or impair the operation of the Facility Assets; (f) the fee owner's interest in the Premises (if such fee owner is different than Seller); (g) any mortgage, pledge, security interest, encumbrance, lien (statutory or other) or conditional sale agreement on or affecting the landowner's interest in the Premises that does not have a material adverse effect upon Seller's rights or obligations under the Land Documents or for which the beneficiary of any of the foregoing has agreed not to disturb Seller's interest in the Land Documents through a customary recognition, non-disturbance, and attornment agreement or other agreement of similar effect; (h) the terms and conditions of the Land Documents; and (i) Liens created or reserved pursuant to or contemplated by the PPA, this Agreement or any Performance Security under the PPA.

"***Purchase Option Tentative Exercise Notice***" shall have the meaning ascribed to it in Section 2.4.

"***PWRPA***" shall have the meaning ascribed to it in the first paragraph of this Agreement, and shall include any and all of its members, as may be modified from time to time.

"***Qualified Appraiser***" means a nationally recognized, California-licensed appraiser, which shall (a) be qualified to appraise independent electric generating businesses, (b) have been engaged in the appraisal or business valuation and consulting business for a period of not less than five (5) years, and (c) not be associated with Seller, any Buyer or any of their respective Affiliates.

"***Rancho Cucamonga***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Real Property Contracts***" means any Contracts, including the Land Documents, that provide Seller with any rights in or to real property.

"***Real Property Interests***" means rights in the nature of leases, easements, licenses, rights of way, franchise agreements, restrictive covenants, purchase agreements, agreements to relinquish or limit surface access rights with regards to minerals, options to purchase or lease, or applications for or bids to Governmental Authorities with respect to, any of the Real Property Contracts.

"***Release***" means any physical release, spill, emission, leaking, pumping, injection, deposit, disposal, discharge, dispersal, dumping, leaching or migration of Hazardous Substances in the Environment, including the movement of Hazardous Substances through or in the Environment, including the Premises.

"***Representative***" means, with respect to a particular Person, any director, officer, employee, agent, consultant, advisor, or other representative of such Person, including legal counsel, accountants, and financial advisors.

"***Requirements of Law***" means all Laws, Permits (including those pertaining to electrical, building, zoning, and occupational safety and health requirements) and Environmental Laws.

"***Schedule Delivery Date***" shall have the meaning ascribed to it in Section 2.4.

"***SCPPA***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Seller***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Seller Disclosure Schedules***" shall have the meaning ascribed to it in Section 2.4.

"***Seller Indemnitees***" has the meaning set forth in Section 12.1(b).

"***Seller Third Party Indemnity Claims***" has the meaning set forth in Section 12.1(b).

"***Supplies***" means those supplies, inventories and spare parts on the Premises or otherwise dedicated to the Facility as of the Closing Date.

"***Tax Claim***" shall have the meaning ascribed to it in Section 9.1(e).

"***Tax Return***" means any return, report, information return or other document (including any related or supporting information) required to be supplied to any authority with respect to Taxes.

"***Taxes***" means all taxes, charges, fees, levies, penalties or other similar assessments imposed by any United States federal, state or local, or foreign taxing authority, including, income, excise, property, sales, use, transfer, franchise, payroll, withholding, social security or other taxes, including any interest, penalties or additions attributable thereto.

"***Tentative Exercising Buyer***" and "***Tentative Exercising Buyers***" shall have the meanings ascribed to them in Section 2.4.

"***Tentative Purchase Price***" shall have the meaning ascribed to it in ***Exhibit 2.5***.

"***Third Party Claim***" shall have the meaning ascribed to it in Section 12.1(c).

"***Transferred Permits***" means all Permits other than those Permits that will not be transferred to Exercising Buyers as of the Closing.

"***Transfer Taxes***" shall have the meaning ascribed to it in Section 2.13.

"***Transmission Assets***" means the fixtures, equipment (including transformers and switchgear) and other tangible property interests owned by Seller and required for the transmission of Energy to the Point of Delivery.

"***Treasury***" means the regulations issued by the U.S. Department of Treasury under the Internal Revenue Code.

"***Updated Schedule Delivery Date***" shall have the meaning ascribed to it in Section 2.11(a).

"***Warranties***" means all rights of Seller under or pursuant to all third-party warranties, representations and guarantees made by manufacturers and suppliers in connection with the Facility Assets or services furnished to Seller pertaining to the Facility or affecting the Facility Assets.

EXHIBIT 2.5
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

PURCHASE PRICE

1. The "***Tentative Purchase Price***" shall be an amount equal to the Fair Market Value, as determined in accordance with this ***Exhibit 2.5***.

2. Within fifteen (15) days following the Schedule Delivery Date, Seller and the Tentative Exercising Buyers shall meet and attempt to agree on the Tentative Purchase Price based on the Seller Disclosure Schedules delivered by Seller. If Seller and the Tentative Exercising Buyers are unable to agree on the Tentative Purchase Price within thirty (30) days after the Schedule Delivery Date, Seller and the Tentative Exercising Buyers shall, within fourteen (14) additional days, jointly select a Qualified Appraiser. If Seller and the Tentative Exercising Buyers cannot agree on a Qualified Appraiser within such fourteen (14) day period, then Seller and Buyers' Agent shall each select an independent recognized appraiser within fourteen (14) days after the conclusion of such period, which independent appraisers shall, within fourteen (14) days of being selected by Buyers' Agent and Seller, agree upon and appoint a third Qualified Appraiser to perform the appraisal. If the two selected appraisers cannot agree on a third Qualified Appraiser within such fourteen (14) day period, then either Seller or Buyers' Agent may apply to the American Arbitration Association to make such an appointment within fourteen (14) days after such application. The appraisal shall be completed within thirty (30) days of the appointment of the Qualified Appraiser.

3. The Tentative Purchase Price shall be adjusted from time to time by the amount (as determined by Seller and the Tentative Exercising Buyers in good faith, or absent their mutual agreement, by the Qualified Appraiser using the same methodology set forth in paragraph 2 above) necessary to take into account (i) any differences between the Seller Disclosure Schedules originally delivered to Buyers' Agent on the Schedule Delivery Date and any updated Seller Disclosure Schedules delivered to Buyers' Agent from time to time prior to Closing, (ii) any item or omission in a Seller Disclosure Schedule that is not resolved to the reasonable satisfaction of Tentative Exercising Buyers, (iii) any differences in Facility Assets, Excluded Assets, Assumed Liabilities or Excluded Liabilities from the Schedule Delivery Date to the Closing, (iv) the inability of Seller to satisfy any of the Exercising Buyers' Closing Conditions set forth in Article VII, (v) damage or destruction of all or a material portion of the Facility or any real or threatened condemnation or eminent domain proceeding as described under Section 9.3(a) of the Agreement, or (vi) following the delivery of a Breach Notice, the event or circumstance described in such Breach Notice.

4. The "***Final Purchase Price***" amount to be paid by Exercising Buyers at the Closing shall be an amount equal to the greater of (a) the Tentative Purchase Price, or (b) the Minimum Purchase Price (as defined below); provided that in the event that (i) the Tentative Purchase Price is at any time greater than the Maximum Purchase Price (as defined

below), then any Exercising Buyer, upon written notice to Seller and the other Buyers, may, without liability, withdraw from the Project Purchase Option with respect to the relevant Purchase Option Opportunity, and such Purchase Option Opportunity shall expire and shall no longer be effective with respect to such Exercising Buyer and, should all Exercising Buyers withdraw from the Project Purchase Option with respect to such Purchase Option Opportunity, such withdrawal shall not affect any Buyer's right to exercise any Project Purchase Option with respect to any future Purchase Option Opportunity.

5. The "***Minimum Purchase Price***" and the "***Maximum Purchase Price***" shall be as follows, corresponding to the applicable Purchase Option Opportunity for which Exercising Buyers have exercised their Project Purchase Option:

Purchase Option Opportunity	**Minimum Purchase Price**	**Maximum Purchase Price**
10th Contract Year	$190,000,000	$228,000,000
15th Contract Year	$205,000,000	$246,000,000
20th Contract Year	$235,000,000	$282,000,000
Event of Default under PPA	The aggregate amount of the Facility Debt immediately prior to Closing, if any. Otherwise, $0.00.	None.

EXHIBIT 5.11
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

FORM OF TRANSITION SERVICES AGREEMENT

This **TRANSITION SERVICES AGREEMENT** (this "Agreement") is entered into on [•], 20__ (the "Effective Date"), by and among RE ASTORIA 2 LLC ("Seller"), a limited liability company organized and existing under the laws of the State of Delaware, **[**the SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY, a joint powers agency and a public entity organized under the laws of the State of California and created under the provisions of the California Joint Exercise of Powers Act ("the Act"), California Government Code section 6500 et seq. ("SCPPA"), the POWER AND WATER RESOURCES POOLING AUTHORITY, a joint powers authority and a public entity organized under the laws of the State of California and created under the provisions of the Act ("PWRPA"), the CITY OF CORONA, a California city ("Corona"), the CITY OF MORENO VALLEY, a California city ("Moreno Valley"), the CITY OF RANCHO CUCAMONGA, a California city ("Rancho Cucamonga") and the CITY OF LODI, a California city ("Lodi"). SCPPA, PWRPA, Lodi, Corona, Moreno Valley and Rancho Cucamonga are each referred to herein as a "Buyer," and together as "Buyers."**]**[1] Each Buyer and Seller is referred to individually in this Agreement as a "Party" and together as the "Parties."

W I T N E S S E T H:

WHEREAS, the Parties have entered into that certain Option Agreement, dated as of _____, 2014 (the "Option Agreement"), pursuant to which, among other things, Seller has agreed to sell, transfer, assign, convey and deliver to Buyers, and Buyers have agreed to purchase, receive and assume from Seller, the Facility Assets (as defined in the Option Agreement), upon the terms and subject to the conditions set forth in the Option Agreement; and

WHEREAS, Section 5.11 of the Option Agreement provides that Seller or its Affiliates will provide Buyers with transitional operation and maintenance services; and

WHEREAS, Buyers hereby request that Seller (or its Affiliates) perform certain transitional operation and maintenance services for a period of time following the Closing Date to facilitate the transition of the operations of the Facility to Buyers; and

WHEREAS, Seller is willing to provide, or cause its Affiliates to provide, such services to Buyers subject to the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the premises and the covenants set forth herein and the benefits to be derived herefrom, the Parties hereby agree as follows:

[1] *To revised prior to execution to refer to Exercising Buyers only.*

ARTICLE I
DEFINED TERMS

Capitalized terms used in this Agreement shall have (unless provided elsewhere in this Agreement) the meanings given to such terms in the Option Agreement and as set forth below:

"Services" means the services that are listed on Schedule 1 attached hereto; provided, however, that the term "Services" shall not include the services listed under the heading "Excluded Services" on Schedule 1 attached hereto.

ARTICLE II
DESCRIPTION OF SERVICES

2.1 Seller's Undertakings. The purpose of this Agreement is to enable Buyers to receive the Services from Seller or Seller's Affiliates on an interim basis in order to permit Buyers the opportunity to obtain alternate sources of supply of such Services prior to the expiration of the Initial Term, or if extended, the Extension Term (as such terms are defined in Section 3.1 below). Seller agrees to provide, or to cause the provision through its Affiliates of, the Services to Buyers during the Initial Term and each Extension Term in accordance with the terms and conditions of this Agreement and all Requirements of Law, in a professional, workmanlike manner, subject to the applicable Laws and in a manner that is substantially the same as the manner in which such Services were performed prior to the date of this Agreement.

2.2 Resources Committed. Seller shall provide the Services set forth on Schedule 1; provided that Seller shall not be required to provide any services to Buyers that neither Seller nor its Affiliates previously provided and/or performed in connection with the ownership of the Facility Assets prior to the Closing. Nothing herein shall require Seller to install equipment, acquire licenses, expand any systems or services or expend any resources beyond the level provided by Seller and its Affiliates prior to the Closing. In connection with the performance of the Services, Seller may, at its sole cost and expense: (a) subcontract with a non-Affiliate and/or personnel of a non-Affiliate to perform any portion of the Services to be performed hereunder; (b) utilize personnel who are employees of Affiliates of Seller; or (c) subcontract work to Affiliates of Seller; provided that all such personnel and subcontractors shall be fully qualified to perform the applicable Services pursuant to the terms and conditions of this Agreement and Buyers shall have consented in writing to such personnel and subcontracts, such consent not to be unreasonably withheld or delayed.

2.3 Limitations. EXCEPT AS PROVIDED IN SECTION 2.1 AND SECTION 2.2 NEITHER SELLER NOR ANY OF ITS AFFILIATES MAKES ANY REPRESENTATION, WARRANTY OR GUARANTY, EXPRESS OR IMPLIED OF ANY KIND CONCERNING THE SERVICES AND ANY RESULTS OR WORK PRODUCT. SELLER AND ITS AFFILIATES SPECIFICALLY MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND NONE SHALL BE IMPLIED AND ALL OTHER REPRESENTATIONS, WARRANTIES OR GUARANTIES, WRITTEN OR ORAL, EXPRESSED OR IMPLIED ARE EXCLUDED.

ARTICLE III
TERM AND TERMINATION

3.1 Term. The initial term of this Agreement (the "Initial Term") shall commence as of the Closing Date and shall continue in effect for a maximum of six (6) months; provided, however, that this Agreement may be extended upon the mutual agreement of Buyers' Agent and Seller for additional periods, not to exceed two (2) months following the expiration of the Initial Term (each such two (2) month extension, an "Extension Term" and collectively with the Initial Term, the "Term") if (a) Buyers' Agent provides written notice not less than thirty (30) days prior to the expiration of the Initial Term of (i) the Services that Buyers desire to receive during the Extension Term and (ii) the number of months during the Extension Term for which they desire to receive such Services and (b) Buyers are in compliance with all of their obligations under this Agreement at the time Seller receives a notice of Buyers' Agent's intent to extend this Agreement for an Extension Term.

3.2 Termination of Entire Agreement. Notwithstanding anything herein or elsewhere to the contrary, this Agreement may be terminated and the transactions contemplated hereby abandoned, at any time, upon the occurrence of any of the following events or conditions:

(a) upon the mutual written agreement of the Parties to terminate this Agreement;

(b) by Seller, upon any Buyers' breach of any obligation under this Agreement (including any Buyer's failure to pay Seller amounts owing hereunder) which breach is not remedied to Seller's reasonable satisfaction by such Buyer or any other Buyer within fifteen (15) days after notice to Buyers of such breach, or, if such breach is not capable of rectification within fifteen (15) days, if such Buyer or Buyers have not promptly commenced to rectify the breach within such fifteen (15)-day period and are not proceeding diligently to rectify the breach; provided, however, that such right to continue to rectify a breach shall end upon expiration of this Agreement; or

(c) by Buyers, upon Seller's breach of any obligation under this Agreement and such breach is not remedied to Buyers' Agent's reasonable satisfaction within fifteen (15) days after notice to Seller of such breach or if such breach is not capable of rectification within fifteen (15) days, if Seller has not promptly commenced to rectify the breach within such fifteen (15)-day period and is not proceeding diligently to rectify the breach; provided, however, that such right to continue to rectify a breach shall end upon expiration of this Agreement.

In the event of termination of this Agreement pursuant to this Section 3.2, no Party will have any further liability or obligation hereunder, except that any such termination will not affect (i) the provisions of Section 4.1, Article V and Article VI, which will survive any such termination, or (ii) the rights and obligations of the Parties accruing prior to such termination.

3.3 Termination of Particular Service. Notwithstanding anything herein or elsewhere to the contrary, Buyers' Agent shall have the right, upon thirty (30) days written notice to Seller, to terminate this Agreement as to any Service listed on Schedule 1. Upon the effectiveness of the termination of any particular Service, Seller shall no longer be required to provide such

Service to Buyers, and Buyers shall incur no additional obligations to pay Seller the fee associated with the provision of such Service, other than obligations that have accrued prior to the termination of such Service, including, without limitation, any third-party fees, penalties or other payments related to the termination by Seller of such Service.

3.4 Termination Procedures. Upon any termination of this Agreement (in whole or in part), each Party shall cooperate with the other Parties as reasonably necessary to assist Buyers in transferring responsibility for the provision of the terminated Service(s) to Buyers (or any third party as designated in writing by Buyers' Agent).

ARTICLE IV
FEES, BILLING, AND PAYMENT

4.1 Compensation. Each Buyer shall, in accordance with Section 4.2, (a) pay Seller in proportionate share of the fees set forth on Schedule 1 attached hereto for the provision of each particular Service provided under this Agreement, and (b) except as set forth in Section 3.3 above, reimburse Seller for any incidental, out-of-pocket expenses reasonably incurred by Seller or Seller's Affiliates in connection with performing the Services. All amounts paid by Buyers to Seller hereunder shall be paid in full without any deduction or withholding for taxes or any other fees or expenses.

4.2 Billing and Payment. After the end of each calendar month, Seller shall send to Buyers' Agent invoices, setting forth a description of the Services provided during the prior calendar month and identifying the fees that are to be paid. Each Buyer shall pay to Seller its proportionate share of the amounts due and payable on each such invoice within sixty (60) days after its receipt thereof. If any Buyer in good faith disputes any portion of an invoice, and Buyers' Agent notifies Seller in writing of the nature and basis of such good faith dispute within thirty (30) days after such disputing Buyers' receipt of such invoice, such Buyer shall have the right to withhold payment of the disputed portion, and such Buyer shall only pay its proportionate share of the undisputed portion. Seller shall be entitled to a late fee on any undisputed amounts, and any amounts not disputed in good faith by any Buyer due hereunder that remain unpaid following the date due hereunder at the rate of one percent (1%) per month.

4.3 Access. During the Term, Buyers will provide Seller, Seller's Affiliates, and their respective authorized representatives, at each such Person's sole risk, reasonable access (during regular business hours and upon reasonable prior notice), to Buyers and their employees, representatives (including Buyer's Agent), facilities and books and records as Seller, Seller's Affiliates and their respective authorized representatives may reasonably request in order to provide the Services; provided, that (i) Buyers shall have the right to have a representative present for any communication with employees or representatives of any Buyer; (ii) such access and activities incidental thereto shall be undertaken in accordance with applicable Laws and Buyers' generally applicable policies and procedures; and (iii) Buyers shall have the right to impose reasonable restrictions and requirements for safety purposes. Buyers grant to Seller and its representatives access to the Facility for a period of thirty (30) days after the expiration or termination of this Agreement so that Seller may demobilize its work force, including the removal of its personal property that was brought to the Facility by Seller to provide the Services.

4.4 Records Retention. Each Party shall retain all records relating to this Agreement for so long as required by any Governmental Authority having jurisdiction.

ARTICLE V
RELEASE

5.1 Indemnity. Subject to Section 5.2, Seller undertakes and agrees to indemnify and hold harmless each Buyer, SCPPA's Participating Members, and each Buyer's respective commissioners, officers, agents, employees, advisors, authorized representatives, and assigns and successors in interest (collectively, "Indemnitees") and, at the option of Buyers, to defend such Indemnitees from and against any and all suits and causes of action, claims, charges, damages, demands, judgments, civil fines and penalties, or losses of any kind or nature whatsoever, for death, bodily injury or personal injury to third persons, or damage or destruction to any property of third persons, in any manner arising by reason of any breach of this Agreement by Seller, the negligent acts, errors, omissions or willful misconduct incident to the performance of this Agreement on the part of Seller, or any of Seller's officers, agents, employees, or subcontractors of any tier, except to the extent caused by the gross negligence or willful misconduct of any such Indemnitee.

5.2 Limitation of Liability. Seller's liability to Buyers in connection with its performance of the Services hereunder, regardless of whether such liability arises in contract, tort or otherwise, shall not exceed the total amount invoiced under Section 4.2 hereof for all the Services actually provided hereunder during the term of this Agreement, determined in accordance with Schedule 1 hereto; provided that the foregoing limitation shall not apply to the liabilities that arise from the negligence, gross negligence or willful misconduct of Seller. NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT TO THE CONTRARY, IN NO EVENT SHALL A PARTY, OR ANY OF THEIR AFFILIATES, HAVE ANY LIABILITY HEREUNDER TO THE OTHER PARTIES OR ITS AFFILIATES IN RESPECT OF ANY INCIDENTAL, SPECIAL, INDIRECT, CONSEQUENTIAL OR PUNITIVE DAMAGES, LOSSES, OR EXPENSES ARISING OUT OF, OR IN CONNECTION WITH, THIS AGREEMENT OR THE PERFORMANCE OR NONPERFORMANCE OF SERVICES HEREUNDER.

ARTICLE VI
RELATIONSHIP OF PARTIES

This Agreement is not intended to and shall not be construed as creating a joint venture, partnership, agency or other association within the meaning of the common law or under the laws of the state in which any Party is incorporated, organized, or conducting business. Except for the obligations arising from the authorized activities of Seller as described herein, no Party shall be responsible for the obligations or actions of any other Party, each Party being severally responsible only for its obligations and actions arising hereunder. It is the intent of the Parties that with respect to performing the Services, the Seller and its Affiliates are independent contractors, and shall provide the Services in accordance with the reasonable instructions provided by authorized representatives of Buyers, subject to the provisions of this Agreement.

ARTICLE VII
FORCE MAJEURE

7.1 Force Majeure Event. No Party shall be liable to any other Party for its failure or delay in performing its obligations hereunder (other than its obligation to pay money) due to any contingency beyond such Party's reasonable control and not due to the negligence of such Party (a "force majeure event") including, without limitation, acts of God, fires, floods, wars, acts of war, sabotage, terrorism, accidents, labor disputes (whether or not such disputes are within the power of the Party to settle), shortages, governmental laws, ordinances, rules or regulations.

7.2 Notice of Force Majeure Event. Any Party affected by a force majeure event will give notice to the other Parties as promptly as practicable of the nature and probable duration of the force majeure event as well as of the anticipated termination of such force majeure event. The Party affected by force majeure will use commercially reasonable efforts to remove the force majeure event and, in the case of Seller, to resume the performance of the Services as soon as reasonably practicable after such removal.

ARTICLE VIII
CONFIDENTIALITY

This Agreement is subject to the terms and conditions of Section 12.17 of the Option Agreement, which incorporates the assignment and confidentiality provisions as set forth in that certain Power Purchase Agreement between the Parties (the "***PPA***").

ARTICLE IX
MISCELLANEOUS

9.1 Operational Coordination. Buyers' Agent designates [_____] as Buyers' representative[s] for purposes of operational coordination under this Agreement. Seller designates [_____] as Seller's representative[s] for purposes of operational coordination under this Agreement. A Party may change its designee for purposes of this Section 9.1 by providing notice thereof to the other Parties in accordance with this Section.

9.2 Expenses. Except as otherwise expressly provided in this Agreement, each Party will bear its respective expenses incurred in connection with the preparation, execution, and performance of this Agreement and the transactions contemplated by this Agreement, including all fees and expenses of agents, representatives, counsel, and accountants. The Parties agree that, in any action to enforce the terms of this Agreement, each Party shall be responsible for its own attorney fees and costs. Each of the Parties was represented by its respective legal counsel during the negotiation and execution of this Agreement.

9.3 Ambiguity. The Parties acknowledge that this Agreement was jointly prepared by them, by and through their respective legal counsel, and any uncertainty or ambiguity existing herein shall not be interpreted against a Party on the basis that the Party drafted the language, but otherwise shall be interpreted in accordance with Exhibit 1.1 to the Option Agreement and according to the application of the rules on interpretation of contracts.

9.4 Voluntary Execution. The Parties acknowledge that they have read and fully understand the content and effect of this Agreement and that the provisions of this Agreement have been reviewed and approved by their respective counsel. The Parties further acknowledge that they have executed this Agreement voluntarily, subject only to the advice of their own counsel, and do not rely on any promise, inducement, representation or warranty that is not expressly stated herein.

9.5 Notices. All notices, requests, demands and other communications which are required or may be given under this Agreement shall be in writing (regardless of whether the applicable provision expressly requires a writing) and shall be deemed to have been duly given when given in the manner set forth in Section 14.2 of the PPA.

9.6 Waiver. The failure of any Party to this Agreement to enforce or insist upon compliance with or strict performance of any of the terms or conditions hereof, or to take advantage of any of its rights hereunder, shall not constitute a waiver or relinquishment of any such terms, conditions or rights, but the same shall be and remain at all times in full force and effect. Except to the extent this Agreement provides an exclusive remedy for a breach, nothing contained herein shall preclude any Party from seeking and obtaining any available remedies hereunder, including recovery of damages caused by the breach of this Agreement and specific performance or injunctive relief, or any other remedy given under this Agreement or now or hereafter existing in law or equity or otherwise as a court of competent jurisdiction may deem just and proper to enforce this Agreement or to prevent any violation hereof. The rights granted herein are cumulative.

9.7 Severability. In the event any of the terms, covenants or conditions of this Agreement, or the application of any such terms, covenants or conditions, shall be held invalid, illegal or unenforceable by any court having jurisdiction, all other terms, covenants and conditions of this Agreement and their application not adversely affected thereby shall remain in force and effect, *provided* that the remaining valid and enforceable provisions materially retain the essence of the Parties' original bargain.

9.8 Dispute.

(a) In the event of any claim, controversy or dispute between the Parties arising out of or relating to or in connection with this Agreement (including any dispute concerning the validity of this Agreement or the scope and interpretation of this Section 9.8) (a "Dispute"), any Party (the "Notifying Party") may deliver to the other Parties (each, a "Recipient Party") notice of the Dispute with a detailed description of the underlying circumstances of such Dispute (a "Dispute Notice"). The Dispute Notice shall include a schedule of the availability of the Notifying Party's senior officers (having a title of senior vice president or utility director (or the equivalent) or higher) duly authorized to settle the Dispute during the thirty (30) day period following the delivery of the Dispute Notice.

(b) Each Recipient Party shall, within five (5) Business Days following receipt of the Dispute Notice, provide to the Notifying Party a parallel schedule of availability of such Recipient Party's senior officers (having a title of senior vice

president or utility director (or the equivalent) or higher) duly authorized to settle the Dispute. Following delivery of the respective senior officers' schedules of availability, the senior officers of the Parties shall meet and confer as often as they deem reasonably necessary during the remainder of the thirty (30) day period in good faith negotiations to resolve the Dispute to the satisfaction of each Party.

(c) In the event a Dispute is not resolved pursuant to the procedures set forth in Sections 9.8(a) and (b) by the expiration of the thirty (30) day period set forth in Section 9.8(b), then a Party may pursue any legal remedy available to it in accordance with the provisions of Section 9.9 of this Agreement.

(d) In addition to the Dispute Resolution process set forth in this Section 9.8, the Parties shall comply with California law governing claims against public entities and presentment of such claims.

9.9 Governing Law; Venue. This Agreement was made and entered into in the City of Glendora and shall be governed by, interpreted and enforced in accordance with the laws of the State of California, without regard to conflict of law principles. All litigation arising out of, or relating to this Agreement, shall be brought in a state or federal court in the County of Los Angeles in the State of California. The Parties irrevocably agree to submit to the exclusive jurisdiction of such courts in the State of California and waive any defense of *forum non conveniens*.

9.10 No Third Party Beneficiaries. This Agreement shall not be construed to create rights in, or to grant remedies to, any third party as a beneficiary of this Agreement or any duty, obligation or undertaking established herein.

9.11 Counterparts. This Agreement may be executed in counterparts and upon execution by each signatory, each executed counterpart shall have the same force and effect as an original instrument and as if all signatories had signed the same instrument. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signature thereon, and may be attached to another counterpart of this Agreement identical in form hereto by having attached to it one or more signature pages.

9.12 Entire Agreement; Amendments. This Agreement (including Schedule 1 hereto), the Option Agreement, and the PPA contain the entire understanding concerning the subject matter herein and supersede and replace any prior negotiations, discussions or agreements between the Parties concerning that subject matter, whether written or oral, except as expressly provided for herein. Each Party acknowledges that no other party, representative or agent has made any promise, representation or warranty, express or implied, that is not expressly contained in this Agreement or the other documents of even date herewith between the Parties that induced the other Parties to sign this document. This Agreement may be amended or modified only by an instrument in writing signed by each Party.

9.13 Headings. The headings of Articles and Sections contained in this Agreement have been inserted for convenience of reference only and shall not be deemed to be a part of or to affect in any way the meaning or interpretation of this Agreement.

[SIGNATURE PAGE FOLLOWS]

The Parties hereto have caused this Agreement to be executed and delivered as of the date first set forth above by their duly authorized representatives.

SELLER

RE ASTORIA 2 LLC

By: _____
Name: _____
Title: _____

BUYERS

SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY

By: _____
Name: _____
Title: _____

POWER AND WATER RESOURCES POOLING AUTHORITY

By: _____
Name: _____
Title: _____

CITY OF LODI

By: _____
Name: _____
Title: _____

CITY OF CORONA

By: _____
Name: _____
Title: _____

CITY OF MORENO VALLEY

By: _____
Name: _____
Title: _____

CITY OF RANCHO CUCAMONGA

By: _____
Name: _____
Title: _____

SCHEDULE 1
to Transition Services Agreement
RE Astoria 2 LLC

SERVICES

A. **Seller's Services.**

Following the Closing Date, during the Initial Term and, if applicable, each Extension Term, Seller shall perform (or shall cause its Affiliates to perform) the following Services:

1. Access, Information and Training. Seller shall provide each Buyer, Buyers' Agent, and each Buyer's representatives, agents, employees and personnel (collectively, "Buyers' Personnel") with access, information and training as may be reasonably required so that the transfer of the duties and responsibilities of Seller cause as little disruption as possible to the Facility.
2. System Monitoring. Seller shall conduct system monitoring or assist Buyers' Personnel with conducting system monitoring, including, as applicable, continued upkeep and operation of any operations center that monitors project metrics or hosts SCADA activities, retrieval and storage of performance data and remote or on-Premises monitoring and support.
3. Preventative and Scheduled Maintenance. Seller shall perform (or cause to be performed) or assist Buyers' Personnel with performing maintenance of the Facility Assets, which may include, but are not limited to, the following duties:
    - Regular inspection, repair and functional testing of Facility components, including, as necessary, of photovoltaic modules, mounting systems, combiner boxes and fuse boxes, inverter shelters, power conversion station performers, switchgear and other components.
    - Regular inspection, repair and functional testing of inverters in compliance with, and to ensure continued coverage under, any applicable warranties.
    - Regular inspection and repair, adjustment or cleaning, in accordance with manufacturers' recommendations, of filters, cable connections, warning labels, paint and exterior, operators and handles, weather stripping, relays, transistors and other items.
    - Visual inspection of the Facility and the Premises and correction of undesirable conditions, including fencing, shading, vegetation, animal damage, erosion, corrosion and discolored panels.
    - Inspection and correction of loose electrical connections and ground connections.
    - Training regarding Seller's or Seller's Affiliate's Quality Assurance Program (as defined in the Power Purchase Agreement between the Parties), and provision of and training regarding Seller's operation and maintenance plan and related records.

- Maintain records of service history and information and training regarding such maintenance.
- Maintenance and testing of sensors and meters.

4. Emergency Response. Seller shall assist Buyers' Personnel with providing responses to emergency events that reduce or halt power production and with performing unscheduled repairs. Seller shall provide, and provide training regarding, any documents, plans or protocols Seller has developed in relation to such events.
5. Warranty Management. Seller shall assist Buyers' Personnel with verifying and enforcing all warranties applicable to the Facility Assets.
6. Spare Parts Inventory Management. Seller shall assist Buyers' Personnel with maintaining spare parts inventories for the Facility and documentation related to the usage and location of spare parts. Seller shall assist Buyers' Personnel in determining appropriate quantities of inventory and with the procurement of goods and materials that Buyers will need for continued operating and maintenance of the Facility.
7. Performance Reporting. Seller shall continue to generate or assist Buyers' Personnel with generating appropriate reports from Facility data.
8. Compliance with Requirements. Seller shall comply with, assist Buyers' Personnel in complying with, and provide information and training regarding compliance with all applicable permits (including Transferred Permits), Operative Documents, Assumed Contracts, warranties, and other requirements applicable to the Facility Assets.
9. Data Transfer. Seller shall transfer the historical project maintenance data in a digital format, which format shall be consistent with Prudent Utility Practices and mutually agreed by the Parties prior to the Closing Date.

B. **Excluded Services.**

[Seller and Buyers shall mutually agree on any Excluded Services on or before the Closing Date.]

C. **Fees for Services.**

[Seller and Buyers shall mutually agree on fees for Services on or before the Closing Date.]

SCHEDULE 3.3
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

REAL PROPERTY INTERESTS

[All Real Property Interests shall be specified in this Schedule]

SCHEDULE 3.4
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

SELLER'S CONSENTS

[All consents that need to be obtained shall be specified and briefly described in this Schedule]

SCHEDULE 3.5
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

CERTAIN EXCLUDED ASSETS

[Any assets that Seller specifically intends to exclude shall be specified and briefly described in this Schedule]

SCHEDULE 3.6
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

LIENS

[All Liens that are to be set forth in accordance with Section 3.6 shall be specified and fully described in this Schedule.]

SCHEDULE 3.7
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

ENVIRONMENTAL MATTERS

[All environmental matters referred to in Section 3.7 shall be specified and briefly described in this Schedule]

SCHEDULE 3.8
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

LIABILITIES

[All liabilities referred to in Section 3.8
shall be specified and briefly described in this Schedule]

SCHEDULE 3.9
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

TAX MATTERS

[All tax matters referred to in Section 3.9 shall be specified and briefly described in this Schedule]

SCHEDULE 3.10
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

COMPLIANCE WITH LAWS

[All non-compliance with laws referred to in Section 3.10 shall be specified and briefly described in this Schedule]

SCHEDULE 3.11
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

LITIGATION

[All litigation proceedings referred to in Section 3.11 shall be specified and briefly described in this Schedule]

SCHEDULE 3.12
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

CONTRACTS

[All Contract matters referred to in the Agreement shall be specified and briefly described in this Schedule]

SCHEDULE 3.13
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

INTELLECTUAL PROPERTY

[All Intellectual Property Asset matters referred to in Section 3.13 with respect to the Facility shall be specified and briefly described in this Schedule]

SCHEDULE 3.15
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

NON-ENVIRONMENTAL PERMITS

[All Permits, other than those included in Section 3.7(b), which are necessary or incidental to the Facility shall be specified and briefly described in this Schedule]

SCHEDULE 3.17
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

EMPLOYEE MATTERS

[All Employee matters referred to in Section 3.17 shall be specified and briefly described in this Schedule]

SCHEDULE 3.18
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

SHARED FACILITIES

[All Shared Facilities matters referred to in Section 3.18 shall be specified and briefly described in this Schedule]

SCHEDULE 3.19
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

GENERAL MATTERS

[All General Matters referred to in Section 3.19 shall be specified and briefly described in this Schedule]

SCHEDULE 4.3
to
ASTORIA 2 OPTION AGREEMENT
dated as of _____, 2014

EXERCISING BUYERS' CONSENTS

[All Consents of Exercising Buyers which are necessary or incidental to the Closing shall be specified and briefly described in this Schedule]

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APPENDIX L-1
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

FORM OF CONSTRUCTION START DATE CERTIFICATE

This certification ("***Certification***") of the Construction Start Date is delivered by RE ASTORIA 2 LLC ("***Seller***") to the SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY, the POWER AND WATER RESOURCES POOLING AUTHORITY, the CITY OF CORONA, the CITY OF MORENO VALLEY, the CITY OF RANCHO CUCAMONGA and the CITY OF LODI (together, "***Buyers***") in accordance with the terms of that certain Power Purchase Agreement dated _____ ("***Agreement***") by and between Seller and Buyers. All capitalized terms used in this Certification but not otherwise defined herein shall have the respective meanings assigned to such terms in the Agreement.

Seller hereby certifies and represents to Buyers the following:

1. the EPC Contract related to the Facility was executed on _____;

2. the Notice to Proceed with the construction of the Facility was issued on _____ (attached); and

3. the Construction Start Date has occurred.

IN WITNESS WHEREOF, the undersigned has executed this Certification on behalf of Seller as of the ___ day of _____.

RE ASTORIA 2 LLC

By:_____
Its:_____

Date:_____

APPENDIX L-2
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

FORM OF COMMERCIAL OPERATION DATE CERTIFICATE

This certification ("***Certification***") of the Commercial Operation is delivered by [independent engineer] ("***Engineer***") to the SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY, the POWER AND WATER RESOURCES POOLING AUTHORITY, the CITY OF CORONA, the CITY OF MORENO VALLEY, the CITY OF RANCHO CUCAMONGA and the CITY OF LODI (together, "***Buyers***") in accordance with the terms of that certain Power Purchase Agreement dated _____ ("***Agreement***") by and between RE ASTORIA 2 and Buyers. All capitalized terms used in this Certification but not otherwise defined herein shall have the respective meanings assigned to such terms in the Agreement.

1. Equipment sufficient to generate at least ninety-five percent (95%) of the Applicable Contract Capacity of the Facility has been erected in accordance with the equipment manufacturer's specifications ("***Initial Mechanical Completion***");
2. The electrical collection system related to the Facility comprising the total installed power capacity referenced in (1) above is substantially complete (subject to completion of punch-list items), functional, and energized for the Facility;
3. The substation for the Facility is substantially complete (subject to completion of punch-list items) and capable of delivering the Facility Energy;
4. The Initial Commissioning Completion (defined below) has been achieved for the equipment that has achieved Initial Mechanical Completion; and
5. The Facility is operational and interconnected with the CAISO grid, has been approved by the CAISO to commence operations, and is capable of delivering Facility Energy through the permanent interconnection facilities for the Facility.

For purposes of Section 4 above, "***Initial Commissioning Completion***" means that the electrical and control systems have been energized and tested in accordance with the equipment manufacturer's specifications.

EXECUTED by **[**INDEPENDENT ENGINEER**]**
this _____ day of _____, 20__.

[INDEPENDENT ENGINEER**]**

By:_____
Its:_____
Date:_____

APPENDIX M
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

BUYERS' PERCENTAGE OF FACILITY OUTPUT; APPLICABLE MW SHARE

Buyers' Percentage of Facility Output (until December 31, 2021):

Buyer	**Capacity (MW)**	**Buyers' Percentage of Facility Output**
SCPPA	35 MW	46.6667%
PWRPA	10 MW	13.3333%
Lodi	10 MW	13.3333%
Corona	2 MW	2.6667%
Moreno Valley	2 MW	2.6667%
Rancho Cucamonga	6 MW	8.0000%
Uncontracted Products*	10 MW	13.3333%
Total	**75 MW**	**100.00%**

Buyers' Percentage of Facility Output (starting on January 1, 2022):

Buyer	**Capacity (MW)**	**Buyers' Percentage of Facility Output**
SCPPA	45 MW	60.0000%
PWRPA	10 MW	13.3333%
Lodi	10 MW	13.3333%
Corona	2 MW	2.6667%
Moreno Valley	2 MW	2.6667%
Rancho Cucamonga	6 MW	8.0000%
Total	**75 MW**	**100%**

Applicable MW Share (until December 31, 2021):

	Capacity (MW)	**% of Total Capacity**
City of Azusa	2 MW	3.0769%
City of Banning	8 MW	12.3077%
City of Colton	5 MW	7.6923%
City of Vernon	20 MW	30.7693%**

Corona	2 MW	3.0769%
Lodi	10 MW	15.3846%
Moreno Valley	2 MW	3.0769%
Rancho Cucamonga	6 MW	9.2308%
PWRPA	10 MW	15.3846%
Total	**65 MW**	**100%**

Applicable MW Share (starting on January 1, 2022):

	Capacity (MW)	**% of Total Capacity**
City of Azusa	2 MW	2.6667%
City of Banning	8 MW	10.6667%
City of Colton	5 MW	6.6667%
City of Vernon	30 MW	39.9999%**
Corona	2 MW	2.6667%
Lodi	10 MW	13.3333%
Moreno Valley	2 MW	2.6667%
Rancho Cucamonga	6 MW	8.0000%
PWRPA	10 MW	13.3333%
Total	**75 MW**	**100.00%**

NOTES:

* Buyers are not responsible for the Uncontracted Products during Contract Years 0 through 5 of the Agreement.

** The percentages for the City of Vernon are adjusted so that total capacity equals 100%.

APPENDIX N
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

INTEGRATION COST CHARGE CODE

This Appendix shall be completed and updated from time to time by the Parties in accordance with the definition of "CAISO Integration Amounts" in Section 1.1.

APPENDIX O
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

FORM OF LAND OPTION AGREEMENT

[See attached]

APPENDIX O

TO POWER PURCHASE AGREEMENT

LAND OPTION AGREEMENT AND
AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS

by and among

RE ASTORIA 2 LANDCO LLC
as "Seller"

and

SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY

and

POWER AND WATER RESOURCES POOLING AUTHORITY

and

CITY OF LODI

and

CITY OF CORONA

and

CITY OF MORENO VALLEY

and

CITY OF RANCHO CUCAMONGA

as "Buyers"

Dated as of _____, 20__

TABLE OF CONTENTS

Page

ARTICLE I DEFINITIONS 2
1.1 Definitions 2
1.2 Rules of Interpretation 2
1.3 Incorporation of Recitals 2

ARTICLE II OPTION CONSIDERATION; ASSIGNMENT OF SITE CONTROL DOCUMENTS; GRANT OF SECURITY INTEREST; OPTION TO PURCHASE; CLOSING 2
2.1 Option Consideration 2
2.2 Assignment of Site Control Documents 2
2.3 Security Interest 3
2.4 Option to Purchase 4
2.5 Exercise of Land Purchase Option 4
2.6 Environmental Review 5
2.7 Tentative Exercise Notice 5
2.8 Tentative Purchase Price; Exercise Notice 6
2.9 Recordation 7
2.10 Deed of Trust 7
2.11 Closing 8
2.12 NO ADDITIONAL WARRANTIES 8
2.13 Assumed Liabilities 8
2.14 Excluded Liabilities 9
2.15 Schedule Updating; Final Purchase Price 10
2.16 Proration 11
2.17 Closing Costs; Transfer Taxes and Fees 11
2.18 Closing Obligations 12

ARTICLE III REPRESENTATIONS AND WARRANTIES OF SELLER 12
3.1 Organization and Good Standing 12
3.2 Authority; Absence of Conflict or Breach 12
3.3 Real Property Matters 13
3.4 Consents 14
3.5 Assets of the Business 14
3.6 Title 14
3.7 Environmental 14
3.8 No Undisclosed Liabilities 16
3.9 Taxes 16
3.10 Compliance With Laws 17
3.11 Litigation 17
3.12 Assumed Contracts 17
3.13 Intellectual Property 17
3.14 Brokers or Finders 18
3.15 Permits 18
3.16 Investment Company Act 19

3.17 Employees and Employee Benefit Plans....19
3.18 No Shared Facilities....19
3.19 General Representation....19

ARTICLE IV REPRESENTATIONS AND WARRANTIES OF BUYERS....19
4.1 Organization....19
4.2 Authority; Binding Nature....19
4.3 Consents....20
4.4 Brokers or Finders....20
4.5 Litigation....20
4.6 Buyers' Agent....20

ARTICLE V COVENANTS OF SELLER PRIOR TO CLOSING DATE....20
5.1 Access to Materials....20
5.2 Investigations....21
5.3 Site Control Documents....21
5.4 Seller's Purchase of Real Property....22
5.5 Seller's Assets....22
5.6 Operation of the Business....22
5.7 Required Approvals....22
5.8 Notification....23
5.9 Reasonable Efforts....23
5.10 Waivers of Claims....23
5.11 Additional Contracts....23
5.12 Liens; Changes in Zoning....23

ARTICLE VI COVENANTS OF BUYERS PRIOR TO CLOSING DATE....23
6.1 Notification....23
6.2 Required Approvals....24
6.3 Reasonable Efforts....24

ARTICLE VII CONDITIONS PRECEDENT TO BUYERS' OBLIGATION TO CLOSE....24
7.1 Accuracy of Representations....24
7.2 Seller's Performance....24
7.3 Consents....24
7.4 Additional Seller Documents....24
7.5 Litigation....26
7.6 Liens....26
7.7 No Material Adverse Effect....26
7.8 Final Purchase Price....26
7.9 Disclosure Schedules....26

ARTICLE VIII CONDITIONS PRECEDENT TO SELLER'S OBLIGATION TO CLOSE....26
8.1 Accuracy of Representations....26
8.2 Exercising Buyers' Performance....27
8.3 Consents....27

8.4 Additional Buyers Documents 27
8.5 Litigation 27

ARTICLE IX MUTUAL COVENANTS, TAXES AND OTHER MATTERS....28
9.1 Tax Matters....28
9.2 Risk of Loss....29
9.3 Liabilities....30

ARTICLE X TERM AND TERMINATION 30
10.1 Term 30
10.2 Termination Events 31
10.3 Effect of Termination 32

ARTICLE XI LIMITATION OF LIABILITY 32
11.1 Survival of Representations, Etc 32
11.2 Limitation of Liability 32
11.3 Deductible 33

ARTICLE XII GENERAL PROVISIONS....33
12.1 Indemnification 33
12.2 Expenses....35
12.3 Ambiguity....35
12.4 Voluntary Execution....35
12.5 Notices....35
12.6 Entire Agreement; Amendments....35
12.7 Further Assurances....35
12.8 Waiver 36
12.9 Severability....36
12.10 Consequential or Punitive Damages....36
12.11 Equitable Remedies....36
12.12 Time of Essence 36
12.13 Governing Law....36
12.14 Execution in Counterparts....36
12.15 Relationship of the Parties....37
12.16 Third Party Beneficiaries....37
12.17 Provisions of PPA 37
12.18 First Priority Interests....37
12.19 Exhibits and Schedules....37
12.20 Relationship with PPA; Right of First Offer....37
12.21 Right of First Offer....37
12.22 Assignment of Agreement; Change in Control 38

Exhibits

Exhibit 1.1	Definitions; Rules of Interpretation
Exhibit 2.2	Form of Assignment Document
Exhibit 2.8	Purchase Price
Exhibit 2.10	Form of Nondisturbance Agreement

Schedules

Schedule 3.3	Real Property Matters
Schedule 3.4	Seller's Consents
Schedule 3.5	Certain Excluded Assets
Schedule 3.6	Liens
Schedule 3.7	Environmental Matters
Schedule 3.8	Liabilities
Schedule 3.9	Tax Matters
Schedule 3.10	Compliance with Laws
Schedule 3.11	Litigation
Schedule 3.12	Contracts
Schedule 3.13	Intellectual Property
Schedule 3.15	Non-Environmental Permits
Schedule 3.17	Employee Matters
Schedule 3.18	Shared Facilities
Schedule 3.19	General Matters
Schedule 4.3	Buyers' Consents

Appendix

Appendix R	Site Control Documents

LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS

This LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS (the "***Agreement***") is entered into as of this ____ day of _____, 20__ ("***Effective Date***"), by and among RE ASTORIA 2 LANDCO LLC ("***Seller***"), a limited liability company organized and existing under the laws of the State of Delaware, SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY ("***SCPPA***"), a joint powers agency and a public entity organized under the laws of the State of California and created under the provisions of the California Joint Exercise of Powers Act (California Government Section 6500 *et seq*.) (the "***Act***"), the POWER AND WATER RESOURCES POOLING AUTHORITY, a joint powers authority and a public entity organized under the laws of the State of California and created under the provisions of the Act ("***PWRPA***"), the CITY OF LODI, a California municipal corporation organized and existing under the laws of the State of California ("***Lodi***"), the CITY OF CORONA, a California municipal corporation organized and existing under the laws of the State of California ("***Corona***"), the CITY OF MORENO VALLEY, a California municipal corporation organized and existing under the laws of the State of California ("***Moreno Valley***"), and the CITY OF RANCHO CUCAMONGA, a California municipal corporation organized and existing under the laws of the State of California ("***Rancho Cucamonga***"). SCPPA, PWRPA, Lodi, Corona, Moreno Valley and Rancho Cucamonga are each referred to herein as a "***Buyer***," and together as "***Buyers.***" Buyers are referred to (collectively) and Seller is referred to (individually) in this Agreement as a "***Party***" and together they are referred to as the "***Parties***."

RECITALS

WHEREAS, RE Astoria 2 LLC ("***Project Seller***") and Buyers entered into that certain Power Purchase Agreement (the "***PPA***"), relating to the purchase by Buyers of (a) until December 31, 2021, the Facility Energy, Capacity Rights and associated Environmental Attributes (each as defined in the PPA and collectively defined therein as the "***Products***") generated by 65 MW (AC) out of a 75 MW (AC) solar photovoltaic facility to be developed, constructed, owned and operated by Seller in Kern County, California, and (b) from and after January 1, 2022, all of the Products;

WHEREAS, Project Seller and Buyers have entered into that certain Option Agreement as of even date herewith (the "***Project Option Agreement***"), relating to Buyers' option to purchase the Facility Assets (as defined in the Project Option Agreement);

WHEREAS, Seller is a party to the Site Control Documents pursuant to which Seller has acquired the option to purchase the real property described therein, collectively consisting of approximately 840 acres of land located in Kern County, California (the "***Real Property***") pursuant to the Assignment and Assumption Agreements by and between Seller and SiteCo LLC, a Delaware limited liability company and Affiliate of Seller, and listed in Appendix R (collectively, the "***Affiliate Assignments***"). A memorandum of each such Affiliate Assignment or Site Control Document shall have been recorded by Seller as of the Effective Date and Seller shall have delivered a copy of such recorded document to Buyer's Agent promptly after recordation of the same;

WHEREAS, the PPA requires Project Seller to obtain Site Control (as defined in the PPA), which in turn requires Seller to exercise its options to purchase the Real Property under the Site Control Documents on or before the Site Control Milestone Date as defined and described in the PPA;

WHEREAS, Project Seller and Seller shall, in order for Project Seller to achieve Site Control under the PPA, enter into a land lease (the "***Land Lease***"), pursuant to which Seller plans to lease to Project Seller, and Project Seller plans to lease from Seller, the Real Property on the terms and conditions contained in the Land Lease; and

WHEREAS, Seller desires to grant to Buyers, and Buyers wish to have, an option, exercisable at various times as set forth herein, to purchase the Real Property (as defined herein) on the terms and subject to the conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, Buyers entering into the PPA, and the agreements herein and in the other Operative Documents (as defined herein) and in reliance upon the representations and warranties therein and herein, Buyers and Seller, intending to be legally bound, hereby agree as follows:

ARTICLE I
DEFINITIONS

1.1 Definitions. Except as otherwise expressly provided herein, capitalized terms used in this Agreement, including in its ***Recitals***, ***Schedules*** and ***Exhibits***, shall have the meanings given in ***Exhibit 1.1***. Capitalized terms used herein but not defined in ***Exhibit 1.1*** shall have their meanings ascribed thereto in the PPA.

1.2 Rules of Interpretation. Except as otherwise expressly provided herein, the rules of interpretation set forth in the PPA shall apply to this Agreement.

1.3 Incorporation of Recitals. The recitals to this Agreement are hereby incorporated into and made a part of this Agreement.

ARTICLE II
OPTION CONSIDERATION; ASSIGNMENT OF SITE CONTROL DOCUMENTS; GRANT OF SECURITY INTEREST; OPTION TO PURCHASE; CLOSING

2.1 Option Consideration. On the Effective Date, as consideration for the grant of the option hereunder, Buyers shall pay to Seller the amount of One Hundred Dollars ($100).

2.2 Assignment of Site Control Documents. Until Seller has purchased the Real Property pursuant to the Site Control Documents, at any time following (a) a Default by Project Seller under the PPA, or a default by either Seller or SiteCo LLC under any of the Affiliate Assignments, (b) a failure by Seller to perform any of its duties or obligations under this Agreement or any of the Affiliate Assignments when and as due, which failure is not cured to the reasonable satisfaction of Buyers by the date that is thirty (30) days after receipt of notice thereof from Buyers' Agent, or (c) any ruling by a court of law that any of the Affiliate Assignments are not valid or enforceable (each, a "***Seller Default***"), Buyers may require Seller to assign, at

Seller's cost and expense, all of its right, title and interest in, to and under the Site Control Documents to Buyers pursuant to an assignment agreement in the form attached hereto as ***Exhibit 2.2*** (the "***Assignment Document***") by delivering notice to Seller of Buyers' demand to take such assignment of the Site Control Documents (the "***Assignment Demand***"). Following an Assignment Demand, Buyers and Seller shall execute the Assignment Document within thirty (30) days after Seller's receipt of the Assignment Demand and, upon execution and delivery of the Assignment Document by the Parties, this Agreement shall terminate and shall be null and void and of no further force or effect except to the extent of any provisions of this Agreement which expressly survive any termination hereof. The Assignment Document may be recorded by Buyers in the Official Records of Kern County, California, in Buyers' sole discretion, and Buyers shall be responsible for payment of all fees associated with such recording.

2.3 Security Interest. To secure the full and complete performance of the obligations of Seller under Section 2.2 above, Seller hereby grants to Buyers a first priority security interest in all of Seller's right, title and interest in and to the Site Control Documents ("***Collateral***"). Seller shall file in the appropriate offices at Seller's cost any financing statements, and amendments, continuation statements, and other instruments related thereto, to perfect and maintain the security interest in the Collateral granted in this Agreement. Seller shall, from time-to-time, promptly execute and deliver all further instruments and documents, and take all further actions that may be reasonably necessary or that Buyers may reasonably request in order to perfect and protect the pledge granted or intended to be granted hereby or to enable Buyers to exercise its rights and remedies hereunder with respect to the pledge of the Collateral, and Seller hereby authorizes Buyers to file such further instruments and documents, including any additional financing statements, or amendments and continuation statements thereof, as Buyers reasonably deem necessary to perfect, maintain, or foreclose on the pledge granted herein as collateral for a contractual right under the Uniform Commercial Code as adopted by the State of California. If Seller fails to comply with the obligations under Section 2.2, then Buyers shall have, in addition to the rights and remedies set forth in this Agreement, all of the rights and remedies of a Secured Party under Article 9 of the California Uniform Commercial Code or other applicable law with respect to such pledge, all of which rights and remedies shall, to the full extent permitted by law, be cumulative. Upon any foreclosure by Buyers of the pledge granted herein, Seller shall assign to Buyers all of Seller's right, title, and interest in and to the Site Control Documents. Such assignment, if any, shall constitute an assignment of all or substantially all of Seller's assets. Seller represents that the pledge granted in this Section 2.3 is not an assignment and is not subject to the assignment terms of the Site Control Documents. If, at any time, it is determined that the pledge granted herein violates any term or condition of the Site Control Documents, this Section 2.3 shall be deemed to be void and ineffective for all purposes and shall be treated as if never included in this Agreement, and, in such event, the Parties shall work together in good faith to accomplish the intended benefit of the grant of the security interest pursuant to this Section 2.3, during which time no Seller Default shall have occurred, notwithstanding anything to the contrary contained in Section 2.2. If the Parties are unable to accomplish the intended benefit of the grant of the security interest as required by the immediately preceding sentence, Seller may (a) elect to exercise its option to purchase the Real Property hereunder, in which event no Seller Default shall have occurred, notwithstanding anything to the contrary contained in Section 2.2, and the terms and conditions of Section 2.2 and Section 2.3 will be void and of no force or effect, or (b) elect not to exercise its option to

purchase the Real Property hereunder, in which event the terms and conditions of Section 2.2 will apply.

2.4 Option to Purchase. Seller hereby grants Buyers an option, on the terms and conditions set forth in this Agreement, to purchase all of Seller's right, title and interest in and to the Real Property, but not the Excluded Assets, and to assume the Assumed Liabilities, but not the Excluded Liabilities, on and subject to the terms and conditions set forth in this Agreement (the "***Land Purchase Option***"). The Land Purchase Option may only be exercised with respect to all of Seller's right, title and interest in and to the Real Property, and not with respect to only a portion thereof.

2.5 Exercise of Land Purchase Option. Buyers may exercise the Land Purchase Option in accordance with the provisions set forth in Section 2.7 concurrently with Buyers' exercise of the Project Purchase Option:

(a) during the six (6) month period commencing on the date that is eighteen (18) months prior to the tenth (10th) anniversary of the Commercial Operation Date (in which case the Closing Date shall be on the tenth (10th) anniversary of the Commercial Operation Date, subject to the terms and conditions of this Article II, Article VII, and Article VIII); or

(b) during the six (6) month period commencing on the date that is eighteen (18) months prior to the fifteenth (15th) anniversary of the Commercial Operation Date (in which case the Closing Date shall be on the fifteenth (15th) anniversary of the Commercial Operation Date, subject to the terms and conditions of this Article II, Article VII, and Article VIII); or

(c) during the six (6) month period commencing on the date that is eighteen (18) months prior to the twentieth (20th) anniversary of the Commercial Operation Date (in which case the Closing Date shall be on the twentieth (20th) anniversary of the Commercial Operation Date, subject to the terms and conditions of this Article II, Article VII, and Article VIII); or

(d) during the sixty (60) day period commencing on the date on which a Termination Notice is provided by each Buyer to Project Seller, and each Buyer has exercised its remedies pursuant to Section 13.2(d) of the PPA (in which case the Closing Date shall be the date designated by Buyers that is no later than the date that is nine (9) months following delivery by Buyers of the Purchase Option Exercise Notice, subject to the terms and conditions of this Article II, Article VII, and Article VIII).

Each opportunity of Buyers to exercise the Land Purchase Option set forth in Sections 2.5(a) through (d) above shall be referred to herein as a "***Purchase Option Opportunity***."

Seller acknowledges that Buyers have no obligation to exercise the Land Purchase Option and that Buyers may decline to exercise the Land Purchase Option for any or no reason, as Buyers deem appropriate in their sole discretion.

2.6 Environmental Review. Seller acknowledges and agrees that the sale of the Real Property could potentially be subject to environmental review pursuant to CEQA and the National Environmental Policy Act of 1969; provided that any environmental reviews requested by any of the Buyers or required because of any of the Buyers' status as a public agency, in each case, in connection with the exercise of the Land Purchase Option, shall be performed by such Buyer and any costs and expenses incurred in connection with the same shall be borne by such Buyer.

2.7 Tentative Exercise Notice. Buyers shall exercise the Land Purchase Option (if at all) by Buyer's Agent delivering to Seller a written notice of exercise (the "***Purchase Option Tentative Exercise Notice***") signed by one or more Buyers or any combination of Buyers (each such Buyer, a "***Tentative Exercising Buyer***" and collectively, the "***Tentative Exercising Buyers***") within the periods of time specified in Section 2.5.

(a) Disclosure Schedules. Within sixty (60) days after it receives a Purchase Option Tentative Exercise Notice (the "***Schedule Delivery Date***"), Seller will deliver to Buyers' Agent the following, dated as of the Schedule Delivery Date: ***Schedule 3.3*** (Real Property Matters); ***Schedule 3.4*** (Seller's Consents); ***Schedule 3.5*** (Certain Excluded Assets); ***Schedule 3.7*** (Environmental Matters); ***Schedule 3.8*** (Liabilities); ***Schedule 3.9*** (Tax Matters); ***Schedule 3.10*** (Compliance with Laws); ***Schedule 3.11*** (Litigation); ***Schedule 3.12*** (Assumed Contracts); ***Schedule 3.13*** (Intellectual Property); ***Schedule 3.15*** (Non-Environmental Permits); ***Schedule 3.17*** (Employee Matters); ***Schedule 3.18*** (Shared Facilities); and ***Schedule 3.19*** (General Matters) (collectively, the "***Seller Disclosure Schedules***"), each of which shall be applicable to the Real Property and shall list, as required, any qualifications required to make the representations in Article III true and correct, and Buyers' Agent will deliver to Seller, dated as of the Schedule Delivery Date, ***Schedule 4.3*** (Buyers' Consents) (together with the Seller Disclosure Schedules, the "***Disclosure Schedules***").

(b) Title Review. Within thirty (30) days after Tentative Exercising Buyers deliver a Purchase Option Tentative Exercise Notice, Tentative Exercising Buyers shall order (and shall deliver or cause to be delivered to Seller promptly upon receipt), at Tentative Exercising Buyers' expense, a current commitment for extended coverage title insurance from the Title Company insuring Exercising Buyers in the amount of the Final Purchase Price, together with legible copies of all documents listed as exceptions therein, and a current certificate of taxes due with respect to the Real Property, on the current standard form of commitment for an extended ALTA Owner's Policy (collectively, the "***Title Commitment***"). Tentative Exercising Buyers shall cause the Title Company to promptly provide copies of any amendments or modifications of the Title Commitment to Seller prior to Closing.

(c) Survey Review. Within thirty (30) days after Tentative Exercising Buyers deliver a Purchase Option Tentative Exercise Notice, Tentative Exercising Buyers shall order, at Tentative Exercising Buyers' expense (and shall deliver or cause to be delivered to Seller and the Title Company promptly upon receipt) an ALTA/ACSM land and improvements survey plat prepared by a surveyor licensed in the State of California containing the description of the Real Property and location of all improvements and

encroachments thereon, including any improvements, fence locations and easements, rights of way and roadways adjacent to the Real Property, in a form sufficient to enable the Title Company to issue the Title Policy in compliance with Section 7.4(f), certified to Exercising Buyers, Seller, and the Title Company (the "***Survey***"). Tentative Exercising Buyers shall provide copies of any amendments or modifications of the Survey to Seller and the Title Company promptly following Tentative Exercising Buyers' receipt thereof.

(d) Title Defects and Objections. Tentative Exercising Buyers will have until sixty (60) days after the last to be received of the Title Commitment and the Survey to notify Seller of any objections to any items identified in the Title Commitment or on the Survey. Seller will have up to forty-five (45) days after receipt of Tentative Exercising Buyers' objections ("***Seller's Cure Period***") to elect, at its reasonable discretion, to cure all items to which Tentative Exercising Buyers have objected, cause such items to be modified in a manner which is reasonably satisfactory to Tentative Exercising Buyers or to advise Tentative Exercising Buyers that Seller does not intend to cure such items. If any item objected to by Tentative Exercising Buyers in such sixty (60) day period is not curable within Seller's Cure Period, Seller shall (a) have such additional time to cure such item(s) as may be reasonably necessary; provided, that in no event shall the additional time to cure exceed ninety (90) days after the expiration of the initial sixty (60) day cure period, so long as Seller commences such cure within Seller's Cure Period and diligently pursues the same to completion prior to the Closing or, (b) at Seller's cost may elect to obtain one or more endorsements to the Title Commitment, in a form reasonably acceptable to Tentative Exercising Buyers, providing title insurance protection with regard to any objections raised by Tentative Exercising Buyers. If Seller fails to respond with its election prior to the expiration of Seller's Cure Period, fails to cure to the satisfaction of Tentative Exercising Buyers any objection by Tentative Exercising Buyers of which Seller has been given notice in accordance with this Section 2.7(d), or elects not to cure any items to which Tentative Exercising Buyers have objected, then Tentative Exercising Buyers may, in their sole discretion (i) withdraw their Purchase Option Tentative Exercise Notice with respect to the applicable Purchase Option Opportunity by delivering notice thereof to Seller, or (ii) approve any items previously objected to and continue with the exercise of the Land Purchase Option in accordance with the terms of Section 2.8 below by delivering notice to Seller thereof. Tentative Exercising Buyers shall have ten (10) days after receipt of any amendment to the Title Commitment or Survey to object to such amendments in the same manner as Buyers can make objections to the initial Title Commitment or Survey under this Section 2.7(d). Anything above to the contrary notwithstanding, Seller shall cause all financing, judgment, mechanics, and tax liens to be removed as title exceptions prior to or concurrently with the Closing. If Tentative Exercising Buyers fail to elect either option (i) or option (ii) above to Seller prior to the Purchase Option Exercise Deadline, Tentative Exercising Buyers shall be deemed to have elected to proceed under option (ii) above, in which case all matters not objected to by Tentative Exercising Buyers or not cured by Seller shall be deemed to be approved by Tentative Exercising Buyers.

2.8 Tentative Purchase Price; Exercise Notice.

(a) The Tentative Purchase Price shall be determined in accordance with ***Exhibit 2.8*** following the later to occur of: (i) the delivery of the Seller Disclosure Schedules, and (ii) the Schedule Delivery Date.

(b) After the Disclosure Schedules have been delivered and the Tentative Purchase Price has been determined pursuant to Section 2.8(a) and prior to the Purchase Option Exercise Deadline, one or more Tentative Exercising Buyers may elect, in their sole discretion, either to (i) withdraw their exercise of the Land Purchase Option with respect to the applicable Purchase Option Opportunity by delivering written notice thereof to Seller, or (ii) continue with the exercise of the Land Purchase Option (each such exercising Tentative Exercising Buyer, an "***Exercising Buyer***," and collectively, such exercising Tentative Exercising Buyers, "***Exercising Buyers***") by delivering written notice to Seller thereof, which notice shall designate the applicable Closing Option (the "***Purchase Option Exercise Notice***"). The delivery of a Purchase Option Exercise Notice by Exercising Buyers shall constitute a binding and irrevocable commitment by Exercising Buyers to purchase, and shall create a binding obligation of Seller to sell, the Real Property as specified herein (subject to Seller's obligation to deliver any Breach Notice in accordance with Section 5.8 and the satisfaction or waiver of each of the conditions to Closing set forth in Article VII and Article VIII) by the applicable Closing Date. If for any reason Tentative Exercising Buyers deliver the Purchase Option Tentative Notice but do not provide the Purchase Option Exercise Notice, such Tentative Exercising Buyers shall reimburse Seller for the reasonable costs and expenses incurred by Seller in connection with the preparation of the Seller Disclosure Schedules (including reasonable attorneys' fees and expenses) in an aggregate amount up to Fifty Thousand Dollars ($50,000).

(c) If Buyers (i) withdraw their exercise of the Land Purchase Option pursuant to Section 2.8(b)(i) or (ii) fail to timely deliver either a Purchase Option Tentative Exercise Notice or Purchase Option Exercise Notice with respect to any Purchase Option Opportunity within the deadlines therefor under Sections 2.7 or 2.8, respectively, then Buyers' right to exercise the Land Purchase Option with respect to such Purchase Option Opportunity shall expire and shall no longer be effective, but such expiration shall not affect Buyers' right to exercise any Land Purchase Option with respect to any future Purchase Option Opportunity.

2.9 Recordation. Concurrently with Seller's acquisition of a fee interest in any portion of the Real Property, Seller shall (a) deliver to Buyers' Agent a copy of the deed by which Seller acquired a fee interest in such portion of the Real Property, and (b) the Parties shall execute and acknowledge a memorandum of option in form and substance acceptable to Buyers, and Seller shall record such memorandum in the Official Records of Kern County, California. Buyers shall be responsible for payment of all fees and Taxes associated with such recording.

2.10 Deed of Trust. Concurrently with the closing of the acquisition of a fee interest in the Real Property, the Parties shall execute and record a deed of trust pursuant to which Seller shall grant Buyers a lien and security interest in the Real Property to secure Buyer's ability to acquire the Real Property from Seller in accordance with this Agreement or any damages incurred by Buyers as a result of a default by Seller under, this Agreement, in form and

substance reasonably acceptable to Buyers, which shall be subordinate to any mortgage or deed of trust of any Land Lender, and Buyers shall execute a subordination and nondisturbance agreement reasonably satisfactory to Buyers and Land Lender evidencing such subordination. Buyers shall be responsible for payment of all fees and Taxes associated with such recording. In the event the same is reasonably requested by Project Seller or any Facility Lender (as defined in the Project Option Agreement) at any time, Buyers shall execute and deliver a nondisturbance agreement to Project Seller or such Facility Lender substantially in the form attached hereto as ***Exhibit 2.10*** (a "***Nondisturbance Agreement***") and made a part hereof, pursuant to which Buyers shall agree not to disturb the Land Lease in connection with Buyers' exercise of any rights or remedies that may be available to Buyers under the deed of trust granted to Buyers pursuant to this Section 2.10; provided that, if such Facility Lender requires any reasonable changes to the Nondisturbance Agreement, Buyers shall not unreasonably object to any such changes.

2.11 Closing. In the event any Buyers deliver a Purchase Option Exercise Notice, the closing of the purchase and sale of the Real Property (the "***Closing***") shall occur at 11:59 p.m., local time on the Closing Date (subject to the satisfaction or waiver of each of the conditions to Closing set forth in Article VII and Article VIII). The Closing shall be held at the offices of the Title Company by delivery of all closing documents into escrow. All events at the Closing shall be deemed to occur simultaneously, unless otherwise provided herein. In the event the Closing has not occurred by the designated Closing Date in respect of a Purchase Option Opportunity because of the failure of any of the conditions to Closing set forth in Article VII and Article VIII to be satisfied by such designated Closing Date, then either Exercising Buyers (in the case of the conditions set forth in Article VII), acting collectively, or Seller (in the case of the conditions set forth in Article VIII), upon written notice to the other Parties and without liability, may terminate the Land Purchase Option with respect to such Purchase Option Opportunity, and such Purchase Option Opportunity shall expire and shall no longer be effective, but such termination shall not affect Buyers' right to exercise any Land Purchase Option with respect to any future Purchase Option Opportunity; provided that a Party cannot terminate any Land Purchase Option with respect to a Purchase Option Opportunity if the failure of the Closing to occur is the result of the failure on the part of such Party to perform its obligations under this Agreement.

2.12 NO ADDITIONAL WARRANTIES. OTHER THAN THE REPRESENTATIONS AND WARRANTIES EXPLICITLY SET FORTH IN THIS AGREEMENT, NO OTHER REPRESENTATIONS OR WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING THE WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY, SHALL BE GIVEN OR DEEMED GIVEN AS TO THE REAL PROPERTY AT THE TIME OF SELLER'S SALE OF THE REAL PROPERTY TO BUYER FOLLOWING THE EXERCISE OF THE LAND PURCHASE OPTION.

2.13 Assumed Liabilities. At the Closing, each Exercising Buyer shall assume, and agree to pay for, perform, fulfill and discharge from and after the Closing, its proportionate share of all liabilities and obligations relating to the Real Property or the Assumed Contracts arising or occurring after the Closing Date other than the Excluded Liabilities (collectively, the "***Assumed Liabilities***").

2.14 Excluded Liabilities. Anything in this Agreement to the contrary notwithstanding, no Exercising Buyer shall assume, and shall not be deemed to have assumed, and shall have no liability with respect to (whether asserted before or after the Closing and regardless of whether the same or the basis therefor may have been disclosed to any Exercising Buyer by Seller or otherwise be known to any Exercising Buyer), any of the following liabilities or obligations of Seller (all such unassumed liabilities and obligations referred to in this Agreement as the "***Excluded Liabilities***"):

(a) Any liability or obligation of Seller in respect of Taxes attributable to the Real Property for taxable periods ending on or prior to the Closing, including any supplemental tax liability related to activity or state of facts at the Real Property conducted on or before the Closing that arises after the Closing, except that each Exercising Buyer will be obligated to pay its prorated portion of current property taxes as provided below and all property taxes related to any periods beginning after the Closing;

(b) Any liability or obligation of Seller relating to the Real Property, including arising out of Seller's ownership and use of the Real Property, arising or occurring prior to the Closing;

(c) Any liability or obligation of Seller arising out of Seller's ownership and operation of any assets other than the Real Property at any time;

(d) Any liability or obligation of Seller arising from a breach by Seller, or any event, circumstance or condition occurring or existing prior to the Closing that, with notice or lapse of time, constitutes or results in a breach by Seller under this Agreement, the PPA (including the Ancillary Documents), or any of the Operative Documents;

(e) Any liability or obligation of Seller under any Contract (including with respect to any contractors or subcontractors thereunder) other than an Assumed Contract or a Permit other than a Transferred Permit;

(f) Any liability or obligation under any Assumed Contract or a Transferred Permit to the extent such liability or obligation arises from or relates to any breach by Seller of any provision of any of such Assumed Contracts or Transferred Permits prior to the Closing;

(g) Any liability or obligation of Seller with respect to the employment or termination of any employee or group of employees by Seller, or the terms thereof, whether union or nonunion, whether the liability or obligation calls for performance or observance before or after the Closing and whether the liability or obligation arises from a collective bargaining agreement, pension trust fund plan, or other agreement or arrangement to which Seller is a party or by which Seller is bound (whether oral or written and whether express or implied in fact or in law) or any past practice or custom or otherwise, it being understood and agreed that after the Closing, Exercising Buyers will specify the terms on which employment is offered to any individual to whom Exercising Buyers, in their sole discretion, choose to offer employment and will not be bound by any term of employment in effect at or at any time prior to the Closing;

(h) Any liability or obligation of Seller for pension fund payments or unfunded pension fund liabilities;

(i) Any liability or obligation arising from or associated with any of the Excluded Assets;

(j) Any liability or obligation of Seller or its Affiliates arising out of or related to any claim or loss against Seller or its Affiliates or any third-party claims or losses which adversely affects the Real Property and which shall have been asserted prior to the Closing or to the extent the basis of which shall have arisen exclusively prior to the Closing;

(k) Any liability or obligation of Seller or its Affiliates to a third party arising from any indemnification claim, injury to or death of any person or damage to or destruction of any property (and including workers' compensation claims, discrimination, wrongful discharge, or unfair labor practice), whether based on negligence, breach of warranty, strict liability, enterprise liability or any other legal or equitable theory arising from actions by, for or on behalf of Seller or its Affiliates arising prior to the Closing; and

(l) Any liability or obligation of Seller or its Affiliates representing Land Debt incurred by Seller or its Affiliates or Liens or encumbrances other than Closing Permitted Encumbrances.

Seller agrees to pay or otherwise discharge, or cause the payment or discharge, of all Excluded Liabilities prior to the Closing, and shall provide Buyers' Agent with evidence thereof that is reasonably satisfactory to Buyers' Agent.

2.15 Schedule Updating; Final Purchase Price.

(a) No later than the date that is thirty (30) days prior to the designated Closing Date (the "***Updated Schedule Delivery Date***"), Seller shall have provided Buyers' Agent with updated Seller Disclosure Schedules and such Seller Disclosure Schedules, as may be further updated by Seller from time to time prior to the Closing, shall be used as the final Seller Disclosure Schedules for purposes of its representation and warranties made under Article III as of the Closing; *provided, however,* that if after the Updated Schedule Delivery Date, an event or circumstance occurs or exists that requires additional updates to the Seller Disclosure Schedules, Seller shall deliver such updates to Exercising Buyers as soon as practicable, and Exercising Buyers may, at their option, extend the Closing Date on day-for-day basis for the period of time between the Updated Schedule Delivery Date and the date on which such updates were delivered to Exercising Buyers, and the Parties shall make any adjustments to the Purchase Price as may be required to account for such updates in accordance with ***Exhibit 2.8***.

(b) At the Closing, upon the terms and subject to the conditions set forth herein, Exercising Buyers shall, in exchange for the sale, transfer, assignment, conveyance and delivery of the Real Property by Seller, and the assumption by Exercising Buyers of the Assumed Liabilities in accordance with this Agreement, pay

Seller the Final Purchase Price determined in accordance with ***Exhibit 2.8***. Such Final Purchase Price shall be paid by Exercising Buyers by one or more wire transfers of immediately available funds to an account designated in writing by Seller.

2.16 Proration. Without limiting each Exercising Buyer's obligation to pay its proportionate share of the Transfer Taxes under Section 2.17, Exercising Buyers and Seller agree that any items normally prorated, including those listed below, relating to the Real Property, the Assumed Contracts, or the Assumed Liabilities, shall be prorated as of the Closing, with Seller being liable to the extent such items relate to periods on or prior to the Closing Date, and Exercising Buyers being liable to the extent such items relate to periods after the Closing with, to the extent practicable, a cash settlement on the Closing:

(a) personal property and real estate Taxes, assessments and other charges, if any, by the applicable municipality, on the basis of the applicable municipality's fiscal year, on or with respect to the Real Property, the Assumed Contracts, or the Assumed Liabilities;

(b) rent, Taxes and other items payable by or to Seller under any of the Assumed Contracts which are associated with the Real Property;

(c) any Permit, registration, compliance, assurance fees or other fees with respect to any Transferred Permit comprising part of the Real Property; and

(d) sewer rents and charges for water, telephone, electricity and other utilities.

In connection with the prorations referred to in this Section 2.16, in the event that actual amounts for such items are not available on the Closing Date, the proration shall be based upon the actual Taxes or fees for the preceding year (or appropriate period) for which actual Taxes or fees are available and such Taxes or fees shall be re-prorated upon the request of Seller, on the one hand, or Exercising Buyers, on the other hand, within sixty (60) days of the date that the actual amounts become available. Seller and Exercising Buyers agree to furnish each other with such documents and other records as may be reasonably requested in order to confirm all adjustment and proration calculations made pursuant to this Section 2.16.

2.17 Closing Costs; Transfer Taxes and Fees. Exercising Buyers shall be solely liable for and shall pay their respective proportionate shares of, and Seller shall be solely liable and shall pay its share of, all (i) recording, documentary and transfer Taxes and any sales, use or other Taxes imposed on such Party by reason of the transfer of the Real Property as provided hereunder (excluding Taxes imposed on or measured by the net income or profits of Seller), and any deficiency, interest or penalty asserted with respect thereto, under applicable Laws ("***Transfer Taxes***"), and (ii) except as set forth in Section 2.6 and Section 2.16, all transaction costs incurred by it in connection with the exercise of the Land Purchase Option and the Closing (including the costs and expenses of its outside legal counsel and advisors) except for closing and escrow fees charged by the Title Company, which shall be shared fifty percent (50%) by Buyers, and fifty percent (50%) by Seller. Each Party shall provide the other Parties with evidence satisfactory to the other Parties that such Transfer Taxes have been paid. The Parties acknowledge that a Party's obligation to collect Taxes from another Party on whom such Taxes

are imposed shall not constitute an actual imposition of such Taxes by a Taxing Authority on the collecting Party.

2.18 Closing Obligations. At the Closing: (a) Seller will deliver (or will have delivered) to Buyers' Agent each of the certificates, instruments, documents and agreements referred to in Article VII to be provided by Seller on or prior to the Closing, and (b) each Exercising Buyer will deliver (or will have delivered) to Seller (i) its proportionate share of the Final Purchase Price, and (ii) each of the certificates, instruments, documents and agreements referred to in Article VIII to be provided by an Exercising Buyer on or prior to the Closing.

ARTICLE III
REPRESENTATIONS AND WARRANTIES OF SELLER

Upon the exercise of the Land Purchase Option, Seller represents and warrants to Exercising Buyers as follows as of the Schedule Delivery Date and the Closing Date, and, with respect to Sections 3.1 and 3.2, the Effective Date (with the understanding that, following the Schedule Delivery Date, Seller shall have the right, until it delivers final Seller Disclosure Schedules as provided in Section 2.15(a), to update any information contained in the Seller Disclosure Schedules if the occurrence of events or the discovery of new information makes the revision of such Seller Disclosure Schedules necessary, subject to a Purchase Price adjustment as set forth in ***Exhibit 2.8*** and the limitations on the effect of such revisions set forth in Section 2.15(a)):

3.1 Organization and Good Standing. Seller is a limited liability company duly organized, validly existing and in good standing under the laws of its state of organization and is qualified to do business in the State of California, and has the legal power and authority to own or to hold its interests in properties, to carry on its business as now being conducted and to enter into and perform its obligations under this Agreement and each of the Operative Documents to which Seller is a party.

3.2 Authority; Absence of Conflict or Breach. The sale of the Real Property and the execution, delivery and performance by Seller of this Agreement and each of the Operative Documents executed and delivered by Seller in connection with such sale have been duly authorized by all necessary limited liability company action on the part of Seller and the direct or indirect owners of any interest in Seller and do not require any consent or approval other than those which have already been obtained or otherwise as disclosed in the Seller Disclosure Schedules. This Agreement and each of the Operative Documents to which Seller is a party constitutes the legal, valid and binding obligation of Seller, enforceable in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, reorganization or similar laws relating to or affecting the enforcement of creditors' rights generally or by general equitable principles, regardless of whether such enforceability is considered in a proceeding in equity or at law. The execution and delivery of this Agreement and each of the Operative Documents to which Seller is a party, the consummation of the sale of the Real Property and the fulfillment of and compliance with the provisions of this Agreement and the Operative Documents to which Seller is a party do not conflict with or constitute a breach of or a default under, any of the terms, conditions or provisions of any Requirements of Law, or any Organizational Documents, agreement, deed of trust, mortgage, loan agreement, other evidence

of indebtedness or any other agreement or instrument to which Seller is a party or by which it or any of its property is bound, or result in a breach of or a default under any of the foregoing or result in or require the creation or imposition of any Lien upon any of the properties or assets of Seller, except as contemplated hereby.

3.3 Real Property Matters.

(a) ***Schedule 3.3(a)*** contains a true, correct and complete list of any Contracts, including the Land Documents and the Land Lease, that provide Seller with any rights in or to real property ("***Real Property Contracts***"), including rights in the nature of leases, easements, licenses, rights of way, franchise agreements, restrictive covenants, purchase agreements, agreements to relinquish or limit surface access rights with regards to minerals, options to purchase or lease, or applications for or bids to Governmental Authorities with respect to any of the foregoing interests in real property (collectively, "***Real Property Interests***"), as well as leases (including farm and grazing leases), and other agreements in the possession of Seller, or of which Seller has Knowledge, that grant or purport to grant, or reserve or purport to reserve, to third parties, interests in or to the land which is subject to Real Property Interests, including grants of mineral and any other surface or access rights to third parties ("***Third Party Property Interests***"). True, correct and complete copies of the Real Property Contracts have been delivered to Buyers' Agent. Seller holds no Real Property Interests other than those that are set forth in such Real Property Contracts. Except as set forth in ***Schedule 3.3(a)***, neither Seller, nor to Seller's Knowledge, any counterparty thereto, is in default in any material respect of any obligation with respect to the Real Property Contracts. Except as set forth in ***Schedule 3.3(a)***, each of the Real Property Interests granted by a Real Property Contract provides legal, valid, and enforceable rights in favor of Seller and constitutes a legal, valid and binding obligation of Seller and, to Seller's Knowledge, of the other parties thereto. True, correct and complete copies of all title reports, surveys, mineral reports for any severed minerals (including any evaluation as to feasibility or likelihood of mineral extraction and any separate chain of title for severed minerals), material records searches (for any governmental records not included in any title reports) and exception documents referenced in such reports, policies, or searches have been delivered to Buyers' Agent.

(b) Except as set forth in ***Schedule 3.3(b)***, Seller has not received any written notice of any appropriation, condemnation or like proceeding, or of any violation of any applicable zoning or land use law, regulation or rule or other law, Order, regulation, rule or requirement relating to or affecting any of the Real Property Interests.

(c) Except as set forth in ***Schedule 3.3(c)***, Seller has not previously severed any mining, mineral or water rights from any of the Real Property Interests and has disclosed to Exercising Buyers any information regarding any severed mining, mineral or water rights affecting the Real Property Interests.

(d) Except as set forth in ***Schedule 3.3(d)***, other than with respect to the Real Property Contracts or Permits, Seller has not received any written notice that any agreements with any Governmental Authority or public or private utility affect the Real Property Interests.

3.4 Consents. Except as set forth in ***Schedule 3.4,*** other than those that have been obtained or filed, no Consent of, or registration, qualification or filing with any Person, including any Governmental Authority, is required for the sale of the Real Property or the execution and delivery by Seller of this Agreement or any of the Operative Documents to which it is a party or in order for Seller to perform its obligations hereunder or thereunder.

3.5 Assets of the Business. Except as set forth in ***Schedule 3.5***, the Real Property constitutes all of the assets, properties, rights, material privileges, claims and Contracts of every kind and nature, real or personal, tangible or intangible, absolute or contingent, wherever located, owned or used (including those necessary to access and utilize any common use facilities) comprising the Real Property as owned and historically operated by Seller prior to the Closing.

3.6 Title. Immediately prior to the Closing, Seller has fee, good, and marketable title to the Real Property, free and clear of all Liens, except for the Purchase Option Permitted Encumbrances. Upon the Closing, Exercising Buyers will acquire good and marketable fee title to the Real Property free and clear of all Liens, except for Closing Permitted Encumbrances.

3.7 Environmental. Except as set forth in ***Schedule 3.7***, and except as not having (or not reasonably likely to have) a Material Adverse Effect:

(a) To Seller's Knowledge, there are no threatened, pending or outstanding Agency Actions concerning the Real Property with respect to Environmental Laws applicable to Seller, the Real Property, or Seller's ownership and use of the Real Property. Seller is, and at all times has been, and has owned and used the Real Property, in compliance with all applicable Environmental Laws. There are no writs, injunctions, decrees, Orders or judgments outstanding, or, to Seller's Knowledge, any notices, actions, suits, Proceedings or investigations outstanding, pending or threatened, relating to (i) Seller's compliance with any Environmental Laws with respect to any of the Real Property or any other asset owned or used by Seller or in which it has or had an interest in connection with the Real Property, or (ii) the Release of any Hazardous Substances at the Real Property.

(b) All Permits required by Environmental Laws and necessary for the use of the Real Property have been obtained and are currently in effect. Seller's use/occupation of the Real Property are in compliance in all material respects with all the requirements of such Permits; and, to Seller's Knowledge, Seller is not subject to any pending notice of violation from any Governmental Authority or from any other Person alleging that Seller has committed any act, or failed to act, in any manner or under any circumstance that would preclude continued use of the Real Property under any Permits.

(c) Seller has delivered to Buyers' Agent all written reports, written notices or written inquiries from any Governmental Authority that are in Seller's possession relating to the Environmental Conditions at, upon or beneath the Real Property regardless of whether such Environmental Conditions were caused by or arose from Seller's ownership or use of the Real Property, except to the extent (i) such reports, notices or inquiries constitute communications from Seller's counsel to Seller that are subject to attorney-

client privilege, or (ii) the provision of such reports, notices or inquiries would conflict with any confidentiality obligations to which Seller is bound.

(d) Each of the Real Property and Seller is in material compliance with all Environmental Laws. To Seller's Knowledge, there are no circumstances, conditions or proposed regulations that could reasonably be expected to prevent or substantially interfere with Exercising Buyers' compliance with Environmental Laws in connection with Exercising Buyers' ownership or use of the Real Property in the foreseeable future in a manner consistent with Seller's ownership or use of the Real Property during the Agreement Term under the PPA.

(e) To Seller's Knowledge, there are currently no circumstances or conditions existing on the Real Property that could reasonably be expected to prevent or adversely interfere with Seller's compliance with Environmental Laws in connection with Seller's ownership and use of the Real Property.

(f) Hazardous Substances have not been generated, used, treated or stored on, or transported by or on behalf of Seller to or from the Real Property in violation of Environmental Laws.

(g) There is no asbestos contained in or forming any part of any building, building component, structure or other asset that is part of the Real Property, and no asbestos is or has been stored, disposed of or otherwise been present at the Real Property. Seller does not have any liability arising from asbestos in connection with the ownership, use, or renovation of the Real Property.

(h) There has been no Release or threatened Release of Hazardous Substances by Seller or any party under the reasonable control of Seller, and, to Seller's Knowledge, there has been no Release or threatened Release of Hazardous Substances by any other party, at, on, under or from the Real Property or at, on, under or from any property adjoining part of the Real Property, other than in compliance with applicable Environmental Laws or as has previously been remediated in accordance with applicable Environmental Laws.

(i) In connection with its ownership of the Real Property, Seller has disposed of all hazardous or toxic wastes, including those containing any Hazardous Substances, in compliance with all applicable Environmental Laws, and Seller has not received any written notice or demand letter from any Person claiming Seller may be liable for any on- or off-site Release or threatened Release of Hazardous Substances.

(j) There are not now, and, to Seller's Knowledge, never have been, any aboveground or underground storage tanks or PCB-containing transformers or equipment located at the Real Property.

(k) Seller has provided Buyers' Agent with all material written reports, surveys, studies, correspondence, investigations, tests and environmental sampling and analyses (whether commissioned by Seller or otherwise) that are in Seller's custody or

control concerning the wildlife, cultural resources, natural resources and the environmental condition of the Real Property, Hazardous Substances in, on and under the Real Property, or Seller's compliance with applicable Environmental Laws in the ownership or use of the Real Property, except to the extent such documents are subject to attorney-client privilege or conflict with any confidentiality obligations to which Seller is bound.

(l) Seller has not received any written request for information or any written notification that it is a potentially responsible party under CERCLA or any similar state Environmental Law, including any such request or notification relating directly or indirectly to the Real Property, and none of the Real Property is proposed to be listed or is listed on the National Priorities List under CERCLA or any similar state Environmental Law requiring environmental investigation or cleanup.

3.8 No Undisclosed Liabilities. Seller has no liabilities (absolute, accrued, contingent or otherwise) in excess of One Hundred Twenty-Five Thousand Dollars ($125,000) in the aggregate, except for (a) those set forth in ***Schedule 3.5***, ***Schedule 3.7***, ***Schedule 3.8***, ***Schedule 3.9***, ***Schedule 3.10***, or ***Schedule 3.11***, (b) those otherwise disclosed in writing to Exercising Buyers or explicitly set forth in any of the Assumed Contracts or Transferred Permits, or (c) those constituting Excluded Liabilities.

3.9 Taxes. Any Liens for Taxes are set forth in ***Schedule 3.9.***

(a) There are no Liens for Taxes on the Real Property, except for (i) as of the Schedule Delivery Date, Purchase Option Permitted Encumbrances, and (ii) as of the Closing Date, Closing Permitted Encumbrances.

(b) Seller has filed or caused to be filed with the appropriate Governmental Authorities all Tax Returns and reports relating to Seller required to be filed as of the Closing Date, all such Tax Returns were correct and complete in all material respects and all Taxes of Seller due and payable have been paid whether or not shown to be due on such Tax Returns and reports.

(c) Seller has not received any written notice from any Governmental Authority of, and has no other Knowledge of, any outstanding claims or assessments with respect to any Tax relating to the Real Property and, to Seller's Knowledge, no such claim is pending or being asserted against Seller or with respect to the Real Property.

(d) Seller has no Knowledge of any proposed tax assessment against the Real Property that is not being actively contested by it in good faith and by appropriate proceedings.

(e) Seller has timely paid all Taxes shown to be due on such Tax Returns, all Tax assessments received, and all Taxes that have or may become due under applicable Law with respect to all periods or portions thereof ending on or prior to the Closing Date.

(f) Seller is not a party to any pending Tax audit, investigation, action or Proceeding with any Governmental Authority, and, to Seller's Knowledge, there is no

threatened audit, investigation, action or Proceeding by any Governmental Authority with respect to the Real Property. Seller has not received written notice of any claim by any Governmental Authority in any jurisdiction where it does not file Tax Returns or pay Taxes that it is or may be subject to Tax by that jurisdiction.

(g) Seller has timely withheld and timely paid all Taxes that are required to have been withheld and paid by it in connection with amounts paid or owing to any employee, independent contractor, creditor or other Person.

3.10 Compliance With Laws. Except as set forth in ***Schedule 3.10***, (a) Seller is in compliance with all Laws applicable to the Real Property and ownership and use of the Real Property, except as would not have a Material Adverse Effect and (b) there are no condemnations or similar proceedings applicable to the Real Property.

3.11 Litigation. Except as set forth in ***Schedule 3.11***:

(a) There are no Proceedings pending or, to Seller's Knowledge, threatened against Seller which could result, or have resulted in (i) the institution of legal proceedings to prohibit or restrain the ownership or use of the Real Property or any portion thereof, or the consummation of the transactions contemplated hereby, or (ii) a claim for damages for which any Exercising Buyer could be liable or that could place any Lien or other encumbrance on the Real Property;

(b) There are no existing Orders, writs, injunctions, judgments or decrees of any court, arbitrator, tribunal or other Governmental Authority issued against Seller which could result, or have resulted in (i) the institution of legal proceedings to prohibit or restrain the ownership or use of the Real Property or any portion thereof, or the consummation of the transactions contemplated hereby, or (ii) a claim for damages for which any Exercising Buyer could be liable or that could place any Lien or other encumbrance on the Real Property.

3.12 Assumed Contracts. Seller has delivered or made available to Buyers' Agent true and complete copies of all Contracts. Except as set forth in ***Schedule 3.12***, all Assumed Contracts are in full force and effect, and neither Seller, nor any other party thereto, is in default under or in breach of any of them, nor does any event or condition exist that after notice or lapse of time or both could constitute a default thereunder or breach thereof on the part of Seller or any other party thereto (except for defaults, events of default and other events as to which requisite waivers have been, or prior to the Closing will have been, obtained). No approval, consent, or waiver of or by any Person that has not already been obtained is needed in order that the Assumed Contracts continue in full force and effect following the consummation of the transactions contemplated by this Agreement, and no Assumed Contract includes any provision, the effect of which may be to terminate (or give rise to a right of termination under) such Assumed Contract, or to give rise to, enlarge, or accelerate any obligations of Seller thereunder, or to give additional rights to any other Person, upon or by reason of the consummation of the transactions contemplated by this Agreement.

3.13 Intellectual Property.

(a) Except as set forth in ***Schedule 3.13***, Seller is the licensee of, or has such rights under the patents, patent applications, inventions, improvements, computer programs, computer applications, operating programs, other programs and software, including system documentation and instructions, engineering, construction and other drawings (other than drawings not needed for the Real Property), designs, technology, know-how, trade secrets, trademarks, trademark applications, trade names, copyrights and other proprietary rights and proprietary information (to the extent any of the foregoing are necessary to own and use the Real Property in substantially the same manner as it has been owned and used by Seller, collectively, the "***Intellectual Property Assets***"). Except as set forth in ***Schedule 3.13***, Seller has not received written notice that any of the Intellectual Property Assets infringes on or conflicts with the intellectual property of others. Seller has the right to use the Intellectual Property Rights in connection with its ongoing ownership and use of the Real Property.

(b) Except as set forth in ***Schedule 3.13***, there have been no claims, and, to Seller's Knowledge, there is no basis for any claim, challenging the scope, validity or enforceability of any of the Intellectual Property Assets. Except as set forth in ***Schedule 3.13***, there are no instances where it has been held, or to Seller's Knowledge, claimed or alleged, whether directly or indirectly, and, to Seller's Knowledge, there is no basis upon which such a claim may be made, that any activity of Seller relating to the ownership and use of the Real Property, infringes or may infringe upon, is in violation of, or misappropriates, any rights of a third party.

(c) ***Schedule 3.13*** lists the software used in connection with the ownership or use of the Real Property as of the Schedule Delivery Date, including control room operating system software, all of which shall, except as set forth in ***Schedule 3.13***, remain available at the Real Property for use by Exercising Buyers.

3.14 Brokers or Finders. Neither Seller nor any of its officers, directors, employees, shareholders or Affiliates has employed or made any agreement with any broker, finder or similar agent or any Person which will result in the obligation of any Exercising Buyer or any of their Affiliates to pay any finder's fee, brokerage fees or commission or similar payment in connection with the transactions contemplated hereby.

3.15 Permits. Except as set forth in ***Schedule 3.15***, all non-environmental Permits currently required by Law and necessary for the ownership and use of the Real Property have been obtained, are currently in effect, are final and non-appealable, and are transferrable to Exercising Buyers without the requirement of any third-party Consent. Seller's ownership of the Real Property and use thereof are in compliance in all material respects with all of the requirements of such Permits. As of the Closing, Seller is not in possession of, and, to Seller's Knowledge, there is no reasonable basis for the issuance of, any written notice of violation or other notification from any Governmental Authority or from any other Person alleging that Seller has committed any act, or failed to act, in any manner or under any circumstance that could preclude continued ownership and use of the Real Property by Exercising Buyers under any of the Permits. Seller has made available to Exercising Buyers complete and correct copies of each Permit, together with all amendments thereto. No suspension, cancellation of termination of any Permit is threatened or imminent.

3.16 Investment Company Act. Seller is not an "investment company" or a company "controlled" by an "investment company" within the meaning of the Investment Company Act.

3.17 Employees and Employee Benefit Plans. Except as set forth in ***Schedule 3.17***, Seller does not have and has never had any employees, and Seller does not maintain or contribute to, and has not ever maintained or contributed to, any pension, profit-sharing, deferred compensation, bonus, stock, option, share, appreciation right, severance, group or individual health, dental, medical, life, insurance, survivor benefit or similar plan, policy or arrangement for the benefit of any director, officer, consultant or employee, whether active or terminated, of Seller.

3.18 No Shared Facilities. Except as set forth on ***Schedule 3.18***, there are no shared facilities (including control rooms, interties, buildings, or rights of way) required for the ownership or use of the Real Property.

3.19 General Representation. Except as set forth on ***Schedule 3.19***, no representation or warranty made by Seller, its agents and representatives in this Agreement or any of the Operative Documents or in any certificate or other agreement delivered by Seller to Buyers' Agent in connection with the transactions contemplated hereby or thereby contains any untrue statement of a material fact, or, to Seller's Knowledge, omits to state a material fact necessary in order to make the statements contained herein, in light of the circumstances in which they were made, not misleading. All material information contained in the Provided Materials is materially consistent with the information which has been used by Seller in the management of the Real Property and also with what has been or will be reported to Seller's management, equity holders and the Land Lender.

ARTICLE IV
REPRESENTATIONS AND WARRANTIES OF BUYERS

Each Exercising Buyer represents and warrants to Seller as follows as of the Closing Date:

4.1 Organization. Such Exercising Buyer is, (i) with respect to SCPPA and PWRPA, a validly existing California joint powers authority or (ii) with respect to Lodi, Corona, Moreno Valley and Rancho Cucamonga, a validly existing California municipal corporation, and has the legal power and authority to own its properties, to carry on its business as now being conducted and to enter into this Agreement, and to carry out the transactions contemplated hereby and thereby, and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Agreement.

4.2 Authority; Binding Nature. The purchase of the Real Property and the execution, delivery and performance by such Exercising Buyer of this Agreement and each of the Operative Documents executed by such Exercising Buyer and delivered by Buyers' Agent in connection with such purchase have been duly authorized by all necessary action on the part of each Exercising Buyer; provided that further authorizations from each Exercising Buyer will be required for such Exercising Buyer to exercise the Land Purchase Option. This Agreement and each of the Operative Documents to which each Exercising Buyer is a party constitute the legal,

valid and binding obligation of such Exercising Buyer enforceable in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, reorganization or similar laws relating to or affecting the enforcement of creditors' rights generally or by general equitable principles, regardless of whether such enforceability is considered in a proceeding in equity or at law. The execution and delivery of this Agreement and each of the Operative Documents to which each Exercising Buyer is a party, the consummation of the purchase of the Real Property and the fulfillment of and compliance with the provisions of this Agreement and each of the Operative Documents to which such Exercising Buyer is a party do not and will not conflict with or constitute a breach of or a default under, any of the terms, conditions or provisions of any Requirements of Law, or any Organizational Documents, agreement, deed of trust, mortgage, loan agreement, other evidence of indebtedness or any other agreement or instrument to which such Exercising Buyer is a party or by which it or any of its property is bound, or result in a breach of or a default under any of the foregoing.

4.3 Consents. Except as set forth in ***Schedule 4.3***, other than those that have been obtained or filed, no Consent of, or registration, qualification or filing with any Person, including any Governmental Authority, is required for the purchase of the Real Property or the execution and delivery by such Exercising Buyer of any of the Operative Documents to which it is a party or in order for such Exercising Buyer to perform its obligations hereunder.

4.4 Brokers or Finders. Neither such Exercising Buyer, nor any of its members, officers, directors, or employees, has employed or made any agreement with any broker, finder or similar agent or any Person which will result in the obligation of Seller or any of its Affiliates to pay any finder's fee, brokerage fees, or commission or similar payment in connection with the transactions contemplated hereby.

4.5 Litigation. There are no Proceedings pending, or to such Exercising Buyer's knowledge, threatened, against such Exercising Buyer which could materially and adversely affect its ability to perform its obligations with respect to the purchase of the Real Property pursuant to a Purchase Option Exercise Notice.

4.6 Buyers' Agent. Buyers' Agent has been appointed as the agent for Buyers pursuant to an agreement among Buyers, a true and correct copy of which has been furnished to Seller, for the purposes of administering this Agreement and the transactions contemplated hereunder. Buyers' Agent has the power and authority to take such actions, grant such consents, and bind Buyers with respect to the matters provided for in this Agreement in a manner consistent with the term and conditions set forth in this Agreement.

ARTICLE V
COVENANTS OF SELLER PRIOR TO CLOSING DATE

5.1 Access to Materials. Prior to the Schedule Delivery Date, Seller will furnish to Buyers all information required to be furnished pursuant to Section 3.7(k). Between the Schedule Delivery Date and the Closing Date (or such earlier date upon which the applicable Purchase Option Opportunity has been declined, expired or is no longer in effect, or when the Agreement has terminated) (such period, the "***Applicable Diligence Period***"), upon reasonable advance notice, Seller will (a) afford Buyers and their Representatives (and the Qualified

Appraiser) full and complete access during normal business hours to the Real Property and to Seller's personnel, Assumed Contracts, Transferred Permits, Books and Records, properties and other documents and data (provided that Buyers shall observe, and shall cause its Representatives to observe, all of Seller's security protocols), (b) furnish Buyers and Buyers' Representatives (and the Qualified Appraiser) with copies of all such Assumed Contracts, Transferred Permits, Books and Records, and other existing documents and data in Seller's possession or to which Seller has access with respect to the Real Property as any Buyer or the Qualified Appraiser may reasonably request, and (c) furnish Buyers and their Representatives (and the Qualified Appraiser) with such additional financial and other data and information of or pertaining to the Real Property in Seller's possession or to which Seller has access as any Buyer and its representatives (and the Qualified Appraiser) may reasonably request (all such Assumed Contracts, Transferred Permits, Books and Records, documents, data and information required to be furnished by Seller under this Section 5.1 shall hereinafter be referred to as "***Provided Materials***"). Buyers shall have the right to diligently review the Provided Materials. To the extent any Provided Materials are (i) subject to confidentiality, non-disclosure or similar agreements in favor of third parties whose consent to disclose cannot be obtained by the Closing (ii) legally-privileged information of Seller, or (iii) concerning any alleged dispute or pending litigation, investigation or Proceeding involving Seller or its Affiliates that is protected by or subject to the attorney-client privilege, or (iv) restricted by an agreement entered into in connection with such dispute, litigation, investigation or Proceeding or an order entered by any court, such Provided Materials shall be redacted as necessary to allow for disclosure to Buyers and the Qualified Appraiser.

5.2 Investigations. During the Applicable Diligence Period, upon reasonable advance notice (but not less than twenty-four (24) hours), Seller shall afford each Buyer and its Representatives (and the Qualified Appraiser), with reasonable access to the Real Property for the purpose of inspecting the same, to conduct any tests or physical inspections or otherwise (including to conduct a Phase 1 environmental site assessment), during normal business hours and in such manner so as not to materially disturb or interfere with the normal use of the Real Property, provided that each Buyer (or each Exercising Buyer, as applicable) shall indemnify Seller for any damage to the Real Property, suits and causes of action, claims, charges, damages, demands, judgments, civil fines and penalties, or losses of any kind or nature whatsoever, for death, bodily injury or personal injury to any person, including Seller's employees and agents, or third persons, or damage or destruction to any property of Seller or third persons, directly incurred in connection with such investigations.

5.3 Site Control Documents.

(a) Seller shall (i) not encumber, terminate, cancel, sever or surrender, or permit or suffer the subordination, encumbrance, termination, cancellation, severance or surrender of, or modify, change, amend or assign the Site Control Documents in a way that could, individually or in the aggregate, have a material adverse effect on Tentative Buyers or Exercising Buyers (including Tentative Buyers or Exercising Buyers', as applicable, ability to exercise the Land Purchase Option and take possession of the Real Property), the Real Property, or Seller's performance of its obligations under this Agreement, without the prior consent of Tentative Buyers or Exercising Buyers, (ii) provide to Buyers' Agent copies of any proposed amendments or modifications to the Site Control Documents and obtain Buyers' Agent's approval (which approval shall not be

unreasonably withheld, conditioned, or delayed) prior to execution and delivery of any such amendments or modifications by Seller, (iii) at all times keep, perform, observe and comply with, or cause to be kept, performed, observed and complied with, all covenants, agreements, conditions and other provisions required to be kept, performed, observed and complied with by or on behalf of Seller from time to time pursuant to the Site Control Documents, and Seller shall not do or permit anything to be done, the doing of which, or refrain from doing anything, the omission of which, would materially impair the rights of Seller under the Site Control Documents, or could be grounds for any seller thereunder to terminate any of the Site Control Documents, and (iv) give Buyers' Agent immediate notice of (a) any default or of any event which, with the giving of notice or passage of time, or both, could become a default under any of the Site Control Documents, or of the receipt by Seller of any notice from any seller thereunder regarding any default, or (b) the commencement or threat of any action or proceeding or arbitration pertaining to the Site Control Documents (and Tentative Buyers or Exercising Buyers, as applicable, at their option and at their sole cost and expense, may take any action but shall not be obligated to take any action from time to time deemed necessary or desirable by Tentative Buyers or Exercising Buyers to cure, in whole or in part, any default by Seller under the Site Control Documents) and Seller shall deliver to Buyers' Agent, immediately upon service or delivery thereof on, to or by Seller, a copy of each petition, summons, complaint, notice of motion, order to show cause and other pleading or paper, however designated, which shall be served or delivered in connection with any such action, proceeding or arbitration.

(b) In the event that a petition under the Bankruptcy Code shall be filed by or against Seller, Seller absolutely, irrevocably, and unconditionally grants and assigns to Buyer's Agent the sole and exclusive right to designate and direct Seller's assumption and assignment, or rejection, of any Site Control Document or the Land Lease pursuant to Section 365 of the Bankruptcy Code, and Seller agrees that any such election, if made by Seller or Seller's trustee without the prior consent of Buyer's Agent shall be void at inception and of no force or effect. Buyer's Agent shall have the right, but not the obligation, to instruct Seller or Seller's trustee on behalf of Tentative Exercising Buyers or Exercising Buyers, as applicable, as to such assumption and assignment or rejection of any Site Control Document or the Land Lease, and Seller shall, or shall cause Seller's trustee to, comply with such instructions.

5.4 Seller's Purchase of Real Property. Seller shall deliver evidence of Seller's purchase of the Real Property under the Site Control Documents, promptly upon the purchase thereof, but in no event later than the Site Control Milestone Date specified in the PPA.

5.5 Seller's Assets. Seller represents and warrants to Buyers that, as of the Effective Date, the Site Control Documents are the only assets held by Seller. Until Seller exercises its option to purchase the Real Property under the Site Control Documents, the Site Control Documents will constitute all or substantially all of the assets of Seller.

5.6 Operation of the Business. During the Applicable Diligence Period, Seller will conduct its business with respect to the Real Property in all material respects in accordance with the ordinary course of business consistent with past practices and Prudent Utility Practices.

5.7 Required Approvals. As promptly as practicable following Buyers' Agent's delivery of the Purchase Option Exercise Notice until the end of the Applicable Diligence

Period, Seller will make, and thereafter diligently pursue during the Applicable Diligence Period, all registrations, qualifications or filings to be identified in ***Schedule 3.4*** or necessary or appropriate to obtain all the Consents therein identified.

5.8 Notification. During the Applicable Diligence Period, Seller shall give prompt notice (each notice, a "***Breach Notice***") to Buyers' Agent of the occurrence or non-occurrence of any event, change, effect or development of any kind which would or might cause (a) any representation or warranty of Seller contained in any Operative Document or this Agreement to be untrue or incorrect in any material respect on the date such representation or warranty is to be made, (b) a Material Adverse Effect, or (c) a breach of any of Seller's covenants under this Agreement or any Operative Document. Each Breach Notice must include a detailed description of the event, change, effect, development or failure and a description of the action Seller has taken and proposes to take with respect thereto. The delivery of, or the failure to deliver, a Breach Notice will not be deemed to (i) modify any representation or warranty hereunder, (ii) modify any condition set forth in Article VII, or (iii) limit or otherwise affect the remedies available hereunder to Buyers.

5.9 Reasonable Efforts. Following Buyers' Agent's delivery of the Purchase Option Exercise Notice and until the end of the Applicable Diligence Period, Seller will, or will cause its Affiliates to use all commercially reasonable efforts to satisfy the conditions in Article VII and Article VIII to be performed by Seller or such Affiliates.

5.10 Waivers of Claims. During the Applicable Diligence Period, Seller shall not cancel or compromise any debt or claim, or waive or release any material right relating to the Real Property and the Assumed Liabilities.

5.11 Additional Contracts. Any Contract entered into by Seller during the Applicable Diligence Period shall be considered an Excluded Liability unless Exercising Buyers agree in writing to include such Contract as an Assumed Contract.

5.12 Liens; Changes in Zoning. During the Applicable Diligence Period, Seller shall not consent to, or cause, the placement of any Liens on the Land, or a rezoning of the Land, without Tentative Exercising Buyers' or Exercising Buyers', as applicable at the time of such request for consent, prior consent, such consent not to be unreasonably withheld, conditioned, or delayed.

ARTICLE VI
COVENANTS OF BUYERS PRIOR TO CLOSING DATE

6.1 Notification. During the Applicable Diligence Period, each Buyer (and following the delivery of a Purchase Option Exercise Notice, each Exercising Buyer) shall give prompt notice to Seller of the occurrence or non-occurrence of any event, change, effect or development of any kind which would or might cause (a) any representation or warranty of such Buyer or Exercising Buyer contained in any Operative Document or this Agreement to be untrue or incorrect in any material respect on the date such representation or warranty is to be made, or (b) a breach of such Buyer's or Exercising Buyer's covenants under this Agreement or any Operative Document. Each Breach Notice must include a detailed description of the event,

change, effect, development or failure and a description of the action such Buyer or Exercising Buyer has taken and proposes to take with respect thereto. The delivery of a Breach Notice will not be deemed to (i) modify any representation or warranty hereunder, (ii) modify any condition set forth in Article VIII, or (iii) limit or otherwise affect the remedies available hereunder to Seller.

6.2 Required Approvals. As promptly as practicable following Buyers' Agent's delivery of the Purchase Option Exercise Notice and until the end of the Applicable Diligence Period, each Exercising Buyer will make, and thereafter during the Applicable Diligence Period pursue, all registrations, qualifications or filings identified in ***Schedule 4.3*** or necessary or appropriate to obtain any Consent therein identified, consistent with and based upon Seller's acknowledgement and agreement in Section 2.6, and Seller shall provide assistance to Exercising Buyers in connection therewith.

6.3 Reasonable Efforts. Following Buyers' Agent's delivery of the Purchase Option Exercise Notice until the end of the Applicable Diligence Period, each Exercising Buyer will use reasonable efforts to cause the conditions to be performed by such Exercising Buyer in Article VII and Article VIII to be satisfied.

ARTICLE VII
CONDITIONS PRECEDENT TO BUYERS' OBLIGATION TO CLOSE

Each Exercising Buyer's obligation to purchase the Real Property and to take the other actions required to be taken by such Exercising Buyer at the Closing Date is subject to the satisfaction, at or prior to the Closing, of each of the following conditions (any of which may be collectively waived by Exercising Buyers in their sole discretion, in whole or in part):

7.1 Accuracy of Representations. All of the representations and warranties of Seller in this Agreement and the other Operative Documents qualified by materiality shall be true and correct as so qualified on and as of Closing date, except to the extent such representations and warranties expressly relate to an earlier date (in which case as of such earlier date). Each of the representations and warranties made by Seller in this Agreement and not qualified by materiality shall be true and correct on and as of the Closing date as though made on and as of such date, except to the extent such representations and warranties expressly relate to an earlier date (in which case as of such earlier date).

7.2 Seller's Performance. All of the covenants and obligations that Seller is required to perform or to comply with pursuant to this Agreement or any of the other Operative Documents at or prior to the Closing (considered collectively), and each of these covenants and obligations (considered individually), must have been duly performed and complied with in all material respects.

7.3 Consents. Each of the Consents identified in ***Schedule 3.4*** and ***Schedule 4.3*** must have been obtained and must be in full force and effect.

7.4 Additional Seller Documents. Seller shall deliver each of the following documents to Buyers' Agent:

(a) an opinion of Seller's counsel, dated the Closing Date, addressed to each Exercising Buyer with respect to (i) the due authorization of Seller to enter into the sale of the Real Property pursuant to this Agreement and (ii) the enforceability of this Agreement;

(b) a written certificate, in form and substance satisfactory to Buyers' Agent, executed and delivered by Seller by its authorized officer, certifying that each of the conditions specified in Sections 7.1, 7.2 and 7.3 have been satisfied;

(c) a grant deed with special warranty covenants (the "***Deed***") in a form reasonably acceptable to Exercising Buyers and executed by Seller, conveying fee title to the Real Property to Exercising Buyers, subject only to the Closing Permitted Encumbrances;

(d) agreements and related documentation effective to transfer to Exercising Buyers the Transferred Permits, the Assumed Contracts and the Real Property Contracts (together with the Deed, the "***Asset Assignment Documents***"), executed by Seller by its authorized officer;

(e) such affidavits or certificates as may be required by the Title Company to remove all liens, including mechanics' or materialmen's liens, as exceptions to the Title Policy;

(f) an irrevocable commitment by the Title Company to issue and deliver an ALTA Owner's Policy (the "***Title Policy***"), insuring Exercising Buyers' fee title to the Real Property consistent with the Title Commitment, providing "gap" coverage, deleting standard exceptions including (i) the standard survey exception, (ii) the standard exception regarding parties in possession, (iii) the standard exception regarding easements and other Liens not of public record, and (iv) the standard exception regarding materialmen's liens, endorsing over arbitration and creditors' rights exceptions, if necessary, and subject only to taxes and assessments for the year in which the Closing occurs and subsequent years, and any other matters approved by Tentative Exercising Buyers in accordance with Section 2.7(d), and any encumbrances upon the Real Property caused by Tentative Exercising Buyers, which matters and encumbrances shall be deemed Purchase Option Permitted Encumbrances.

(g) duly executed pay-off letters for the release or termination of all Liens securing Land Debt that acknowledge repayment in full of such Land Debt (unless Exercising Buyers otherwise agree in writing that any such Liens shall not be released or terminated); and

(h) such other documents as Buyers' Agent may reasonably request for the purpose of (i) evidencing the accuracy of any of Seller's representations and warranties, (ii) evidencing the performance by Seller of, or the compliance by Seller with, any covenant or obligation required to be performed or complied with by Seller, including under Section 2.6, or (iii) evidencing the satisfaction of any condition referred to in this

Article VII; and such other customary documents as the Title Company may require in order to issue the Title Policy to Exercising Buyers.

7.5 Litigation. No Proceeding shall have been instituted or any other action taken or Law or Environmental Law enacted, promulgated or deemed applicable by any Governmental Authority or by any other Person and, at what would otherwise have been the Closing Date, remain pending, to delay, restrain or prohibit any part of the transactions contemplated by this Agreement or to seek any divestiture or to revoke or suspend any Permit by reason of any or all of the transactions contemplated by this Agreement; nor shall any Governmental Authority have notified any Party or any of their respective Affiliates that consummation of any part of the transactions contemplated by this Agreement would constitute a violation of the Laws or Environmental Laws of any jurisdiction or that it intends to commence a Proceeding to restrain or prohibit any part of the transactions contemplated by this Agreement or to require such divestiture, revocation or suspension; unless, in any such case, such Governmental Authority or other Person shall have withdrawn such notice and abandoned such Proceeding, action, Law or Environmental Law to the satisfaction of Exercising Buyers.

7.6 Liens. Title to the Real Property shall be free and clear at the Closing of all Liens other than Closing Permitted Encumbrances.

7.7 No Material Adverse Effect. During the Applicable Diligence Period, no action shall have been taken or omitted and no event shall have occurred or be threatened which has had or could reasonably be expected to result in a Material Adverse Effect.

7.8 Final Purchase Price. All adjustments to the Tentative Purchase Price required under Section 3 of ***Exhibit 2.8*** shall have been made, including any adjustments required as a result of updates to the Seller Disclosure Schedules delivered by Seller pursuant to Section 2.15(a).

7.9 Disclosure Schedules. During the Applicable Diligence Period, none of Seller's updates to the Seller Disclosure Schedules delivered pursuant to Section 2.11, individually or in the aggregate, materially or adversely modify or amend any of Seller's representations and warranties, as determined by Exercising Buyers, in their sole discretion.

ARTICLE VIII
CONDITIONS PRECEDENT TO SELLER'S OBLIGATION TO CLOSE

Seller's obligation to sell the Real Property and to take the other actions required to be taken by Seller at the Closing Date is subject to the satisfaction, at or prior to the Closing, of each of the following conditions (any of which may be waived by Seller in its sole discretion, in whole or in part):

8.1 Accuracy of Representations. Each Exercising Buyer's representations and warranties in this Agreement and the other Operative Documents qualified by materiality shall be true and correct as so qualified on and as of Closing date, except to the extent such representations and warranties expressly relate to an earlier date (in which case as of such earlier date). Each of the representations and warranties made by each Exercising Buyer in this

Agreement and not qualified by materiality shall be true and correct on and as of the Closing Date as though made on and as of such date, except to the extent such representations and warranties expressly relate to an earlier date (in which case as of such earlier date).

8.2 Exercising Buyers' Performance.

(a) All of the covenants and obligations that each Exercising Buyer is required to perform or to comply with pursuant to this Agreement or any of the other Operative Documents at or prior to the Closing (considered collectively), and each of these covenants and obligations (considered individually), must have been performed and complied with.

(b) Each Exercising Buyer must have paid to Seller its proportionate share of (i) the Final Purchase Price, and (ii) the premium for the Title Policy, including the price associated with any additional endorsements obtained for the Title Policy that Exercising Buyers may require (except for the endorsements to be obtained by Seller pursuant to Section 7.4(f)).

8.3 Consents. Each of the Consents identified in ***Schedule 3.4*** and ***Schedule 4.3*** must have been obtained and must be in full force and effect.

8.4 Additional Buyers Documents. Buyers' Agent shall deliver each of the following documents to Seller:

(a) the Asset Assignment Documents executed by Exercising Buyers; and

(b) such other documents as Seller may reasonably request for the purpose of (i) evidencing the accuracy of any Exercising Buyer's representations and warranties, (ii) evidencing the performance by any Exercising Buyer of, or the compliance by such Exercising Buyer with, any covenant or obligation required to be performed or complied with by such Exercising Buyer, or (iii) evidencing of the satisfaction of any condition referred to in this Article VIII.

8.5 Litigation. No Proceeding shall have been instituted or any other action taken or Law or Environmental Law enacted, promulgated or deemed applicable by any Governmental Authority or by any other Person and, at what would otherwise have been the Closing Date, remain pending to delay, restrain or prohibit any material part of the transactions contemplated by this Agreement; nor shall any Governmental Authority have notified any Party or any of their respective Affiliates that consummation of any part of the transactions contemplated by this Agreement would constitute a violation of the Laws or Environmental Laws of any jurisdiction or that it intends to commence a Proceeding to restrain or prohibit any part of the transactions contemplated by this Agreement, unless, in any such case, such Governmental Authority or other Person shall have withdrawn such notice and abandoned such Proceeding, action, Law or Environmental Law to the satisfaction of Seller.

ARTICLE IX
MUTUAL COVENANTS, TAXES AND OTHER MATTERS

9.1 Tax Matters. Seller, at its own expense, will file, to the extent required by applicable Law, all necessary Tax Returns and other documentation with respect to its portion of any Transfer Taxes, and, if required by applicable Law, Seller will join in the execution of any such Tax Returns or other documentation and will take such positions in such returns as are reasonably requested by Buyers' Agent.

(a) With respect to Taxes to be prorated in accordance with Section 2.16 only, each Exercising Buyer shall prepare and timely file all Tax Returns required to be filed by such Exercising Buyer with respect to the Real Property, if any, and shall duly and timely pay all such Taxes, whether imposed on any Exercising Buyer or Seller, shown to be due on such Tax Returns. Each Exercising Buyer's preparation of any such Tax Returns shall be subject to Seller's approval, which approval shall not be unreasonably withheld. Exercising Buyers shall make such Tax Returns available for Seller's review and approval no later than fifteen (15) Business Days prior to the due date for filing such Tax Return. Within ten (10) Business Days after receipt of such Tax Return, Seller shall pay to Exercising Buyers Seller's proportionate share of the amount shown as due on such Tax Return, determined in accordance with Section 2.16.

(b) Each Exercising Buyer and Seller shall provide each other with such assistance as may reasonably be requested by any other Party in connection with the preparation of any Tax Return, any audit or other examination by any taxing authority, or any judicial or administrative Proceeding relating to liability for Taxes, and each will retain and provide the requesting Party with any records or information which may be relevant to such return, audit or examination, Proceedings or determination. Each Party will take any and all commercially reasonable steps, act in good faith, and cooperate fully, to permit the other Parties to comply with its obligations and secure its rights to indemnification hereunder.

(c) Seller will be entitled to any refunds or credits of Taxes relating to the Real Property for the period on or prior to the Closing Date (and such refunds and credits shall be Excluded Assets), and Exercising Buyers shall be entitled to such refunds or credits of Taxes relating to the Real Property for the period on and after the Closing Date. Each Exercising Buyer and Seller will promptly notify and forward to the other Parties the amounts of any such refunds or credits received by such Party, but to which another Party is entitled, within sixty (60) days after receipt thereof.

(d) After the Closing, Buyers' Agent will notify Seller in writing, within thirty (30) days after their receipt, of any correspondence, notice or other communication from a Taxing authority or any representative thereof, of any pending or threatened Tax audit, or any pending or threatened Proceeding that involves Taxes relating to the Real Property for the period prior to the Closing, and furnish Seller with copies of all correspondence received from any Taxing authority in connection with any audit or information request with respect to any such Taxes relating to the Real Property for the period prior to the Closing. After the Closing, Seller will notify Buyers' Agent in writing, within thirty (30)

days after its receipt, of any correspondence, notice or other communication from a Taxing authority or any representative thereof, of any pending or threatened Tax audit, or any pending or threatened judicial or administrative Proceeding that involves Taxes relating to the Real Property for the period after the Closing, and furnish Buyers' Agent with copies of all correspondence received from any Taxing authority in connection with any audit or information request with respect to any such Taxes relating to the Real Property for the period after the Closing.

(e) Notwithstanding any provision of this Agreement to the contrary, with respect to any claim for refund, audit, examination, notice of deficiency or assessment or any Proceeding that involves Taxes relating to the Real Property (collectively, "***Tax Claim***"), each Exercising Buyer and Seller will reasonably cooperate with one another in prosecuting and/or contesting any Tax Claim, including making available original books, records, documents and information for inspection, copying and, if necessary, introduction of evidence at any such Tax Claim contest or Proceeding and making employees available on a mutually convenient basis to provide additional information or explanation of any material provided hereunder with respect to such Tax Claim or to testify at Proceedings relating to such Tax Claim. Seller will control all Proceedings taken in connection with any Tax Claim that pertains entirely to any period prior to the Closing, and Buyers' Agent will control all Proceedings taken in connection with any Tax Claim that pertains to any period commencing after the Closing, and Seller and Buyers' Agent will jointly control all Proceedings taken in connection with any Tax Claim pertaining to any period commencing prior to and ending after the Closing; provided, however, that Buyers' Agent may request that Seller take any action reasonably necessary to remove any Liens on the Real Property relating to any Tax Claim that pertains to the period prior to or including the Closing. Buyers' Agent shall have no right to settle or otherwise compromise any Tax Claim which pertains entirely to the period prior to the Closing; Seller shall have no right to settle or other compromise any Tax Claim which pertains entirely to the period after the Closing and neither Buyers' Agent nor Seller shall have the right to settle or otherwise compromise any Tax Claim which pertains to the period both prior to and after the Closing without the other's prior written consent, which consent shall not be unreasonably withheld or delayed.

9.2 Risk of Loss.

(a) If, during the Applicable Diligence Period, all or any material portion of the Real Property is damaged or destroyed in whole or in part or becomes subject to or threatened with any condemnation or eminent domain proceeding (the "***Affected Portion***"), the Tentative Purchase Price shall be reduced by an amount that is equal to the greater of the (i) the amount by which the fair market value of the Real Property was reduced by such damage, destruction or actual or threatened condemnation or eminent domain proceeding or (ii) the cost of repair of the Affected Portion, in either case, as determined by the Qualified Appraiser(s); provided, that if Seller repairs the Affected Portion prior to the Closing Date to the reasonable satisfaction of Buyer, the Fair Market Value shall be adjusted to the Fair Market Value at the time immediately prior to the occurrence of the Material Casualty Event. For the avoidance of doubt, any insurance

proceeds shall belong to Seller, subject to its payment of any deductible and application in accordance with the requirements of the Land Debt.

(b) If, during the Applicable Diligence Period, all or any portion of the Real Property is damaged or destroyed in whole or in part or becomes subject to or threatened with any condemnation or eminent domain proceeding, such that it cannot reasonably be expected (as determined by the Qualified Appraiser(s)) that, (i) in the case of damage or destruction, the Real Property will be fully repaired within sixty (60) days after the Closing Date or (ii) in the case of a condemnation or eminent domain proceeding, such condemnation or eminent domain proceeding would have a Material Adverse Effect, then each Exercising Buyer may, in its sole discretion, elect to withdraw from the Land Purchase Option with respect to the relevant Purchase Option Opportunity and such Purchase Option Opportunity shall expire and shall no longer be effective with respect to such Exercising Buyer, and should all Exercising Buyers withdraw from such Purchase Option Opportunity, such withdrawal shall not affect any Buyer's right to exercise any future Purchase Option Opportunity, or elect to terminate this Agreement. Subject to the terms and conditions of Article VII and Article VIII, if any Exercising Buyer withdraws in accordance with the immediately preceding sentence (each, a "***Withdrawing Exercising Buyer***"), the non-withdrawing Exercising Buyers shall be responsible for the Withdrawing Exercising Buyers' proportionate share of the Purchase Price, and the Withdrawing Exercising Buyer shall have no rights under this Agreement.

9.3 Liabilities.

(a) From and after Closing, Exercising Buyers shall assume, shall pay, perform and discharge when due, and, as between Exercising Buyers and Seller, shall be solely responsible for, the Assumed Liabilities. Seller shall have no liability or obligation for the Assumed Liabilities from and after the Closing Date.

(b) Except for the Assumed Liabilities, Exercising Buyers shall not assume by virtue of this Agreement or the transactions contemplated by this Agreement, and Exercising Buyers shall have no liability under this Agreement for, the Excluded Liabilities.

ARTICLE X
TERM AND TERMINATION

10.1 Term. This Agreement shall become effective when it is executed by each of the Parties and delivered to the other Parties and the term of this Agreement shall continue for the Agreement Term (including the survival periods of those provisions with survivability under Section 2.3 of the PPA), or such other period as may be provided for in this Agreement, unless terminated earlier as provided in Section 10.2, or as provided elsewhere under this Agreement; *provided* that (a) the term of this Agreement shall in any event extend up to and including the Closing so long as Buyers shall be entitled under the terms of this Agreement to exercise their Land Purchase Option and (b) the provisions of this Agreement shall survive any Closing or termination of this Agreement as set forth in Section 10.3(b) and Section 11.1.

10.2 Termination Events. This Agreement may, by notice given prior to the Closing, be terminated:

(a) by any Buyer, in which event, such Buyer shall, without penalty to such Buyer, withdraw from its participation in this Agreement and this Agreement shall be terminated with respect to such Buyer, upon (i) a failure by Seller to perform any of its duties or obligations under this Agreement when and as due which is not cured to the reasonable satisfaction of such Buyer by the earlier of the Closing Date or the date that is thirty (30) days after receipt of written notice thereof from such Buyer, or (ii) an inaccuracy in any material respect of any representation, warranty, certification or other statement made by Seller or in any other document contemplated hereby or in any Operative Document at any time given by Seller in writing pursuant hereto or thereto, or in connection herewith or therewith at the time made or deemed to be made;

(b) by Seller upon (i) a failure by any Buyer to perform any of its duties or obligations under this Agreement when and as due which is not cured to the reasonable satisfaction of Seller (either by such Defaulting Buyer or any other Buyer) by the earlier of the Closing Date or the date that is thirty (30) days after receipt of written notice thereof from Seller, or (ii) an inaccuracy in any material respect of any representation, warranty, certification or other statement made by any Buyer herein or in any other document contemplated hereby or in any Operative Document at any time given by a Buyer in writing pursuant hereto or thereto, or in connection herewith or therewith at the time made or deemed to be made; *provided*, that, so long as the non-Defaulting Buyer or Buyers, as applicable, are able to purchase the Real Property, such termination of the Defaulting Buyer shall not affect the performance of any other Parties to this Agreement;

(c) either (i) by Exercising Buyers, if satisfaction of any of the conditions in Article VII has become impossible due to an event outside of Seller's reasonable control despite the exercise of due care and diligence (and in no event through the failure of Seller to comply with its obligations under this Agreement) and Exercising Buyers have not previously waived such condition; or (ii) by Seller if satisfaction of any of the conditions in Article VIII has become impossible due to an event outside of Exercising Buyers' reasonable control despite the exercise of due care and diligence (and in no event through the failure of Exercising Buyers to comply with their obligations under this Agreement) and Seller has not previously waived such condition on or before the Closing Date; or

(d) by (i) Seller, if a Default by all Buyers shall have occurred under the PPA and the PPA is terminated prior to or concurrently with this Agreement, (ii) Seller with respect to a Buyer, if a Default by such Buyer shall have occurred under the PPA and the PPA is partially terminated with respect to such Buyer, (iii) either Buyers, collectively, or Seller, individually, in the event that the PPA shall fail to be in full force and effect in accordance with its terms for any reason, or (iv) either Buyers, collectively, or Seller, individually, if any Buyer, Seller or Affiliate of Seller shall contest the validity or enforceability of the PPA or any Ancillary Document (as defined in the PPA) or any provision thereof in writing or deny that it has any further liability thereunder.

10.3 Effect of Termination.

In the event of termination of this Agreement:

(a) Upon a request from a Party, the other Parties will redeliver all documents, work papers and other material relating to the transactions contemplated hereby or by the other Operative Documents, whether obtained before or after the execution hereof, and each Party will withdraw any applications for approval of transfer of Permits and surrender any Permits already transferred, as necessary;

(b) The provisions of Article XII shall survive and continue in full force and effect;

(c) No Party shall have any liability or further obligation to the other Parties, except as stated in Sections 10.3(a) and (b), and except for any breach of representation, warranty or obligation arising under this Agreement or otherwise occurring prior to the proper termination of this Agreement. The foregoing provisions shall not limit or restrict the availability of specific performance or other injunctive relief to the extent that specific performance or such other relief would otherwise be available to a Party hereunder; and

(d) The PPA shall remain in full force and effect in accordance with its terms.

ARTICLE XI
LIMITATION OF LIABILITY

11.1 Survival of Representations, Etc. The representations, warranties, covenants, and agreements, and indemnities of the Parties contained herein shall survive the consummation of the transactions contemplated hereby for a period of two (2) years following the Closing Date, other than representations, warranties, covenants, and agreements, and indemnities of Seller arising in connection with Section 3.1 and Section 3.2, which shall survive until the expiration of the applicable statute of limitation, in any event, without regard to any investigation made by any of the Parties or the fact that the damaged Party had knowledge of any misrepresentation or breach of warranty or covenant at the time of Closing or at any other time. The expiration of any representation and warranty provided herein shall not affect the rights of a Party in respect of a Claim made by such Party with specificity and in a writing received by the other Parties prior to the expiration of such survival period.

11.2 Limitation of Liability. Notwithstanding anything contained in this Agreement to the contrary, in no event shall Seller's aggregate liability under this Agreement or any Operative Document to Buyers under any theory of liability (whether contract, tort, strict liability or otherwise) exceed one hundred percent (100%) of the Final Purchase Price, provided that the foregoing limitation shall not apply (A) to the extent based upon a breach of any representation or warranty made in Sections 3.1, 3.2, 3.3, 3.4, 3.7, 3.13 or 3.17, or (B) to claims, written demands, actions, legal proceedings (in law or in equity) or arbitration, or Losses resulting from Buyer Third Party Indemnity Claims, or from Hazardous Substances that were present at or on

the Real Property on or prior to the Closing Date or that were released by Seller or any other person for whose conduct Seller is responsible at any time on or prior to the Closing Date.

11.3 Deductible. If the Closing occurs, no Party shall have any liability or obligation to the other Parties for breach of any representation or warranty under this Agreement or any Operative Document unless the aggregate amount for which such Party would be liable hereunder or thereunder, as applicable, but for this provision, exceeds an amount equal to one-half percent (0.5%) of the Final Purchase Price (the "***Deductible Amount***"), in which event such Party shall be liable for the aggregate amount of Losses; *provided* that individual claims of Five Thousand Dollars ($5,000) or less shall not be aggregated for purposes of calculating either the Deductible Amount and, *provided* further, that the Deductible Amount shall not apply, or be used in calculating whether the Deductible Amount has been met, in the event of (a) claims for indemnification arising under any of the items enumerated under (A) or (B) of Section 11.2 above, or (b) Seller Third Party Indemnity Claims.

ARTICLE XII
GENERAL PROVISIONS

12.1 Indemnification. As of the Closing and subject to Article 11:

(a) Seller, from and after the Closing Date, shall indemnify, defend and hold harmless each Exercising Buyer, their respective boards of directors, the officers and employees of each, the members of any Exercising Buyer (including, with respect to SCPPA, any Participating Member), and all of their respective commissioners, officers, agents, employees, advisors, and representatives (collectively, the "***Buyer Indemnitees***") from and against any Losses incurred by any of them that arise out of or result from (i) the breach of any of Seller's (1) representations and warranties contained in this Agreement or in any other agreement, instrument or other document delivered in connection herewith, as of the date when made, or (2) agreements, covenants or other obligations contained in this Agreement or in any other agreement, instrument or other document delivered in connection herewith, (ii) any and all taxes (or the nonpayment thereof) of Seller that are due and payable with respect to any period of time prior to the Closing Date, (iii) Excluded Liabilities or Excluded Assets, and (iv) any claims made by third parties (other than any Buyer Indemnitee) against any Buyer Indemnitee arising with respect to injury or death, or loss or damage to, or loss of use of property of such third party prior to the Closing Date caused by the negligence, gross negligence, or willful misconduct of Seller ("***Buyer Third Party Indemnity Claims***"); provided, however, that before making a Buyer Third Party Indemnity Claim based on any misrepresentation or inaccuracy of Seller's representations in Section 3.6 with respect to Seller's title to the Real Property, Buyer shall have exhausted its remedies with respect to the Title Policy delivered to Buyer pursuant to Section 7.4(f).

(b) Each Exercising Buyer, from and after the Closing Date, shall indemnify, defend and hold harmless Seller, any RE Holdings Company, and its and their officers, employees, agents, partners, or members (collectively, the "***Seller Indemnitees***") and the other Exercising Buyers (and each such Exercising Buyer's Buyer Indemnitees) from and against any Losses that are caused by (i) the breach by such Exercising Buyer of any of

its (1) representations and warranties contained in this Agreement, or (2) agreements, covenants or obligations contained in this Agreement; (ii) Assumed Liabilities of such Exercising Buyer; (iii) any claims made by third parties (other than any Seller Indemnitee) against any Seller Indemnitee or other Exercising Buyer (or its Buyer Indemnitees) arising with respect to injury or death, or loss or damage to, or loss of use of property of such third party after the Closing Date caused by the negligence, gross negligence, or willful misconduct of such Exercising Buyer ("***Seller Third Party Indemnity Claims***"); and (iv) any and all taxes (or the nonpayment thereof) of such Exercising Buyer that are due and payable with respect to any period of time arising from and after the Closing Date.

(c) Each Party shall promptly notify the other Parties of any action, suit, proceeding, demand, or breach (a "***Claim***") with respect to which such Party claims indemnification; *provided, however*, that failure of any Party to give such notice shall not relieve any of the indemnifying Parties of their obligations under this Section 12.1. If such Claim relates to any action, suit, proceeding, or demand instituted by a third party (a "***Third Party Claim***"), upon receipt of such notice, the indemnifying Party may assume the defense of such Third Party Claim, and in the case of such an assumption, the Indemnifying Party shall have the authority, with consent of the indemnified Parties (such consent not to be unreasonably withheld, conditioned or delayed), to negotiate, compromise, and settle such Third Party Claim, *provided*:

(i) each indemnifying Party confirms in writing, without qualification of any kind, that it is obligated to indemnify and defend the applicable Buyer Indemnitees or Seller Indemnitees, as applicable, with respect to such Third Party Claim;

(ii) such indemnifying Party or Parties shall have selected counsel to handle the defense that is reasonably acceptable to the indemnified Party; and

(iii) such indemnifying Party or Parties establishes to the reasonable satisfaction of the indemnified Party that it has (and will continue to have) adequate financial resources to defend, satisfy and discharge such action or claim.

(d) The indemnified Party or Parties shall retain the right to participate in the defense of any Third Party Claim, the defense of which has been assumed by the indemnifying Party or Parties pursuant hereto, but each indemnified Party or Parties shall bear and shall be solely responsible for its own costs and expenses in connection with such participation. In the event the indemnifying Party or Parties shall fail or not be able to assume the defense of any Third Party Claim, then the indemnified Party or Parties, as applicable, shall control the defense and settlement thereof at the indemnifying Party's or Parties' cost and expense, and any judgment on or settlement of such Third Party Claim shall be conclusive and binding on the indemnifying Party or Parties for all purposes.

(e) The provisions of this Section 12.1 shall not be construed so as to relieve any insurer of its obligation to pay any insurance proceeds in accordance with the terms and conditions of valid and collectible insurance policies.

(f) No individual Representative of any Party shall be personally liable for any losses under the provisions contained in this Section 12.1. Except as set forth in Section 12.1(e), nothing herein shall relieve any Party of any liability to make any payment expressly required to be made by such Party pursuant to this Agreement.

12.2 Expenses. Except as otherwise expressly provided in this Agreement, each Party will bear its respective expenses incurred in connection with the preparation, execution, and performance of this Agreement and the transactions contemplated by this Agreement, including all fees and expenses of agents, representatives, counsel, and accountants. The Parties agree that, in any action to enforce the terms of this Agreement, each Party shall be responsible for its own attorney fees and costs. Each of the Parties was represented by its respective legal counsel during the negotiation and execution of this Agreement.

12.3 Ambiguity. The Parties acknowledge that this Agreement was jointly prepared by them, by and through their respective legal counsel, and any uncertainty or ambiguity existing herein shall not be interpreted against any Party on the basis that the Party drafted the language, but otherwise shall be interpreted in accordance with ***Exhibit 1.1***, Section 1.2, and according to the application of the rules on interpretation of contracts.

12.4 Voluntary Execution. The Parties acknowledge that they have read and fully understand the content and effect of this Agreement and that the provisions of this Agreement have been reviewed and approved by their respective counsel. The Parties further acknowledge that they have executed this Agreement voluntarily, subject only to the advice of their own counsel, and do not rely on any promise, inducement, representation or warranty that is not expressly stated herein.

12.5 Notices. All notices, requests, demands, consents, waivers, and other communications which are required or may be given under this Agreement shall be in writing (regardless of whether the applicable provision expressly requires a writing) and shall be deemed to have been duly given when given in the manner set forth in Section 14.2 of the PPA.

12.6 Entire Agreement; Amendments.

(a) This Agreement (including all Schedules and Exhibits) and the PPA contain the entire understanding concerning the subject matter herein and supersede and replace any prior negotiations, discussions or agreements between the Parties concerning that subject matter, whether written or oral, except as expressly provided for herein. Each Party acknowledges that no other party, representative or agent has made any promise, representation or warranty, express or implied, that is not expressly contained in this Agreement or the other documents of even date herewith between the Parties that induced the other Parties to sign this document.

(b) This Agreement may be amended or modified only by an instrument in writing signed by each Party.

12.7 Further Assurances. The Parties agree to furnish upon request to the other Parties such further information, to execute and deliver to the other Parties such other documents, and to

do such other acts and things, all as the other Parties may reasonably request for the purpose of carrying out the intent of this Agreement and the other Operative Documents, including in the case of Seller, to assist any Exercising Buyer in pursuing and obtaining any Consents or Permits required to be obtained in the name of such Exercising Buyer after the Closing Date.

12.8 Waiver. The failure of a Party to enforce or insist upon compliance with or strict performance of any of the terms or conditions hereof, or to take advantage of any of its rights hereunder, shall not constitute a waiver or relinquishment of any such terms, conditions or rights, but the same shall be and remain at all times in full force and effect.

12.9 Severability. In the event all or part of any of the terms, covenants or conditions of this Agreement, or the application of any such terms, covenants or conditions, shall be held invalid, illegal or unenforceable by any court having jurisdiction, all other terms, covenants and conditions of this Agreement and their application not adversely affected thereby shall remain in force and effect; provided, however, that the remaining valid and enforceable provisions materially retain the essence of the Parties' original bargain.

12.10 Consequential or Punitive Damages. No Party shall be liable to the other Parties for special, incidental, exemplary, indirect, punitive or consequential damages arising out of a Party's performance or non-performance under this Agreement, whether based on or claimed under contract, tort (including such Party's own negligence) or any other theory at law or in equity, including damages for lost revenues, income or profits.

12.11 Equitable Remedies. The Parties acknowledge that money damages may not be an adequate remedy for violations of this Agreement by Seller and that Buyers may, in their sole discretion, seek and obtain from a court of competent jurisdiction specific performance or injunctive or such other equitable relief as such court may deem just and proper to enforce this Agreement or to prevent any violation hereof. The Parties hereby waive any objection to specific performance or injunctive or other equitable relief.

12.12 Time of Essence. With regard to all dates and time periods set forth or referred to in this Agreement, time is of the essence.

12.13 Governing Law. This Agreement shall be interpreted, governed by, and construed under the laws of the State of California without consideration of conflicts of law principles. The venue for any litigation relating to this Agreement shall be in the County of Los Angeles and each Party hereby waives any objections on the basis of *forum non-conveniens* or otherwise with respect to the venue of any such action being heard in such counties.

12.14 Execution in Counterparts. This Agreement may be executed in counterparts and upon execution by each signatory, each executed counterpart shall have the same force and effect as an original instrument and as if all signatories had signed the same instrument. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signature thereon, and may be attached to another counterpart of this Agreement identical in form hereto by having attached to it one or more signature pages.

12.15 Relationship of the Parties. This Agreement shall not be interpreted to create an association, joint venture or partnership between the Parties or to impose any partnership obligation or liability upon either such Party. No Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as an agent or representative of, the other Parties.

12.16 Third Party Beneficiaries. This Agreement shall not be construed to create rights in, or to grant remedies to, any third party as a beneficiary of this Agreement or any duty, obligation or undertaking established herein.

12.17 Provisions of PPA. The provisions of Section 1.2 ("Rules of Interpretation"), Section 14.3 ("Dispute Resolution"), Section 12.8(b) ("Covenants of Seller related to Security Documents"), Section 14.7 ("Assignment of Agreement") and Section 14.21 ("Confidentiality") of the PPA are incorporated herein in their entirety, *mutatis mutandis*, provided, however, that in such incorporation the term "Option Agreement" shall mean this Agreement, the term "Seller" shall mean Seller, the term "Facility Debt" shall mean Land Debt, the term "Facility Lender" shall mean Land Lender, and the term "Party" shall include Seller.

12.18 First Priority Interests. The rights of Buyers under this Agreement shall be prior and superior to the rights of the Land Lender, and prior and superior to any other Person that subsequently acquires an interest in the Real Property.

12.19 Exhibits and Schedules. The Exhibits and Schedules referred to in and attached to this Agreement are incorporated herein in full by this reference. To the extent that the terms and conditions of an Exhibit or Schedule conflict with the terms and conditions of the main body of this Agreement, the terms and conditions of the main body of this Agreement shall control.

12.20 Relationship with PPA; Right of First Offer. Except as otherwise specifically stated herein, this Agreement is independent of the PPA and, as a separate agreement, shall survive the amendment or modification of the PPA, except as otherwise provided herein. In the event of a conflict between this Agreement and the PPA, this Agreement shall control. Notwithstanding the foregoing, this Agreement shall not be deemed to limit Buyers' Right of First Offer set forth in the PPA or any rights of any Buyer under the Project Purchase Option.

12.21 Right of First Offer.

(a) Buyers shall have a "***Right of First Offer***" (or "***ROFO***") to purchase all of the Real Property following any offer by Seller to sell such Real Property (a "***Real Property Sale***") in accordance with the provisions of this Section 12.21.

(b) Prior to Seller commencing the negotiation of a Real Property Sale, Seller shall provide notice to Buyers' Agent of Seller's intention to sell the Real Property (a "***Proposed Sale Notice***"). Upon receipt of such Proposed Sale Notice, Buyers' Agent shall have forty-five (45) days in which to provide notice to Seller indicating whether one or more Buyers is interested in negotiating with Seller to purchase the Real Property (a "***Proposed Purchase Notice***").

(c) If Buyers' Agent does not provide a Proposed Purchase Notice to Seller indicating Buyers interest in negotiating the purchase of the Real Property from Seller, then Seller shall be free to consummate a Real Property Sale to any party; *provided*, that any such Real Property Sale shall (A) include the assignment and transfer of this Agreement to such transferee and the assumption by such transferee of all of Seller's obligation under this Agreement, (B) require a written assumption agreement in favor of Buyers pursuant to which such buyer of the Real Property shall agree to assume all of the obligations of Seller under this Agreement and agree to be bound by all the terms and conditions of this Agreement, and (C) if the Real Property Sale is not consummated within eighteen (18) months following the date of the Proposed Sale Notice, then Seller must provide another Proposed Sale Notice hereunder (and repeat the offer process set forth in this Section 12.21) before consummating any such Real Property Sale.

(d) If Buyers' Agent provides a Proposed Purchase Notice, then the Parties shall undertake, for a period up to sixty (60) days from the date of the Proposed Purchase Notice, to determine if the Parties are able to reach mutual agreement on the terms and conditions of a Real Property Sale to one or more Buyers, which shall include a written offer of price delivered by Buyers' Agent. If the Parties are unable to determine that a mutual agreement can be reached within sixty (60) days, then Seller shall be free to consummate a Real Property Sale to any party, *provided* that if the sale is not consummated within eighteen (18) months following the date of the expiration of such sixty (60) day negotiation period with Buyers, Seller must provide another Proposed Sale Notice hereunder (and go through the ROFO process hereunder) before consummating any Real Property Sale; *provided further* that any such Real Property Sale shall (A) include the assignment and transfer of this Agreement to such transferee and the assumption by such transferee of all of Seller's obligation under this Agreement, (B) include a written assumption agreement in favor of Buyers pursuant to which such buyer of the Real Property shall agree to assume all of the obligations of Seller under this Agreement and agree to be bound by all the terms and conditions of this Agreement, and (C) not be on terms and conditions that are, individually, materially, or in the aggregate, materially, more favorable to such buyer than those made in the last offer by Buyers to Seller during such sixty (60) day negotiation period, including that the price for such Real Property shall be not be less than the last amount offered in writing by Buyers to Seller.

(e) The ROFO shall not apply to any sale-leaseback or similar financing of the Real Property by Seller or to any sale by any Land Lender in connection with the exercise of Land Lender remedies under the financing security documents and in accordance with the terms and conditions thereof.

12.22 Assignment of Agreement; Change in Control.

(a) Except as set forth in this Section 12.22, neither Seller nor any Buyer may assign any of its rights, or delegate any of its obligations, under this Agreement without the prior consent of the other Parties, such consent not to be unreasonably withheld, conditioned, or delayed. Any Change in Control (whether voluntary or by operation of law) shall be deemed an assignment and shall require the prior consent of Buyers, which consent shall not be unreasonably withheld, conditioned, or delayed. Concurrently with any reorganization, financing transaction, or other transactions constituting any Change in Control (whether

voluntary or by operation of law) in which Seller merges, consolidates or takes any other action with any Person and ceases to exist, the successor entity to Seller shall execute a written assumption agreement in favor of Buyers pursuant to which any such successor entity shall assume all of the obligations of Seller under this Agreement and agree to be bound by all the terms and conditions of this Agreement. In connection with any Change in Control in which Seller remains a Party, at Buyers' request, Seller shall deliver an estoppel certificate to Buyers' Agent confirming that this Agreement remains in full force and effect. Seller shall (i) provide Buyers with ninety (90) days' prior notice of any proposed voluntary transaction which could constitute a Change in Control and (ii) provide notice to Buyers of (x) any transaction or series of transactions with respect to the sale, transfer or disposition of any RE Holdings Company or any parent entity holding directly or indirectly at least fifty percent (50%) of the equity ownership or the power to control the management and policies of any RE Holdings Company and (y) any Bankruptcy of any RE Holdings Company.

(b) In the event that Buyers assign the Project Option Agreement and the PPA to a third party, and only in such event, Buyers may assign this Agreement without the consent of Seller to such third party, so long as such third party is rated (i) "A3" or higher by Moody's and "A-" or higher by S&P, if such third party is rated by both Moody's and S&P or equivalent ratings by any other credit rating agency of recognized national standing, or (ii) "A3" or higher by Moody's or "A-" or higher by S&P if such third party is rated by either S&P or Moody's or equivalent ratings by any other credit rating agency of recognized national standing; provided, that in connection with any such assignment any such assignee shall execute a written assumption agreement in favor of Seller pursuant to which any such assignee shall assume all the obligations of Buyers under this Agreement and agree to be bound by all the terms and conditions of this Agreement; provided, further, that any modifications or amendments to this Agreement to accommodate the technical requirements of such assignee (including as they relate to transmission and scheduling) shall require the consent of Seller, which shall not be unreasonably withheld, conditioned, or delayed.

(c) Seller shall not sell or transfer the Real Property to any Person other than a Person to whom Seller assigns this Agreement in accordance with this Section 12.22, without the prior consent of Buyers an assumption in writing of such assignee of all of the obligations of Seller under this Agreement, and an agreement to be bound thereby, and otherwise subject to compliance with the Right of First Offer set forth in Section 12.22. Any purported sale or transfer in violation of this Section 12.22(c) shall be null and void and of no force or effect.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties have executed and delivered this Agreement as of the date first written above.

SELLER

RE ASTORIA 2 LANDCO LLC

By:_____
Its:_____

Date:_____

BUYERS

SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY

By:_____
Its:_____

Date:_____
Attest:_____

POWER AND WATER RESOURCES POOLING AUTHORITY

By:_____
Its:_____

Date:_____
Attest:_____

CITY OF LODI

By:_____
Its:_____

Date:_____
Attest:_____

CITY OF CORONA

By:_____
Its:_____

Date:_____
Attest:_____

CITY OF MORENO VALLEY

By:_____
Its:_____

Date:_____
Attest:_____

CITY OF RANCHO CUCAMONGA

By:_____
Its:_____

Date:_____
Attest:_____

EXHIBIT 1.1
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

DEFINITIONS; RULES OF INTERPRETATION

"***Affected Portion***" shall have the meaning ascribed to it in Section 9.2(a).

"***Affiliate***" means, as to any Person, any other Person that, directly or indirectly, is in control of, is controlled by or is under common control with, such Person, or is a director or officer of such Person or of an Affiliate of such Person. As used in this Agreement, "control" shall mean the possession, directly or indirectly, of the power to direct or cause the direction of management, policies or activities of a Person, whether through ownership of voting securities, by contract or otherwise.

"***Affiliate Assignments***" shall have the meaning ascribed to it in the recitals to this Agreement.

"***Agency Action***" means any notice of violation, complaint, order, consent, consent agreement, assessment of a fine or penalty or other similar demand for action brought by a Governmental Authority having the requisite authority and jurisdiction to bring such action.

"***Agreement***" means this Land Option Agreement and Agreement to Assign Site Control Documents.

"***Applicable Diligence Period***" shall have the meaning ascribed to it in Section 5.1.

"***Asset Assignment Documents***" shall have the meaning ascribed to it in Section 7.4(c).

"***Assignment Demand***" shall have the meaning ascribed to it in Section 2.2.

"***Assignment Document***" shall have the meaning ascribed to it in Section 2.2.

"***Assumed Contracts***" means all of Seller's rights under the Contracts to which Seller is a party or to which the Real Property is subject that are assigned to and assumed by Exercising Buyers as set forth in ***Schedule 3.12***.

"***Assumed Liabilities***" shall have the meaning ascribed to it in Section 2.13.

"***Books and Records***" means, to the extent relating to any period of time prior to the Closing, (a) all books, records, purchasing records, lists, files and papers in the possession of Seller or its agents pertaining to the Real Property, and all records and lists concerning suppliers to and personnel of the Real Property or Taxes with respect thereto; and (b) all ledgers, and reports, plans, drawings, maps, photographs with respect to the Real Property, whether in hard copy or electronic format, in both cases to the extent transferable; provided that Books and

Records may include inextricable information or data unrelated to the Real Property, in which case such information or data may be redacted.

"***Breach Notice***" shall have the meaning ascribed to it in Section 5.8.

"***Business Day***" means any calendar day that is not a Saturday, a Sunday, or a day on which commercial banks are authorized or required to be closed in Los Angeles, California, or New York, New York.

"***Buyer***" and "***Buyers***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Buyer Indemnitees***" shall have the meaning ascribed to it in Section 12.1(a).

"***Buyers' Agent***" means the agent appointed by Buyers pursuant to a written agreement among Buyers and Buyers' Agent for the purpose of administering this Agreement and the transactions contemplated hereunder on behalf of Buyers, which agent may be modified from time to time, subject to the representation and warranty in Section 4.6, by written agreement among Buyers with notice thereof to Seller. As of the date of this Agreement, Buyers' Agent shall be SCPPA.

"***CEQA***" means the California Environmental Quality Act.

"***CERCLA***" means the federal Comprehensive Environmental Response, Compensation and Liability Act.

"***Change in Control***" means the occurrence, whether in a single transaction or in a series of related transactions, of any one or more of the following: (i) a merger or consolidation of Seller or any RE Holdings Company with or into any other Person or any other reorganization in which the members of Seller or any RE Holdings Company immediately prior to such consolidation, merger, or reorganization, own less than fifty percent (50%) of the equity ownership of the surviving entity or cease to have the power to control the management and policies of the surviving entity immediately after such consolidation, merger, or reorganization, (ii) any transaction or series of related transactions in which in excess of fifty percent (50%) of the equity ownership of Seller or any RE Holdings Company, or the power to control the management and policies of Seller or any RE Holdings Company is transferred to another Person, (iii) a sale, lease, or other disposition of all or substantially all of the assets of Seller or any RE Holdings Company, (iv) the dissolution or liquidation of Seller or any RE Holdings Company, or (v) any transaction or series of related transactions that has the substantial effect of any one or more of the foregoing.

"***Claim***" shall have the meaning ascribed to it in Section 12.1(c).

"***Closing***" shall have the meaning ascribed to it in Section 2.11.

"***Closing Date***" means the date on which the Closing is required to take place, as set forth in Section 2.5.

"***Closing Permitted Encumbrances***" means any Purchase Option Permitted Encumbrances other than those (i) that secure any form of Land Debt or any other monetary obligation (other than Liens for Taxes not yet due), and (ii) otherwise accepted by Buyers' Agent in writing.

"***Code***" means the Internal Revenue Code of 1986.

"***Collateral***" shall have the meaning ascribed to it in Section 2.3.

"***Commercial Operation Date***" shall have the meaning ascribed to it in the PPA.

"***Consent***" means any approval, consent, ratification, waiver, license, permit, certification, registration or other authorization (including any Governmental Approval).

"***Contract***" means any agreement, arrangement, lease, commitment, sales order, purchase order, indenture, mortgage, right, warrant or instrument, which provides for ownership of the Real Property and is intended to, or purports to be, or is required to be binding and enforceable as contemplated under this Agreement, other than the Permits.

"***Corona***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Deductible Amount***" shall have the meaning ascribed to it in Section 11.3.

"***Deed***" shall have the meaning ascribed to it in Section 7.4(e).

"***Disclosure Schedules***" shall have the meaning ascribed to it in Section 2.7.

"***Effective Date***" shall have the meaning ascribed to it in the preamble to this Agreement.

"***Environment***" includes (a) the navigable waters, the contiguous zone, and the ocean waters of which the natural resources are under the exclusive management authority of the United States under the Magnuson-Stevens Fishery Conservation and Management Act and (b) any other surface water, ground water, drinking water supply, stream sediments, soil, land surface or subsurface strata, or ambient air, plant and animal life, and any other environmental medium or natural resource within the United States, or a foreign nation or under jurisdiction of the United States or a foreign nation.

"***Environmental Conditions***" means the presence of Hazardous Substances which have been Released into the Environment or the presence of Hazardous Substances that could reasonably be expected to pose a threat of Release of Hazardous Substances into the Environment.

"***Environmental Law***" means any applicable current or future treaty, constitution, law, statute, ordinance, rule, order, decree, regulation or other directive which is legally binding and has been enacted, issued or promulgated by any Governmental Authority that imposes liability for or standards of conduct or compliance or other requirements or obligations concerning protection of health, or safety (in each case, to the extent relating to exposure to Hazardous Substances), natural resources or the Environment and includes all Hazardous Substances Law.

"***Excluded Assets***" means, notwithstanding any other provision of this Agreement, the following assets:

(d) cash, certificates of deposit and other bank deposits, treasury bills and other cash equivalents or other investments, on hand or in bank accounts, and all of Seller's bank accounts, intercompany accounts and accounts receivable;

(e) accounts and notes receivable relating to the period prior to the Closing Date, including amounts owing under the PPA;

(f) any Contract between Seller and its Affiliates;

(g) any Contract that is not an Assumed Contract and any Permit that is not a Transferred Permit;

(h) any computers not used primarily in connection with the Real Property, any communication or data network systems not used primarily in connection with the Real Property, and any other equipment not reasonably required to operate the Real Property;

(i) all refunds or credits, if any, of Taxes due to or from Seller and (i) accrued prior to the Closing or (ii) which otherwise cannot be assigned by Law;

(j) all corporate, financial and tax records of Seller which (i) do not relate in whole or in part to the Real Property, (ii) relates solely to any Excluded Asset, (iii) relates solely to any Excluded Liability, (iv) relates to the organization, existence, capitalization or debt financing of Seller, (v) relates to information about Seller or its Affiliates pertaining to energy or project evaluation methodologies, economic evaluation of the Real Property, energy or natural gas price curves or projections or other economic predictive models, or (vi) do not constitute Books and Records;

(k) all rights to claims, refunds or adjustments against Buyers or any other third parties arising out of the period prior to the Closing Date;

(l) Seller's insurance policies; and

(m) the assets identified as "Excluded Assets" in ***Schedule 3.5***.

"***Excluded Liabilities***" shall have the meaning set forth in Section 2.14.

"***Exercising Buyer***" or "***Exercising Buyers***" shall have the meaning ascribed to them in Section 2.8(b).

"***Fair Market Value***" shall mean, with respect to a particular time of calculation, the amount a willing buyer would pay for the Real Property and all rights and interests associated therewith, in an arm's-length transaction, to a willing seller under no compulsion to sell on the applicable Closing Date, taking into account all relevant facts and circumstances relating to the Real Property, the Excluded Assets, the Assumed Liabilities, the Excluded Liabilities and the

Disclosure Schedules, as of the Closing Date, and assuming the Land Lease will remain in place for the term thereof (assuming all extensions in the Land Lease are exercised).

"***Final Purchase Price***" shall have the meaning ascribed to it in ***Exhibit 2.8***.

"***GAAP***" means generally accepted accounting principles that are consistent with the principles promulgated or adopted by the Financial Accounting Standards Board and its predecessors in effect for the applicable period of Seller.

"***Governmental Approval***" means any Consent issued, granted, given, or otherwise made available by or under the authority of any Governmental Authority or pursuant to any Law or Environmental Law.

"***Governmental Authority***" means any federal, state, local, foreign or other governmental, regulatory or administrative agency, court, commission, department, board, or other governmental subdivision, legislature, rulemaking board, tribunal, or other governmental authority.

"***Hazardous Substances***" means any hazardous or toxic substance, material or waste that is regulated by or forms the basis of liability now or hereafter under, any Hazardous Substances Law, including any material, substance or waste that is (a) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," "restricted hazardous waste," "pollutant," "contaminant," "hazardous constituent," "special waste," "toxic substance" or other similar term or phrase under any Environmental Law, (b) petroleum or any fraction or by-product thereof, asbestos, polychlorinated biphenyls (PCB's), or any radioactive substance.

"***Hazardous Substances Law***" means any applicable current or future treaty, constitution, law, statute, ordinance, rule, order, decree, regulation or other directive which is legally binding and has been enacted, issued or promulgated by any Governmental Authority that imposes liability for or standards of conduct or compliance concerning the generation, distribution, use, treatment, storage, disposal, cleanup, transport or handling of Hazardous Substances, including, the Federal Water Pollution Control Act, the Resource Conservation and Recovery Act of 1976, CERCLA, the Toxic Substances Control Act, the Oil Pollution Act, the Safe Drinking Water Act, and the Occupational Safety and Health Act of 1970 (to the extent that it relates to the handling of and exposure to hazardous or toxic materials or similar substances).

"***Intellectual Property Assets***" shall have the meaning ascribed to it in Section 3.13(a).

"***Investment Company Act***" means the Investment Company Act of 1940.

"***Knowledge***" means the actual, current knowledge after due inquiry of any officer of, or any other agent, employee or representative of a Party of any fact, circumstance or condition.

"***Law***" means any Order, and any federal, state, local, or foreign law, statute, regulation, rule, code or ordinance enacted, adopted, issued or promulgated by any Governmental Authority, but excluding Environmental Laws.

"***Land Debt***" means the obligations of Seller secured by a Lien of a Land Lender, including (a) principal of, premium and interest on indebtedness, (b) fees, expenses or penalties on indebtedness, (c) amounts due upon acceleration, or in connection with prepayment or restructuring of indebtedness, or (d) swap or interest rate hedging breakage costs.

"***Land Documents***" means the real property leases and easements for the Real Property that together establish control of the same by Seller.

"***Land Lease***" shall have the meaning ascribed to it in the Recitals.

"***Land Lender***" means any lender providing debt or equity financing or refinancing for or in connection with the Real Property.

"***Land Purchase Option***" shall have the meaning ascribed to it in Section 2.4.

"***Lien***" means any mortgage, deed of trust, lien, security interest, retention of title or lease for security purposes, pledge, charge, encumbrance, equity, attachment, claim, easement, right of way, covenant, condition or restriction, leasehold interest, purchase right or other right of any kind, including an option, of any other Person in or with respect to any real or personal property.

"***Lodi***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Losses***" means claims, charges, damages, demands, judgments, civil fines and penalties, or losses.

"***Material Adverse Effect***" means a material adverse effect on (a) Seller, (b) the Real Property, or (c) the business, condition (financial or otherwise), results of operations or prospects of the Real Property.

"***Maximum Purchase Price***" shall have the meaning ascribed to it in ***Exhibit 2.8***.

"***Minimum Purchase Price***" shall have the meaning ascribed to it in ***Exhibit 2.8***.

"***Moreno Valley***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***National Priorities List***" means the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories and that guides the Environmental Protection Agency in determining which sites warrant further investigation.

"***Nondisturbance Agreement***" shall have the meaning ascribed to it in Section 2.10.

"***Operative Documents***" means each of the agreements, instruments, certificates and other documents executed and delivered by a Party under this Agreement in connection with the performance and consummation of the transaction contemplated by this Agreement.

"***Order***" means any final, non-appealable award, decision, injunction, judgment, order, ruling, subpoena, or verdict entered, issued, made, or rendered by any court, administrative agency, or other Governmental Authority, or by any arbitrator.

"***Organizational Documents***" means as applicable, (a) the articles or certificate of incorporation and the bylaws of a corporation; (b) any charter or similar document adopted or filed in connection with the creation, formation, or organization of a Person; (c) the certificate of organization and the operating agreement of a limited liability company; and (d) any amendment to any of the foregoing.

"***Party***" and "***Parties***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Permit***" means any permit, license, franchise, concession, consent, authorization, approval, registration, filing or similar act of or made with any Governmental Authority that are used by or necessary to operate the Real Property.

"***Person***" means any individual, corporation (including any non-profit corporation), general or limited partnership, limited liability company, joint venture, estate, trust, association, organization, labor union, or other entity or Governmental Authority.

"***PPA***" shall have the meaning ascribed to it in the Recitals.

"***Proceeding***" means any action, order, writ, judgment or decree outstanding, arbitration, audit, hearing, investigation, claim, litigation, or suit (whether civil, criminal, regulatory, administrative, investigative, or informal) commenced, brought, conducted, or heard by or before, or otherwise involving, any Person.

"***Project Option Agreement***" shall have the meaning ascribed to it in the Recitals.

"***Project Seller***" shall have the meaning ascribed to it in the Recitals.

"***Provided Materials***" shall have the meaning ascribed to it in Section 5.1.

"***Purchase Option Exercise Deadline***" means a period of one hundred twenty (120) days after the determination of the Fair Market Value for the applicable Purchase Option Opportunity.

"***Purchase Option Exercise Notice***" shall have the meaning ascribed to it in Section 2.8(b).

"***Purchase Option Opportunity***" shall have the meaning ascribed to it in Section 2.5.

"***Purchase Option Permitted Encumbrances***" means (a) any Lien approved by Buyers' Agent in a writing or set forth in ***Schedule 3.6***; (b) Liens for Taxes not yet due or for Taxes being contested in good faith by appropriate proceedings, so long as either (i) such proceedings do not involve a substantial risk of the sale, forfeiture, loss or restriction on the use of the Real Property or any part thereof, or (ii) a bond or other security reasonably acceptable to Buyers' Agent has been posted or provided in such manner and amount as to assure Exercising Buyers

that any Taxes determined to be due will be promptly paid in full when such contest is determined; (c) zoning, building codes and other land use laws regulating the use or occupancy of the Real Property or the activities conducted thereon which are imposed by any Governmental Authority having jurisdiction over the Real Property; (d) suppliers', vendors' mechanics', workman's, repairman's, employees' or other like Liens arising in the ordinary course of business for work or service performed, or materials furnished in connection with, the Real Property for amounts the payment of which is either not yet delinquent or is being contested in good faith by appropriate proceedings, so long as either (i) such proceedings do not involve a substantial risk of the sale, forfeiture, loss or restriction on the use of the Real Property or any part thereof, or (ii) a bond or other security reasonably acceptable to Buyers' Agent has been posted or provided in such manner and amount as to assure Exercising Buyers that any amounts determined to be due will be promptly paid in full when such contest is determined, (e) easements, rights of way, use rights, exceptions, encroachments, reservations, restrictions, conditions or limitations which do not materially impair the use of the Real Property affected thereby for the purpose for which title was acquired or materially interfere with, including those items identified in the Title Commitment or on the Survey that are not objected to, are deemed acceptable to, or are waived by, Buyers pursuant to Section 2.7(d); (f) the terms and conditions of the Land Documents; and (g) Liens created or reserved pursuant to or contemplated by the PPA, this Agreement or any Performance Security under the PPA.

"***Purchase Option Tentative Exercise Notice***" shall have the meaning ascribed to it in Section 2.7.

"***PWRPA***" shall have the meaning ascribed to it in the first paragraph of this Agreement, and shall include any and all of its members, as may be modified from time to time.

"***Qualified Appraiser***" means a nationally recognized, California Licensed Certified General Real Estate Appraiser, which shall (a) be qualified to appraise land substantially similar to the Real Property in location, size, and intended use, (b) have been engaged in the appraisal or business valuation and consulting business for a period of not less than ten (10) years, and (c) not be associated with Seller, any Buyer or any of their respective Affiliates.

"***Rancho Cucamonga***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***RE Holding Companies***" means Recurrent Energy Portfolio Holdings, LLC, Recurrent Energy US Holdings, LLC, and Recurrent Energy LandCo LLC.

"***Real Property***" shall have the meaning ascribed to it in the Recitals.

"***Real Property Contracts***" shall have the meaning ascribed to it in Section 3.3(a).

"***Real Property Interests***" shall have the meaning ascribed to it in Section 3.3(a).

"***Release***" means any physical release, spill, emission, leaking, pumping, injection, deposit, disposal, discharge, dispersal, dumping, leaching or migration of Hazardous Substances in the Environment, including the movement of Hazardous Substances through or in the Environment, including the Premises.

"***Representative***" means, with respect to a particular Person, any director, officer, employee, agent, consultant, advisor, or other representative of such Person, including legal counsel, accountants, and financial advisors.

"***Requirements of Law***" means all Laws, Permits (including those pertaining to electrical, building, zoning, and occupational safety and health requirements) and Environmental Laws.

"***Schedule Delivery Date***" shall have the meaning ascribed to it in Section 2.7.

"***SCPPA***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Seller***" shall have the meaning ascribed to it in the first paragraph of this Agreement.

"***Seller's Cure Period***" shall have the meaning ascribed to it in Section 2.7(d).

"***Seller Default***" shall have the meaning ascribed to it in Section 2.2.

"***Seller Disclosure Schedules***" shall have the meaning ascribed to it in Section 2.7.

"***Seller Indemnitees***" has the meaning set forth in Section 12.1(b).

"***Seller Third Party Indemnity Claims***" has the meaning set forth in Section 12.1(b).

"***Site Control Documents***" means the documents listed on Appendix R.

"***Survey***" shall have the meaning ascribed to it in Section 2.7(c).

"***Tax Claim***" shall have the meaning ascribed to it in Section 9.1(e).

"***Tax Return***" means any return, report, information return or other document (including any related or supporting information) required to be supplied to any authority with respect to Taxes.

"***Taxes***" means all taxes, charges, fees, levies, penalties or other similar assessments imposed by any United States federal, state or local, or foreign taxing authority, including, income, excise, property, sales, use, transfer, franchise, payroll, withholding, social security or other taxes, including any interest, penalties or additions attributable thereto.

"***Tentative Purchase Price***" shall have the meaning ascribed to it in ***Exhibit 2.8***.

"***Third Party Claim***" shall have the meaning ascribed to it in Section 12.1(c).

"***Third Party Property Interests***" shall have the meaning ascribed to it in Section 3.3(a).

"***Title Commitment***" shall have the meaning ascribed to it in Section 2.7(b).

"***Title Company***" means a title company acceptable to Buyers. The following title companies (including, but not limited to, any subsidiary thereof) are deemed reasonably

acceptable to Buyers: First American Financial Corporation, Stewart Title Guaranty Company, Old Republic National Title Insurance Company, or Fidelity National Title Group.

"***Title Policy***" shall have the meaning ascribed to it in Section 7.4(f).

"***Transferred Permits***" means all Permits other than those Permits that will not be transferred to Exercising Buyers as of the Closing.

"***Transfer Taxes***" shall have the meaning ascribed to it in Section 2.17.

"***Treasury***" means the regulations issued by the U.S. Department of Treasury under the Internal Revenue Code.

"***Updated Schedule Delivery Date***" shall have the meaning ascribed to it in Section 2.15(a).

EXHIBIT 2.2
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

FORM OF ASSIGNMENT DOCUMENT

[See attached]

#4833-6889-9098

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

APN: [__]

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT AND ASSUMPTION AGREEMENT

(OPTION AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY, APN [__], KERN COUNTY, CALIFORNIA)

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (this "Assignment Agreement"), dated as of [__], is entered into by and between RE ASTORIA 2 LANDCO LLC, a Delaware limited liability company ("Assignor"), and [__], a [__] ("Assignee").

RECITALS

Pursuant to the terms of this Assignment Agreement, Assignor desires to assign to Assignee, and Assignee desires to accept the assignment from Assignor of, all rights, duties, obligations, title and interest of Assignor in, to and under the [__] dated as of [__], by and between Assignor and [__] (collectively, the "Assigned Agreement").

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein, the parties hereby agree as follows:

1. Assignment. Assignor hereby transfers, conveys and assigns to Assignee all of Assignor's rights, duties, obligations, title and interest in, to and under the Assigned Agreement, and Assignee hereby accepts the transfer, conveyance and assignment of all of Assignor's rights, duties, obligations, title and interest in, to and under the Assigned Agreement.

2. Assumption. Assignee hereby agrees to assume, pay, perform and discharge, as and when due, all of the obligations and liabilities of Assignor under the Assigned Agreement, and Assignee agrees to be bound by all of the terms and conditions of the Assigned Agreement.

3. Amendment. This Assignment Agreement may not be amended or altered except by a written instrument executed by Assignor and Assignee.

4. Successors and Assigns. This Assignment Agreement shall be binding upon and shall inure to the benefit of Assignor and Assignee and their respective successors and permitted assigns.

5. Counterparts. This Assignment Agreement may be signed in any number of counterparts and each counterpart shall represent a fully executed original as if signed by all parties.

6. Governing Law. This Assignment Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of California.

7. Documentation. Each party shall execute and deliver such additional instruments, agreements, and documents and take such other actions as the other party may reasonably require in order to carry out the intent and purpose of this Assignment Agreement.

8. Severability. If any term or provision of this Assignment Agreement shall be held invalid or unenforceable, the remainder of this Assignment Agreement shall not be affected.

9. No Third Party Beneficiaries. This Assignment Agreement is solely for the benefit of Assignor and Assignee and their successors and permitted assigns and no right or cause of action shall accrue by reason hereof for the benefit of any third party not a party hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Assignment Agreement to be executed and delivered as of the day and year first written above.

ASSIGNOR:	ASSIGNEE:
RE ASTORIA 2 LANDCO LLC, a Delaware limited liability company	[__], a [__]
By: _____ Name: _____ Title: _____	By: _____ Name: _____ Title: _____

State of California

County of _____

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

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

WITNESS my hand and official seal.

_____ (seal)

State of California

County of _____

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

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

WITNESS my hand and official seal.

_____ (seal)

6902909_1

EXHIBIT 2.8
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

PURCHASE PRICE

1. The "***Tentative Purchase Price***" shall be an amount equal to the Fair Market Value, as determined in accordance with this ***Exhibit 2.8***.

2. Within fifteen (15) days following the Schedule Delivery Date, Seller and each Exercising Buyer shall meet and attempt to agree on the Tentative Purchase Price based on the Seller Disclosure Schedules delivered by Seller. If the Parties are unable to agree on the Tentative Purchase Price within thirty (30) days after the Schedule Delivery Date, the Parties shall, within fourteen (14) additional days, jointly select a Qualified Appraiser. If the Parties cannot agree on a Qualified Appraiser within such fourteen (14) day period, then Seller and Buyers' Agent shall each select an independent recognized appraiser within fourteen (14) days after the conclusion of such period, which independent appraisers shall, within fourteen (14) days of being selected by Buyers' Agent and Seller, agree upon and appoint a third Qualified Appraiser to perform the appraisal. If the two selected appraisers cannot agree on a third Qualified Appraiser within such fourteen (14) day period, then either Seller or Buyers' Agent may apply to the American Arbitration Association to make such an appointment within fourteen (14) days after such application. The appraisal shall be completed within thirty (30) days of the appointment of the Qualified Appraiser.

3. The Tentative Purchase Price shall be adjusted from time to time by the amount (as determined by the Parties in good faith, or absent their mutual agreement, by the Qualified Appraiser using the same methodology set forth in paragraph 2 above) necessary to take into account (i) any differences between the Seller Disclosure Schedules originally delivered to Buyers' Agent on the Schedule Delivery Date and any updated Seller Disclosure Schedules delivered to Buyers' Agent from time to time prior to Closing, (ii) any item or omission in a Seller Disclosure Schedule that is not resolved to the reasonable satisfaction of Exercising Buyers, (iii) any differences in Real Property, Excluded Assets, Assumed Liabilities or Excluded Liabilities from the Schedule Delivery Date to the Closing, (iv) the inability of Seller to satisfy any of the Buyers' Closing Conditions set forth in Article VII, (v) damage or destruction of all or a material portion of the Facility or any real or threatened condemnation or eminent domain proceeding as described under Section 9.2(a) of the Agreement, or (vi) following the delivery of a Breach Notice, the event or circumstance described in such Breach Notice.

4. The "***Final Purchase Price***" amount to be paid by Exercising Buyers at the Closing shall be an amount equal to the greater of (a) the Tentative Purchase Price, or (b) the Minimum Purchase Price (as defined below); provided that in the event that (i) the Tentative Purchase Price is at any time greater than the Maximum Purchase Price (as defined below), then any Exercising Buyer, upon written notice to Seller and the other Buyers,

may, without liability, withdraw from the Land Purchase Option with respect to the relevant Purchase Option Opportunity, and such Purchase Option Opportunity shall expire and shall no longer be effective with respect to such Exercising Buyer and, should all Exercising Buyers withdraw from the Land Purchase Option with respect to such Purchase Option Opportunity, such withdrawal shall not affect any Buyer's right to exercise any Land Purchase Option with respect to any future Purchase Option Opportunity.

5. The "***Minimum Purchase Price***" and the "***Maximum Purchase Price***" shall be as follows, corresponding to the applicable Purchase Option Opportunity for which Exercising Buyers have exercised their Land Purchase Option:

Purchase Option Opportunity	**Minimum Purchase Price**	**Maximum Purchase Price**
10th Contract Year	$13,123,756	$15,748,507
15th Contract Year	$14,636,574	$17,563,889
20th Contract Year	$16,656,999	$19,988,399
Event of Default under PPA	The aggregate amount of the Land Debt immediately prior to Closing, if any. Otherwise, $0.00.	None.

EXHIBIT 2.10
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

FORM OF NONDISTURBANCE AGREEMENT

[See attached]

Recording requested by and
After recording return to:

RE ASTORIA 2 LLC
c/o Recurrent Energy, LLC
300 California Street, 7th Floor
San Francisco, California 94104
Attention: Office of the General Counsel

NON-DISTURBANCE AND ATTORNMENT AGREEMENT

THIS NON-DISTURBANCE AND ATTORNMENT AGREEMENT (this "Agreement") is entered into as of _____ _____, 2014, by and among RE ASTORIA 2 LANDCO LLC, a Delaware limited liability company ("Owner"); RE ASTORIA 2 LLC, LLC**,** a Delaware limited liability company ("Lessee"); SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY ("SCPPA"), a joint powers agency and a public entity organized under the laws of the State of California and created under the provisions of the California Joint Exercise of Powers Act (California Government Section 6500 *et seq.*) (the "Act"), the POWER AND WATER RESOURCES POOLING AUTHORITY ("PWRPA"), a joint powers authority and a public entity organized under the laws of the State of California and created under the provisions of the Act, the CITY OF LODI ("Lodi"), a California municipal corporation organized and existing under the laws of the State of California, the CITY OF CORONA ("Corona"), a California municipal corporation organized and existing under the laws of the State of California, the CITY OF MORENO VALLEY ("Moreno Valley"), a California municipal corporation organized and existing under the laws of the State of California, and the CITY OF RANCHO CUCAMONGA ("Rancho Cucamonga"), a California municipal corporation organized and existing under the laws of the State of California (SCPPA, PWRPA, Lodi, Corona, Moreno Valley, and Rancho Cucamonga, collectively, "Fee Secured Party") and _____, as Collateral Agent for the [Secured Parties] (as defined in the Credit Agreement (defined below)) (together with its successors and permitted assigns and in such capacity, "Collateral Agent").

R E C I T A L S:

A. Owner and Lessee entered into a Land Lease dated as of _____ (the "Lease") [as evidenced by the certain Memorandum of Land Lease dated as of _____ and recorded on _____ as Book _____, Page _____ of the real property records of Kern County, California (the "Official Records"), which Lease covers certain real property located in Kern County, California (the "Property"), for the development, construction and operation by Lessee of a solar energy project (the "Project") pursuant to the terms of the Lease.

B. Fee Secured Party is the beneficiary of a Deed of Trust executed by Owner in favor of _____, as Trustee, for the benefit of Fee Secured Party, dated as of _____

and recorded on _____ as Book _____, Page _____ of the Official Records (as the same may have been or may hereafter be amended, modified, renewed, extended or replaced, collectively, the "Deed of Trust").

C. _____, a _____ _____ ("Borrower"), is entering into that certain [Credit Agreement] dated as of _____ (as amended, amended and restated, supplemented, or otherwise modified from time to time, the "Credit Agreement"), with Lessee and the other guarantors party thereto (the "Guarantors"), the financial institutions party thereto (the "Leasehold Lenders") and _____, as Administrative Agent (together with its successors and assigns in such capacity, the "Administrative Agent"), pursuant to which the Leasehold Lenders have agreed to make loans to Borrower on the terms and conditions set forth therein, which loans will be secured by a leasehold deed of trust ("Leasehold DOT") granted by Lessee for the benefit of Collateral Agent.

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A G R E E M E N T:

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Non-Disturbance.

(a) Fee Secured Party hereby agrees that so long as Lessee is not in default under the Lease beyond any applicable notice, cure, or grace period, (i) Lessee's possession and occupancy of the Property and Lessee's rights and privileges under the Lease shall not be disturbed by Fee Secured Party or any assignee or successor-in-interest to Fee Secured Party and (ii) Fee Secured Party shall not join Lessee as party to any action or proceeding brought as a result of a default by Owner under the Deed of Trust or any other document associated with the Deed of Trust, unless such joinder is required in order to complete the action or proceeding, in which case Fee Secured Party shall pay all costs or expenses incurred by Lessee in connection with having been so joined. Without limiting the generality of the foregoing, if Owner's interest in the Lease is acquired by Fee Secured Party, whether by purchase and sale, foreclosure, deed in lieu of foreclosure, or in any other way, action, or proceeding, or by any assignee or successor to Fee Secured Party, including, without limitation, any purchaser at a foreclosure sale, (i) Lessee's rights and interest under the Lease shall continue in full force and effect otherwise subject to the terms of the Lease and (ii) Collateral Agent and the Secured Parties shall have all the rights and benefits of a Leasehold Mortgagee described in Section 8 of the Lease; and the foregoing right, interests, and benefits of Lessee, Collateral Agent and the Secured Parties shall not by operation of law or otherwise be terminated or disturbed, except in accordance with the Lease. In the event the Collateral Agent or any of the Secured Parties acquire Lessee's interest in the Lease or the by foreclosure, deed in lieu of foreclosure, or otherwise, Fee Secured Party shall recognize the Collateral Agent or the Secured Parties as having all rights of Lessee under the Lease and under this Agreement.

(b) If Owner's interest in the Lease is acquired by Fee Secured Party, whether by purchase and sale, foreclosure, deed in lieu of foreclosure, or in any other way, action, or proceeding,

or by any assignee or successor to Fee Secured Party, including, without limitation, any purchaser at a foreclosure sale, Fee Secured Party, Fee Secured Party's assignees, or successors-in-interest, or the purchaser at the foreclosure sale shall take the Property subject to the Lease and shall be bound by all of the undischarged obligations of Owner under the Lease occurring after such foreclosure or other action; provided, however, that Fee Secured Party shall not be bound by any obligation to pay for any damages caused by Owner under the Lease, shall not be obligated cure or pay for any uncureable defaults of Owner under the Lease, shall not be obligated to pay for any allowances or other amounts under the Lease owed to Lessee prior to the date of such foreclosure or other action, shall not be bound by any amendments to the Lease not received by Fee Secured Party prior to the date of such foreclosure or other action nor consented to by the Fee Secured Party, and shall not be bound by any prepayment of rent more than one month in advance

(c) Fee Secured Party hereby agrees to give to Lessee and Collateral Agent copies of all notices of Owner's default(s) under the Deed of Trust concurrently with Fee Secured Party giving any such notice of default to Owner. Each of Owner and Lessee hereby agrees to give to Fee Secured Party copies of all notices of either Lessee's or Owner's default(s) under the Lease concurrently with either Owner or Lessee giving any such notice of default to Lessee or Owner. Lessee and Collateral Agent shall have the right at their respective option, but not the obligation, to remedy any Owner default under the Deed of Trust, or to cause any default of Owner under the Deed of Trust to be remedied. Fee Secured Party shall accept performance by Lessee or Collateral Agent of any term, covenant, condition, or agreement to be performed by Owner under the Deed of Trust with the same force and effect as though performed by Owner.

(d) Fee Secured Party hereby agrees that it has no interest in and to the Project, or any equipment, improvements, or fixtures owned or installed by Lessee or its affiliates, successors, assigns, or transferees on the Property leased to Lessee relating to the Project, whether real, personal, or mixed, and that any equipment, improvements, or fixtures owned or installed by Lessee or its affiliates, successors, assigns, or transferees on the Property leased to Lessee relating to the Project shall remain the property of Lessee and shall be removable by Lessee at any time, subject to the terms and conditions of the Lease. Further, Fee Secured Party agrees, pursuant to the terms and conditions contained herein, that its only interest in the Lease is as a lender of Owner and any interest it has in the Lease is fully subordinate to Lessee's and Leasehold Mortgagee's respective interest therein under the terms of the Lease.

2. Attornment.

(a) If the interest of Owner in the Lease is acquired by Fee Secured Party, whether by purchase and sale, foreclosure, deed in lieu of foreclosure, or in any other way, action, or proceeding, or by any assignee or successor to Fee Secured Party, including, without limitation, any purchaser at a foreclosure sale, Lessee shall attorn to Fee Secured Party, or its successors and assigns, said attornment to be effective and self-operative immediately upon Fee Secured Party's or its successor's or assign's succeeding to the interests of Owner in the Lease without the execution of any other instruments on the part of any party hereto.

(b) Owner hereby irrevocably authorizes and directs Lessee, upon receipt from Fee Secured Party of written notice the Fee Secured Party has acquired Owner's fee interest in the

Property, to pay all rents and other monies payable by Lessee under the Lease to or as directed by Fee Secured Party. Owner irrevocably releases Lessee from any liability to Owner for all payments so made. Lessee agrees that, upon receipt of such notice, it will pay all monies then due and becoming due from Lessee under the Lease to or as directed by Fee Secured Party, notwithstanding any provision of the Lease to the contrary. Such payments shall continue until Fee Secured Party directs Lessee otherwise in writing.

3. General Provisions.

(a) Any notice or other required communication hereunder shall be in writing and may be given by delivering in person, reliable overnight courier, or mailing the same by registered or certified mail, return receipt requested, addressed to the intended party at its address as set forth below. Any party may designate a new address by notice in writing to the other parties. Any notice given in accordance herewith shall be effective on the date of receipt or rejection in the case of reliable overnight courier or registered or certified mail.

Owner: _____

_____

_____

Lessee: _____

_____

_____

Fee Secured Party: _____

_____

_____

Collateral Agent: _____

_____

_____

(b) This Agreement shall be binding upon, and inure to the benefit of, the successors and assigns of each of the parties hereto. The term "Fee Secured Party" shall include the respective holders from time to time of the Deed of Trust, and the terms "Owner" and "Lessee" shall include the successors, assignees, or holders from time to time of the landowner's interest in the

Property, and the successors, assignees, or holders from time to time of the Lessee's interest in the Lease.

(c) Each party shall, from time to time, take such actions, execute such documents and agreements, and provide such certificates as any other party may reasonably request to carry out and fulfill the transactions, and permit the exercise and performance of the rights and obligations, as are contemplated hereunder, and to effectuate the purpose and intent of this Agreement.

(d) This Agreement shall be governed by, and construed under, the laws of the State of California. This Agreement may not be amended or modified except by an agreement in writing signed by the all of the parties hereto. Each party may freely assign its rights and obligations hereunder. If any action or proceeding is brought by any party against any other party arising from or relating to this Agreement, the prevailing party shall be entitled to recover its reasonable costs and attorneys' fees. This Agreement may be executed in any number of counterparts, each of which shall be an original, with the same effect as if the signatures thereto and hereto were upon the same instrument.

(e) This Agreement may be recorded in the real property records of Kern County, California.

(f) All references to the Collateral Agent contained herein refer to the Collateral Agent not acting in its individual capacity but solely as Collateral Agent acting at the written direction of the Secured Parties.

[signatures on following pages]

IN WITNESS WHEREOF, the parties have executed this Non-Disturbance Agreement as of the day and year first above written.

OWNER:

RE ASTORIA 2 LANDCO LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss
COUNTY OF _____)

On _____, 2014, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____
Signature of the Notary Public

(Seal)

[signatures continue on the following page]

LESSEE:

RE ASTORIA 2 LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss
COUNTY OF _____)

On _____, 2014, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____
Signature of the Notary Public

(Seal)

[signatures continue on the following page]

FEE SECURED PARTY:

SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY,
a joint powers authority and a public entity organized under the laws of the State of California and created under the provisions of the Act

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss
COUNTY OF _____)

On _____, 2014, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____
Signature of the Notary Public

(Seal)

[signatures continue on the following page]

POWER AND WATER RESOURCES POOLING AUTHORITY,
a joint powers authority and a public entity organized under the laws of the State of California and created under the provisions of the Act

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss
COUNTY OF _____)

On _____, 2014, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____
Signature of the Notary Public

(Seal)

[signatures continue on the following page]

CITY OF LODI,
a California municipal corporation organized and existing under the laws of the State of California

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss
COUNTY OF _____)

On _____, 2014, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____
Signature of the Notary Public

(Seal)

[signatures continue on the following page]

CITY OF CORONA,
a California municipal corporation organized and existing under the laws of the State of California

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss
COUNTY OF _____)

On _____, 2014, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____
Signature of the Notary Public

(Seal)

[signatures continue on the following page]

CITY OF MORENO VALLEY,
a California municipal corporation organized and existing under the laws of the State of California

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss
COUNTY OF _____)

On _____, 2014, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____
Signature of the Notary Public

(Seal)

[signatures continue on the following page]

CITY OF RANCHO CUCAMONGA,
a California municipal corporation organized and existing under the laws of the State of California

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss
COUNTY OF _____)

On _____, 2014, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____
Signature of the Notary Public

(Seal)

[signatures continue on the following page]

COLLATERAL AGENT:

_____,
a _____

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss
COUNTY OF _____)

On _____, 2014, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____
Signature of the Notary Public

(Seal)

EXHIBIT A

TO
SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

Property Description

[TO BE ATTACHED]

SCHEDULE 3.3
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

REAL PROPERTY INTERESTS

[All Real Property Interests shall be specified in this Schedule]

SCHEDULE 3.3(a)
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

REAL PROPERTY INTERESTS

[All known defaults to Real Property Contracts or Real Property Interests not providing legal, valid, and enforceable rights in favor of Seller shall be specified and briefly described in this Schedule]

SCHEDULE 3.3(b)
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

REAL PROPERTY INTERESTS

[All appropriation, condemnation, or other like proceedings, or any material violation shall be specified and briefly described in this Schedule]

SCHEDULE 3.3(c)
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

REAL PROPERTY INTERESTS

[All mining, mineral, or water rights severed from any of the Real Property Interests shall be specified and briefly described in this Schedule]

SCHEDULE 3.3(d)
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

REAL PROPERTY INTERESTS

[All written notices that any agreements with any Governmental Authority or private utility affecting the Real Property Interests shall be specified and briefly described in this Schedule]

SCHEDULE 3.4
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

SELLER'S CONSENTS

[All Consents that need to be obtained by Seller shall be specified and briefly described in this Schedule]

SCHEDULE 3.5
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

CERTAIN EXCLUDED ASSETS

[Any assets that Seller specifically intends to exclude shall be specified and briefly described in this Schedule]

SCHEDULE 3.6
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

LIENS

[All Liens that are to be set forth in accordance with Section 3.6 shall be specified and fully described in this Schedule.]

SCHEDULE 3.7
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

ENVIRONMENTAL MATTERS

[All environmental matters referred to in Section 3.7 shall be specified and briefly described in this Schedule]

SCHEDULE 3.8
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

LIABILITIES

[All liabilities referred to in Section 3.8 shall be specified and briefly described in this Schedule]

SCHEDULE 3.9
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

TAX MATTERS

[All tax matters referred to in Section 3.9 shall be specified and briefly described in this Schedule]

SCHEDULE 3.10
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

COMPLIANCE WITH LAWS

[All non-compliance with laws referred to in Section 3.10 shall be specified and briefly described in this Schedule]

SCHEDULE 3.11
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

LITIGATION

[All litigation proceedings referred to in Section 3.11 shall be specified and briefly described in this Schedule]

SCHEDULE 3.12
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

CONTRACTS

[All Contract matters referred to in the Agreement shall be specified and briefly described in this Schedule]

SCHEDULE 3.13
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

INTELLECTUAL PROPERTY

[All Intellectual Property Asset matters referred to in Section 3.13 with respect to the Real Property shall be specified and briefly described in this Schedule]

SCHEDULE 3.15
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

NON-ENVIRONMENTAL PERMITS

[All Permits, other than those included in Section 3.7(b), which are necessary or incidental to the Real Property shall be specified and briefly described in this Schedule]

SCHEDULE 3.17
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

EMPLOYEE MATTERS

[All Employee matters referred to in Section 3.17 shall be specified and briefly described in this Schedule]

SCHEDULE 3.18
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

SHARED FACILITIES

[All Shared Facilities matters referred to in Section 3.18 shall be specified and briefly described in this Schedule]

SCHEDULE 3.19
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

GENERAL MATTERS

[All General Matters referred to in Section 3.19 shall be specified and briefly described in this Schedule]

SCHEDULE 4.3
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

BUYERS' CONSENTS

[All Consents of Buyers which are necessary or incidental to the Closing shall be specified and briefly described in this Schedule]

APPENDIX R
to
LAND OPTION AGREEMENT AND AGREEMENT TO ASSIGN SITE CONTROL DOCUMENTS
dated as of _____, 2014

SITE CONTROL DOCUMENTS

1. Option Agreement for the Purchase and Sale of Real Property, dated as of July 30, 2012, by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcel APN 261-213-25, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

2. Option Agreement for the Purchase and Sale of Real Property, dated as of August 15, 2011, by and among SiteCo, LLC, Thomas P. Houchen and Robbin A. Houchen, relating to parcel APN 261-213-51 and APN 261-213-49, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

3. Option Agreement for the Purchase and Sale of Real Property, dated as of November 13, 2012, by and between SiteCo, LLC and Michael R. Houchen, relating to parcel APN 261-213-52 (subsequently split into APN 261-213-55 and APN 261-213-56), as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

4. Option Agreement for the Purchase and Sale of Real Property, dated as of October 8, 2013, by and between SiteCo, LLC and Gladys E. Horn, Trustee of the John L. Horn Decedent's Trust created pursuant to the provisions of The Horn Family Trust – 1987, Restated November 26, 1997 and Amended July 17, 2006, relating to parcel APN 261¬250-16, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

5. Option Agreement for the Purchase and Sale of Real Property, dated as of January 30, 2013, by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcel APN 261-250-45, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

6. Option Agreement for the Purchase and Sale of Real Property, dated as of July 16, 2013, by and between SiteCo LLC and [Redacted Third Party], relating to parcel APN 261-250-47, as assigned by the Assignment and Assumption of Option Agreement for Purchase

and Sale of Real Property dated as of January 1, 2014, by and between [Redacted Third Party] and [Redacted Third Party], as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

7. Option Agreement for the Purchase and Sale of Real Property, dated as of January 30, 2013, by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcel APN 261-250-48, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

8. Option Agreement for the Purchase and Sale of Real Property, dated as of October 9, 2013, by and between SiteCo, LLC and Randal Gardner, relating to parcel APN 261¬ 250-28, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

9. Option Agreement for the Purchase and Sale of Real Property, dated as of February 12, 2014, by and between SiteCo, LLC and Trini Holdings, LLC, relating to parcel APN 261-213-11, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

10. Option Agreement for the Purchase and Sale of Real Property, dated as of November 8, 2013, by and between SiteCo, LLC and Mark F. Bramlette, relating to parcel APN 261-213-19, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

11. Option Agreement for the Purchase and Sale of Real Property, dated as of November 4, 2011, by and between SiteCo, LLC and The Lansing Companies, LLC, relating to parcel APN 261-211-06, as amended by that certain First Amendment to Option Agreement for the Purchase and Sale of Real Property dated as of May 11, 2012, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

12. Option Agreement for the Purchase and Sale of Real Property, dated as of July 6, 2011, by and between SiteCo, LLC and Zeneida A. Houchen, relating to parcel APN 261-213-50 (subsequently split into APN 261-213-53 and APN 261-213-54), as amended by that certain First Amendment to Option Agreement for the Purchase and Sale of Real Property dated as of April 17, 2014, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

13. Option Agreement for the Purchase and Sale of Real Property, dated as of May 29, 2012, by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcel APN 261-230-12, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy,

LLC and The Lansing Companies, LLC, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

14. Option Agreement for the Purchase and Sale of Real Property, dated as of June 25, 2012, by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcel APN 261-230-28, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

15. Option Agreement for the Purchase and Sale of Real Property, dated as of June 25, 2012 by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcel APN 261-230-29, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

16. Option Agreement for the Purchase and Sale of Real Property, dated as of August 13, 2012, by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcels APN 261-230-30, APN 261-230-31, APN 261-230-32, and APN 261-230-33, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

17. Option Agreement for the Purchase and Sale of Real Property, dated as of April 8, 2014, by and between SiteCo, LLC and Mei-Ling Properties I LLC, relating to parcel APN 261-250-27, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

18. Option Agreement for the Purchase and Sale of Real Property, dated as of May 12, 2014, by and between SiteCo, LLC and Richard Ong, relating to parcel APN 261-230-38, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

19. Option Agreement for the Purchase and Sale of Real Property, dated as of May 14, 2014, by and between SiteCo, LLC and Richard Ong, Patricia Gee and Thomas Ong, Sr., relating to parcel APN 261-230-39, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

20. Option Agreement for the Purchase and Sale of Real Property, dated as of May 12, 2014, by and between SiteCo, LLC and Thomas Ong and Teresa H. Ong, relating to parcel

APN 261-230-40, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

21. Option Agreement for the Purchase and Sale of Real Property, dated as of May 12, 2014, by and between SiteCo, LLC and Gary Gee and Patricia L. Gee, as Trustees of the Gary Gee and Patricia L. Gee Family Trust, relating to parcel APN 261-230-41, as assigned to Seller pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and Seller dated May 20, 2014.

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APPENDIX P
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

[RESERVED]

APPENDIX Q
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

LAND LEASE

[See attached]

LAND LEASE

THIS LAND LEASE (this "Agreement") is entered into as of [_____], 2014 ("Effective Date") by and between RE ASTORIA 2 LANDCO LLC, a Delaware limited liability company ("Owner"), and RE ASTORIA 2 LLC, a Delaware limited liability company ("Lessee"). Owner and Lessee are sometimes herein together referred to as the "Parties" and individually as a "Party". For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Owner and Lessee hereby agree as follows:

1. Definitions. The following terms shall have the following meanings when capitalized in this Agreement:

1.1. ["Adjacent Owner"] See Section 3.2.

1.2. "Addresses"

"Owner's Address"

RE ASTORIA 2 LANDCO LLC
c/o Recurrent Energy LandCo LLC
300 California Street, 7th Floor
San Francisco, California 94104
Attention: Judith Hall – Office of the General Counsel
Telephone: (415) 675-1500
Facsimile: (415) 675-1501

with a copy to:
RE ASTORIA 2 LANDCO LLC
c/o Recurrent Energy LandCo LLC
300 California Street, 7th Floor
San Francisco, California 94104
Attention: Seth Israel, Vice President, Real Estate and Early Development
Telephone: (415) 675-1500
Facsimile: (415) 675-1501

"Lessee's Address"

RE ASTORIA 2 LLC
c/o Recurrent Energy Development Holdings, LLC
300 California Street, 7th Floor
San Francisco, California 94104
Attention: Judith Hall – Office of the General Counsel
Telephone: (415) 675-1500
Facsimile: (415) 675-1501

with a copy to:
RE ASTORIA 2 LLC
c/o Recurrent Energy Development Holdings, LLC
300 California Street, 7th Floor

		San Francisco, California 94104 Attention: Seth Israel, Vice President, Real Estate and Early Development Telephone: (415) 675-1500 Facsimile: (415) 675-1501
1.3.	"Approved Rating"	See Section 4.2.
1.4.	"Calendar Quarter"	See Section 5.2.
1.5.	"COD Notice"	See Section 4.1.
1.6.	"Commercial Operation"	The condition existing when the applicable Solar Power Facilities are mechanically complete and operating in accordance with their manufacturing specifications and net electricity is regularly generated, delivered and sold (excluding start-up and testing of the Solar Power Facilities) by the Solar Power Facilities to PPA Buyers (as defined below) as agreed to by Lessee and such PPA Buyers.
1.7.	"Commercial Operation Date"	The date on which Commercial Operation of the Solar Power Facilities is achieved as evidenced by a confirmatory letter or similar notice from the purchasers of generated electricity to Lessee.
1.8.	"Construction Period"	The period commencing on the Effective Date and ending the day immediately preceding the Commercial Operation Date.
1.9.	"CUP"	See Section 6.4.
1.10.	"Damages"	See Section 7.3(c).
1.11.	"Decommissioning Period"	See Section 11.8(a).
1.12.	"Drillpad Access Easement Areas"	See Section 7.2.
1.13.	"Drillpads"	See Section 7.2.
1.14.	["Easement Grantee"]	See Section 3.1.
1.15.	"Event of Default"	See Section 9.1.
1.16.	"Extended Period"	See Section 4.2.
1.17.	"Extension Conditions"	See Section 4.2.

1.18.	"First Extended Period"	See Section 4.2.
1.19.	["Gen-Tie Easement"]	See Section 3.1.
1.20.	"Hazardous Substance"	See Section 6.1.
1.21.	"Indemnified Party" and "Indemnified Parties"	See Section 7.3(c).
1.22.	"Initial Period"	The period commencing on the Commercial Operation Date and expiring on the date that is twenty (20) years following the Commercial Operation Date.
1.23.	["Joint Facilities Easement Agreement"]	See Section 3.3.
1.24.	"Law"	See Section 6.1.
1.25.	"Lessee's Hazardous Substances"	See Section 6.1.
1.26.	"Lessee's Project Obligations"	See Section 4.2.
1.27.	"Lessee's Taxes"	See Section 6.2.
1.28.	"Letter of Credit"	See Section 11.8(c).
1.29.	"Lodi"	See Section 8.2.
1.30.	"Monitoring Equipment"	See Section 2.1(b).
1.31.	"Mortgagee"	See Section 8.1.
1.32.	"Operations"	See Section 2.2.
1.33.	"Permitted Successor and Assign(s)"	See Section 11.3.
1.34.	"Permitting Authority"	Kern County ("County"), State of California.
1.35.	"PPA"	See Section 8.2.
1.36.	"PPA Buyers"	See Section 8.2.
1.37.	["Preserve Documents"]	See Section 6.3.
1.38.	"Project Purchase Option"	See Section 8.2.
1.39.	"Property"	That certain real property located in the County consisting of approximately [840] acres, described in

		Exhibit A to this Agreement and incorporated herein by this reference.
1.40.	"PWRPA"	See Section 8.2.
1.41.	"Removal Security"	See Section 11.8(c).
1.42.	"Renewable Energy"	See Section 2.1(b).
1.43.	"Rent"	During the Construction Period and the Initial Period, annual rental equal to Seven Hundred Fifty Thousand Dollars and No/100 ($750,000.00). During the Extended Periods, if any, a commencing annual rental equal to One Million One Hundred Ninety Thousand Dollars and No/100 ($1,190,000.00), which shall be increased thereafter as follows: on each succeeding January 1 following the commencement of the First Extended Period (each, an "Adjustment Date"), the amount of annual rent shall be equal to the amount of annual rent in effect on the date immediately preceding the Adjustment Date as increased by two and one-half percent (2.5%]. During the Term, the annual rental shall be divided by four (4) and paid quarterly to Owner. See Sections 5.1 and 5.2.
1.44.	"Responsible Party"	See Section 7.3(b).
1.45.	"SCPPA"	See Section 8.2.
1.46.	"Second Extended Period"	See Section 4.2.
1.47.	"Security Deposit"	See Section 5.3.
1.48.	"Solar Power Facilities"	See Section 2.1(b).
1.49.	"State"	California.
1.50.	"Term"	The period of time commencing on the Effective Date and continuing through the Initial Period, as such Term may be extended in accordance with Section 4.2.
1.51.	"Third Extended Period"	See Section 4.2.
1.52.	"Title Company"	See Section 7.3(d).
1.53.	"Transmission Facilities"	See Section 2.1(b).

2. Grant of Lease.

2.1. Owner hereby leases to Lessee, and Lessee hereby leases from Owner the Property, and Owner further grants and conveys to Lessee the exclusive occupancy of the Property for the Term, together with the following rights.

(a) Lessee shall have the exclusive right to evaluate, develop and use solar energy resources found on, about, over and around the Property (such energy resources collectively referred to as the "Renewable Energy Resources"), together with the exclusive right to the free and unobstructed insolation and flow of the Renewable Energy Resources on, about, over and across the Property.

(b) Lessee shall have the exclusive right to use the Property for: (a) using, converting, maintaining, and capturing the Renewable Energy Resources on, above, over, through and across the Property ("Renewable Energy"); (b) developing the Renewable Energy; (c) collecting, distributing, transmitting, and selling the energy output from the Renewable Energy; and (d) engaging in any other uses reasonably related to the development of the Renewable Energy, including, without limitation, the development, erection, installation, construction, improvement, reconstruction, enlargement, removal, relocation, replacement and repowering, and the use, maintenance, repair and operation, of the following: (i) a weather station and solar radiation and solar energy monitoring devices and other weather measurement devices, monitoring and recording equipment and facilities with respect to the Renewable Energy Resources, including, without limitation, the establishment at Lessee's sole discretion of a land-based or satellite-based high speed Internet connection and/or a meter for the load at the Property (collectively, "Monitoring Equipment"); (ii) solar energy collection cells, photovoltaic panels, concentrating solar technology equipment, mirrors, lenses and other facilities related to the harnessing of sunlight for photovoltaic or solar thermal electric generation, together with mounting substrates or supports and their associated structure and foundations; (iii) underground and/or overhead distribution, collection and transmission lines; underground and/or overhead control, communications and radio relay systems and telecommunications equipment; energy storage facilities; interconnection and/or switching facilities, circuit breakers, transformers; utility lines and installations, cables, wires, fiber, conduit, footings, foundations, towers, poles, crossarms, guy lines and anchors, and any related or associated improvements, fixtures, facilities, appliances, machinery and equipment ("Transmission Facilities"); and (iv) any other improvements, fixtures, facilities, appliances, machinery and equipment, whether temporary or permanent, that are related to or associated with any of the foregoing items (clauses (i) – (iv), collectively referred to as the "Solar Power Facilities"); (v) filming and recording (including a webcam showing site activities on the Internet) any aspect of the Property, the Solar Power Facilities and/or Lessee's Operations for measuring the energy output, publicity, marketing, security, research or educational purposes associated with development of Renewable Energy Resources or Lessee's Operations, and (vi) implementing, operating and maintaining security appropriate to the facility, which may include (but shall not be limited to): video monitoring, night-vision monitoring, motion detection, and on-site security personnel. Notwithstanding anything to the contrary herein, Lessee shall be entitled to determine the size, type, manufacturer and exact location of the Solar Power Facilities to be located upon the Property in its sole discretion.

(c) Subject to the provisions of Paragraph 7.2, Lessee shall have the non-exclusive right to remove, trim, prune, top or otherwise control the growth of any tree, shrub, plant or other vegetation; dismantle, demolish, and remove any improvement, structure, impediment, wall, fence or other object, on the Property, including, without limitation, anything that could obstruct, interfere with or impair the Solar Power Facilities or the intended uses of the Property by Lessee under this

Agreement; and excavating, grading, leveling and otherwise modifying the land, all in Lessee's sole discretion as Lessee may deem desirable or necessary in connection with Lessee's intended uses of the Property under this Agreement.

(d) Water Rights. Lessee shall be responsible at its sole cost and expense to obtain any water necessary for the construction, operation and maintenance of the Solar Power Facilities from offsite sources and shall comply with all applicable Laws (as hereinafter defined) in connection therewith. Lessee acknowledges that there is no onsite water resource available on the Property for its use.

(e) Entry by Owner. Owner shall have the right upon reasonable prior notice to Lessee (which may be by e-mail or telephone) to enter the Property and to inspect it to determine if Lessee is in compliance with its obligations under this Agreement. Lessee shall have the right, but not the obligation, to have a representative accompany Owner during any such entry. The foregoing notwithstanding, no prior notice shall be required in the event of an emergency, as reasonably determined by Owner; provided however, Owner shall provide prompt notice after such entry, which shall include an explanation of the emergency and the results of the inspection.

2.2. All of the uses and purposes permitted Lessee under this Agreement, including, without limitation, use of the Property, are referred to herein collectively as "Operations." Lessee shall be required to obtain the prior written consent of Owner, which may be withheld in its sole and absolute discretion, to use the Property for any uses other than its Operations as described herein.

3. Easements.

3.1. [Owner's Grant of Easement. Owner shall grant one or more [____ foot (__')] non-exclusive access and utility easements (collectively, the "Gen-Tie Easement") to [_____] (the "Easement Grantee"), at no cost to such party, near the [_____] and [_____] border(s) of the [Property]. Such Gen-Tie Easement shall be substantially in the form attached hereto as Exhibit B, with such changes agreed to by Lessee. Lessee expressly acknowledges and agrees that Lessee accepts the Property subject to the Gen-Tie Easement.]

3.2. [Shared Fence Easement Agreement. Owner hereby agrees to enter into a Shared Fence Easement Agreement, substantially in the form attached hereto as Exhibit C, with such changes agreed to by Lessee. Lessee expressly acknowledges and agrees that Lessee accepts the Property subject to such Shared Fence Easement Agreement. The Shared Fence Easement Agreement attached hereto as Exhibit C grants a non-exclusive ten foot (10') wide easement to Lessee over a portion of land owned by [_____] (the "Adjacent Owner"), an affiliate of Owner as of the Effective Date, located immediately east of the Property (as more particularly described therein).]

3.3. [Joint Facilities Easement Agreement. Owner hereby agrees to enter into a Joint Facilities Easement Agreement, substantially in the form attached hereto as Exhibit D, with such changes agreed to by Lessee, for the benefit of [Easement Grantee] (the "Joint Facilities Easement Agreement"). Lessee expressly acknowledges and agrees that Lessee accepts the Property subject to such Joint Facilities Easement Agreement.]

3.4. [Access/Crossing Agreements. Lessee hereby acknowledges and agrees that it may need to enter into separate agreements with the County and third-party easement holders to permit portions of the Solar Power Facilities to cross over or under any public rights-of-way and private

easements. Lessee shall be responsible for obtaining any such separate agreements, provided, however that Owner, at Lessee's request, shall reasonably cooperate with Lessee's efforts to enter into such agreements, including, without limitation, signing any agreements as the owner of the Property at no out-of-pocket cost to Owner so long as such agreements do not create any liability on the part of Owner.]

3.5. [Dedication/Preservation. Owner agrees that it has or shall dedicate or preserve the following rights-of-way and public access easements in full compliance with the terms and conditions set forth in the CUP (defined below) and [insert other approvals which may require dedications/preservations]: (i) [insert right of way areas]. The location and form of such agreements dedicating such rights-of-way shall be acceptable to the County. Lessee accepts the Property subject to such dedications and preservations and agrees to comply with all of the terms, conditions, covenants and restrictions set forth in any agreement with the County relating to the use of such rights-of-way.]

3.6. [Easements for Lessee's Benefit. INCLUDE ANY SPECIFIC EASEMENTS]

3.7. [Easements for Public Utilities. Upon Lessee's request, Owner agrees that it shall grant easements across the Property for the benefit of the local public electric utility for purposes of ingress and egress, constructing a substation, overhead and underground utility lines, communication lines and other related facilities for interconnection purposes to the substation or other point of interconnection in connection with the Solar Power Facilities, and for operation, maintenance and repair thereof, in locations and using a form reasonably agreed to by Owner for a term that extends through the expiration of the Decommissioning Period, or as otherwise required by the local public electric utility. Owner shall not be entitled to any additional compensation for any such granted easements.]

4. Term.

4.1. COD; Commencement of Initial Period. Lessee shall obtain a confirmatory letter or similar notice from the PPA Buyers to Lessee confirming the Commercial Operation Date (the "COD Notice") and shall deliver a copy of the COD Notice to Owner on the later to occur of: (i) the date that is thirty (30) days after the Commercial Operation Date or (ii) five (5) days after its receipt of the COD Notice. The Parties agree to execute and record a supplemental memorandum of this Agreement setting forth the expiration date of the Term within ninety (90) days after the later to occur of the Commercial Operation Date or receipt of the COD Notice.

4.2. Extensions. Lessee shall have the right to extend the Term for up to three (3) additional periods for the following terms: (a) a period of five (5) years (the "First Extended Period"); (b) a period of five (5) years (the "Second Extended Period"); and (c) a period equal to (4) years and eleven (11) months, less the Construction Period (the "Third Extended Period") (each an "Extended Period"), provided that any such extension shall only be effective if the following conditions (the "Extension Conditions") are met both at the time Lessee exercises such extension and at the time such Extension Period commences: (i) there shall be no Event of Default by Lessee (and no breach of this Agreement by Lessee which by the giving of notice and the lapse of any cure period without cure would become an Event of Default), and (ii) Lessee meets the Underwriting Requirement (as hereinafter defined) (provided, however, that Lessee does not need to meet the Underwriting Requirement if Lessee is one or more of the PPA Buyers). The Underwriting Requirement shall mean any one of the following: (1) Lessee holds a current long-term senior unsecured debt rating of at least BBB+ by S&P or Baa1 by Moody's (an "Approved Rating"); (2) Lessee has provided to Owner either a guarantee of Lessee's

obligations under this Agreement and of its obligations with respect to the Solar Power Facilities (including its obligations set forth in Section 11.8) (collectively, "Lessee's Project Obligations") by a party that holds an Approved Rating or some other comparable security, all in a form and in an amount reasonably acceptable to Owner; or (3) Lessee has provided to Owner reasonably satisfactory evidence of a contracted revenue stream benefitting Lessee that is reasonably acceptable to Owner that demonstrates its ability to meet Lessee's Project Obligations. Lessee must notify Owner in writing at least ninety (90) days prior to the expiration of the Initial Period or the then-current Extended Period if Lessee elects to extend into an Extended Period. Owner agrees to notify Lessee in writing of its approval or disapproval of the items set forth in (ii) above within thirty (30) days after receiving all such information and receiving a written request from Lessee requesting such a written response. Lessee may exercise more than one Extended Period at one time (for example, Lessee may elect prior to the expiration of the Initial Period to extend the Term for the First Extended Period and the Second Extended Period or for all three (3) of the Extended Periods), which extensions shall be subject to the Extension Conditions as set forth above. The Parties agree to execute and record a supplemental memorandum of this Agreement within ninety (90) days after the exercise of an extension of the Term by an Extended Period setting forth the new expiration date of the Term. If Lessee fails to exercise any of the Extended Periods as and when required hereunder, or if Lessee fails to meet the Extension Conditions at the times specified above, Lessee shall have no further right to exercise such Extended Period or any subsequent Extended Period under this Agreement. During any Extended Period, Lessee shall continue to pay Rent as set forth in Sections 5.1 and 5.2.

4.3. Total Term. The Parties' express intent is to not trigger any property tax reassessment or deemed change of ownership of the Property. Accordingly, in no event shall the Term exceed thirty-four (34) years and eleven (11) months, and in the event the overall Term would exceed or be construed to exceed such maximum, the Third Extended Period (as hereinafter defined) shall automatically be deemed reduced and adjusted to a period such that the total Term does not exceed thirty-four (34) years and eleven (11) months (or the maximum number of years and months to avoid a property tax reassessment or deemed change of ownership of the Property, if less).

5. Payments to Owner.

5.1. Rent. Beginning on the Effective Date and continuing throughout the Term, Lessee shall timely pay, without notice, demand or offset, the Rent as described in Section 1.43 to Owner, in quarterly portions in advance.

5.2. Time When Rent is Paid. Rent shall be payable in quarterly installments, in advance. Such quarterly installments of the Rent shall be due and payable to Owner by Lessee on or before the date that is five (5) days after the beginning of the applicable Calendar Quarter, and the first installment of the Rent shall be due and payable to Owner by Lessee on or before the date that is five (5) days after the Effective Date of this Agreement, such amount shall be prorated from the Effective Date through the end of the applicable Calendar Quarter. For the purposes of this Agreement, a "Calendar Quarter" shall mean January 1 through March 31, April 1 through June 30, July 1 through September 30 and October 1 through December 31. The amount of rent for any partial acre and any partial period shall be prorated (using a ninety (90) day calendar quarter for any partial quarter). If any installment of rent owing to Owner under this Agreement is not received by Owner by the tenth (10th) day after such rent is due, Lessee shall pay a late charge equal to two percent (2%) of such rent due; provided, however, that the payment of such charge shall be excused one time in each successive twelve (12) month period during the Term of this Agreement if the installment at issue is paid by the thirtieth (30th) day after such rent is

due. All rent shall be paid to Owner at the address set forth in Section 1.1 above or at such other place as Owner has notified Lessee in writing.

5.3. Security Deposit. Upon the due date for the first payment of quarterly Rent, Lessee shall deposit with Owner the additional sum of One Hundred Eighty Seven Thousand Five Hundred Dollars and No/100 ($187,500) which shall be the "Security Deposit" and which shall be held by Owner as security for the faithful performance by Lessee of its obligations under this Agreement. If an "Event of Default" (as defined below) by Lessee shall have occurred and be continuing with respect to any of the provisions of this Agreement, including those relating to the payment of rent, then Owner may (but is not obligated to and without limiting or waiving any other rights or remedies Owner may have) use, apply or retain all or any part of the Security Deposit for the payment of any Rent or any other sum in default, or for the payment of any other amount Owner may spend or become obligated to spend by reason of Lessee's default and/or to compensate Owner for any loss of damage that Owner may suffer by reason of Lessee's default. If any portion of the Security Deposit is so used or applied, Lessee shall, within ten (10) days following demand, deposit such cash with Owner as necessary to restore the Security Deposit to the original amount. Lessee hereby waives the provisions of California Civil Code Section 1950.7 or any future law regarding the holding and uses of a Security Deposit and agrees the provisions of this Agreement shall apply in lieu thereof. Owner shall have no obligation to pay Lessee any interest on the Security Deposit. Within thirty (30) days following the expiration or earlier termination of this Agreement and Lessee's surrender of the Property in the condition required by this Agreement (including, without limitation, as required pursuant to Section 11.8 below) and full performance of all other obligations of Lessee under this Agreement, Owner shall return the Security Deposit to Lessee, less only those amounts which Owner is entitled to deduct therefrom as provide for herein.

6. Lessee's Covenants. Lessee covenants to Owner as follows:

6.1. Compliance with Law. Lessee shall comply with all valid federal, state or local laws, ordinances, rules, regulations and statutes of any governmental agency and any covenants, conditions or restrictions related to the Property included in any recorded agreement encumbering the Property (including, without limitation, those matters of record identified in the Preliminary Title Report described in Section 6.3 below, and any documents recorded pursuant to Section 3 above) (each, a "Law"), including Laws relating to the presence, release or threat of release of any material defined or regulated as a pollutant, contaminant, solid waste, or hazardous or toxic substance, material or waste under any Law (a "Hazardous Substance"), applicable to Lessee's Operations on the Property, subject to Lessee's right to contest the same, as provided in Section 6.5 below. Except for any Hazardous Substance contained in products used by Lessee in de minimis quantities for ordinary cleaning, maintenance, repair and improvements, and operating purposes in compliance with Law, and those normally contained in the make-up of the Solar Power Facilities as of the date of this Agreement, Lessee shall not permit or cause any party to bring any Hazardous Substance upon the Property, and Lessee shall not transport, store, use, generate, manufacture or release any Hazardous Substance in or about the Property without Owner's prior written consent, not to be unreasonably withheld, conditioned or delayed (collectively, "Lessee's Hazardous Substances").

6.2. Payment of Taxes. Lessee shall be responsible for and timely pay before delinquency any real or personal property taxes, assessments, liens, levies, charges or fees levied against (a) the Solar Power Facilities (or any portion thereof), (b) improvements made to the Property by Lessee in connection with the installation and operation of the Solar Power Facilities, and (c) the Property to

the extent that any increase in real property taxes are attributable to Lessee's Operations (collectively, "Lessee's Taxes"). Owner shall be responsible for, and shall pay when due, any property taxes levied or assessed by any governmental authority upon the Property or against Owner's ownership of the Property and any other monetary obligations associated with the Property (excluding Lessee's Taxes or any other obligations relating, directly or indirectly, to Lessee's Operations or the Solar Power Facilities); subject to Owner's right to contest the same in a manner that does not jeopardize Lessee's rights hereunder. If Lessee is not separately billed for Lessee's Taxes, Owner shall promptly deliver a copy of the tax statement received by Owner and Lessee shall pay any Lessee's Taxes prior to delinquency.

6.3. Condition of Title. Lessee has obtained a leasehold owner's policy of title insurance issued by [_____], dated as of the Effective Date, and a copy of all underlying documents referenced therein. Lessee represents that it has reviewed these materials and is familiar with their contents. Other than as shown in the leasehold owner's policy and other than as permitted in Section 3 above and Section 8 below, Owner shall not further encumber the Property or Owner's fee interest therein with any liens, encumbrances or other exceptions to title that would interfere with Lessee's use of the Property, result in damage to the Solar Power Facilities or otherwise materially and adversely affect the Solar Power Facilities. [Lessee acknowledges that the Property is subject to the California Land Conservation Act of 1965 (commonly known as the Williamson Act) and the Farmland Security Zone Contract No. [_____] (collectively, the "Preserve Documents"). Lessee shall comply with all terms, conditions, covenants and restrictions included in and related to the Preserve Documents. If any non-renewal or cancellation of the Preserve Documents is required for Lessee to use the Property as intended, the Lessee shall pursue such non-renewal or cancellation and pay any associated fees or penalties at its sole cost and expense and any increase in real property taxes resulting from a cancellation or non-renewal. Owner shall reasonably cooperate to provide any ministerial documentation, including signing any document required to be signed by Owner in its role as fee owner of the Property, in order to process such non-renewal or cancellation sought by Lessee.

6.4. Compliance with Permits. Lessee, at its sole cost and expense, shall be responsible for obtaining, satisfying and complying with all of the terms, conditions, covenants and restrictions of all permits and related agreements and documents issued in connection with Property and/or in connection with Lessee's Operations, including, without limitation, those included in (1) the conditions of approval included in the Kern County Conditional Use Permit Number [_____] as approved by Planning Commission Resolution No. [_____] and adopted on [_____, 20__], as may be amended (the "CUP") (which includes, among other conditions, an obligation to implement and satisfy the mitigation monitoring and reporting plan attached thereto), and (2) any permits issued by any State or federal agencies.

6.5. Liens. Lessee shall keep Owner's interest in the Property free and clear of all liens and claims of liens for labor and services performed on, and materials, supplies and equipment furnished in connection with, Lessee's Operations on the Property, subject to Lessee's right to contest such liens and claims, as provided below. Owner shall have the right to post notices of non-responsibility on the Property related to the labor and services performed on and materials, supplies and equipment furnished in connection with the Lessee's Operations on the Property, and Lessee shall provide to Owner at least thirty (30) days' prior written notice of the commencement of any construction on the Property, or any portion thereof, in order to enable Owner to timely post such notices of non-responsibility. Lessee shall have the right to contest the legal validity or application of any such Law (pursuant to Section 6.1 above), the legal validity or amount of any such tax (for which it is responsible pursuant to Sections 6.2 and 6.3 above), and/or the legal validity or amount of any such liens and claims

for which it is responsible under this Agreement, as applicable, and may institute such proceedings as it considers necessary, provided that Lessee shall provide Owner with written notice of Lessee's intention to contest any lien within twenty (20) days after the recording of any lien or at least ten (10) business days prior to the delinquency of such tax, assessment, charge or other item, as the case may be, such contest shall be prosecuted to a final conclusion as speedily as reasonably possible, and Lessee shall bear all expenses in pursuing such contest or proceeding. Notwithstanding the foregoing, Lessee shall, within fifteen (15) business days following receipt of Owner's written demand therefor, pay, bond over or otherwise cause the release of any mechanic's lien, materialmen's lien or other lien filed against the Property; provided that the foregoing shall not apply to any lien in favor of Mortgagee as defined in Section 8. If such liens are filed and not released within such fifteen (15) business day period, Owner may, without waiving its rights and remedies based on that breach by Lessee and without releasing Lessee from any of its obligations, cause such liens to be released by any means it shall deem proper, including payment in satisfaction of the claim giving rise to such liens. Lessee shall pay to Owner at once, within thirty (30) days after notice to Lessee, any sum paid by Owner to remove such liens, together with interest at ten percent (10%) per annum from the date of such payment by Owner until paid by Lessee. In addition, if contesting a tax for which it is responsible under Sections 6.2 and 6.3, Lessee shall pay the full amount of such tax prior to delinquency to avoid any and all penalties that could be levied against Owner, liens against any portion of the Property, or any other adverse actions that could be taken against Owner or the Property for failure to pay such tax.

6.6. Liability Insurance. Lessee agrees to maintain commercial general liability insurance covering its Operations on the Property and to name Owner as an additional insured. Such coverage shall have a minimum coverage amount of One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) in the aggregate, except that such amount may be provided as part of a blanket policy covering other properties. Lessee shall also maintain worker's compensation in accordance with federal and statutory requirements. In addition, if applicable, Lessee shall obtain and maintain automobile liability insurance and such other liability coverage and in such amounts as may be reasonably required by Owner from time to time. Lessee shall increase insurance coverage limits at least every five (5) years as required to reasonably reflect commercially reasonable increases in insurance coverages for similar uses on similar properties in the State, as reasonably determined by Owner and Lessee after consultation with their respective insurance consultants. If this Agreement is assigned to PPA Buyers (as defined in Section 8.2), Lessee may provide the insurance coverage required under this Section 6.6 by a program of "self-insurance", provided that (i) the self-insurance program, in the reasonable judgment of Owner, provides adequate, enforceable, sufficiently funded and long-term coverage for the risks to be insured against, (ii) Lessee's net worth and financial standing is sufficient, in the reasonable judgment of Owner, to support the self-insurance program, and (iii) such program of self-insurance shall otherwise provide Owner with the same rights and privileges to which Owner is otherwise entitled under the terms of this Section 6.6 when there is a third-party insurer. Lessee shall provide to Owner all documents (including without limitation such financial statements of Lessee as may be requested by Owner from time to time) that are necessary to permit a complete review and analysis of the self-insurance program. This right to self-insure is personal to PPA Buyers, only applies if this Agreement is assigned to PPA Buyers, and shall not inure to the benefit of any other lessee under this Agreement, or to any successor, assign or subtenant of PPA Buyers.

6.7. Property Insurance. During the Term, Lessee shall maintain all risk property insurance, in an amount not less than ninety percent (90%) of replacement cost covering all Solar Power Facilities, which may be included within a blanket policy covering other properties. Such property insurance shall include a replacement cost endorsement, providing protection against any peril included within the

classification fire and extended coverage, vandalism, malicious mischief, and such other additional perils as covered in a "cause of loss-special form" standard insurance policy to the extent applicable to property similar to the Solar Power Facilities.

6.8. Certificates of Insurance. All insurance required to be carried by Lessee hereunder shall be issued by responsible insurance companies which are rated by Best Insurance Reports as B:VII or better and licensed or authorized to do business in the State of California. Each general liability policy shall name Owner and mortgagees of Owner as an additional insured and be obtained on an occurrence basis. Each policy shall contain a separation of insureds condition. Lessee's insurance shall be primary and non-contributing with respect to any policies carried by Owner and any coverage carried by Owner shall be excess insurance for Owner's interest only. A copy of each paid up policy (authenticated by the insurer) or certificate of the insurer evidencing the existence and amount of each insurance policy required hereunder shall be delivered to Owner as soon as practicable after the Effective Date (but in all events prior to any entry onto the Property by Lessee), and thereafter, within fifteen (15) days after any demand by Owner therefor. Owner may, at any time and from time to time, inspect and/or copy any insurance policies required to be maintained by Lessee hereunder, if such policies are available to Lessee. No such policy shall be cancelable, materially changed or reduced in coverage except after thirty (30) days' written notice to Owner and Owner's lender (except that ten (10) days' notice shall be sufficient in the case of cancellation for non-payment of premium). Lessee shall furnish Owner with an insurance binder evidencing renewal within ten (10) days after the expiration thereof and with new certificates of insurance for any such policy within thirty (30) days after such renewal. Lessee agrees that if Lessee does not take out and maintain such insurance, Owner may (but shall not be required to), after ten (10) days' written notice to Lessee, procure said insurance on Lessee's behalf and charge the Lessee the premiums plus any reasonable costs incurred by Owner in connection therewith, which shall be payable upon demand.

6.9. Waiver of Subrogation. To the extent of any and all property insurance maintained, or required to be maintained, by either Owner or Lessee in any way connected with the Property, Owner and Lessee hereby waive on behalf of their respective insurance carriers any right of subrogation that may exist or arise as against the other Party to this Agreement. Owner and Lessee shall either endeavor to cause the insurance companies issuing their property insurance policies with respect to the Property to waive any subrogation rights that the companies may have against Lessee and Owner, respectively, or add the other Party as a named insured under its respective property insurance policy.

6.10. Maintenance; Repair; Operations. Lessee shall, at its sole cost and expense, maintain, repair and replace the Property and the Solar Power Facilities in a clean, safe and operational condition and in compliance with all Laws. Lessee shall also maintain the Property (whether within the perimeter fence or not), including the landscaping, to prevent debris, weeds and other noxious plants, dust and trash from becoming an unreasonable nuisance on the Property. In conducting the Operations (including construction and power generation), Lessee shall use commercially reasonable efforts to minimize excessive noise or dust released from the Property. Lessee acknowledges that Owner shall have absolutely no obligation to maintain the Property or any Solar Power Facilities.

6.11. Authority. The execution and delivery of this Agreement by Lessee and the performance and observance of its terms have all been authorized by all necessary actions of Lessee. The person(s) executing this Agreement on behalf of Lessee have been duly authorized to execute and deliver this Agreement on behalf of Lessee and have the power to bind Lessee to perform the terms of this Agreement. Lessee is duly organized, validly existing, in good standing in the state of its

incorporation or formation, and has all requisite power and authority to lease the Property and conduct business in the State.

7. Condition of Property and Covenants.

7.1. Condition of Property. Except as otherwise disclosed in writing by Owner to Lessee prior to the Effective Date, Owner makes the following representations and warranties to Lessee, all of which shall be true, correct and complete as of the Effective Date (and, as of the effective date of an assignment by Lessee to PPA Buyers pursuant to the Project Purchase Option, as such terms are defined in Section 8.2):

(a) Authority. The execution and delivery of this Agreement by Owner and the performance and observance of its terms have all been authorized by all necessary actions of Owner. The person(s) executing this Agreement on behalf of Owner have been duly authorized to execute and deliver this Agreement on behalf of Owner and have the power to bind Owner to perform the terms of this Agreement. Owner is duly organized, validly existing, in good standing in the state of its formation, and has all requisite power and authority to lease the Property and conduct business in the State. Owner is not the subject of any: (a) legal administrative, arbitral or other proceedings, claims, actions or governmental or regulatory investigations of any kind or nature that could be reasonably expected to impact the Property; or (b) bankruptcy, insolvency or probate proceedings.

(b) Quiet Enjoyment; No Interference; Exclusive Rights. Owner warrants, subject to the provisions of Section 7.2, that Lessee shall peaceably hold and enjoy the Property and any and all other rights granted by this Lease for the entire Term without hindrance, interruption, suit, trouble or interference of any kind by Owner or any other person or entity claiming (whether at law or in equity) by, through or under Owner, so long as an Event of Default by Lessee does not exist and is continuing.

(c) Title; Hazardous Substances; Third Party Rights. To Owner's knowledge, Owner has lawful title to the Property. Owner has not stored, handled, or disposed of Hazardous Substances on the Property. To Owner's knowledge and except as disclosed in the title policy referenced in Section 6.3, there are no circumstances or commitments to third parties that may damage, impair or otherwise affect the Solar Power Facilities or its construction, installation or function in any material respect.

7.2. Property "As Is". Except as expressly set forth in this Agreement, Lessee shall lease the Property and take any related easements on an "As Is" basis, and this Agreement shall be subject to all matters of public record as of the Effective Date and all items which may be shown on a survey as of the Effective Date. Without limitation, Lessee hereby acknowledges that [_____] acre drillpad(s) in such areas identified on Exhibit E attached hereto and made a part hereof (collectively, the "Drillpads") have been reserved for the benefit of the mineral rights owners and/or mineral rights lessees, along with an access easement in such area(s) described and depicted on Exhibit E attached hereto and made a part hereof (the "Drillpad Access Easement Areas"). Lessee's placement of any improvements on such Drillpad and Drillpad Access Easement Areas (including, without limitation, any Solar Power Facilities) shall be at Lessee's sole risk and Owner shall have no responsibility or liability in connection therewith.

7.3. Parties' Rights and Covenants.

(a) Solar Power Facilities. Owner shall not: (i) interfere with or impair the free, unobstructed and natural availability, accessibility, flow, frequency, or direction of any Renewable Energy Resources upon, over or across the Property, the operation of the Solar Power Facilities, or the lateral or subjacent support for any of the Solar Power Facilities; (ii) engage in any other activity on the Property or any property adjacent to the Property that is owned or controlled by Owner or any affiliate of Owner that might interrupt or cause a decrease in the output or efficiency of the Solar Power Facilities; or (iii) subject to Section 7.2, require the relocation or removal of any of the Solar Power Facilities during the Term.

(b) Hazardous Substances. Each Party (the "Responsible Party") shall comply with, and shall indemnify the Indemnified Parties (as defined below) against any obligations imposed under or violation of, any Law relating to the generation, manufacture, storage, use, release or threatened release, disposal, transportation or presence of any Hazardous Substance on or under the Property by the Responsible Party, except for a violation of applicable Law by an Indemnified Party (as defined below) resulting directly from any release of Hazardous Substances by an Indemnified Party. Indemnified Parties shall have no liability or responsibility under this Agreement, and, without limiting the generality of Section 7.3(b) hereof, the Responsible Party shall hold the Indemnified Parties harmless and defend the Indemnified Parties from, and reimburse the Indemnified Parties for, any and all loss, costs, liability, damage and expense (including, without limitation, reasonable attorneys' fees and costs), incurred in connection with or arising from, Hazardous Substances located on or within the Property resulting from the Responsible Party's acts or omissions. These indemnifications shall survive the termination of this Agreement. Each Party shall immediately notify the other Party in writing should it discover or be informed of the presence or any threatened release or presence of any Hazardous Substance on the Property. Lessee has had the following environmental studies prepared on the Property: [_____]. Lessee represents that it has reviewed and is familiar with all of the matters contained in these studies. If Lessee's use of the Property (including, without limitation, its construction activities) triggers any obligations imposed under any Law related to Hazardous Substances, Lessee shall promptly and completely comply with such Laws at it sole cost and expense.

(c) Indemnification. Each Party shall indemnify, defend (with counsel reasonably acceptable to the other), protect and hold harmless the other and the other's members, partners, Mortgagees (as defined below), officers, employees, agents and contractors (each of the other Party and each of the parties listed shall be referred to as an "Indemnified Party" and, together collectively, shall be referred to as the "Indemnified Parties") from and against any and all loss, claims, demands, costs, injuries, damages, expenses and liabilities, including fines, penalties, court costs and fees of lawyers, accountants and other professionals and experts reasonably incurred by a Party, whether incurred through settlement or otherwise, in each case whether arising before or after the termination of this Lease ("Damages"), resulting from or arising out of (a) any of its Operations or activities on the Property; (b) any negligent act or negligent failure to act by it or any other party engaged in doing work for it; (c) its breach of this Agreement; or (e) the failure to be true of any representation or warranty made by it in this Agreement. This indemnification shall survive the termination of this Agreement. This indemnification shall not apply to Damages claimed by an Indemnified Party to the extent such Damages are caused by any negligent act or omission on the part of such Indemnified Party, or any breach of this Agreement by such Indemnified Party.

(d) Ownership of Renewable Energy and Attributes; Tax Credits and Incentives. Owner hereby acknowledges and agrees that Lessee has the exclusive right to harness the Renewable Energy Resources on, around, about or at the Property and Lessee is the exclusive owner of

all Renewable Energy and related economic benefits generated by the Solar Power Facilities, including, but not limited to, any real property tax rebates or abatements, any carbon credits, any production, energy or investment tax credits, incentives, allowances and other entitlements associated with the development, construction, ownership or operation of the Solar Power Facilities, rebate payments, green tags, renewable energy credits, or tradable renewable certificates, and any other federal, state and/or local tax benefits attributable to the Solar Power Facilities, whether in effect as of the date of this Agreement or as may come into effect in the future.

(e) Title Insurance. Owner shall reasonably cooperate with the title insurance company ("Title Company"), if any, selected by Lessee to issue title insurance insuring (a) Lessee's leasehold and easement interests in the Property, and/or (b) any mortgage encumbering such leasehold and easement interests, including without limitation, executing and delivering such title affidavits and such other documents reasonably required by the Title Company.

8. Encumbrances; Mortgagee Protections; PPA Protections.

8.1 Mortgagee Protections. Lessee shall have the right at any time and from time to time, in connection with obtaining financing for Lessee's Solar Power Facilities or Operations on the Property, to mortgage, encumber or pledge (including by mortgage, deed of trust or personal property security instrument) to any Mortgagee, without the consent of Owner, all or any part of Lessee's rights and/or interests under this Agreement and/or in any Solar Power Facilities. Lessee shall also have the right at any time and from time to time, in connection with the Power Purchase Agreement entered into between Lessee and PPA Buyers (as defined in Section 8.2), to grant a security interest in all or any part of Lessee's rights and/or interests under this Agreement and/or in any Solar Power Facilities to PPA Buyers. Lessee shall promptly provide written notice to Owner of any such mortgage, encumbrance or pledge. Owner shall have the right at any time and from time to time to mortgage, encumber or pledge (including by mortgage, deed of trust or personal property security instrument) to any Mortgagee, without the consent of Lessee, all or any part of Owner's rights and interests under this Agreement and in the Property. As used herein, the term "Mortgagee" means any financial institution or other person or entity that from time to time provides secured financing to a Party, collectively with any security or collateral agent, indenture trustee, loan trustee or participating or syndicated lender, and their respective representatives, successors and assigns. Each Party agrees, within ten (10) business days of receiving a written request from the other Party, to execute an agreement with a Mortgagee requiring it to send such Mortgagee written notice of any default by the other Party under this Agreement, giving such Mortgagee the right to cure such default until such Mortgagee has completed foreclosure, and preventing it from terminating this Agreement unless such default remains uncured after foreclosure has been completed and including such other reasonable terms as may be requested by the Mortgagee. In addition, Lessee agrees to subordinate this Agreement to the interest of any Mortgagee taking a security interest in Owner's interest in the Property subject to such Mortgagee's agreement not to disturb Lessee's Operations on the Property and use of the Property as long as there is no Event of Default by Lessee, and Lessee agrees to deliver to Owner an agreement setting forth such subordination in recordable form within ten (10) business days of receiving a written request from Owner therefor. Each Party hereby consents to the recordation of the interest of any such Mortgagee in the official records of the County. Upon the termination of any mortgage, deed of trust or personal property security instrument, Mortgagee shall promptly record a release or reconveyance of the Property.

8.2 PPA Protections. Owner recognizes that Lessee has entered into: (1) a power purchase agreement with Southern California Public Power Authority ("SCPPA"), the Power and Water Resources

Pooling Authority ("PWRPA"), and the City of Lodi, a California municipal corporation ("Lodi," and together with SCPPA and PWRPA, "PPA Buyers") for the purchase and sale of energy generated from the Solar Power Facilities (the "PPA") and (2) a purchase option agreement in which Owner granted PPA Buyers an option to purchase all of its assets relating to the Solar Power Facilities, including its interest under this Agreement (the "Project Purchase Option"). Notwithstanding anything to the contrary in this Agreement, Owner: (i) consents to the grant of a security interest to PPA Buyers in all or any part of Lessee's rights and/or interests under this Agreement and/or in any Solar Power Facilities, (ii) agrees that PPA Buyers are third party beneficiary of the representations, warranties, and covenants of Owner under this Agreement, and that PPA Buyers have all of the rights and benefits of Lessee under, and the ability to enforce, this Agreement, (iii) consents to Lessee's grant of the Project Purchase Option and assignment of this Agreement to PPA Buyers following the exercise of the Project Purchase Option, (iv) agrees that PPA Buyers shall have an additional period of thirty (30) days following the expiration of Lessee's cure period afforded pursuant to Section 9.1 to step in and cure any breach or default by Lessee under this Agreement prior to termination thereof, and (v) agrees to deliver to PPA Buyers upon a request therefor an estoppel certificate certifying (A) whether this Agreement has been supplemented, amended, assigned, or subleased, and if so, the substance and manner thereof, (B) the validity and force and effect of this Agreement, (C) the existence of any default thereunder, (D) the commencement and expiration dates of this Agreement, (E) the rights of PPA Buyers under the Project Purchase Option and this Agreement, and (F) any other matters as may be reasonably requested by PPA Buyers.

9. Defaults.

9.1. Lessee Default. Each of the following events shall constitute an event of default ("Event of Default") by Lessee and shall permit Owner to terminate this Agreement and/or pursue all other appropriate remedies available at law or equity:

(a) The failure or omission by Lessee to pay amounts required to be paid hereunder when due, and such failure or omission has continued for thirty (30) days after written notice from Owner; or

(b) The failure or omission by Lessee to observe, keep or perform any other material term, agreement or condition set forth in this Agreement, and such failure or omission has continued for thirty (30) days (or such longer period of time as may reasonably be required to cure such failure or omission, if such failure or omission cannot reasonably be cured within a thirty (30) day period) after written notice from Owner; or

(c) (i) The making by Lessee of any general assignment for the benefit of creditors, (ii) the filing by or against Lessee of a petition to have Lessee adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against the Lessee, the same is dismissed within sixty (60) days), (iii) the appointment of a trustee or receiver to take possession of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Agreement, where possession is not restored to Lessee within ninety (90) days, or (iv) the attachment, execution or other judicial seizure of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Agreement where such seizure is not discharged within sixty (60) days; or

(d) An assignment, subletting or other transfer in violation of Section 11.3 hereof; or

(e) The repeated failure or omission by Lessee to observe, keep or perform the same material term, agreement or condition set forth in this Agreement within the applicable cure period set forth in this Section 9.1 on more than three (3) occasions in any five (5) year period.

9.2. Owner Default. Each of the following events shall constitute an Event of Default by Owner and shall permit Lessee to terminate this Agreement and/or pursue all other appropriate remedies available at law or equity:

(a) The failure or omission by Owner to pay amounts required to be paid hereunder when due, and such failure or omission has continued for thirty (30) days after written notice from Lessee;

(b) The failure or omission by Owner to observe, keep or perform any other material term, agreement or condition set forth in this Agreement, and such failure or omission has continued for thirty (30) days (or such longer period of time as may reasonably be required to cure such failure or omission, if such failure or omission cannot reasonably be cured within a thirty (30) day period) after written notice from Lessee;

(c) The repeated failure or omission by Owner to observe, keep or perform the same material term, agreement or condition set forth in this Agreement within the applicable cure period set forth in this Section 9.2 on more than three (3) occasions in any five (5) year period.

9.3. Right to Cure. At any time after a Party fails to perform any covenant or provision of this Agreement within the applicable cure period provided for in Sections 9.1 and 9.2, after notice to the defaulting Party, the other Party (or, in the case of a default by Lessee, PPA Buyers) may, but are not obligated to, cure such failure at the defaulting Party's cost, in which case the non-defaulting Party shall not have the right to terminate this Agreement if they (or the PPA Buyers, as applicable) so elect(s) to undertake such cure. If a Party or PPA Buyers, as applicable, at any time, by reason of such failure by the other Party, pays any sum or does any act, the reasonable, ascertainable and verifiable sum paid by such Party plus the reasonable, ascertainable and verifiable cost of performing such act shall be due by the defaulting Party to the curing Party or PPA Buyers, as applicable. Such amount if due from Lessee to Owner shall be additional Rent due immediately on written demand by Owner to Lessee along with evidence of the foregoing expenditures. No such payment or act shall constitute a waiver of default or of any remedy for default or render the curing Party or PPA Buyers, as applicable, liable for any loss or damage resulting from any such act.

10. Condemnation.

Should title to or possession of all of the Property be taken in condemnation proceedings or by inverse condemnation by a governmental agency, governmental body or private party under the exercise of the right of eminent domain, or should a partial taking render the remaining portion of the Property unsuitable for Lessee's use (as reasonably determined by Lessee), then this Agreement shall terminate upon such vesting of title or taking of possession. All payments (including severance damages) made on account of any total taking, partial taking or any threatened taking shall be deposited promptly with an independent third-party escrow company mutually agreed upon by the Parties. Owner shall be entitled to all portions of the award for any total or partial taking, except for any portion of the award that is attributable to the following, which shall be paid to Lessee: (a) any removal and relocation costs of the Solar Power Facilities; (b) any loss of or damage to any Solar Power Facilities; (c) the loss of use of the Property by Lessee; and (d) Lessee's lost profits, including, but not limited to,

lost revenues and damages under Lessee's power purchase agreement. Lessee shall have the right to participate in any settlement proceedings, and Owner shall not enter into any binding settlement agreement without the prior written consent of Lessee, which consent shall not be unreasonably withheld. In the event that title to or possession of part of the Property is taken in condemnation proceedings and this Agreement remains in effect, then there shall be an equitable reduction in the Rent.

11. Miscellaneous.

11.1. Ownership of Solar Power Facilities. Owner agrees that all Solar Power Facilities installed or placed on any portion of the Property by Lessee and its Permitted Successors and Assigns, whether real, personal or mixed, shall remain the property of Lessee and shall be removable by Lessee at any time, subject to Section 11.8 below. Notwithstanding the manner in which the Solar Power Facilities may be installed on the Property, or that the Solar Power Facilities may be regarded as "fixtures" or "accessions" under applicable laws, Owner acknowledges and agrees that the Solar Power Facilities shall not become a part of the real property comprising the Property, and Owner shall have no ownership interest in the Solar Power Facilities, and Owner hereby waives and disclaims any such interest. The Solar Power Facilities may not be sold, leased, assigned, mortgaged, pledged or otherwise alienated or encumbered by Owner with Owner's fee or leasehold interest to the Property. Without limiting the generality of the foregoing, Owner hereby waives any statutory or common law lien or security interest that it might otherwise have in or to the Solar Power Facilities or any part thereof; and Owner agrees that, notwithstanding the occurrence of an Event of Default under the Agreement beyond all applicable notice and cure periods (including those granted to Mortgagee), Lessee or Mortgagee (or its designee) may remove the Solar Power Facilities from the Property free and clear of any such Owner's lien or interest.

11.2. Force Majeure - Delays. Notwithstanding any other provision in this Agreement to the contrary, except for any obligation to make any payment to the Owner herein, if performance of any act required to be performed by Lessee under this Agreement is in whole or in part prevented or delayed by reason of any act of God, strike, lock-out, labor trouble, inability to secure materials, restrictive Laws, or any other cause, event or circumstance not the fault of Lessee, then Lessee, upon giving notice to Owner, shall be excused from such performance to the extent of and for the duration of such prevention, restriction or delay.

11.3. Assignments and Subleases. Except as hereinafter provided, and as provided in Section 8, this Agreement shall not be assignable by Lessee, nor shall Lessee sublease any part of the Property or allow any other party to use the Property, without the prior written consent of Owner, which consent shall not be unreasonably withheld or delayed. In addition, each of the following events (whether occurring in a single transaction or series of transactions) shall be deemed an assignment of this Agreement and shall require Owner's prior written consent, which consent shall not be unreasonably withheld or delayed: (1) any sale, assignment, issuance, transfer or change of fifty percent (50%) or more of the equity interests (whether stock, partnership interests, membership interests or otherwise) in Lessee or in the parent of Lessee, or (2) any change in the power to direct the operations of Lessee or Lessee's parent (including, without limitation, by a change in equity ownership, by contract, or by consolidation, merger, acquisition or reorganization). Notwithstanding the foregoing, Lessee shall be expressly permitted to assign this Agreement or sublease the Property without the prior written consent of Owner (but upon ten (10) days prior written notice to Owner except as to (d) below, for which written notice shall be provided to Owner promptly after such assignment or sublease) to: (a) any party that has

an Approved Rating (as defined in Section 4.2) as of the effective date of such assignment or sublease; (b) any party whose obligations under the assignment or sublease have been guaranteed to Owner by a third party that holds an Approved Rating or some other comparable security has been provided to Owner, all in a form and in an amount reasonably acceptable to Owner; (c) any party who has provided to Owner reasonably satisfactory evidence of a contracted revenue stream benefitting such assignee or sublessee that is reasonably acceptable to Owner and demonstrates its ability to meet its obligations under the assignment or sublease; (d) any Mortgagee, its successors or assigns, or any purchaser in any foreclosure sale; or (e) PPA Buyers. The leasehold interest, easements and the other rights of Lessee hereunder shall inure to the benefit of Lessee and its successors, assigns, permittees, licensees, and sublessees permitted hereunder (each, a "Permitted Successor and Assign" and collectively, "Permitted Successors and Assigns"). The burdens of the leasehold interest, easements and other rights contained in this Agreement shall run with and against the Property and shall be a charge and burden thereon for the duration of this Agreement and shall be binding upon and against Owner and its successors, assigns, permittees, licensees, lessees, employees, and agents. Neither an assignment or subletting or use of the Property by any person other than Lessee, nor the collection of rent by Owner from any person other than Lessee, shall be deemed a waiver of any of the provisions of this Section 11.3 or release Lessee from its obligation to comply with the provisions of this Agreement. No permitted assignment or subletting by Lessee shall be effective until there has been delivered to Owner a fully executed counterpart of the assignment or sublease which expressly provides that the Permitted Successor and Assign will comply with all of the provisions of this Agreement, and Owner may enforce this Agreement directly against such Permitted Successor and Assign. Any assignment or subletting in violation of this Section 11.3 shall be void and shall constitute an Event of Default under this Agreement.

11.4. No Severance of Solar Rights. Except as otherwise provided in this Agreement, no interest in any resource located on the Property and associated with the production or potential production of energy from solar power on the Property has been or will be severed from the surface estate.

11.5. No "Subordination" or Encumbrance of Fee. In no event shall Owner be required to subordinate or encumber its fee title interest in the Property or any part thereof or interest therein in connection with any encumbrance or hypothecation hereunder.

11.6. Runs With the Land. Subject only to termination as provided in this Agreement the leases and easements and any restrictions in this Agreement shall run with the land affected and shall be binding on, and inure to the benefit of, Owner and its successors and assigns and Lessee and Permitted Successors and Assigns.

11.7. Notices. All notices or other communications required or permitted hereunder, including notices to Mortgagees, shall, unless otherwise provided herein, be in writing, and shall be (a) personally delivered, (b) delivered by reputable overnight courier, (c) sent by registered or certified mail, return receipt requested and postage prepaid, or (d) transmitted by facsimile telecopy, with a copy sent on the same day by one of the other permitted methods of delivery, sent addressed to Owner at Owner's Address, to Lessee at Lessee's Address and to a Mortgagee at such Mortgagee's address as from time to time provided to Owner. Notices personally delivered shall be deemed given the day so delivered. Notices given by overnight courier shall be deemed given on the first business day following the mailing date. Notices mailed as provided herein shall be deemed given on the third business day following the mailing date. Notices transmitted by facsimile shall be deemed given upon receipt so long

as a copy is sent on the same day by one of the other permitted methods of delivery. Notice of change of address shall be given by written notice in the manner detailed in this Section 11.7.

11.8. Surrender of Property; Decommissioning.

(a) Decommissioning Period. Upon the expiration or earlier termination of this Agreement (whether or not following an Event of Default), Lessee shall peaceably and quietly leave, surrender and return the Property to Owner. Lessee agrees and hereby covenants to dismantle and remove all Solar Power Facilities owned or installed by Lessee or its affiliates on the Property (but not including any improvements in use by the grantees of any easements granted pursuant to Section 3.2 above) within six (6) months after the date of such expiration or earlier termination (the "Decommissioning Period"), and shall restore the Property to a condition, to the extent practical, and generally consistent with the conditions that existed as of the Effective Date, for agricultural uses (including, without limitation, Lessee shall remove all fixtures, equipment and non-agricultural roads, restore all compacted soil to its condition on the Effective Date, and otherwise restore the soil and the Property to the condition as existed on the Effective Date, except any improvements that have been publicly dedicated and accepted by the County); and Lessee shall have a continuing license to enter the Property for such purposes during the Decommissioning Period.

(b) Permitting Authority's Decommissioning Requirements. In addition to the terms of this Agreement, Lessee shall otherwise comply with any requirements of the CUP respecting the decommissioning and reclamation obligations for the Property, if any, and which may be imposed by the Permitting Authority at any time during the Term of this Agreement and the Decommissioning Period (including, without limitation, the posting of any letter of credit, performance bond or other security backing Lessee's decommissioning and reclamation obligations). Lessee shall pay any fees and expenses imposed, charged or incurred during the Term of this Agreement and the Decommissioning Period by the Permitting Authority in connection with the decommissioning and reclamation of the Property.

(c) Security Deposit. Lessee shall deliver to Owner, as security for the removal of the Solar Power Facilities and the restoration of the Property to the condition required under Section 11.8(a) above, one or more letters of credit (each, a "Letter of Credit") or other security, in form reasonably satisfactory to Owner (collectively, the "Removal Security") in the following amounts and in accordance with the following schedule: (a) [x] Dollars ($[x]) shall be delivered on or before the eighteenth (18th) anniversary of the Commercial Operation Date (or, if the Term has been extended pursuant to Section 4.2, on or before the first day of the twenty-fourth (24th) month preceding the expiration of the Term as so extended), and (b) [x] Dollars ($[x]) shall be delivered on or before the nineteenth (19th) anniversary of the Commercial Operation Date (or, if the Term has been extended pursuant to Section 4.2, on or before the first day of the twelfth (12th) month prior to the expiration of the Term as so extended) (such that [x] Dollars ($[x]) shall be funded on or before such date).

(d) Letter of Credit. The Letter of Credit shall be for an initial term of one (1) year, and shall be continuously renewed, extended, or replaced so that it remains in effect for the remaining Term and Decommissioning Period of this Agreement or until Lessee has completed the removal of the Solar Power Facilities and restoration of the Property in accordance with the provisions of this Agreement, whichever occurs later. Each increase in the Removal Security shall be evidenced by an amendment to the Letter of Credit which increases the amount of the then-issued Letter of Credit to the required percentage of the Removal Security set forth in Section 11.8(c) above, or by a new Letter of Credit in an amount equal to the total required percentage of the Removal Security set forth in Section

11.8(c) above. Owner shall be authorized under the Letter of Credit to make one or more drawings thereon upon certification to the issuing bank of (i) the Lessee's failure to perform its obligation to remove the Solar Power Facilities and restore the Property in accordance with the provisions of this Agreement within thirty (30) days after Owner has provided Lessee written notice to Lessee of such failure, or (ii) the Lessee's failure, within thirty (30) days after Owner has provided Lessee written notice to Lessee of such failure, to commence to perform its obligation to remove the Solar Power Facilities and restore the Property in accordance with the provisions of this Agreement within seven (7) months after the expiration or earlier termination of the Term, or (iii) the Lessee's failure to renew the Letter of Credit within thirty (30) days prior to the expiration thereof. Lessee shall notify Owner in writing upon the completion of Lessee's decommissioning and reclamation obligations, and upon receipt of such notice, Owner shall have the right to inspect the Property to confirm that the Property has been restored to the condition required under Section 11.8(a) above. The Removal Security will be returned to Lessee within thirty (30) days after Owner's confirmation that the Property has been restored to the condition required under Section 11.8(a) above. If providing a Letter of Credit to Owner shall be commercially impracticable, the Removal Security may be provided by Lessee, as reasonably approved by Owner, by one of the following methods:

(i) Performance Bond. Lessee may provide the Removal Security through a Performance Bond issued by a surety registered with the State of California Insurance Commissioner and is, at the time of delivery of the bond, on the authorized insurance provider list published by the Insurance Commissioner. The Performance Bond shall be for a term of one (1) year, shall be continuously renewed, extended, or replaced so that it remains in effect for the remaining Term and Decommissioning Period of this Agreement or until Lessee has removed the Solar Power Facilities and restored the Property, whichever occurs later. In order to ensure continuous renewal of the Performance Bond with no lapse, each Performance Bond shall be required to be extended or replaced at least one month in advance of its expiration date. Failure to secure such renewal or extension shall constitute an Event of Default by Lessee under this Agreement; or

(ii) Cash. Lessee may provide the Removal Security in cash, which shall be held by an escrow agent reasonably acceptable to Lessee and Owner pursuant to an escrow agreement among such escrow agent, Owner and Lessee (the terms of which shall be reasonably agreed to by such parties) which shall permit the investment of the cash in investments reasonably approved by Owner and shall provide for the interest on such investments to be paid to Lessee so long as there is no continuing Event of Default by Lessee hereunder. Lessee shall pay all costs of the escrow agent for such escrow.

(e) Exercise of Extended Periods. Notwithstanding the foregoing, if Lessee exercises its right to extend the Term of this Agreement pursuant to Section 4.2 (and Lessee has satisfied the Extension Conditions at the time of such exercise), any Removal Security previously posted by Lessee with Owner may be removed or shall be returned to Lessee, as applicable (since Lessee is only obligated to maintain such Removal Security with Owner during the last twenty-four (24) months of the Term as so extended). Lessee shall then be obligated to deliver the Removal Security in the amounts and time periods based on the new expiration of the Term as set forth in Section 11.8(c) above (i.e. [x] Dollars ($[x]) no later than the first day of the twenty-fourth (24^{th}) month preceding the expiration of the Term as so extended, which amount shall be increased to [x] Dollars ($[x]) no later than the first day of the twelfth (12^{th}) month preceding the expiration of the Term as so extended).

(f) No Limitation of Liability. Notwithstanding anything set forth in this Section 11.8, Lessee acknowledges and agrees that the Removal Security required to be posted by Lessee as set forth herein is security for Lessee's performance of its obligations under this Section 11.8, and that the amount of the Removal Security is not a limit on Lessee's liability for its obligations under this Section 11.8, and Lessee shall remain liable to Owner for the complete performance of Lessee's obligations under this Section 11.8 and for any costs incurred in connection with the restoration of the Property in accordance with this Section 11.8 in excess of the Removal Security. Subject to Section 8 above and the terms of any agreement with a Mortgagee as required therein, if Lessee abandons the Property and fails to restore the Property to the condition required under Section 11.8(a) above, or fails to complete the restoration of the Property to the condition required under Section 11.8(a) above prior to the expiration of the Decommissioning Period, in addition to any other rights and remedies that Owner may have under this Agreement, at Owner's election, any and all fixtures and equipment remaining on the Property shall become the property of Owner. Owner shall have the right to enter the Property and remove, recycle and/or sell any and all fixtures and equipment located on the Property, in which event Owner shall have the sole right to any proceeds in connection with such fixtures and equipment.

(g) The obligations under this Section 11.8 shall survive the expiration or earlier termination of this Agreement.

11.9. Estoppel Certificates. Each Party agrees that it shall, at any time and from time to time during the Term of this Agreement and within fifteen (15) business days after a written request by the other Party, execute, acknowledge and deliver to the requesting Party a written statement certifying that this Agreement is unmodified and in full force and effect (or modified and stating the modifications), the dates to which the payments and any other charges have been paid, and that there are no defaults existing (or that defaults exist and stating the nature of such defaults), and stating such other facts as the requesting Party may reasonably provide. The failure of a Party to deliver any such certificate within such time shall be conclusive upon such Party that this Agreement is unmodified and in full force and effect, all payments to such Party are current, there are no defaults existing, and such other facts are true and correct.

11.10. No Waiver. No waiver of any right under this Agreement shall be effective for any purpose unless it is in writing and is signed by the Party possessing the right, nor shall any such waiver be construed to be a waiver of any subsequent right, term or provision of this Agreement.

11.11. Brokerage Commissions. Each of Owner and Lessee represent to the other that such Party has not incurred, directly or indirectly, any liability on behalf of the other Party for the payment by the other Party of any real estate brokerage commission, finder's fee or other compensation to any agent, broker or finder in connection with this Agreement. Owner and Lessee do each hereby agree to indemnify, defend and hold the other Party harmless from and against any claim for any brokerage commissions, finder's fees or other compensation claimed to be due and owing by reason of the indemnifying Party's activities

11.12. Entire Agreement. This Agreement, together with its attached exhibits, contains the entire agreement between the Parties with respect to the subject matter hereof, and any prior or contemporaneous agreements, discussions or understandings, written or oral (including any options or agreements for leases and/or easements previously entered into by the Parties with respect to all or any portion of the Property), are superseded by this Agreement and shall be of no force or effect. No

addition or modification of any term or provision of this Agreement shall be effective unless set forth in writing and signed by each of the Parties.

11.13. Governing Law. The terms and provisions of this Agreement shall be interpreted in accordance with the Laws of the State applicable to contracts made and to be performed within such State and without reference to the choice of law principles of such State or any other state.

11.14. Interpretation. The Parties agree that the terms and provisions of this Agreement embody their mutual intent and that such terms and conditions are not to be construed more liberally in favor of, or more strictly against, either Party.

11.15. Partial Invalidity. Should any term or provision of this Agreement, or the application thereof to any person or circumstance, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by Law.

11.16. WAIVER OF RIGHT TO JURY TRIAL. TO THE EXTENT PERMITTED BY LAW, EACH OF THE PARTIES KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED ON THIS AGREEMENT, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY HERETO. EACH OF THE PARTIES TO THIS AGREEMENT WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT OR HAS NOT BEEN WAIVED. THIS PROVISION IS A MATERIAL INDUCEMENT TO EACH OF THE PARTIES FOR ENTERING INTO THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, IF THIS AGREEMENT IS ASSIGNED TO PPA BUYERS, THIS PROVISION AND THE WAIVER INCLUDED HEREIN SHALL HAVE NO FORCE OR EFFECT AND THE PARTIES SHALL NOT BE BOUND BY ITS TERMS. IF THIS AGREEMENT IS SUBSEQUENTLY ASSIGNED BY PPA BUYERS TO ANOTHER PARTY, THEN THE PARTIES SHALL AGAIN BE BOUND BY ITS TERMS.

11.17. Counterparts; Facsimiles. This Agreement may be executed, and any memorandum thereof recorded, in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument. Each Party shall be entitled to rely upon executed copies of this Agreement transmitted by facsimile to the same and full extent as the originals.

11.18. Attorneys' Fees. The prevailing party in any action or proceeding for the enforcement, protection, or establishment of any right or remedy under this Agreement or for the interpretation of this Agreement shall be entitled to recover its reasonable attorneys' fees and costs in connection with such action or proceeding from the non-prevailing party.

11.19. Time. Time is of the essence in connection with all provisions of this Agreement where time is a factor, provided, however, should the date for payment or performance required under this Agreement fall on a non-business day (i.e., Saturday, Sunday or any other day on which national banks in San Francisco, California are not open for business), then the date required for payment or performance under this Agreement shall be extended to the first business day following the non-business day on which such payment or performance was required.

11.20. Memorandum. The Parties shall execute and record a memorandum of this Agreement in the form attached to this Agreement as Exhibit F. The Parties shall execute an amendment to the memorandum in each instance as reasonably requested by the other Party, or if this Agreement expires or is terminated, Lessee shall execute and deliver a quit-claim in recordable form relinquishing all of its right, title and interest in and to this Agreement.

11.21. Other General Provisions. The covenants contained herein are made solely for the benefit of the Parties, and shall not be construed as benefiting any person or entity who is not a Party to this Agreement. Neither this Agreement nor any agreements or transactions contemplated hereby shall be interpreted as creating any partnership, joint venture, association or other relationship between the Parties, other than that of landlord and tenant with respect to this Agreement. The use of the neuter gender includes the masculine and feminine, and the singular number includes the plural, and vice versa, whenever the context so requires. The terms "include", "includes" and "including", as used herein, are without limitation. Captions and headings used herein are for convenience of reference only and do not define, limit or otherwise affect the scope, meaning or intent hereof.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date referred to above.

Owner:

RE ASTORIA 2 LANDCO LLC,
a Delaware limited liability company

By:_____
Name:
Title:

Lessee:

RE ASTORIA 2 LLC,
a Delaware limited liability company

By:_____
Name:
Title:

Exhibit A

DESCRIPTION OF PROPERTY

Real property in the unincorporated area of the County of Kern, State of California, described as follows:

[TO BE INSERTED PRIOR TO EXECUTION]

Exhibit B

FORM OF GEN-TIE EASEMENT

[TO BE INSERTED PRIOR TO EXECUTION]

Exhibit C

FORM OF SHARED FENCE EASEMENT AGREEMENT

[TO BE INSERTED PRIOR TO EXECUTION]

Exhibit D

FORM OF JOINT FACILITIES EASEMENT AGREEMENT

[TO BE INSERTED PRIOR TO EXECUTION]

Exhibit E

DRILLPADS AND DRILLPAD ACCESS EASEMENT AREAS

[TO BE INSERTED PRIOR TO EXECUTION]

Exhibit F

MEMORANDUM OF LAND LEASE

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

RE ASTORIA 2 LANDCO LLC
c/o Recurrent Energy Development Company, LLC
300 California Street, 7th Floor
San Francisco, California 94104
Attention: Judith Hall – Office of the General Counsel

(Space above this line for Recorder's use only)

MEMORANDUM OF
LAND LEASE

THIS MEMORANDUM OF LAND LEASE ("Memorandum") is made and entered into as of _____, 20__, by and between RE ASTORIA 2 LANDCO LLC, a Delaware limited liability company ("Owner"), and RE ASTORIA 2 LLC, a Delaware limited liability company ("Lessee").

WHEREAS:

A. On the date hereof (the "Effective Date"), the Parties have entered into a Land Lease (the "Agreement") which by its terms grants to Lessee a solar energy project lease for: renewable energy development and related rights; transmission lines and facilities; monitoring and studying of solar radiation, solar energy and gathering of other meteorological data; and access on, over, and across certain land which is more particularly described in Exhibit A attached to this Memorandum and incorporated by this reference (the "Property");

B. The term of the Agreement commences on the Effective Date and continues for a period of twenty (20) years following the Commercial Operation Date (as defined in the Agreement) (unless earlier terminated). Lessee shall have the right to extend the term of the Agreement for two (2) additional five (5) year periods and one (1) additional period of four (4) years and eleven (11) months less the number of days between the Effective Date and the Commercial Operation Date (such that the total term of the Agreement, if fully extended, does not extend beyond the date that is thirty-four (34) years and eleven (11) months following the Effective Date).

C. The Parties desire to enter into this Memorandum of Land Lease which is to be recorded in order that third parties may have notice of the interests of Lessee in the Property and of the existence of the lease and rights granted to Lessee in the Property as part of the Agreement.

NOW, THEREFORE, in consideration of the rents and covenants provided in the Agreement to be paid and performed by Lessee, Owner hereby grants to Lessee those certain rights of use on, over, under and across the Property on the terms and conditions set forth in the Agreement. All of the terms, conditions, provisions and covenants of the Agreement are hereby incorporated into this Memorandum by reference as though fully set forth herein, and the Agreement and this Memorandum shall be deemed to constitute a single instrument or document. Without limiting the generality of the foregoing, Owner hereby grants to Lessee the exclusive right to evaluate, develop and use solar energy found on, about, above, over, through and across the Property (such energy sources herein, the "Renewable Energy Resources"), together with the exclusive right to the free and unobstructed insolation and flow of the Renewable Energy Resources over the entirety of the horizontal space and the entirety of the vertical air space lying above the surface of the Property as set forth in the Agreement, including, without limitation, the exclusive right to: (i) evaluate, develop, use, convert, maintain and capture energy from the Renewable Energy Resources on, about, over and around the Property ("Renewable Energy"); (ii) develop the Renewable Energy; (iii) collect, distribute, transmit and sell the energy output from the Renewable Energy; and (iv) engage in any other uses of the Property related to the development of the Renewable Energy.

Should there be any inconsistency between the terms of this Memorandum and the Agreement, the terms of the Agreement shall prevail.

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Land Lease as of the date set forth above.

Owner:

RE ASTORIA 2 LANDCO LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

Lessee:

RE ASTORIA 2 LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____)
) §
County of _____)

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

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

WITNESS my hand and official seal.

(Affix seal here)

_____
Signature of Notary

STATE OF _____)
) §
County of _____)

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

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

WITNESS my hand and official seal.

(Affix seal here)

_____
Signature of Notary

6807615_7

APPENDIX R
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

SITE CONTROL DOCUMENTS

Effective Date Site Control Documents

1. Option Agreement for Grant of Easement Rights, dated as of October 11, 2013, by and between RE Astoria LLC and [Redacted Third Party].

2. Option Agreement for Easement, dated as of January 17, 2014, by and between SiteCo, LLC and Mahmoud Abdelhak, relating to parcel APN 261-350-21, as assigned to RE Astoria LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria LLC dated March 17, 2014.

3. Grant of Transmission Easement, dated as of March 19, 2014 and recorded on March 19, 2014 as Document Number 0214030413 in Kern County, California, by and between RE Astoria LLC and Mahmoud Abdelhak, relating to parcel APN 261-350-21.

4. Option Agreement for the Purchase and Sale of Real Property, dated as of July 30, 2012, by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcel APN 261-213-25, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

5. Option Agreement for the Purchase and Sale of Real Property, dated as of August 15, 2011, by and among SiteCo, LLC, Thomas P. Houchen and Robbin A. Houchen, relating to parcel APN 261-213-51 and APN 261-213-49, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

6. Option Agreement for the Purchase and Sale of Real Property, dated as of November 13, 2012, by and between SiteCo, LLC and Michael R. Houchen, relating to parcel APN 261-213-52 (subsequently split into APN 261-213-55 and APN 261-213-56), as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

7. Option Agreement for the Purchase and Sale of Real Property, dated as of October 8, 2013, by and between SiteCo, LLC and Gladys E. Horn, Trustee of the John L. Horn Decedent's Trust created pursuant to the provisions of The Horn Family Trust – 1987, Restated November 26, 1997 and Amended July 17, 2006, relating to parcel APN 261¬

250-16, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

8. Option Agreement for the Purchase and Sale of Real Property, dated as of January 30, 2013, by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcel APN 261-250-45, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

9. Option Agreement for the Purchase and Sale of Real Property, dated as of July 16, 2013, by and between SiteCo LLC and [Redacted Third Party], relating to parcel APN 261-250-47, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between [Redacted Third Party] and [Redacted Third Party], as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

10. Option Agreement for the Purchase and Sale of Real Property, dated as of January 30, 2013, by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcel APN 261-250-48, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

11. Option Agreement for the Purchase and Sale of Real Property, dated as of October 9, 2013, by and between SiteCo, LLC and Randal Gardner, relating to parcel APN 261¬ 250-28, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

12. Option Agreement for the Purchase and Sale of Real Property, dated as of February 12, 2014, by and between SiteCo, LLC and Trini Holdings, LLC, relating to parcel APN 261-213-11, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

13. Option Agreement for the Purchase and Sale of Real Property, dated as of November 8, 2013, by and between SiteCo, LLC and Mark F. Bramlette, relating to parcel APN 261-213-19, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

14. Option Agreement for the Purchase and Sale of Real Property, dated as of November 4,

2011, by and between SiteCo, LLC and The Lansing Companies, LLC, relating to parcel APN 261-211-06, as amended by that certain First Amendment to Option Agreement for the Purchase and Sale of Real Property dated as of May 11, 2012, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

15. Option Agreement for the Purchase and Sale of Real Property, dated as of July 6, 2011, by and between SiteCo, LLC and Zeneida A. Houchen, relating to parcel APN 261-213-50 (subsequently split into APN 261-213-53 and APN 261-213-54), as amended by that certain First Amendment to Option Agreement for the Purchase and Sale of Real Property dated as of April 17, 2014, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

16. Option Agreement for the Purchase and Sale of Real Property, dated as of May 29, 2012, by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcel APN 261-230-12, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

17. Option Agreement for the Purchase and Sale of Real Property, dated as of June 25, 2012, by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcel APN 261-230-28, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

18. Option Agreement for the Purchase and Sale of Real Property, dated as of June 25, 2012 by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcel APN 261-230-29, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

19. Option Agreement for the Purchase and Sale of Real Property, dated as of August 13, 2012, by and between SiteCo, LLC and Brooklyn Troy, LLC, relating to parcels APN 261-230-30, APN 261-230-31, APN 261-230-32, and APN 261-230-33, as assigned by the Assignment and Assumption of Option Agreement for Purchase and Sale of Real Property dated as of January 1, 2014, by and between Brooklyn Troy, LLC and The Lansing Companies, LLC, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

20. Option Agreement for Easement, dated as of November 14, 2013, by and between SiteCo, LLC and Richard W. Rauen a Successor Trustee of the Richard W. Rauen and Frances Rauen Family Trust dated February 14, 1991, relating to parcel APN 261-241-03, as assigned to RE Astoria LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria LLC dated May 20, 2014.

21. Option Agreement for the Purchase and Sale of Real Property, dated as of April 8, 2014, by and between SiteCo, LLC and Mei-Ling Properties I LLC, relating to parcel APN 261-250-27, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

22. Option Agreement for the Purchase and Sale of Real Property, dated as of May 12, 2014, by and between SiteCo, LLC and Richard Ong, relating to parcel APN 261-230-38, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

23. Option Agreement for the Purchase and Sale of Real Property, dated as of May 14, 2014, by and between SiteCo, LLC and Richard Ong, Patricia Gee and Thomas Ong, Sr., relating to parcel APN 261-230-39, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

24. Option Agreement for the Purchase and Sale of Real Property, dated as of May 12, 2014, by and between SiteCo, LLC and Thomas Ong and Teresa H. Ong, relating to parcel APN 261-230-40, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

25. Option Agreement for the Purchase and Sale of Real Property, dated as of May 12, 2014, by and between SiteCo, LLC and Gary Gee and Patricia L. Gee, as Trustees of the Gary Gee and Patricia L. Gee Family Trust, relating to parcel APN 261-230-41, as assigned to RE Astoria 2 LandCo LLC pursuant to that certain Assignment and Assumption Agreement between SiteCo, LLC and RE Astoria 2 LandCo LLC dated May 20, 2014.

<u>Unexecuted Agreed Site Control Documents</u>

1. Grant of Transmission Easement, by and between RE Astoria 2 LLC and [Redacted Third Party].

2. Grant of Transmission Easement, by and between RE Astoria 2 LLC and [Redacted Third Party].

3. Grant of Transmission Easement, by and between RE Astoria 2 LLC and [Redacted Third Party].

4. Shared Facilities Agreement, by and among RE Astoria 2 LLC and [Redacted Third Parties].

Additional Site Control Documents

1. Land Lease, by and between RE Astoria 2 LLC and RE Astoria 2 LandCo LLC.

2. Shared Fence Easement Agreement, by and between RE Astoria 2 LLC, RE Astoria LLC and _____ LandCo LLC.

3. Shared Facilities Agreement (for shared switchyard & gen-tie), by and among RE Astoria LLC, RE Astoria 2 LLC and [__].

4. Co-Tenancy Agreement (for shared switchyard & gen-tie), by and among RE Astoria LLC, RE Astoria 2 LLC and [__].

5. Joint Facilities Easement Agreement by and among RE Astoria 2 LLC, RE Astoria 2 LandCo LLC and [Redacted Third Parties].

6. One or more Access and Utility Easement Agreement(s) by and among RE Astoria 2 LLC, _____ LandCo LLC and [Redacted Third Parties].

Assignment of Effective Date Site Control Documents

1. Assignment Agreement between RE Astoria LLC and RE Astoria 2 LLC, assigning a portion of RE Astoria LLC's rights in the Effective Date Site Control Documents to RE Astoria 2 LLC.

SCHEDULE 6.5
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

SAMPLE CALCULATION OF CONTRACT PRICE

Fixed Rate: Section 6.5(a)(i)

If the CAISO Settlement Price = $25 / MWh, and:

Facility Energy = 7 MWh
Buyers' Percentage of Facility Output = 8.0%
Fixed Rate = $64 / MWh

Then, the amount payable to Seller = 7 MWh * 8.0% * ($64 / MWh – $25 / MWh) = $21.84

Fixed Rate: Section 6.5(a)(ii)

If the CAISO Settlement Price = -$25 / MWh, and:

The current Settlement Interval is an Initial Negative Interval, and:

Facility Energy = 7 MWh
Buyers' Percentage of Facility Output = 8.0%
Fixed Rate = $64 / MWh

Then the amount payable to Seller = 7 MWh * 8.0% * $64 / MWh = $35.84

Fixed Rate: Section 6.5(a)(iii)

If the CAISO Settlement Price = -$25 / MWh, and:

The current Settlement Interval is not an Initial Negative Interval, and:

Facility Energy = 7 MWh
Buyers' Percentage of Facility Output = 8.0%
Fixed Rate = $64 / MWh

Then the amount payable to Seller = 7 MWh * 8.0% * ($64 / MWh – (-25 / MWh)) = $49.84

SCHEDULE 10.3
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

SAMPLE CALCULATION OF RA DEFICIENCY AMOUNT

Example, for illustrative purposes only:

If:

- Commercial Operation Date = December 31, 2016
- Date Full Capacity Deliverability Status is achieved = June 30, 2017
- Net Qualifying Capacity, June 2017 = 32.53 MW
- Qualifying Capacity, June 2017 = 56.38 MW (from the CAISO NQC Solar Factors for June 2014 as shown below.)
- RA Value = $1,650 per MW of Applicable Contract Capacity per month
- Applicable Contract Capacity = 65 MW
- Percentage of Facility Output = 26.67%
- Solar NQC Factor = Monthly NQC as provided by the CAISO. The 2014 solar factors are:

Solar					NQC MW
Month	2010	2011	2012	CY 2014 Solar Factor	75
1	0.0039	0.0090	0.0125	0.84%	0.632894
2	0.0472	0.0873	0.1049	7.98%	5.986052
3	0.1558	0.1766	0.2260	18.61%	13.96092
4	0.5086	0.5821	0.7149	60.19%	45.13946
5	0.7666	0.5991	0.8378	73.45%	55.0861
6	0.8610	0.8753	0.8657	86.74%	65.05176
7	0.7931	0.8731	0.8781	84.81%	63.60863
8	0.8014	0.8567	0.7853	81.45%	61.08406
9	0.6806	0.7396	0.8034	74.12%	55.58927
10	0.4132	0.5596	0.4322	46.83%	35.12367
11	0.1211	0.0723	0.0009	6.48%	4.858566
12	0.0427	0.0357	0.0030	2.71%	2.034833

Then:

- Partial RA Factor = 32.53 MW/ 56.38 MW = 0.58
- RA Shortfall Period is January 1, 2017 through August 31, 2017
- RA Shortfall Months are January 2017 through August 2017

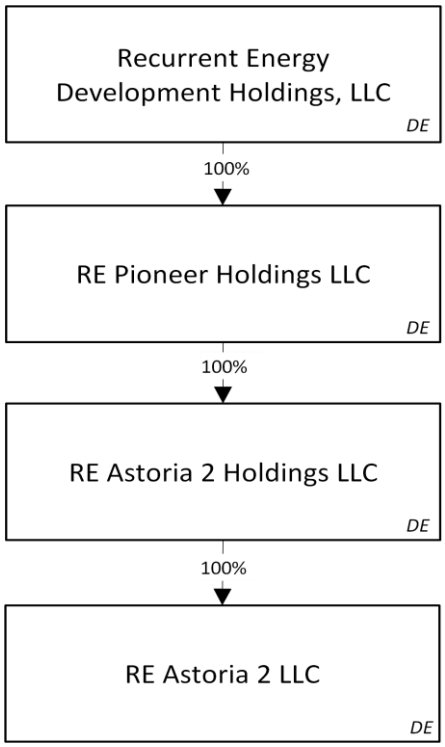
And:

- RA Deficiency Amount for June 2017 =

- $1,650 / MW / month * 65 MW * 86.74% * 26.67% * (1.0 – 0.58) = $10,420.51
- RA Deficiency Amount for January 2017 (for a Net Qualifying Capacity of 0 MW) = $1,650 / MW / month * 65 MW * 0.84% * 26.67% * (1.0 – 0) = $240.27

SCHEDULE 12.2(h)
TO POWER PURCHASE AGREEMENT,
DATED AS OF _____, 2014
BETWEEN BUYERS
AND
RE ASTORIA 2 LLC

STRUCTURE OF RE HOLDINGS ENTITIES



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Execution Copy

ASTORIA 2 SOLAR PROJECT

BUYERS JOINT PROJECT AGREEMENT

BY AND AMONG

SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY,

AND

POWER AND WATER RESOURCES POOLING AUTHORITY,

AND

THE CITY OF LODI

AND

THE CITY OF CORONA

AND

THE CITY OF MORENO VALLEY

AND

THE CITY OF RANCHO CUCAMONGA

Dated as of _____, 2014

TABLE OF CONTENTS

PARTIES 1
RECITALS 1
1. AGREEMENT 3
2. DEFINITIONS 3
3. BUYERS' AGENT AUTHORIZATION 3
4. ESTABLISHMENT AND AUTHORIZATION OF BUYERS' JOINT PROJECT COMMITTEE 4
5. RESPONSIBILITIES OF BUYERS JOINT PROJECT COMMITTEE 8
6. BUYERS JOINT ACTION 10
7. RESPONSIBILITIES OF BUYERS' AGENT; PAYMENT OF COSTS 12
8. LIABILITY 15
9. RELATIONSHIP OF THE PARTIES 17
10. INDEMNITY AND RELATED MATTERS 17
11. DISPUTES 18
12. GOVERNING LAW 20
13. REPRESENTATION AND NOTICES 20
14. SEVERABILITY. 21
15. AMENDMENTS 22

Appendix A-- Joint Committee Vote Percentages

ASTORIA 2 SOLAR PROJECT
BUYERS JOINT PROJECT AGREEMENT

PARTIES

This Buyers Joint Project Agreement (this "***Agreement***") dated as of the day of , 2014 by and among the SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY, a joint powers agency and a public entity organized under the laws of the State of California ("***SCPPA***"), the POWER AND WATER RESOURCES POOLING AUTHORITY, a joint powers authority and public entity organized under the laws of the State of California ("***PWRPA***"), the CITY OF LODI, a municipal corporation ("***Lodi***"), the CITY OF CORONA, a municipal corporation (**"*Corona*"**), the CITY OF MORENO VALLEY, a municipal corporation (**"*Moreno Valley*"**), and the CITY OF RANCHO CUCAMONGA, a municipal corporation (**"*Rancho Cucamonga*"**). SCPPA, PWRPA, CORONA, MORENO VALLEY and RANCHO CUCAMONGA are each sometimes referred to as a "***Buyer***" or a "***Party,***" and collectively as "***Buyers***" or "***Parties***."

RECITALS

In connection with the development and acquisition of their respective long-term renewable energy generation resources, including energy generated by facilities employing solar energy based technologies, the Buyers have identified a potential photovoltaic based solar generation resource to be developed by RE Astoria 2 LLC, an affiliate of Recurrent Energy, LLC.

The Buyers have participated in negotiations for and are entering into the Power Purchase Agreement, dated , 2014 with RE Astoria 2 LLC (the "***Power Purchase Agreement***") for the development of a 75MW photovoltaic solar generation facility, including inverter and collection system infrastructure and related transmission and other facilities, to be located in Kern County, California (the "***Astoria 2 Solar Project***") and for the purchase by each of the Buyers of energy output of the Astoria 2 Solar Project and the associated rights and benefits thereof. The Power Purchase Agreement provides for the initial sale to the Buyers of 65 MW of the 75MW capacity of the Astoria 2 Solar Project and for the sale to the Buyers of the full 75 MW capacity of Astoria 2 Solar Project commencing January 1, 2022. The Power Purchase Agreement also provides, among others, for an acquisition alternative under which the Buyers are entitled to exercise an option to purchase the Astoria 2 Solar Project.

The Power Purchase Agreement includes provisions for SCPPA to act as Buyers' Agent, on its own behalf and for and on behalf of PWRPA, Lodi, Corona, Moreno Valley and Rancho Cucamonga in certain circumstances as provided in the Power Purchase Agreement, and each of the Buyers intends by this Agreement to provide the manner and means to coordinate the exercise of certain of the Buyers' rights and activities with respect to the Astoria 2 Solar Project and to authorize Buyers' Agent to provide such approvals, determinations, responses and other actions under the Power Purchase Agreement on behalf of the Buyers in order to carry out the applicable terms thereof and realize the related benefits thereunder.

1. AGREEMENT

For and in consideration of the premises and the mutual covenants and agreements hereinafter set forth and other good and valuable consideration, it is agreed by and among the Parties as follows:

2. DEFINITIONS

The meaning of capitalized terms in this Agreement not otherwise defined in context shall be as defined in Section 1.1 of the Power Purchase Agreement, which is incorporated herein by this reference.

3. BUYERS' AGENT AUTHORIZATION

3.1 In accordance with the terms and conditions of this Agreement, PWRPA, Lodi, Corona, Moreno Valley and Rancho Cucamonga hereby appoint and authorize SCPPA to act as the Buyers' Agent on their behalf, and SCPPA agrees to act as Buyers' Agent on its own behalf, in each case for the purpose of carrying out the duties and responsibilities of Buyers' Agent under the Power Purchase Agreement, the Option Agreement and the Land Option Agreement (collectively, the "Power Purchase and Option Agreements"), as provided in Section 5 and pursuant to Section 7 of this Agreement. SCPPA hereby accepts such appointment as Buyers' Agent and agrees to act as Buyers' Agent for and on behalf of PWRPA, Lodi, Corona, Moreno Valley and Rancho Cucamonga as well as on its own behalf, all as provided in this Agreement. Unless replaced by unanimous agreement among the Buyers, SCPPA shall serve as Buyers' Agent under

the Power Purchase and Option Agreements as provided in this Agreement throughout the Agreement Term.

3.2 In carrying out its responsibilities under the Power Purchase and Option Agreements pursuant to the terms of this Agreement, Buyers' Agent shall in all material respects observe all applicable laws, rules and regulations.

4. ESTABLISHMENT AND AUTHORIZATION OF BUYERS' JOINT PROJECT COMMITTEE

4.1 The Buyers Joint Project Committee is hereby established and authorized to act on behalf of each of the Buyers for the purposes of (a) providing coordination among the Buyers in carrying out certain collective actions as set forth in this Section 4, and (b) providing the manner and means for achieving agreement among the Buyers with respect to such collective actions.

4.2 The Buyers Joint Project Committee shall consist of representatives (each a "***Joint Committee Representative***") as follows: (a) a Joint Committee Representative from PWRPA, (b) a Joint Committee Representative from Lodi, (c) a Joint Committee Representative from Corona, (d) a Joint Committee Representative from Moreno Valley, (e) a Joint Committee Representative from Rancho Cucamonga, (f) a Joint Committee Representative from each of the five SCPPA Participating Members, and (g) a non-voting Joint Committee Representative from SCPPA. Each such Joint Committee Representative shall be entitled to cast a vote (a "***Joint Committee Vote***") as follows:

(i) The Joint Committee Representative from PWRPA shall be entitled to cast its Joint Committee Vote equal to the Joint Committee Vote Percentage for PWRPA as set forth in Appendix A, as revised pursuant to Section 4.4;

(ii) The Joint Committee Representative from Lodi shall be entitled to cast its Joint Committee Vote equal to the Joint Committee Vote Percentage for Lodi as set forth in Appendix A, as revised pursuant to Section 4.4;

(iii) The Joint Committee Representative from Corona shall be entitled to cast its Joint Committee Vote equal to the Joint Committee Vote Percentage for Corona as set forth in Appendix A, as revised pursuant to Section 4.4

(iv) The Joint Committee Representative from Moreno Valley shall be entitled to cast its Joint Committee Vote equal to the Joint Committee Vote Percentage for Moreno Valley as set forth in Appendix A, as revised pursuant to Section 4.4

(v) The Joint Committee Representative from Rancho Cucamonga shall be entitled to cast its Joint Committee Vote equal to the Joint Committee Vote Percentage for Rancho Cucamonga as set forth in Appendix A, as revised pursuant to Section 4.4

(vi) Each SCPPA Participating Member shall be entitled to cast a Joint Committee Vote which shall be equal to the Joint Committee Vote

Percentage for such SCPPA Participating Member as set forth in Appendix A, as revised pursuant to Section 4.4.

The Parties hereto acknowledge and the SCPPA Participating Members have been advised that, as set forth in Appendix A, starting on January 1, 2022 their respective Joint Committee Vote Percentages as then in effect are to be adjusted as provided in Appendix A due to the increase in the Applicable Contract Capacity under the Power Purchase Agreement from 65 MW to at least 75 MW.

4.3 SCPPA's non-voting Joint Committee Representative shall be the chairperson ("***Chairperson***") of the Buyers Joint Project Committee.

4.4 Commencing on January 21, 2022, the Joint Committee Vote Percentage set forth in Appendix A (i) for PWRPA shall be adjusted as necessary to equal PWRPA's Buyers Percentage of Facility Output as then in effect under the Power Purchase Agreement, (ii) for Lodi shall be adjusted as necessary to equal Lodi's Buyers Percentage of Facility Output as then in effect under the Power Purchase Agreement, (iii) for Corona shall be adjusted as necessary to equal Corona's Buyers Percentage of Facility Output as then in effect under the Power Purchase Agreement, (iv) for Moreno Valley shall be adjusted as necessary to equal Moreno Valley's Buyers Percentage of Facility Output as then in effect under the Power Purchase Agreement, (v) for Rancho Cucamonga shall be adjusted as necessary to equal Rancho Cucamonga's Buyers Percentage of Facility Output as then in effect under the Power Purchase Agreement, and (vi) for

each of the SCPPA Participating Members shall be adjusted to equal such SCPPA Participating Member's Applicable MW Share as then in effect under the Power Purchase Agreement. Prior to January 1, 2022, the Buyers Joint Committee Vote Percentage of each such Buyer shall be adjusted as necessary to reflect changes in such Buyer's Applicable MW Share then in effect. Appendix A shall be revised to provide for any and all such adjustments and such revised Appendix A shall become Appendix A of this Agreement in replacement of the prior Appendix A.

4.5 Each of the Buyers and, upon direction of SCPPA, each of the SCPPA Participating Members shall, within 30 days after the Parties have entered into this Agreement, give notice, each to the other, of its Joint Committee Representative on the Buyers Joint Project Committee. An alternate Joint Committee Representative may be appointed to act on behalf of any Joint Committee Representative by similar written notice in the absence of the regular Joint Committee Representative. An alternate Joint Committee Representative may attend all meetings of the Buyers Joint Project Committee but may vote only if the Joint Committee Representative entitled to vote and for whom she/he serves as an alternate is absent. Upon any SCPPA Participating Member providing its written proxy to SCPPA, SCPPA's Joint Committee Representative serving as Chairperson shall be authorized in the absence of such SCPPA Participating Member to vote by proxy for such SCPPA Participating Member on the Buyers Joint

Project Committee. Such a proxy shall be valid only for the meeting for which it is given.

4.6 The Chairperson shall be responsible for calling and presiding over meetings of the Buyers Joint Project Committee. The Chairperson shall promptly call a meeting of the Buyers Joint Project Committee at the request of any Joint Committee Representative in a manner and to the extent permitted by law. For the purpose of conducting meetings, a quorum shall exist so long as the Chairperson, together with the Joint Committee Representatives entitled to cast Joint Committee Votes (including any SCPPA vote by proxy) aggregating at least 70% of the total of Joint Committee Votes shall be present. The conducting of Buyers Joint Project Committee meetings, including voting at such meetings, may be by assembled meeting or by telephone or video conferencing, or by any combination thereof, to the extent permitted by law.

4.7 Unless all of the Buyers shall determine otherwise, the actions of the Buyers Joint Project Committee shall require the votes of at least five (5) Joint Committee Representatives having Joint Committee Votes (including any SCPPA vote by proxy), aggregating at least seventy per cent (70 %) of the total of the Joint Committee Votes.

5. RESPONSIBILITIES OF BUYERS JOINT PROJECT COMMITTEE

5.1 The Buyers Joint Project Committee shall be responsible for determining by a vote of its Joint Committee Votes as provided in Section 4.6 of this Agreement and directing the action to be taken or not taken by the Buyers'

Agent with respect to the following matters under the Power Purchase and Option Agreements:

(i) The determination of the Major Maintenance Blockout pursuant to Section 4.4(a) of the Power Purchase Agreement.

(ii) Approval of any Lien (other than Permitted Encumbrances) on any portion of the Facility or any related property or assets under Section 5.5 of the Power Purchase Agreement.

(iii) Consent to any Change in Control pursuant to Section 14.7(a) of the Power Purchase Agreement.

(iv) Providing the Proposed Purchase Notice to Seller pursuant to Section 14.25(b) of the Power Purchase Agreement.

(v) Providing administrative services relating to Buyers' rights or obligations or Buyers' Agent actions under the Power Purchase Agreement.

(vi) Any other matter or matters with respect to which any action is to be taken or not taken by Buyers' Agent pursuant to the Power Purchase Agreement or the Option Agreement which the Buyers Joint Project Committee shall have determined to be subject to its Joint Committee Vote as provided in this Section 5.1.

5.2 Each of the Buyers agrees that the vote of the Buyers Joint Project Committee with respect to each of the matters under Section 5.1 of this Agreement shall be determinative as to such matter and shall constitute the

agreement of the Buyers as to such matter for purposes of the Power Purchase and Option Agreements.

6. BUYERS JOINT ACTION

6.1 Any action provided for under the Power Purchase Agreement or this Agreement to be taken or agreed to by the Buyers collectively, including without limitation, the exercise of the Project Purchase Option for the purchase of the Facility under the Option Agreement by one or more Buyers or the purchase of the Facility by one or more Buyers pursuant to the Right of First Offer under Section 14.25 of the Power Purchase Agreement, together with the termination of the Power Purchase Agreement, shall be agreed to by the Buyers pursuant to the separate authorization of such action by each Buyer.

6.2 In the event that Buyers collective action pertains to the exercise of the Project Purchase Option under the Option Agreement for the purchase of the Facility or the purchase of the Facility pursuant to the Right of First Offer under Section 14.25 of the Power Purchase Agreement, the authorization of such action shall include, in addition to the termination of the Power Purchase Agreement, the following:

(i) In the event that each Buyer agrees to purchase a percentage ownership interest in the Facility equal to its Buyer Percentage Facility Output, the Buyers will enter into a joint ownership and operation agreement with respect to the Facility;

(ii) In the event that one or more Buyers agree to purchase ownership interests in the Facility, and the other Buyer or Buyers determine to continue its or their purchase of Facility Energy, Capacity Rights and associated products, services and attributes (the "Facility Output") with respect to the Facility or otherwise determine to terminate its or their participation in the Astoria 2 Solar Project, the Buyer (if only one) that agrees to purchase the Facility will proceed with its purchase of the Facility, and the Buyers (if two or more) that agree to purchase the Facility will enter into a joint ownership and operation agreement providing for the purchase by each such Buyer of an ownership interest in the Facility, and the Buyer or Buyers that determine to retain its or their Facility Output with respect to the Facility will enter into an agreement or agreements for the purchase by such Buyer or Buyers of its or their respective proportionate shares of the Facility Output in accordance with its or their respective Buyer Percentage of Facility Output, which agreement or agreements shall be on terms and conditions that are substantially similar to those in the Power Purchase Agreement, including with respect to price and the remainder of the term; and

(iii) In the event of the purchase of the Facility by two or more Buyers, unless otherwise determined by the Buyers purchasing the Facility, such a joint ownership and operation agreement shall provide that

the Buyers purchasing ownership interests in the Facility shall do so as tenants in common.

7. RESPONSIBILITIES OF BUYERS' AGENT; PAYMENT OF COSTS

7.1 Buyers' Agent shall have and carry out the following duties and responsibilities under this Agreement:

(i) Buyers' Agent shall comply with the vote of the Buyers Joint Project Committee with respect to each matter as provided under Section 5 of this Agreement and shall take or not take such action, as applicable, under the Power Purchase Agreement or the Option Agreement with respect to such matter in accordance with such vote of the Buyers Joint Project Committee.

(ii) Buyers' Agent shall, in accordance with a determination by Buyers' Agent as to compliance with Prudent Utility Practices, take (or not take) such actions as are reposed in Buyers' Agent pursuant to the Power Purchase Agreement or the Option Agreement, other than the actions with respect to the matters to be determined by vote of the Buyers Joint Project Committee as provided under Section 5 of this Agreement.

(iii) Buyers' Agent shall promptly provide the Buyers Joint Project Committee and each of the Joint Committee Representatives with any information that may materially affect or which shall have materially affected the matters referred to in Section 5 or in this Section 7 of this Agreement, and shall provide the Parties with

copies of material notices, studies, reports, and other materials received by Buyers' Agent from the Seller pursuant to the Power Purchase Agreement or the Option Agreement. Buyers' Agent shall provide the Parties with copies of all such notices , studies, reports, and other materials upon reasonable request of a Party.

(iv) Buyers' Agent shall arrange for and provide to the Buyers Joint Project Committee any available studies, supplies or services as requested by the Buyers Joint Project Committee in connection with its consideration of any of the matters referred to in Section 5 of this Agreement.

(v) Buyers' Agent, in performing its activities under this Agreement and the Power Purchase and Option Agreements may use its own employees, equipment and facilities or arrange and contract for the performance thereof by other entities.

(vi) Buyers' Agent shall prepare and submit to the Buyers Joint Project Committee its estimates of costs to be incurred in connection with its performance of activities as Buyers' Agent as provided in Section 5 or pursuant to this Section 7 of this Agreement and under the Power Purchase and Option Agreements.

(vii) Buyers' Agent shall furnish upon request by the Buyers Joint Project Committee or any Joint Committee Representative any other reasonable assistance or services and any information

reasonably available pertaining to the matters to be considered by the Buyers Joint Project Committee.

(viii) In performing its activities and responsibilities as provided in Section 5 or pursuant to this Section 7 of this Agreement and under the Power Purchase and Option Agreements, Buyers' Agent shall comply in all material respects with any and all applicable laws and regulations.

7.2 From time to time, and at such times (not more than monthly) as the Buyers' Agent shall determine, Buyers' Agent shall submit to each Buyer a request and requisition for payment by such Buyer of its proportionate share equal to its Buyer Percentage of Facility Output of costs and expenses incurred, or to be incurred, by the Buyers' Agent. Each Buyer shall pay or cause to be paid the amount of such request and requisition within 30 days after receipt thereof. If a Party fails to pay any such request or requisition when due, interest shall accrue, to the extent permitted by law, at a rate equal to the Interest Rate as defined in the Power Purchase Agreement until payment is made. At such reasonable times as shall be requested by a Buyer or Buyers, the books and cost records of the Buyers' Agent relevant to its costs and expenses shall be subject to audit by or on behalf of such Buyer or Buyers, at such Buyer or Buyers' sole cost and expense.

7.3 Buyers' Agent shall not receive any profit for performance of activities under this Agreement, the Power Purchase Agreement or the Option

Agreement, except that Buyers' Agent shall be permitted to recoup any reasonable costs and expenses associated with the performance of such activities under the Power Purchase Agreement, the Option Agreement and hereunder.

8. LIABILITY

8.1 The Parties agree that neither any Buyer or the Buyers' Agent nor any of their respective past, present or future directors, officers, employees, board members, agents, attorneys or advisors (collectively, the "***Released Parties***"), shall be liable to any other of the Released Parties for any and all claims, demands, liabilities, obligations, losses, damages (whether direct, indirect or consequential), penalties, fines, actions, loss of profits, judgments, orders, suits, costs, expenses (including attorneys' fees and expenses) or disbursements of any kind or nature whatsoever in law, equity or otherwise suffered by any Released Party as a result of the action or inaction, or performance or non-performance, by any of the Released Parties under this Agreement, the Power Purchase Agreement or the Option Agreement (excluding gross negligence or willful misconduct which, unless otherwise agreed by the Parties, is to be determined and established by a court of competent jurisdiction in a final, nonappealable order). Each Party shall release each of the other Released Parties from any claim or liability that such Party may have cause to assert as a result of any action or inaction, or performance or non-performance, by the Released Parties under this Agreement, the Power Purchase Agreement or

the Option Agreement (excluding gross negligence or willful misconduct which, unless otherwise agreed by the Parties, is to be determined and established by a court of competent jurisdiction in a final, nonappealable order). Notwithstanding the foregoing, no such action or inaction, or performance or non-performance, by any of the Released Parties shall relieve any Party from its respective obligations under this Agreement, the Power Purchase Agreement or the Option Agreement, including such Party's obligation to make payments required under this Agreement, the Power Purchase Agreement or the Option Agreement. In no event shall the provisions of this Section 8.1 be construed so as to relieve the Buyers' Agent from any obligation under this Agreement, the Power Purchase Agreement or the Option Agreement. It is also hereby recognized and agreed that no officers, employees, board members, agents, attorneys or advisors of any of the Released Parties shall be individually liable in respect of any undertakings by any of the Released Parties under this Agreement, the Power Purchase Agreement or the Option Agreement.

8.2 The exculpation provision set forth in Section 8.1 hereof shall apply to all types of claims or actions including, but not limited to, claims or actions based on contract or tort. Notwithstanding the foregoing, a Party may protect and enforce its rights under this Agreement by a suit or suits in equity for specific performance of any obligation or duty of any other Party, and Buyers' Agent may enforce by any legal means its right to payment for its costs in accordance with the terms of this Agreement.

9. RELATIONSHIP OF THE PARTIES

9.1 The covenants, obligations and liabilities of the Parties are intended to be several and not joint or collective and nothing herein contained shall ever be construed to create an association, joint venture, trust, partnership or other legal entity, or to impose a trust or partnership covenant, obligation or liability on or with regard to any of the Parties. Each Party shall be individually responsible for its own covenants, obligations and liabilities under this Agreement.

10. INDEMNITY AND RELATED MATTERS

10.1 SCPPA in its capacity as Buyers' Agent under this Agreement shall be entitled to indemnification from the Buyers as set forth herein. To the extent permitted by law, each Buyer shall, proportionately in accordance with its Buyer Percentage of Facility Output, indemnify and hold harmless the Buyers' Agent and its officers, employees, agents, attorneys and advisors, past, present or future, when acting for the Buyers' Agent (collectively, "***Buyers' Agent Indemnitees***"), from and against any and all claims, demands, liabilities, obligations, losses, damages (whether direct, indirect or consequential), penalties, actions, loss of profits, judgments, orders, suits, costs, expenses (including attorneys' fees and expenses) or disbursements of any kind or nature whatsoever in law, equity or otherwise (collectively, "***Losses***") arising by reason of any actions, inactions, errors or omissions of Buyers' Agent incident to the performance of this Agreement (including negligent acts or omissions and

excluding gross negligence or willful misconduct which, unless otherwise agreed by the Parties, is to be determined and established by a court of competent jurisdiction in a final, nonappealable order) on the part of Buyers' Agent Indemnitees. At Buyers' Agent's option, one or more Buyers shall defend Buyers' Agent Indemnitees from and against any and all Losses. If one or more Buyers, with the Buyers' Agent's consent, shall defend any Buyers' Agent Indemnitee, the Buyers' Agent shall approve the selection of counsel, and the Buyers' Agent shall further approve any settlement or disposition, such approval not to be unreasonably withheld. For the avoidance of doubt, all payments as and for indemnification by the Buyers under this Section 10.1, together with any other amount payable by the Buyers under this Section 10.1, shall constitute the individual costs of the Buyers under this Agreement.

10.2 For purposes of this Agreement, the rights, entitlements, obligations and liabilities of SCPPA, as Buyers' Agent under this Agreement and the Power Purchase and Option Agreements shall not apply to or otherwise be affected by, and shall be deemed and interpreted to be legally separate from, the rights, entitlements, obligations, and liabilities of SCPPA as a Buyer under this Agreement and the Power Purchase and Option Agreements.

11. DISPUTES

11.1 Dispute or Claim. Any action, claim or dispute which any Party may have against another Party or Parties arising out of or relating to this Agreement

or the transactions contemplated hereunder, or the breach, termination or validity thereof ("Dispute") shall be submitted in writing to the other Parties. The written submission of any Dispute shall include a concise statement of the question or issue in dispute together with a statement listing the relevant facts and documentation that support the claim.

11.2 Good Faith Resolution. The Parties agree to cooperate in good faith to attempt to achieve an expeditious resolution of such a Dispute. Pending resolution of such Dispute, unless otherwise provided for under this Agreement, the Parties shall proceed diligently with the performance of their respective obligations pursuant to the terms of this Agreement.

11.3 Informal Negotiation. The Parties shall first attempt in good faith to resolve any Dispute through informal negotiations by the Joint Committee Representatives.

11.4 Arbitration. In the event the Parties are unable to resolve the Dispute through informal negotiations as described above, the Parties may elect to pursue the mediation of the Dispute by a mutually agreeable mediator. If the Parties so choose the parties may elect to voluntarily pursue arbitration pursuant to the rules of the Judicial Arbitration and Mediation Service (JAMS) or American Arbitration Association (AAA), or any other method chosen by the Parties, subject to the express prior written agreement of both Parties. Such written agreement may include the guidelines agreed upon by the Parties to be followed by the Parties in such arbitration or dispute resolution prior to the commencement of such arbitration. No

Party shall be obligated to pursue arbitration over any other method of dispute resolution.

11.5 Litigation Rights. In the event the Parties are unable to satisfactorily resolve the Dispute within 30 days from the receipt of notice of the Dispute, subject to any extensions of time as may be mutually agreed upon in writing, or any arbitration or other agreement, any Party may initiate litigation in a court of law with jurisdiction located in Los Angeles County, California, which shall be the exclusive venue to litigate disputes.

11.6 No Attorneys Fees. In the event any action is brought at law or in equity in any court or through any alternative dispute resolution process to enforce any provision of this Agreement, or for damages by reason of any alleged breach of this Agreement, the Parties mutually agree that each Party to this Agreement shall bear its own attorneys fees and costs.

12. GOVERNING LAW

This Agreement was made and entered into in the State of California and shall be governed by, interpreted and enforced in accordance with the laws of the State of California, without regard to conflict of law principles.

13. REPRESENTATION AND NOTICES

13.1 The Parties acknowledge that each Party was represented by counsel in the negotiation and execution of this Agreement, and any uncertainty or ambiguity in this Agreement shall not be interpreted against a Party on the basis that the Party drafted the language, but shall be interpreted according to the application of the rules on interpretation of contracts.

13.2 Any notice, demand, requisition or request shall be in writing and shall be deemed properly served, given or made if delivered in person or sent by registered or certified mail, postage prepaid, to the persons specified below:

Southern California Public Power Authority
1160 Nicole Court
Glendora, CA 91740
Attention: Executive Director
Telephone: (626) 793-9364
Facsimile: (626) 704-9461
Email: bcarnahan@scppa.org, shomer@scppa.org, knguyen@scppa.org

Power & Water Resources Pooling Authority
3514 W. Lehman Road
Tracy, CA 95304-9336
Attention: Kent Palmerton
Telephone: (916) 483-5368
Facsimile: (916) 489-3537
Email: kent@wkpalmerton.com

Lodi Electric Utility
Elizabeth Kirkley, Director
1331 S. Ham Lane
Lodi, CA 95242
Telephone: (209) 333-6828
Facsimile: (209) 333-6839
Email: ekirkley@lodi.gov
If by e-mail, copy to: mprice@lodi.gov

City of Corona
755 Public Safety Way
Corona, CA 92880
Attention: Jonathan Daly
Email: Jonathan.Daly@ci.corona.ca.us
Telephone: (951) 736-2232

City of Moreno Valley
Attention: Electric Utility Division Manager, Jeannette Olko
14331 Frederick St., Moreno Valley, CA 92553
Telephone: (951) 413.3502
Email: jeannetteo@moval.org

Rancho Cucamonga Municipal Utility
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
Attention: Fred Lyn, Utilities Division Manager
Telephone: (909) 477-2740 Ext. 4035
Facsimile: (909) 477-2741
Email: fred.lyn@cityofrc.us

14. SEVERABILITY.

In case any one or more of the provisions of this Agreement shall for any reason be held to be illegal or invalid by a court of competent jurisdiction, it is the intention of each of the Parties hereto that such illegality or invalidity shall not affect any other provision hereof, but this Agreement shall be construed and enforced as if such illegal or invalid provision had not been contained herein unless a court holds that the provisions are not separable from all other provisions of this Agreement.

15. AMENDMENTS

The Parties acknowledge and agree that any amendment to this Agreement shall be in writing and duly executed by the Parties.

IN WITNESS WHEREOF, the Parties hereto have duly caused this Agreement to be executed on their respective behalves by their duly authorized representatives.

SOUTHERN CALIFORNIA PUBLIC
POWER AUTHORITY

Dated: _____ By:_____

POWER AND WATER RESOURCES POOLING
AUTHORITY

Dated: _____ By:_____

CITY OF LODI

Dated: _____ By:_____

CITY OF CORONA

Dated: _____ By: _____

CITY OF MORENO VALLEY

Dated: _____ By: _____

CITY OF RANCHO CUCAMONGA

Dated: _____ By: _____

Appendix A*
Joint Committee Vote Percentages

Applicable Joint Voting Percentage until December 31, 2021:

	Applicable Contract Capacity (MW)	**% of Total Applicable Contract Capacity**
City of Azusa	2 MW	3.0769%
City of Banning	8 MW	12.3077%
City of Colton	5 MW	7.6923%
City of Vernon	20 MW	30.7693%
Corona	2 MW	3.0769%
Lodi	10 MW	15.3846%
Moreno Valley	2 MW	3.0769%
Rancho Cucamonga	6 MW	9.2308%
PWRPA	10 MW	15.3846%
Total	**65 MW**	**100%**

Applicable Joint Voting Percentage starting on January 1, 2022:

	Applicable Contract Capacity (MW)	**% of Total Applicable Contract Capacity**
City of Azusa	2 MW	2.6667%
City of Banning	8 MW	10.6667%
City of Colton	5 MW	6.6667%
City of Vernon	30 MW	39.9999%
Corona	2 MW	2.6667%
Lodi	10 MW	13.3333%
Moreno Valley	2 MW	2.6667%
Rancho Cucamonga	6 MW	8.00%
PWRPA	10 MW	13.3333%
Total	**75 MW**	**100%**

* This Appendix A is to be revised in accordance with Section 4.4 of this Agreement.

APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	<CityManager>

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: June 24, 2014

TITLE: APPROVAL OF SECOND AMENDMENT TO THE CONFIRMATION FOR SCHEDULING AND SETTLEMENT SERVICES WITH NOBLE AMERICAS ENERGY SOLUTIONS

RECOMMENDED ACTION

Recommendations:

1. Approve the Second Amendment to the Confirmation for Scheduling and Settlement Services with Noble Americas Energy Solutions.

2. Authorize the City Manager to execute the Amendment

SUMMARY

All electric utilities in the State are required to submit daily schedules of their electric load to the California Independent System Operator (CAISO), the agency responsible for the operation of the State's power grid. Noble Americas Energy Solutions submits these schedules on behalf of MVU. At the end of each month, Noble analyzes the CAISO charges associated with the daily schedules, and "settles" these charges" with the CAISO.

This report recommends approval of an Amendment that extends the Scheduling and Settlement Services provided by Noble Americas Energy Solutions for an additional two years.

DISCUSSION

In 2009, a RFP for Scheduling and Settlement Services was issued; Noble Americas Energy Solutions was the low bid and the City executed a Confirmation for those services with Noble. The existing Confirmation expires on June 30, 2014. Because of the recent execution of several power and capacity agreements with multiple suppliers, it was the desire of staff to maintain scheduling and settlement services with the existing vendor.

Staff was able to negotiate the following with Noble Americas Energy Solutions in exchange for a two-year extension of the Confirmation:

- A reduction in the premium paid for energy purchased of $0.20 per MWh, which is estimated to save the utility approximately $2,200 per month.

- The addition of two services for no additional charge:

    - The use of a software that will assist staff in managing risks inherent in purchasing energy in the spot market, and also generating reports regarding market prices, trend analyses, weather forecasts, and usage analysis. In addition, this service will provide regulatory and legislative updates pertinent to the utility. The cost of this service typically averages $0.50 - $0.75 per MWh, which is approximately $5,500 per month for a client the size of MVU.

    - Qualified Reporting Entity Services – Noble Americas Energy Solutions will work with MVU staff to register large solar systems that are installed within MVU's service territory with the Western Renewable Energy Generation Information System (WREGIS), the agency responsible for tracking renewable generation in the State. The cost of this service is approximately $500.00.

- The monthly service fee will increase from $7,500 per month to $7,750 per month in FY 14/15 and to $8,000 per month in FY 15/16.

The Purchasing Division is in agreement with the extension provided that a RFP will be conducted prior to expiration of the Confirmation in June 2016.

ALTERNATIVES

1. Approve the Second Amendment to the Confirmation for Scheduling and Settlement Services with Noble Americas Energy Solutions. Staff recommends this alternative.
2. Do not approve the Second Amendment to the Confirmation for Scheduling and Settlement Services with Noble Americas Energy Solutions. Staff does not

recommend this alternative. *The City could potentially pay more for scheduling, settlement, and risk mitigation services*.

FISCAL IMPACT

The costs associated with scheduling and settlement services are currently paid out of operating revenues, and are part of purchased power costs.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 14/15 Budget	Proposed Adjustments	FY 14/15 Amended Budget
Purchased Power	6010	6010-70-80-45510-710110	Exp	$9,316,046	0	$9,316,046

CITY COUNCIL GOALS

POSITIVE ENVIRONMENT

The reduction in fees for scheduling and settlement services contributes to the positive financial stability of the utility and helps to foster a positive environment in the community.

NOTIFICATION

Posting of the agenda

ATTACHMENTS

Attachment 1 – Second Amendment to the Confirmation for Scheduling and Settlement Services

Prepared By:
Jeannette Olko
Electric Utility Division Manager

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

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SECOND AMENDMENT to the
CONFIRMATION FOR SCHEDULING & SETTLEMENT SERVICES AND
DAY AHEAD INDEX ELECTRICITY
Between Noble Americas Energy Solutions LLC ("Seller")
And
City of Moreno Valley (Moreno Valley Utility) ("Buyer")
As of December 22, 2009 ("Confirmation Date")
Amendment Effective Date: June 10, 2014

This Second Amendment ("Amendment") is made and entered into by and between Seller and Buyer in accordance with the terms of the Master Power Purchase and Sale Agreement between Buyer and Seller dated February 10, 2004 (the "Agreement"). Effective upon the Amendment Effective Date, Buyer and Seller hereby agree to amend that certain Confirmation for Scheduling & Settlement Services and Day Ahead Index Electricity between Buyer and Seller dated as of December 22, 2009, as amended by the Amendment to the Confirmation for Scheduling & Settlement Services and Day Ahead Index Electricity dated as of May 22, 2013 (the "Original Confirmation").

For good and sufficient consideration, including the mutual covenants set forth in this Amendment, all of the following terms, conditions, covenants and representations set forth in this Amendment are hereby incorporated by reference as part of the Original Confirmation, which together shall hereafter constitute the "Confirmation."

I. The Original Confirmation is hereby amended as follows:

A. Section 1 is deleted in its entirety and replaced with the following:

"**1. PRODUCT.** The Contract Price(s) for Electricity set forth in this Confirmation include each component in the table set forth below that is indicated by an [X], which are referred to herein collectively as "Electricity."

ELECTRICITY:	
(Generation Components)	
☒	Electric Energy
(Other)	
☒	Scheduling Coordinator Services
☒	Settlement Services
☒	PowerFolio Services
☒	Qualified Reporting Entity (QRE) Services

Scheduling Coordinator Services includes:
Physical bidding and scheduling of interval usage with the applicable scheduling authority
Physical scheduling of term and spot supply contracts with scheduling authority
Ancillary services bidding and scheduling

Settlement Services includes:
Settlement reconciliation with bilateral suppliers
Reconciliation with the applicable Transmission Provider for energy
Settlement reconciliation detail (Shadow Settlement) to Buyer

PowerFolio Services includes:
Those services more fully described in the Schedule for PowerFolio Services attached hereto as Exhibit A, under the terms and conditions set forth therein and made a part hereof

Qualified Reporting Entity (QRE) Services includes:
Those services more fully described in the Qualified Reporting Entity Services Schedule attached hereto as Exhibit B, under the terms and conditions set forth therein and made a part hereof"

B. Section 2 is amended by deleting the table of Delivery Periods in its entirety and replacing it with the following:

Initial Delivery Period (Start Date – End Date)	January 1, 2010 – December 31, 2011
Renewal Delivery Period 1	January 1, 2012 – December 31, 2012
Renewal Delivery Period 2	January 1, 2013 – December 31, 2013
Renewal Delivery Period 3	January 1, 2014 – June 30, 2014

Renewal Delivery Period 4	July 1, 2014 – June 30, 2015
Renewal Delivery Period 5	July 1, 2015 – June 30, 2016

C. Section 4.1 is amended by deleting the table therein in its entirety and replacing it with the following:

Index Price (in $/MWh)	Adder (in $/MWh)	Monthly Service Fee
CAISO Day Ahead Locational Marginal Price for the Delivery Point as published at www.caiso.com	$0.85 (Jan 10 – Jun 14) $0.65 (Jul 14 – Jun 16)	Jan 10 – Dec 10 = $6,500 Jan 11 – Dec 11 = $6,750 Jan 12 – Dec 12 = $7,000 Jan 13 – Dec 13 = $7,250 Jan 14 – Jun 14 = $7,500 Jul 14 – Jun 15 = $7,750 Jul 15 – Jun 16 = $8,000

D. Exhibit A and Exhibit B to this Amendment shall be incorporated into the Confirmation, respectively, as Exhibit A and Exhibit B thereto.

II. All capitalized terms used, but not defined, in this Amendment shall have the meanings set forth in the Agreement and Confirmation. As modified by this Amendment, the Confirmation shall remain in full force and effect.

III. This Amendment may be executed in counterparts, each of which shall be an original and all of which taken together shall constitute one and the same agreement. The Parties agree that if, a copy of this Amendment is executed by a Party and transmitted to the other Party by facsimile, the copy received shall be deemed for all legal purposes to be an original executed by the transmitting Party.

IN WITNESS WHEREOF, the authorized representatives of the Parties have executed this Amendment as of the Amendment Effective Date.

For SELLER:
NOBLE AMERICAS ENERGY SOLUTIONS LLC

By: _____

Title: _____

For BUYER:
CITY OF MORENO VALLEY (MORENO VALLEY UTILITY)

By: _____

Title: _____

Exhibit A

Schedule for PowerFolio Services
Reference:
MASTER POWER PURCHASE AND SALE AGREEMENT
Between Noble Americas Energy Solutions LLC ("Seller")
And City of Moreno Valley (Moreno Valley Utility) ("Buyer")
As of February 10, 2004 ("Effective Date")

Confirmation Date: December 22, 2009
Schedule Date: June 24, 2014

This Schedule for PowerFolio Services (the "Schedule") supplements the attached Confirmation ("Confirmation") under the Master Power Purchase and Sale Agreement referred to above ("Agreement"). As supplemented by this Schedule, all existing terms and conditions set forth in the Agreement and Confirmation shall remain in full force and effect. This Schedule shall apply to Buyer's Facilities that are governed by the attached Confirmation ("Buyer's Portfolio"). Capitalized terms not otherwise defined in this Schedule shall have the meanings set forth in the Agreement or the attached Confirmation. The Parties hereby agree to the following terms and conditions.

1. Service Overview

   The PowerFolio service is designed to facilitate a collaborative process between Seller and Buyer to manage the electricity requirements associated with Buyer's Portfolio. This service includes analysis of electricity cost risk associated with Buyer's Portfolio, strategy development, administration and support. The PowerFolio service includes monthly reporting on usage, costs, and hedge position as well as monthly cost forecast of Buyer's Portfolio. Seller will develop and present strategies to Buyer to assist in the management of electricity cost risk associated with Buyer's Portfolio.

2. PowerFolio Service

   Portfolio Analysis: Seller will review Buyer's electricity usage, hedged and incremental volumes, and consumption forecast for Buyer's Portfolio to provide a statistical and graphical portfolio analysis. Buyer data gathered may include the following:
   - Usage demand breakout for each supply delivery point :
   - Historical consumption;
   - Current contract status;
   - Current procurement procedure; and
   - Muni load expansion forecast.

   Portfolio Management Reporting: Standard reporting may include the following:
   - Market Reporting
     - Market Report
       - Market Price Movement
       - Trend Analyses
       - Weather forecast
     - Regulatory Update
       - Update on certain regulatory and legislative developments

   - Portfolio Reporting - Monthly Reports of Key Performance Indicators
     - Usage Analysis - actual vs. contract, % volumetric deviation, consumption charts, costs incurred from usage imbalance
     - Open Position Summary – hedged, day-ahead index, and un-hedged volumes and % hedged in tabular and graphical formats
     - Price Outcome Summary – shows the contribution of fixed price volumes, index volumes, adder components, and taxes to the invoiced monthly price and performance to Buyer defined benchmarks (i.e. YOY, default tariff, budget, etc.)
     - Weighted average fixed price vs. average day-ahead index and average real-time index prices
     - Key Performance Indicator and Budget Analysis Report

   Assessment of Buyer's Risk Profile and Market View: Buyer and Seller will work together to define program constraints and/or business rules of engagement (i.e. term limits, min/max volumetric percentages, risk limits, etc.). Customer defined inputs may include procedures for setting budgets or cost targets for current and future years.

Hedging Strategy Development: Seller will work with Buyer to structure a measurable and systematic electricity procurement strategy that incorporates Buyer's goals and constraints in meeting the electricity requirements associated with Buyer's Portfolio. The Hedging Strategy may incorporate a layered hedging approach, trigger and stop losses open orders, or other product Buyer elects to execute. Buyer and Seller will use modeling tools that provide on-going scenario analysis with a "line-of-sight" into the expected, best, and worst case outcomes of a given strategy. Hedging Strategy will be implemented based upon mutual agreement of the Buyer and Seller. Characteristics of the standard Hedging Strategy model may include:

- **Volumetric Hedging targets**
  - Developed based on Buyer's business rules and objectives
  - Allows for volumetric sensitivity to a market outlook
  - Seller can provide a historic analysis depicting the "what-if" for each control region
- **Scenario Analysis depicting the best/worst case outcomes of the strategy**
  - Calculation is based on price volatility and volumetric commitments
  - Analysis to provide a Value @ Risk (VaR) computation, defined to a customer specified confidence interval
- **Sensitivity Adjustment**
  - Based on Buyer's commitment at the defined triggers and stop-losses
- **Stand Alone Cash Flow @ Risk**
  - Risk assessment by zone
- **Quarterly portfolio review call**
  - Quarterly call to review results reports, forecast updates, and risk valuation as it relates to effectiveness of strategy, market development and potential impacts
- **OPTIMIZATION**
  - Calculates the most efficient hedge percentages to achieve budgetary and/or risk limit objective.
- **Trend Query**
  - Dynamic analysis of historical, real time, and forward market price movement
    - Includes wholesale power, natural gas, heat rates, and coal indices.

The Parties acknowledge that certain reports and analysis tools are provided via a password protected web-based portal.

3. DISCLAIMER

THE PRICES, STRUCTURES, STRATEGIES, MARKET DATA OR OTHER INFORMATION ("INFORMATION") PROVIDED PURUSANT TO THIS SCHEDULE ARE INTENDED FOR INFORMATION PURPOSES ONLY. NO RECOMMENDATION AS TO THE VALUE OF, OR ADVISABILITY OF TRADING, ANY COMMODITY WAS INTENDED OR IS TO BE IMPLIED BY PROVIDING THIS INFORMATION, AND NO REPRESENTATION IS MADE THAT THE INFORMATION PROVIDED IS SUITABLE FOR ANY PARTICULAR PURPOSE OR USE, OR FREE FROM ERROR. BY PROVIDING THE INFORMATION, SELLER IS NOT ACTING AS YOUR "COMMODITY TRADING ADVISOR" UNDER THE COMMODITY EXCHANGE ACT. ANY COMMODITY STRATEGY OR DECISION EXERCISED OR MADE AT ANY TIME BY THE RECIPIENT IS AT ITS SOLE DISCRETION, RESPONSIBILITY AND RISK, REGARDLESS OF WHETHER OR NOT SUCH STRATEGY OR DECISION IN ANY WAY IS BASED ON, DERIVED FROM OR OTHERWISE RELIES UPON THE INFORMATION.

Exhibit B

QUALIFIED REPORTING ENTITY SERVICES SCHEDULE

This Qualified Reporting Entity Services Schedule (this "Schedule") is entered into by and between Noble Americas Energy Solutions LLC ("NES") and City of Moreno Valley (Moreno Valley Utility) ("Counterparty"; NES and Counterparty may be referred to individually herein as "Party" and collectively as "Parties") as of May 5, 2014, with reference to the following:

WHEREAS, NES and Counterparty are parties to the Transaction set forth in the Confirmation dated December 22, 2009, as amended, and NES has agreed to provide QRE Services as partial consideration associated with the Transaction; and

WHEREAS, Counterparty represents to NES that it owns or otherwise has the rights to all or part of the non-energy attributes of the generation from that certain electric generation facility more particularly described on Exhibit A hereto (the "Facility"), or other rights respecting the Facility itself enabling it to lawfully enter hereinto; and

WHEREAS, the Western Renewable Energy Generation Information System ("WREGIS") is a system used to track quantities of renewable energy generation generated by electric generating facilities pursuant to WREGIS Terms of Use ("TOU"); and

WHEREAS, WREGIS requires that each Facility have a designated Qualified Reporting Entity ("QRE"); and

WHEREAS, Counterparty is an Account Holder in WREGIS and wishes to register the Facility with WREGIS; and

WHEREAS, Counterparty wishes to retain NES to act as its WREGIS-defined QRE for the Facility.

NOW THEREFORE, in consideration of the mutual promises herein contained, the Parties agree as follows:

1. Definitions; Rules of Construction.

1.1. Initially capitalized terms used and not otherwise defined herein are defined in the Operating Rules or in Attachment 1 of the WREGIS TOU.

1.2. "Affiliate" means, with respect to any entity, each entity that directly or indirectly controls, is controlled by, or is under common control with, such designated entity, with "control" meaning the possession, directly or indirectly, of the power to direct management and policies, whether through the ownership of voting securities or by contract or otherwise.

1.3. "Business Day" means a day of the week other than Saturday, Sunday, or a federal holiday.

1.4. "Electric System Authority" means each of NERC, WECC, WREGIS, an RTO, a regional or sub-regional reliability council or authority, and any other similar council, corporation, organization or body of recognized standing with respect to the operations of the electric system in the WECC region.

1.5. "FERC" means the Federal Energy Regulatory Commission.

1.6. "Facility" is defined in the recitals to this Schedule.

1.7. "Monthly Generation Extract File" means a data file that contains generation Data from Counterparty's Points of Metering and conforms to the characteristics and requirements set forth in the WREGIS Interface Control Document for Qualified Reporting Entities.

1.8. "NERC" means the North American Electric Reliability Corporation.

1.9. "Points of Metering" means the points at which electric generation is measured.

1.10. "QRE" means a WREGIS-defined Qualified Reporting Entity.

1.11. "Renewable" is defined in Section 2 of the WREGIS Operating Rules.

1.12. "Requirements of Law" means any applicable federal, state and local law, statute, regulation, rule, code or ordinance enacted, adopted, issued or promulgated by any federal, state, local or other governmental authority or regulatory body (including those pertaining to electrical, building, zoning, environmental and occupational safety and health requirements).

1.13. "Settlement Estimation Procedures" means a calculation based on standard utility estimation rules using algorithms developed and approved by NES.

1.14. "Wholesale Generation Also Serving On-Site Loads" is defined in Section 2 of the WREGIS Operating Rules.

1.15. "WECC" means the Western Electricity Coordinating Council.

1.16. "WREGIS" means the Western Renewable Energy Generation Information System.

1.17. "WREGIS Certificate" or "Certificate" means "Certificate" as defined by the WREGIS Operating Rules.

1.18. "WREGIS Operating Rules" means the operating rules and requirements adopted by WREGIS, including the TOU.

1.19. General Rules of Interpretation. Unless otherwise required by the context in which any term appears, (a) the singular includes the plural and vice versa; (b) references to "Articles," "Sections," "Schedules," "Annexes," "Appendices" or "Exhibits" are to articles, sections, schedules, annexes, appendices or exhibits hereof; (c) all references to a particular entity or an electricity market price index include a reference to such entity's or index's successors; (d) "herein," "hereof" and "hereunder" refer to this Schedule as a whole; (e) all accounting terms not specifically defined herein shall be construed in accordance with generally accepted accounting principles consistently applied; (f) the masculine includes the feminine and neuter and vice versa; (g) "including" means "including, without limitation" or "including, but not limited to"; (h) all references to a particular law or statute mean that law or statute as amended from time to time; and (i) the word "or" is not necessarily exclusive.

1.20. Compliance with Requirements of Law. Counterparty agrees to conduct itself and operate the Facility or cause the Facility to be operated in accordance with all Requirements of Law and all requirements of all applicable Electric System Authorities.

2. Term and Termination.

2.1. This Schedule shall be effective during the term of the Transaction Confirmation.

3. QRE Services.

3.1. Conditions to QRE Services. NES will, on the terms set forth herein, serve as a QRE for the Facility so long as the Facility meets the definition of Renewable and is equipped with meters that meet all applicable WREGIS requirements.

3.2. Compensation to NES. NES will provide QRE services to Counterparty during the term of the Transaction Confirmation at a monthly reporting fee of zero United States Dollars (US$0.00). In the event WREGIS, WECC, or any other entity with the ability or jurisdiction to modify the QRE reporting process requires a change that materially increases the costs to NES of providing QRE services, NES may pass those costs to the Counterparty by increasing the monthly reporting fee. NES will use best efforts to provide Counterparty with prior notice before billing Counterparty for such increased costs. The fees set forth herein relate to NES serving as a QRE for Counterparty pursuant to the terms of this

Schedule. The necessary metering is a prerequisite for this service and is not covered in the fees described above.

3.3. Points of Metering. The Points of Metering that NES will use are set forth in Exhibit A. At all times prior to the expiration of the Transaction Confirmation, there shall be no more than five (5) Points of Metering subject to this Schedule. Counterparty certifies that all Points of Metering listed in Exhibit A measure data only from the Facility that meet the definition of Renewable. Counterparty shall notify NES at least thirty (30) Business Days prior to making any proposed material changes to the Points of Metering. Following such notification, the Parties will decide whether such changes are mutually acceptable. If such changes are not mutually acceptable, either Party may terminate this Schedule.

3.4. Audit. Counterparty shall provide NES with reasonable access to the Facility to read the Points of Metering for internal audit purposes only and as reasonably required by NES.

3.5. Expenses. Counterparty shall bear all costs and expenses relating to all metering or other equipment installed to accommodate the Facility.

3.6. Reporting. Counterparty hereby grants to NES sole and exclusive permission and authority to report Data, as defined in WREGIS's Interface Control Document for Qualified Reporting Entities and Attachment 1 of the WREGIS TOU, in a Monthly Generation Extract File to WREGIS and warrants and represents that neither Counterparty nor any other person or entity acting on behalf of Counterparty has granted, or will hereafter grant during the term hereof any similar data reporting authority or permission to any other QRE or WREGIS Account Holder or to any other party or Agent for use in WREGIS, or any other energy tracking system, for the Facility.

3.6.1. Monthly Generation Extract File. Once a month NES shall submit a Monthly Generation Extract File to WREGIS on Counterparty's behalf, which will conform to the characteristics and data requirements set forth in the WREGIS Interface Control Document for Qualified Reporting Entities.

3.6.2. Reporting Cycle. NES shall submit the Monthly Generation Extract File to WREGIS no sooner than the last business day of each month for Data collected from the Points of Metering during the previous month, or previous portion of the month. NES shall submit such data no later than the end of the calendar month following the end date of the Data being reported.

3.6.3. Adjustments. After NES submits the Monthly Generation Extract File to WREGIS, any information contained in the Monthly Generation Extract File shall be final for purposes of WREGIS reporting, subject only to the adjustment procedures set forth in the WREGIS Operating Rules, which shall be Counterparty's responsibility to inform NES if any adjustments are necessary.

3.7. Obligations of Counterparty. Counterparty shall report and provide to NES accurate and complete generation Data information for the Facility. Counterparty shall send the Data information for WREGIS to NES in a format and in compliance with any protocols which NES may specify to Counterparty in accordance with this Schedule or otherwise. Counterparty has a continuing duty to immediately notify NES, if and when any generation Data information has been sent in error or ceases to be truthful, accurate, or complete and to supply the corrected data as soon as practical, but not later than five (5) Business Days from the date Counterparty discovers that discrepancy in the Data information.

3.8. WREGIS Fees. Counterparty is solely responsible for the payment directly to WREGIS of any and all WREGIS fees and costs that are required to register the Facility and Counterparty is responsible for the payment directly to WREGIS of all other WREGIS fees incident to the reporting of generation Data to WREGIS. Counterparty acknowledges and agrees that NES shall have no obligation to advance or make payment of WREGIS fees or costs on Counterparty's behalf. Upon request by NES made if NES has received such a request from WREGIS or any regulator or third party, Counterparty shall provide NES with evidence of payment of WREGIS fees and costs; failure to provide such information to NES, upon request, shall constitute an Event of Default under this Schedule.

3.9. WREGIS Accounts. Counterparty will be solely responsible to make arrangements and registrations and for entering into any such agreements that are necessary to establish transfer of Certificates directly to proper Accounts or Subaccounts of Counterparty. Counterparty agrees that such arrangements shall preclude the need for NES to act as custodian of such Certificates or to be responsible in any way to hold such Certificates in any Account or Subaccount of NES or bear any responsibility, possession, obligation, or risk of loss with respect to Certificates created, held, or owned, with respect to the Facility. Counterparty acknowledges that, pursuant to Section 11 of the WREGIS TOU, any generation Data that NES, acting as a QRE, provides to WREGIS shall reside in WREGIS and Counterparty will have no control over such data's use other than that provided for under the WREGIS TOU.

3.10. Obligations of NES. NES shall specify for Counterparty the protocols, reporting frequency, data file formats, and communication protocols for reporting generation Data, as necessary. NES shall timely report to WREGIS Counterparty Data information as specified in the most current WREGIS Interface Control Document for Qualified Reporting Entities. NES shall not use or disclose Counterparty generation Data for any other purpose than reporting the Data to WREGIS, except as may be required by law, the California Energy Commission, any other state, federal, municipal or other regulator or governmental authority with jurisdiction over NES or any of its assets, or a court of competent jurisdiction or as required under the terms of an existing agreement between the Parties. In the event that NES receives a request for Counterparty generation Data for any purpose other than reporting the Data to WREGIS, NES shall promptly notify Counterparty and shall provide Counterparty with sufficient opportunity to seek a protective order to prevent or limit disclosure of the Data prior to providing the Data. Notwithstanding the foregoing, NES shall not be responsible for handling, account administration, transfer, evidence of, or any determination of Counterparty Certificate ownership or any other obligations for Certificates of Counterparty with regard to Certificates; and Counterparty shall bear all responsibility for such handling, account administration, evidence of, or any determination of Counterparty Certificate ownership and all other obligations pertaining to creation and ownership of such Certificates.

3.11. Measurement.

3.11.1. Meter Data. Counterparty authorizes NES to provide Counterparty's meter data directly to WREGIS in the form of the Monthly Generation Extract File. In accordance with Section 3.7, Counterparty will provide NES with data from the Points of Metering listed in Exhibit A. All such data is considered Data which Counterparty has created and submitted to WREGIS, notwithstanding that NES, rather than Counterparty, submits it in the form of the Monthly Generation Extract File to WREGIS.

3.11.2. Wholesale Generation Also Serving On-Site Loads. If Counterparty has any Wholesale Generation Also Serving On-Site Loads (as defined in Section 1 above), such Facility will need to have the on-site load generation metered (and registered) separately from the generation that is supplied to the grid, in accordance with the WREGIS Operating Rules. Otherwise, NES will not report any data from such Facility. If such Facility exists, it must be specified in Exhibit A.

3.11.3. Estimates. When meter readings are not available due to meter hardware failure or data that is determined to be invalid due to meter malfunction or calibration or configuration error, to the extent deemed by NES to be appropriate and permitted pursuant to WREGIS TOU, NES will, if possible, rely on readings from redundant meters. If readings from redundant meters are not possible, NES will estimate and report meter data according to NES' Settlement Estimation Procedures.

3.11.4. Responsibility. Counterparty is solely responsible for the data created and submitted to NES, acting as a QRE, to forward to WREGIS.

3.12. Regulatory Requirements. NES may release information provided by Counterparty hereunder, or gathered by NES in connection herewith, to comply with any regulatory requirements applicable to NES or if requested by a NES regulator or if required by any other federal law or court order or Requirements of Law.

3.13. Grant by Counterparty. Counterparty hereby grants to, permits, and authorizes NES the following:

3.13.1. NES is hereby authorized to communicate and transact with WREGIS as Counterparty's sole and exclusive reporting source of generation Data for the Facility, and WREGIS is hereby authorized to communicate and transact directly with NES regarding any generation Data issues for the Facility relating to NES' QRE responsibilities under this Schedule. NES is hereby authorized to act on behalf of Counterparty with respect to the services to be performed by NES pursuant to this Schedule, but only to the extent that NES has lawful, contractual access to WREGIS.

3.13.2. NES is hereby authorized to provide WREGIS with all generation Data for the Facility that WREGIS requires, including, but not limited to, data required for preparation of required reports and billing.

3.13.3. NES is authorized to undertake all actions which are reasonable and necessary to carry out the obligations set forth in the subsections above.

3.13.4. Counterparty retains all other rights and responsibilities and all other obligations to WREGIS.

4. Indemnity and Hold Harmless.

4.1. To the extent permitted by Requirements of Law, each Party hereby indemnifies and agrees to hold the other Party ("Indemnified Party"), its officers, employees, agents, or representatives, harmless against and from any and all losses, fines, penalties, claims, demands, liabilities, actions, or suits of any nature whatsoever (including legal costs and attorney's fees, both at trial and on appeal, whether or not suit is brought) (collectively, "Liabilities") to the extent arising out of or resulting from Indemnified Party's performance hereunder, excepting only to the extent such Liabilities are caused by the gross negligence or willful misconduct of Indemnified Party. With respect to NES, this includes liability arising from: the data contained in the Monthly Generation Extract File, or any other financial injury, or damage to persons or property.

4.2. NOTWITHSTANDING ANY OTHER PROVISION OF THIS SCHEDULE, COUNTERPARTY ASSUMES FULL RESPONSIBILITY AND RISK OF LOSS RESULTING FROM COUNTERPARTY'S (1) FAILURE TO SEND DATA IN A FORMAT SPECIFIED BY NES, (2) FAILURE TO USE PROTOCOLS SPECIFIED BY NES OR (3) SENDING OF ERRONEOUS, UNTRUTHFUL, INACCURATE, AND/OR INCOMPLETE GENERATION DATA TO NES OR THE SENDING OF ERRONEOUS, UNTRUTHFUL, INACCURATE, AND/OR INCOMPLETE DATA BY NES TO WREGIS. IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, EXEMPLARY, OR OTHER INDIRECT LOSS OR DAMAGES RESULTING FROM ANY BREACH OF THIS SCHEDULE, WHETHER CAUSED BY THE NEGLIGENCE OR INTENTIONAL ACTIONS OF SUCH PARTY (AND/OR ITS CONTRACTORS, AGENTS, AND EMPLOYEES), REGARDLESS OF WHETHER SUCH CLAIM FOR DAMAGES IS BASED IN CONTRACT, TORT, STRICT LIABILITY, UNDER ANY INDEMNITY OR OTHERWISE. IN NO EVENT SHALL NES BE LIABLE FOR ANY LOSS OR HARM SUFFERED BY COUNTERPARTY OR ANY THIRD PARTY DUE TO ANY ACTION OR INACTION BY NES TAKEN HEREUNDER THAT CAUSES A FACILITY TO LOSE ANY CREDENTIALS, REGISTRATION OR QUALIFICATION UNDER THE RENEWABLE PORTFOLIO STANDARD OR SIMILAR LAW OF ANY STATE OR OTHER JURISDICTION.

4.3. THIS SECTION SHALL SURVIVE ANY TERMINATION OF THIS SCHEDULE, WHETHER SUCH TERMINATION IS BY NES OR COUNTERPARTY, AND WHETHER OR NOT SUCH TERMINATION IS ON ACCOUNT OF AN EVENT OF DEFAULT.

5. Further Counterparty Obligations.

5.1. PTCs. Counterparty shall bear all risks, financial and otherwise throughout the term, associated with Counterparty's or the Facility's eligibility to receive production tax credits ("PTCs") or qualify for accelerated depreciation for Counterparty's accounting, reporting or tax purposes.

5.2. Further Assurances. At NES' request, the Parties shall execute such documents and instruments as may be reasonably required to effect the essential intent and purposes hereof.

5.3. Station Service. Counterparty shall be responsible for arranging and obtaining, at its sole risk and expense, any station service required by the Facility.

5.4. Costs of Ownership and Operation. Without limiting the generality of any other provision hereof, Counterparty shall be solely responsible for paying or cause to be paid when due (a) all costs of owning and operating the Facility in compliance with existing and future Requirements of Law and the terms and conditions hereof, and (b) all taxes and charges (however characterized) now existing or hereinafter imposed on or with respect to the Facility, its operation, or on or with respect to emissions or other environmental impacts of the Facility, including any such tax or charge (however characterized) to the extent payable by a generator of such energy or renewable energy certificates.

5.5. Data Request. In the event that NES receives a request for information provided by Counterparty hereunder, or gathered by NES in connection herewith, other than for reporting the Data to WREGIS, NES shall promptly notify Counterparty and shall provide Counterparty with sufficient opportunity to seek a protective order to prevent or limit disclosure of the Data prior to providing the Data. Counterparty shall, promptly upon written request from NES, either notify NES of its intent to limit or prevent disclosure of the Data, or provide NES with Data reasonably required for information requests from any governmental authorities, state or federal agency intervener or any other party achieving intervener status in any rate proceeding or other proceeding before any governmental authority. Counterparty shall use best efforts to respond to NES sufficiently in advance to enable NES to review it and meet any submission deadlines.

5.6. Additional Information. Counterparty shall provide to NES such other information respecting Counterparty or the Facility as NES may, from time to time, reasonably request which NES requires to perform its services under this Schedule.

5.7. No Dedication. Nothing herein shall be construed to create any duty to, any standard of care with reference to, or any liability to any person not a Party hereto.

6. Events of Default; Remedies.

6.1. Additional Event of Default. In addition to the Events of Default set forth in the Master Power Purchase and Sale Agreement between NES and Counterparty dated February 10, 2004, each of the following shall also be an "Event of Default" for the purposes of this Schedule:

6.1.1 Counterparty fails to report generation Data information to NES for the Facility or Counterparty fails to send the data in a format and use the protocols specified by NES as determined by NES to be required to meet the requirements of the WREGIS Operating Rules;

6.1.2 Counterparty is delinquent in payment to WREGIS of any WREGIS fees for registration or maintenance of Accounts or Subaccounts, which payment impairs the ability of NES to report generation Data information to WREGIS regarding the Facility, which delinquency continues for a period of thirty (30) days;

6.1.3 Counterparty fails to comply with a request by NES to provide evidence of payment of WREGIS fees pertaining to the Facility; or

6.1.4 Counterparty knowingly or intentionally falsifies or misrepresents any Data information, or other information required by WREGIS.

IN WITNESS WHEREOF, the Parties have executed this Schedule by their duly authorized representatives as of the date first above written.

Noble Americas Energy Solutions LLC	City of Moreno Valley (Moreno Valley Utility)
BY_____	BY: _____
NAME:	NAME:
TITLE:	TITLE:

Exhibit A of QRE Services Exhibit

Generation Data to be sent by QRE for Facility:

Method for Points of Metering Data reporting to WREGIS

Exhibit B of QRE Services Ehibit

NOTICES

To **Counterparty**

Attn:
Telephone:
Fax:
E-mail:

With copy to (regarding Exhibit A)

Attn:
Telephone:
Fax:

To **NES**:

Noble Americas Energy Solutions LLC
401 West A Street, Suite 500
San Diego, CA 92101-3017
Attn: Legal Dept.
Telephone: 619-684-8251
Fax: 619-684-8350

With copy to (regarding Exhibit A):

Noble Americas Energy Solutions LLC
401 West A Street, Suite 500
San Diego, CA 92101-3017
Attn: Paul Soco
Telephone: 619-684-8139
Fax: 619-684-8360

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Suzanne Bryant, City Attorney

AGENDA DATE: June 24, 2014

TITLE: AUTHORIZATION FOR THE CITY MANAGER TO SIGN THE THIRD AMENDMENT TO THE SETTLEMENT AGREEMENT AND MUTUAL RELEASE FOR THE RIVERSIDE SUPERIOR COURT CASE ENTITLED RADOS, ET AL. V. CITY OF MORENO VALLEY

RECOMMENDED ACTION

Recommendation:

1. Authorize the City Manager to sign the Third Amendment to the Settlement Agreement in the case Rados, et al. v. City of Moreno Valley (Riverside Superior Court Case No. RIC 425623).

SUMMARY

Amending the Settlement Agreement between Rados and the City will extend the freeze on Development Fees for the industrial component of the project (because of the time effect the CEQA case had). The Amendment is consistent with the Council's economic development goals and will extend the Agreement to June 2, 2017.

DISCUSSION

On February 5, 2005, Rados initiated a lawsuit about the City Council's denial of the Planning Commission's approval of Plot Plan PA 03-0014. In 2007, a settlement agreement was entered into which acknowledged that Rados has submitted an alternative application for the land use. The agreement was extended while the application and approval was pending. Paragraph 3 of the settlement agreement provides as follows:

> **Development Fees for the Proposed Project.** As to both the Northerly Property and the Southerly Property, City agrees to apply and impose all development impact fees ("Development Impact Fees") subject to City's control at the rates and structures in effect at the time the City Council denied the Project on November 23, 2004. The rates and structures of such Development Impact Fees shall remain in place and be fixed for a period of 3 years from the date of the City's last discretionary approval associated with the Proposed Project, from and after which time the then existing rates and structures shall be applicable. Current components of City "Development Impact Fees" are: Police Facilities, Fire Facilities, City Hall Facilities. Animal Shelter, Corporate Yard Facilities, Maintenance Equipment, Arterial Streets, Traffic Signals, Interchange Improvements, Library Facilities and Materials, Parks Land, "Quimby" fees, Park Improvements, and Community and Recreational Facilities. Fees that are not included within the definition of Development Impact Fees are: (1) City processing fees (such as fees charged for plan checks, building permits, grading permits, etc.), (2) development impact fees that are not under the City's control or jurisdiction, and (3) impact or mitigation fees imposed by the City pursuant to a regional mitigation program such as the Multi Species Conservation Habitat Plan fee and Transportation Uniform Mitigation Fee.

In July 2009, the Planning Commission approved the industrial component of the new application. Thereafter, "Residents for a Livable Moreno Valley" appealed the Planning Commission's approval to the Council. In January 2010, the Council denied the appeal of "Residents for a Livable Moreno Valley" and approved the industrial component. In February 2010, "Residents for a Livable Moreno Valley" filed a CEQA lawsuit against the City and Rados. In July 2010, the City approved the residential component. In May 2011, "Residents" and Rados settled the CEQA lawsuit.

The City and Rados entered into the First Amendment to Settlement Agreement which clarified that the three year freeze on Development Impact Fees for the industrial component would run from June 2, 2011, which was when the CEQA lawsuit was dismissed. Accordingly, the three year freeze on the industrial component expires in 2014. This proposed Third Amendment would extend the freeze on Development Impact Fees for the industrial component for an additional three years. The Council authorized the Second Amendment last year which extended the freeze on the residential component of the project.

ALTERNATIVES

Amending the Settlement Agreement will extend the expiration date to June 2, 2017. Staff recommends this option.

Not amending the Settlement Agreement means the Agreement will have expired on June 2, 2014.

FISCAL IMPACT

No new fiscal impact to the City is contemplated by this amendment.

CITY COUNCIL GOALS

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

NOTIFICATION

Posting of the Agenda.

ATTACHMENTS

Attachment 1: Third Amendment to the Settlement Agreement and Mutual Release

Prepared By:
Suzanne M. Bryant
City Attorney

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THIRD AMENDMENT TO THE SETTLEMENT AGREEMENT AND MUTUAL RELEASE

THIS THIRD AMENDMENT TO THE SETTLEMENT AGREEMENT AND MUTUAL RELEASE ("Amendment") is made and entered into as of the last day of execution below, by and between the City of Moreno Valley, a municipal corporation organized and existing under the laws of the State of California ("City") and Rados Properties - California Land, LLC, a California Limited Liability ("Rados Properties"). The City and Rados Properties collectively are referred to herein as the "Parties."

RECITALS

A. On February 4, 2005, Alexander S. Rados, Walter S. Rados, Stephen S. Rados, Olivera Lynn and Sonja Doder initiated a lawsuit in the Riverside County Superior Court, State of California, entitled *Alexander S. Rados, et al. v. City of Moreno Valley*, Case No. RIC 425323 (the "Action") alleging causes of action for (1) petition for writ of mandate for administrative mandamus; and (2) inverse condemnation. The Action generally requests (1) a writ of mandate directing the City of Moreno Valley to rescind the City Council's denial of the Planning Commission's approval of Plot Plan number PA 03-0014, and (2) damages based upon an alleged regulatory taking.

B. On or about February 6, 2007, the City, on one hand, and Alexander S. Rados, Walter S. Rados, Stephen S. Rados, Olivera Lynn and Sonja Doder, on the other hand, entered into a SETTLEMENT AGREEMENT AND MUTUAL RELEASE, which acknowledged that Alexander S. Rados, Walter S. Rados, Stephen S. Rados, Olivera Lynn and Sonja Doder had submitted an alternative land use application for the property that was the subject of the Action. The land use application is described in the SETTLEMENT AGREEMENT AND MUTUAL RELEASE and is identified as the "Proposed Project." The Parties have entered into six extensions of the SETTLEMENT AGREEMENT AND MUTUAL RELEASE.

C. The Proposed Project included both residential and industrial components. The residential component consists of two parcels (APN 485-230-025, 026; Lots 20 and 21 of Riverside Alfalfa Acres) ("Northerly Property"). The industrial component consists of two groups of parcels -- one group where a single large industrial building is proposed (APNs 485-230-014 through 024; Lots 14 through 24 of Parcel Map 24314), and another group of parcels where a series of smaller industrial buildings is proposed (APNs 485-230-001 through 010; Lots 1 through 10 of Parcel Map 24314.) (The industrial parcels shall collectively be referred to herein as the "Southerly Property"). The residential component and the industrial component were the subject of two separate land use applications to the City.

D. Paragraph 3 of the SETTLEMENT AGREEMENT AND MUTUAL RELEASE provides as follows:

"**Development Fees for the Proposed Project**. As to both the Northerly Property and the Southerly Property, City agrees to apply and impose all development impact fees ("Development Impact Fees") subject to City's control at the rates and structures in effect at the time the City Council denied the Project on November 23, 2004. The rates and structures of such Development Impact Fees shall remain in place and be fixed for a period of 3 years from the date of the City's last discretionary approval associated with the Proposed Project, from and after which time the then existing rates and structures shall be applicable. Current components of City "Development Impact Fees" are: Police Facilities, Fire Facilities, City Hall Facilities, Animal Shelter, Corporate Yard Facilities, Maintenance Equipment, Arterial Streets, Traffic Signals, Interchange Improvements, Library Facilities and Materials, Park Land, "Quimby" fees, Park Improvements, and Community and Recreational Facilities. Fees that are not included within the definition of Development Impact Fees are: (1) City processing fees (such as fees charged for plan checks, building permits, grading permits, etc.), (2) development impact fees that are not under the City's control or jurisdiction, and (3) impact or mitigation fees imposed by the City pursuant to a regional mitigation program such as the Multi Species Conservation Habitat Plan fee and Transportation Uniform Mitigation Fee."

E. On or about September 16, 2008, Alexander S. Rados, Walter S. Rados, Stephen S. Rados, Olivera Lynn and Sonja Doder transferred their interest in the property that comprises the residential component to Rados Properties.

F. On or about July 23, 2009, the City's Planning Commission approved the industrial component. Thereafter, an entity called "Residents for a Liveable Moreno Valley" appealed the Planning Commission approval of the industrial component to the City's Council.

G. On or about January 26, 2010, the City denied Residents for a Liveable Moreno Valley and approved the industrial component.

H. On or about February 18, 2010, the Residents for a Liveable Moreno Valley filed suit under the California Environmental Quality Act ("CEQA"), challenging the City's approval of the industrial component. The lawsuit was designated as Riverside Superior Court case number RIC 10003334 (the "CEQA Action").

I. The CEQA action was dismissed pursuant to a settlement agreement on June 2, 2011.

J. Thereafter, CITY and City and Rados Properties entered into First Amendment to Settlement Agreement which clarified that the three year freeze on Development Impact Fees for the industrial component would run from June 2, 2011, when the CEQA Action was dismissed. Accordingly, the three year freeze on Development Impact Fees for the industrial component expires June 2, 2014.

K. The purpose of this THIRD AMENDMENT TO THE SETTLEMENT AGREEMENT AND MUTUAL RELEASE is to extend the freeze on Development Fees for the industrial component for an additional three (3) years.

AMENDMENT TO SETTLEMENT AGREEMENT

1. **Extension of Three Year Freeze on Development Impact Fees on Industrial Component**. The City and Rados Properties agree that, with respect to the industrial component of the revised project, the three (3) year freeze on Development Impact Fees from November 23, 2004, set forth in Paragraph 3 of the SETTLEMENT AGREEMENT AND MUTUAL RELEASE, is extended an additional three years to June 2, 2017. City and Rados Properties agree that this Amendment to Settlement Agreement will apply retroactively to extend the period of the freeze and Development Impact Fees in the event the City's approval and execution occur after June 2, 2014.

2. **Terms of original SETTLEMENT AGREEMENT AND MUTUAL RELEASE are incorporated by reference.** The City and Rados Properties agree that all recitals and operative provisions of the original SETTLEMENT AGREEMENT AND MUTUAL RELEASE and all six extensions, except those that are directly contradicted by this THIRD AMENDMENT to the SETTLEMENT AGREEMENT AND MUTUAL RELEASE, are incorporated herein by this reference and remain in full force and effect.

"**CITY OF MORENO VALLEY**, a municipal corporation"

DATE: _____, 2014 By: _____

Rados Properties - California Land, LLC, a California Limited Liability

DATE: _____, 2014 By: _____
Its Managing Agent
Stephen S. Rados

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: June 24, 2014

TITLE: PA04-0216 (PARCEL MAP 33275) – ADOPT THE RESOLUTION AUTHORIZING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AS COMPLETE AND ACCEPT THE PORTIONS OF CURTIS AVENUE AND GIFFORD AVENUE ASSOCIATED WITH THIS PROJECT INTO THE CITY'S MAINTAINED STREET SYSTEM

RECOMMENDED ACTION

Recommendations:

1. Adopt Resolution No. 2014-52. A Resolution of the City Council of the City of Moreno Valley, California, Authorizing the Acceptance of the Public Improvements as Complete within Project PA04-0216 (Parcel Map 33275) and Accepting the Portions of Curtis Avenue, and Gifford Avenue Associated with the Project into the City's Maintained Street System.

2. Authorize the City Engineer to exonerate the Deed of Trust submitted as security for the Faithful Performance and Material and Labor amounts for this project in one year when all clearances are received.

SUMMARY

This report recommends acceptance of the improvements associated with PA04-0216 (Parcel Map 33275) into the City's maintained street system and to provide exoneration of the deed of trust issued by the developer as security at the end of the guarantee and warranty period, subject to completion of any defective work during this period.

DISCUSSION

PA04-0216 (Parcel Map 33275) was a project to subdivide a parcel into four (4) single-family residential lots. The project was conditionally approved requiring construction of certain public improvements. The public improvements included asphalt, concrete, curb, gutter, sidewalk, driveway approaches, wheelchair ramp, signage, traffic signal and traffic signal modifications, bus turnout, street lights, water quality basins, storm drain, water, and sewer. Those improvements received on-going inspection during the construction process. Upon completion of the improvements, Public Works Department performed an inspection, and a punch list was generated. The required corrective actions have been completed, and the improvements are now eligible for acceptance into the City's maintained street system.

In accordance with the Streets and Highway Code, the method for acceptance of improvements, per Section 1806, (a), and (b), is by action of the governing body, by resolution. It is therefore appropriate to accept those improvements into the City's maintained street system. The developer submitted a deed of trust as security for the Faithful Performance amount of $102,000 and the Material and Labor amount of $51,000. Therefore, the City will retain the deed of trust as security for the one-year guarantee and warranty period. At the end of the guarantee and warranty period the deed of trust will be released by the City Engineer subject to completion of any defective work that may have appeared during this period.

ALTERNATIVES

1. Adopt the proposed Resolution authorizing the acceptance of the public improvements within PA04-0216 (Parcel Map 33275) as complete and accept the portions of Curtis Avenue and Gifford Avenue associated with the project into the City's maintained street system. Authorize the City Engineer to exonerate the Deed of Trust submitted as security for the Faithful Performance and Material and Labor amounts for this project in one year when all clearances are received. *The required improvements have been completed according to City of Moreno Valley Standards and therefore should be included in the City's maintained street system.*

2. Do not adopt the proposed Resolution authorizing the acceptance of the public improvements within PA04-0216 (Parcel Map 33275) as complete and accept the portions of Curtis Avenue and Gifford Avenue associated with the project into the City's maintained street system. Do not authorize the City Engineer to exonerate the Deed of Trust submitted as security for the Faithful Performance and Material and Labor amounts for this project in one year when all clearances are received. *The required improvements have been completed according to City of Moreno Valley Standards and therefore should be included in the City's maintained street system.*

FISCAL IMPACT

The acceptance of these street improvements into the City's maintained street system will create an additional fiscal impact to the street maintenance program of the City (Fund 2000-Gas Tax, Fund 2001-Measure "A", and Fund 2008-NPDES. Fund 2000 is restricted to the construction and maintenance of streets and roadways. Fund 2001 is restricted for transportation projects only for the purposes of construction, maintenance and operation of streets and roadways. The County Service Area (CSA) levy collected from property owners support current NPDES Permit programs and reduce the level of General Fund support necessary to remain in compliance with unfunded federal mandates, as administered by the State. Funds collected from the CSA 2008 annual levy are restricted for use only within the Storm Water Management program). Street maintenance costs over a 20 year period are estimated to average almost $12,000 per 13 foot wide lane mile per year. Currently no new funding source has been identified to fund these maintenance costs.

CITY COUNCIL GOALS

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

NOTIFICATION

Publication of agenda

ATTACHMENTS

Attachment 1 - Vicinity Map
Attachment 2 - Proposed Resolution

Prepared By
Ariana Ayala
Management Analyst

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

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

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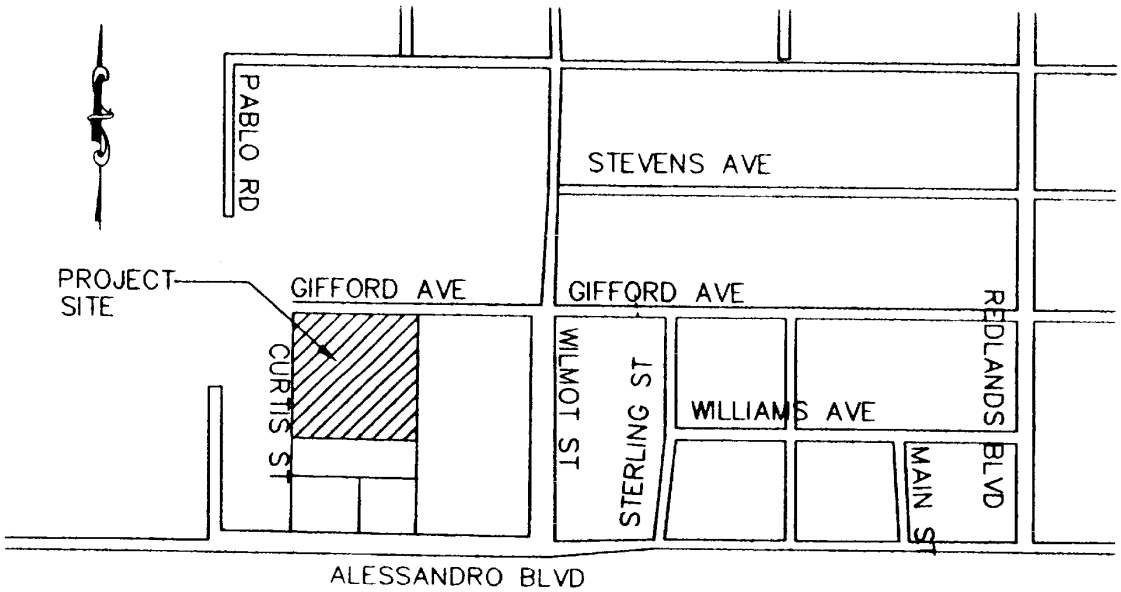

VICINITY MAP

NOT TO SCALE

CITY OF MORENO VALLEY **PUBLIC WORKS - LAND DEVELOPMENT**	**PA04-0216** **Parcel Map 33275** **LOCATION MAP**

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RESOLUTION NO. 2014-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AS COMPLETE WITHIN PROJECT PA04-0216 (PARCEL MAP 33275) AND ACCEPTING THE PORTIONS OF CURTIS AVENUE, AND GIFFORD AVENUE ASSOCIATED WITH THE PROJECT INTO THE CITY'S MAINTAINED STREET SYSTEM

WHEREAS, the City Engineer has determined that the public improvements constructed by Alfonso R. Guzman, Jose Guzman and Yamin Guzman on Curtis Avenue and Gifford Avenue associated with the project were constructed according to the approved plans on file with the City of Moreno Valley; and

WHEREAS, the City Engineer has determined that those improvements were inspected during construction and were completed in an acceptable manner; and

WHEREAS, the City Engineer has requested that the City Council authorize the acceptance of said public improvements as complete within project PA04-0216 (Parcel Map 33275) and accept the portions of Curtis Avenue and Gifford Avenue associated with the project into the City's maintained street system; and

WHEREAS, it is in accordance with Streets and Highway Code, Section 1806, (a) and (b), for City Council to perform this action by resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS: that the public improvements within Project PA04-0216 (Parcel Map 33275) are complete, and the portions of Curtis Avenue and Gifford Avenue associated with the project are accepted into the City's maintained street system.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2014-52 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 24th day of June, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: June 24, 2014

TITLE: PARCEL MAP 30882 ULTIMATE EUCALYPTUS IMPROVEMENTS – REDUCE FAITHFUL PERFORMANCE BOND AND ADOPT THE RESOLUTION AUTHORIZING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AS COMPLETE AND ACCEPTING THE PORTION OF EUCALYPTUS AVENUE ASSOCIATED WITH THIS PROJECT INTO THE CITY'S MAINTAINED STREET SYSTEM

RECOMMENDED ACTION

Recommendations:

1. Adopt Resolution No. 2014-53. A Resolution of the City Council of the City of Moreno Valley, California, Authorizing the Acceptance of the Public Improvements as Complete within Project Parcel Map 30882 Ultimate Eucalyptus Improvements and Accepting the Portion of Eucalyptus Avenue Associated with the Project into the City's Maintained Street System.

2. Authorize the City Engineer to execute the 90% reduction to the Faithful Performance Bond, exonerate the Material and Labor Bond in 90 days if there are no stop notices or liens on file with the City Clerk, and exonerate the final 10% of the Faithful Performance Bond in one year when all clearances are received.

SUMMARY

This report recommends acceptance of the improvements associated with Parcel Map 30882 (Ultimate Eucalyptus Avenue Improvements) into the City's maintained street system and to provide a 90% reduction to the Faithful Performance Bond, exonerate the Material and Labor Bond in 90 days if there are no stop notices or liens on file with the

City Clerk, and exonerate the final 10% warranty portion of the Faithful Performance Bond in one year, subject to completion of any defective work during this period.

DISCUSSION

Parcel Map 30882 is a project that was conditionally approved requiring construction of certain public improvements. The improvements were separated into two phases. Phase I included street improvements to Moreno Beach Drive, Eucalyptus Avenue and Trail Ridge Way. Phase II street improvements included the completion of Eucalyptus Avenue. The street improvements for phase II also included traffic signal modification, asphalt paving, curb, gutter, sidewalk, and storm drain.

Those improvements received on-going inspection during the construction process. Upon completion of the improvements, Public Works Department/Land Development performed an inspection, and a punch list was generated. The required corrective actions have been completed, and the improvements are now eligible for acceptance into the City's maintained street system.

In accordance with the Streets and Highway Code, the method for acceptance of improvements, per Section 1806, (a), and (b), is by action of the governing body, by resolution. It is therefore appropriate to accept those improvements into the City's maintained street system and to provide a 90% reduction to the Faithful Performance Bond of $289,000 issued by National Fire Insurance Company of Hartford. Ninety days after City Council approves the Faithful Performance Bond reduction, the Material and Labor Bond will be exonerated by the City Engineer provided there are no stop notices or liens on file with the City Clerk. The remaining 10% of the bond will be held for the one-year guarantee and warranty period. At the end of the guarantee and warranty period the bond will be released by the City Engineer subject to completion of any defective work that may have appeared during this period.

ALTERNATIVES

1. Adopt the proposed Resolution authorizing the acceptance of the public improvements within Parcel Map 30882 Ultimate Eucalyptus Improvements as complete and accept the portion of Eucalyptus Avenue associated with the project into the City's maintained street system. Authorize the City Engineer to execute the 90% reduction to the Faithful Performance Bond, exonerate the Material and Labor Bond in 90 days if there are no stop notices or liens on file with the City Clerk, and exonerate the final 10% of the Faithful Performance Bond in one year when all clearances are received. *The required improvements have been completed according to City of Moreno Valley Standards and therefore should be included in the City's maintained street system.*

2. Do not adopt the proposed Resolution authorizing the acceptance of the public improvements within Parcel Map 30882 Ultimate Eucalyptus Improvements as complete and accept the portion of Eucalyptus Avenue associated with the project into the City's maintained street system. Do not authorize the City

Engineer to execute the 90% reduction to the Faithful Performance Bond, exonerate the Material and Labor Bond in 90 days if there are no stop notices or liens on file with the City Clerk, and exonerate the final 10% of the Faithful Performance Bond in one year when all clearances are received. *The required improvements have been completed according to City of Moreno Valley Standards and therefore should be included in the City's maintained street system.*

FISCAL IMPACT

The acceptance of these street improvements into the City's maintained street system will create an additional fiscal impact to the street maintenance program of the City (Fund 2000-Gas Tax, Fund 2001-Measure "A", and Fund 2008-NPDES. Fund 2000 is restricted to the construction and maintenance of streets and roadways. Fund 2001 is restricted for transportation projects only for the purposes of construction, maintenance and operation of streets and roadways. The County Service Area (CSA) levy collected from property owners support current NPDES Permit programs and reduce the level of General Fund support necessary to remain in compliance with unfunded federal mandates, as administered by the State. Funds collected from the CSA 2008 annual levy are restricted for use only within the Storm Water Management program). Street maintenance costs over a 20 year period are estimated to average almost $12,000 per 13 foot wide lane mile per year. Currently no new funding source has been identified to fund these maintenance costs.

CITY COUNCIL GOALS

Not applicable

NOTIFICATION

Publication of agenda

ATTACHMENTS

Attachment 1 - Vicinity Map
Attachment 2 - Proposed Resolution

Prepared By
Ariana Ayala
Management Analyst

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

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

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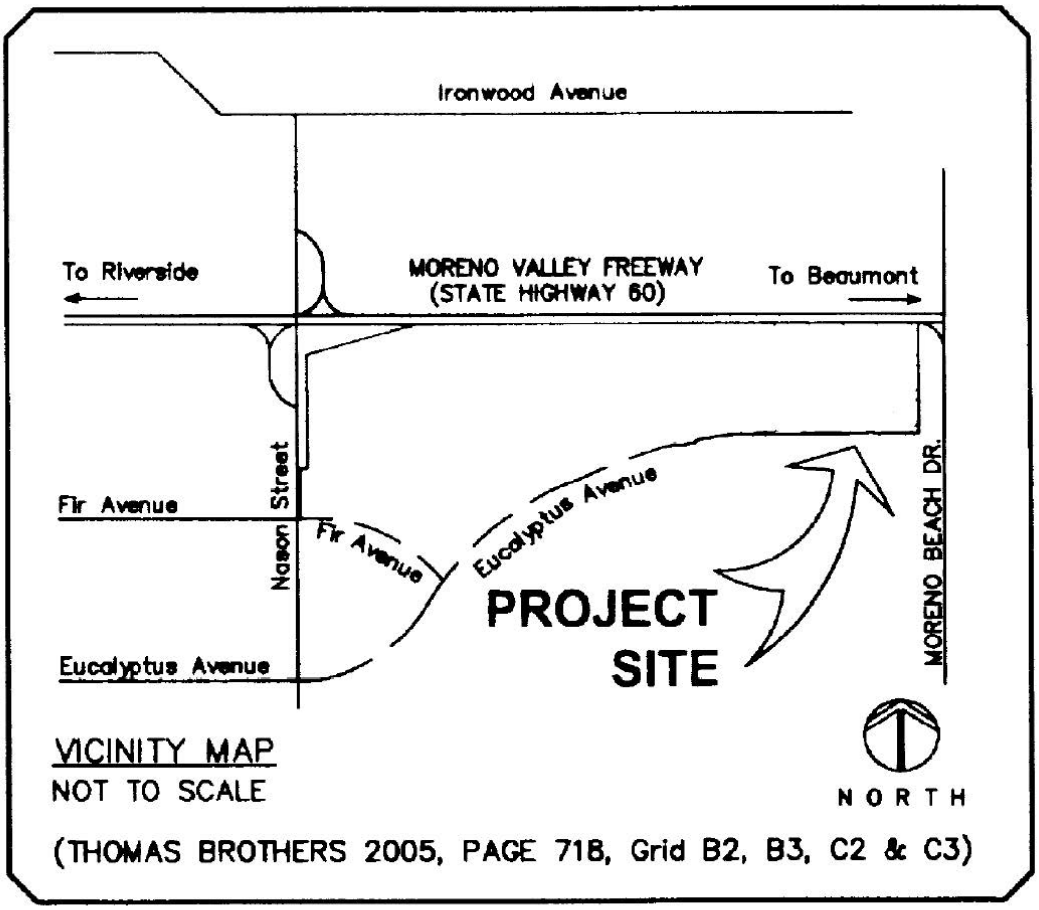

VICINITY MAP
NOT TO SCALE

CITY OF MORENO VALLEY **PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT**	**Parcel Map 30882** **Ultimate Eucalyptus Avenue Improvements**

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RESOLUTION NO. 2014-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AS COMPLETE WITHIN PROJECT PARCEL MAP 30882 ULTIMATE EUCALYPTUS IMPROVEMENTS AND ACCEPTING THE PORTION OF EUCALYPTUS AVENUE ASSOCIATED WITH THE PROJECT INTO THE CITY'S MAINTAINED STREET SYSTEM

WHEREAS, the City Engineer has determined that the public improvements constructed by Walmart Real Estate Business Trust, A Delaware Statutory Trust on the portion of Eucalyptus Avenue associated with the project were constructed according to the approved plans on file with the City of Moreno Valley; and

WHEREAS, the City Engineer has determined that those improvements were inspected during construction and were completed in an acceptable manner; and

WHEREAS, the City Engineer has requested that the City Council authorize the acceptance of said public improvements as complete within project Parcel Map 30882 Ultimate Eucalyptus Improvements and accept the portion of Eucalyptus Avenue associated with the project into the City's maintained street system; and

WHEREAS, it is in accordance with Streets and Highway Code, Section 1806, (a) and (b), for City Council to perform this action by resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS: that the public improvements within Parcel Map 30882 Ultimate Eucalyptus Improvements are complete, and the portion of Eucalyptus Avenue associated with the project is accepted into the City's maintained street system.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2014-53 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 24th day of June, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: June 24, 2014

TITLE: APPROVE THE FOURTH AMENDMENT TO AGREEMENT FOR PROJECT DBF/09 DETENTION BASIN WITH NATURE'S IMAGE INC.

RECOMMENDED ACTION

Recommendations:

1. Approve amendment to extend contract for project DBF/09 Detention Basin with Nature's Image Inc. to provide detention basin maintenance services, extend the agreement from July 1, 2014 to June 30, 2015 and increase agreement to a "not to exceed" cumulative amount of $130,736.00.

2. Authorize the City Manager to execute said Extension Agreement with Nature's Image, Inc. of Lake Forest, California.

3. Authorize the Purchasing Manager, on July 1, 2014, to issue a purchase order to Nature's Image, Inc. in the amount of: twenty three thousand, eight hundred and eighty-eight and 00/100 dollars ($23,888.00) for twelve months of basin maintenance service.

SUMMARY

This report recommends the approval of the amendment with Nature's Image Inc. to extend the contract to maintain the Detention Basin at the Centerpointe Business Park for an additional year with a budget of $23,888.

DISCUSSION

On April 26, 2010 the Land Development Division of the Public Works Department received a valid proposal from Nature's Image, Inc. in response to the Request for Proposal for DBF/09, maintenance of the Detention Basins, at the Centerpointe Business Park. Three extensions have been granted in fiscal years 2011/2012, 2012/2013 and 2013/2014. The cumulative amount to be expended will exceed staff's signature authority and requires City Council approval, per Purchasing, Ordinance 587, Chapter 3.12.200. This fourth extension will be the final extension granted.

The work performed under this contract is to furnish of all labor, material, and equipment necessary for the provision of flood control detention basins and appurtenant maintenance services located south of Brodiaea Avenue, west of Heacock Avenue, and north of Cactus Avenue as indicated in Attachment 1. The contractor will be required to: inspect sediment accumulation debris (dead vegetation and trash), erosion, structural elements during wet weather; clean debris; remove dead vegetation; spray herbicide; apply re-emergent; make adjustment or replacements as determined by annual wet weather inspections; provide general pest control services as requested, including but not limited to weeds, insects, and diseases.

All work will be performed in accordance with usual and customary flood control practices to achieve, and maintain structural soundness for the detention basins. The City will periodically inspect all the operations, work performed and methods or materials used.

ALTERNATIVES

1. Approve amendment to extend contract for project DBF/09 Detention Basin with Nature's Image Inc. to provide detention basin maintenance services, extend the agreement from July 1, 2014 to June 30, 2015 and increase agreement to a "not to exceed" cumulative amount of $130,736.00. Authorize the City Manager to execute said Extension Agreement with Nature's Image, Inc. of Lake Forest, California. Authorize the Purchasing Manager, on July 1, 2014, to issue a purchase order to Nature's Image, Inc. in the amount of: twenty three thousand, eight hundred and eighty-eight and 00/100 dollars ($23,888.00) for twelve months of basin maintenance service.

2. Do not approve amendment to extend contract for project DBF/09 Detention Basin with Nature's Image Inc. to provide detention basin maintenance services, extend the agreement from July 1, 2014 to June 30, 2015 and increase agreement to a "not to exceed" cumulative amount of $130,736.00. Do not authorize the City Manager to execute said Extension Agreement with Nature's Image, Inc. of Lake Forest, California. Do not authorize the Purchasing Manager, on July 1, 2014, to issue a purchase order to Nature's Image, Inc. in the amount of: twenty three thousand, eight hundred and eighty-eight and 00/100 dollars ($23,888.00) for twelve months of basin maintenance service.

FISCAL IMPACT

The funds allocated for the work performed approval of this agreement extension are acquired through the property tax roll each fiscal year and have been included into the fiscal year 2014/2015 operating budget for Public Works Department, Stormwater Program, Fund 2010-70-29-25804.

CITY COUNCIL GOALS

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

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

NOTIFICATION

Publication of agenda.

ATTACHMENTS

Attachment 1 – Vicinity Map
Attachment 2 – Extension Agreement
Attachment 3 – Faithful Performance Bond
Attachment 4 – Material and Labor Bond

Prepared By:
Ariana Ayala
Management Analyst

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

Concurred By:
Mark W. Sambito
Engineering Division Manager

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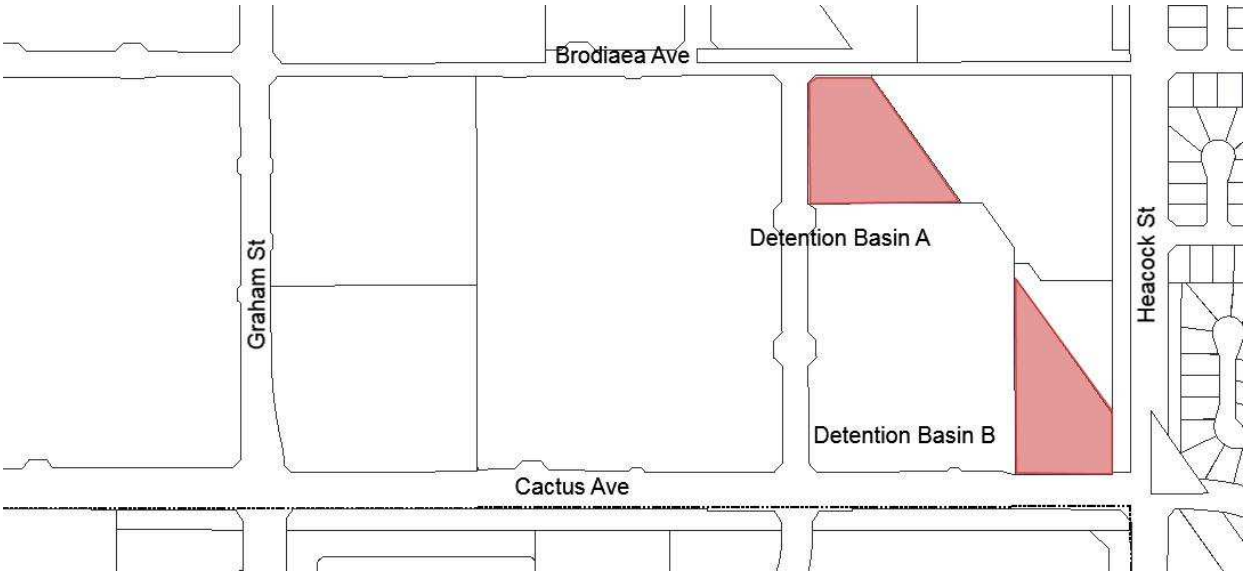
ATTACHMENT 1



CITY OF MORENO VALLEY **PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT**	**DBF/09** **CFD #4M**

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EXTENSION AGREEMENT
PROJECT NO. DBF/09
MAINTENANCE OF SERVICES OF DETENTION BASINS

THIS AGREEMENT is made and entered into by and between the City of Moreno Valley (hereafter, "City") and **Nature's Image, Inc.** (hereafter, "Contractor").

WHEREAS, the City and Contractor entered into an agreement dated October 18, 2010, referencing Project No. DBF/09 regarding maintenance services of detention basins (hereafter, "Agreement").

WHEREAS, pursuant to the terms of the Agreement, both parties wish to extend the Agreement by a period of twelve (12) months under the following additional terms:

1. The extension period shall commence on July 1, 2014 and shall terminate on June 30, 2015.

2. In accordance with 1(b) Exhibit D of the Agreement, this Extension shall be considered the fourth extension of the Agreement.

3. Notwithstanding paragraph 1(b) Exhibit C of the Agreement, for the period of this Extension and except where additional compensation is specifically provided for in the Agreement, the City will pay the Contractor for all work (labor, materials, supplies, equipment, etc.) performed under this Extension, one month in arrears, on the last day of the month for work satisfactorily performed the previous month. The total contract amount for the twelve (12) month extension period shall not exceed **TWENTY-THREE THOUSAND EIGHT HUNDRED EIGHTY-EIGHT AND 00/100 DOLLARS ($23,888.00).**

4. Except as set forth above, all other terms and conditions of the Agreement shall remain in full force and effect.

SIGNATURE PAGE FOLLOWS

CITY OF MORENO VALLEY

Dated:_____ By:_____
City Manager

CITY OF MORENO VALLEY

By:_____
Financial & Administrative Services Director

CONTRACTOR:

Signature

Michelle Caruana
Printed Name

President
Title

Natures Image, Inc.
Company Name

Signature

Michelle Caruana
Printed Name

Secretary
Title

(Corporate Seal)

INTERNAL USE ONLY

ATTEST:

_____
City Clerk

APPROVED AS TO LEGAL FORM:

_____
City Attorney

_____
Date

RECOMMENDED FOR APPROVAL:

_____
Department Head

_____
Date

Acknowledgement

State of California)
County of Orange)

On **May 28, 2014** before me, **Sara Koenig,** Notary Public, personally appeared **Michelle Caruana** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

SARA KOENIG
Commission # 1891708
Notary Public - California
Orange County
My Comm. Expires Jun 18, 2014

Signature _____ (Seal)

NOTE: Notary for signature as President

Acknowledgement

State of California)
County of Orange)

On **April 2, 2012** before me, **Sara Koenig,** Notary Public, personally appeared **Michelle Caruana** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

SARA KOENIG
Commission # 1891708
Notary Public - California
Orange County
My Comm. Expires Jun 18, 2014

Signature _____ (Seal)

NOTE: Notary for signature as Secretary

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This Bond was Executed in
Two (2) Identical Counterparts

PREMIUM IS FOR CONTRACT TERM
AND IS SUBJECT TO ADJUSTMENT
BASED ON FINAL CONTRACT PRICE

BOND NO.: 024053661

Premium: $344.00

FAITHFUL PERFORMANCE BOND
PROJECT NO. DBF/09

DETENTION BASIN
MAINTENANCE

WHEREAS the City Council of the City of Moreno Valley, State of California, and **Nature's Image, Inc**., hereinafter designated as "Principal," have entered into an Agreement whereby Principal agrees to maintain certain designated public improvements, which said Agreement, dated October 18th, 2010, and identified as PROJECT NO. DBF/09 is hereby referred to, and made a part hereof; and

WHEREAS, said Principal is required under the terms of said Agreement to furnish a bond for the faithful performance of said Agreement,

NOW, THEREFORE, we, the Principal, and **The Ohio Causality Insurance Company** as Surety, are held and firmly bound unto the City of Moreno Valley , County of Riverside, in the penal sum of **Twenty-Three Thousand Eight Hundred Eighty-Eight and 00/100 ($ 23,888.00)** (words and figures) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally, firmly by these presents.

The conditions of this obligation are such that if the above-bounded Principal, his heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in said Agreement, and any alteration thereof made as therein provided on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and hold harmless the City of Moreno Valley, its officers, agents, and employees, as therein stipulated, then this obligation shall become null and void, otherwise it shall be and remain in full force, and effect.

As a part of the obligation secured hereby, and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City of Moreno Valley in successfully enforcing such obligation, all to be taxed as costs, and included in any judgment rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Agreement or to the work or the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above-named, on May 21st, 2014.

PRINCIPAL	SURETY
Name: Nature's Image, Inc	Name: The Ohio Causality Insurance Company
Address: 20361 Hermana Circle Lake Forest, Ca 92630	Address: 790 The City Drive South, Suite 200, Orange, Ca 92868
Telephone Number: 949-680-4400	Telephone Number: 800 763-9268
By: _____	By: _____ Dwight Reilly
Title: President	Title: Attorney-in-Fact
By: _____	By: _____
Title: Secretary	Title: _____

Approved as to form this ____ day of _____, 20___.

_____
City Attorney

(MUST BE ACKNOWLEDGED BEFORE A NOTARY BY BOTH PRINCIPAL AND SURETY)

Acknowledgement

State of California)
County of Orange)

On **May 28, 2014** before me, **Sara Koenig,** Notary Public, personally appeared **Michelle Caruana** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ (Seal)

NOTE: Notary for signature as President

Acknowledgement

State of California)
County of Orange)

On **April 2, 2012** before me, **Sara Koenig,** Notary Public, personally appeared **Michelle Caruana** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ (Seal)

NOTE: Notary for signature as Secretary

ACKNOWLEDGMENT

State of California
County of Orange)

On May 21, 2014 before me, Karen L. Ritto, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)
Karen L. Ritto

KAREN L. RITTO
COMM. #1965188
Notary Public-California
ORANGE COUNTY
My Comm. Expires Dec 30, 2015

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.
This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No. 6489447

American Fire and Casualty Company
The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

Bond No. 024053661

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That American Fire & Casualty Company and The Ohio Casualty Insurance Company are corporations duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Andrew Waterbury; Arturo Ayala; Daniel Huckabay; Dwight Reilly

all of the city of Orange, state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 17th day of March, 2014.

American Fire and Casualty Company
The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 17th day of March, 2014, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of American Fire and Casualty Company, Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires March 28, 2017
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS – Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts – SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Gregory W. Davenport, the undersigned, Assistant Secretary, of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 21st day of May, 2014.

By: Gregory W. Davenport
Gregory W. Davenport, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

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This Bond was Executed in
Two (2) Identical Counterparts

PREMIUM IS FOR CONTRACT TERM AND IS SUBJECT TO ADJUSTMENT BASED ON FINAL CONTRACT PRICE

Premium Included on Performance Bond

BOND NO.: 024053661

MATERIALS AND LABOR BOND
PROJECT NO. DBF/09

DETENTION BASIN
MAINTENANCE

KNOW ALL MEN BY THESE PRESENTS,

THAT **Nature's Image, Inc.** as Principal, and **The Ohio Causality Insurance Company** , as Surety, as held firmly bound unto the City of Moreno Valley, in the just and full amount of **Twenty-Three Thousand Eight Hundred Eighty-Eight and 00/100 ($ 23,888.00)** (amount in words and figures), for the payment whereof, we hereby bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

Given under our hands and sealed with our seals this 21st day of May, 2014.

The condition of the foregoing obligation is such that,

WHEREAS, the above-named Principal is about to enter into a Contract with the City of Moreno Valley whereby said principal agrees to maintain the Detention Basin(s) at PROJECT NO. DBF/09, as provided in said Contract, which said Contract is hereby referred to and made a part hereof to the same extent as if the same were herein specifically set forth;

NOW, THEREFORE, if the said Principal or any subcontractor of said Principal shall fail to pay for any materials, provisions, provider of other supplies, or teams used in, upon, for or about the performance of said work contracted to be done, or for any work or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, the Surety will pay for the same in an amount not exceeding the sum hereinabove specified, and in case suit is brought hereon, a reasonable attorney's fee to be fixed by the Court, otherwise this bond shall be void and of no effect;

PROVIDED, that no amendment, change, extension of time, alteration, or addition to said Contract or Agreement, or of any feature or item or items or performance required therein or thereunder shall in any manner effect the obligation of the undersigned on or under this bond; and the surety does hereby waive notice of such amendment, limitation of time for bringing action on this bond by the City change, extension of time, alteration or addition to said Contract or Agreement, and of any feature or item or items of performance required herein or thereunder.

This bond shall inure to the benefit of any and all persons entitled to file claims under Sections 3181 through 3187 of the Civil Code of the State of California, and shall give right of action to such persons or their assigns in any suit brought upon this bond.

R.F.P. # DBF/09
MATERIALS & LABOR BOND - cont.

WITNESS our hands this 21st day of May, 2014.

PRINCIPAL	SURETY
Name: Nature's Image, Inc	Name: The Ohio Causality Insurance Company
Address: 20361 Hermana Circle Lake Forest, Ca 92630	Address: 790 The City Drive South, Suite 200, Orange, Ca 92868
Telephone Number: 949-680-4400	Telephone Number: 800 763-9268
By: _____	By: _____ Dwight Reilly
Title: President	Title: Attorney-in-Fact
By: _____	By: _____
Title: Secretary	Title: _____

Approved as to form this _____ day of _____, 20___.

_____
City Attorney

(MUST BE ACKNOWLEDGED BEFORE A NOTARY BY BOTH PRINCIPAL AND SURETY)

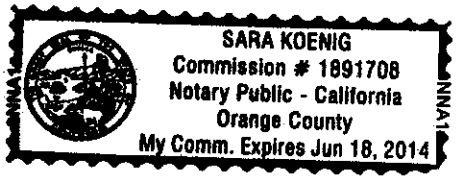
Acknowledgement

State of California)
County of Orange)

On **May 28, 2014** before me, **Sara Koenig,** Notary Public, personally appeared **Michelle Caruana** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature _____ (Seal)

NOTE: Notary for signature as President

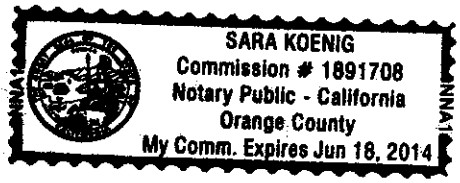
Acknowledgement

State of California)
County of Orange)

On **April 2, 2012** before me, **Sara Koenig,** Notary Public, personally appeared **Michelle Caruana** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature _____ (Seal)

NOTE: Notary for signature as Secretary

ACKNOWLEDGMENT

State of California
County of Orange)

On May 21, 2014 before me, Karen L. Ritto, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)
Karen L. Ritto

KAREN L. RITTO
COMM. #1965188
Notary Public-California
ORANGE COUNTY
My Comm. Expires Dec 30, 2015
FRS3

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.
This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No. 6465555

American Fire and Casualty Company
The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

Bond No. 024053661

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That American Fire & Casualty Company and The Ohio Casualty Insurance Company are corporations duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Andrew Waterbury; Arturo Ayala; Daniel Huckabay; Dwight Reilly

all of the city of Orange, state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 26th day of February, 2014.

American Fire and Casualty Company
The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 26th day of February, 2014 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of American Fire and Casualty Company, Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires March 28, 2017
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS – Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts – SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Gregory W. Davenport, the undersigned, Assistant Secretary, of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 21st day of May, 2014.

By: Gregory W. Davenport
Gregory W. Davenport, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: June 24, 2014

TITLE: 2013 ANNUAL REPORT OF THE PLANNING COMMISSION

RECOMMENDED ACTION

Recommendations:

1. **RECEIVE AND FILE** the 2013 Annual Report of the Planning Commission.

2. **AUTHORIZE** transmittal to the California State Office of Planning and Research in accordance with Government Code Section 65400(a)(2).

PLANNING COMMISSION RECOMMENDATION

The 2013 Annual Report was adopted by the Planning Commission on May 22, 2014 and is forwarded to the City Council in accordance with the California Government Code.

BACKGROUND

The Government Code mandates an annual Planning Commission report be presented to the legislative body (City Council) on the progress of the General Plan and its implementing mechanisms. The attached 2013 Annual Report of the Planning Commission provides the City Council with a report of the Planning Commission's actions and endeavors for the last year as required by the California Government Code.

DISCUSSION

In 2013, the Planning Commission held public hearings on nine applications to amend the Municipal Code and/or General Plan. In addition, the Commission acted upon 32 developer-initiated applications, which included Conditional Use Permits, Plot Plans, Developer Agreements and Tentative Tract Maps. The Planning Division staff also processed 676 administrative applications which include such projects and activities as new construction for minor development reviews (not within 300' of residential), sign permits, home occupation permits, and 637 plan check reviews.

FISCAL IMPACT

No fiscal impact.

NOTIFICATION

Posting of the City Council Agenda.

ATTACHMENTS

1. 2013 Annual Report of the Planning Commission

Prepared By:
Grace Espino-Salcedo
Administrative Assistant

Department Head Approval:
John Terell, AICP
Community & Economic Development Director

Concurred By:
Chris Ormsby, AICP
Interim Planning Official

ATTACHMENT 1

CITY OF MORENO VALLEY
Community & Economic Development Department
Planning Division

Planning Commission
ANNUAL REPORT
To the City Council

JANUARY – DECEMBER 2013

Item No. A.10

TABLE OF CONTENTS

ACKNOWLEDGEMENTS..... 3

MAJOR ACCOMPLISHMENTS..... 5

GENERAL PLAN IMPLEMENTATION..... 10

PROJECT ACTIVITY..... 13

ACKNOWLEDGEMENTS

ACKNOWLEDGEMENTS

CITY COUNCIL (Elected)	**DISTRICT**	**TERM EXPIRES**
Thomas Owings, Mayor	3	November 2016
Jesse L. Molina, Mayor Pro-Tem	1	November 2016
Victoria Baca	5	November 2016
Richard Stewart	2	November 2014
Dr. Yxstian A. Gutierrez	4	November 2014

PLANNING COMMISSION (Appointed)	**TERM EXPIRES**
Mary E. Van Natta, Chairperson	March 31, 2015
Jeffrey Giba, Vice Chairperson	March 31, 2017
Carlos Ramirez	March 31, 2017
Ray L. Baker	March 31, 2017
Brian Lowell	March 31, 2017
Jeffrey Sims	March 31, 2015
Amber Crothers (resigned)	March 31, 2015

CITY MANAGER
Michelle Dawson

ASSISTANT CITY MANAGER
Thomas DeSantis

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
John C. Terell, AICP, Director

Planning Division
Chris Ormsby, AICP Interim Planning Official
Darisa Vargas, Senior Administrative Assistant
Grace Espino-Salcedo, Administrative Assistant
Mark D. Gross, AICP Senior Planner
Claudia Manrique, Associate Planner
Gabriel Diaz, Associate Planner
Jeffrey Bradshaw, Associate Planner
Julia Descoteaux, Associate Planner
Leticia Esquivel, Senior Permit Technician
Yahnel Bishop, Permit Technician
Summer Looy, Permit Technician

MAJOR ACCOMPLISHMENTS

MAJOR ACCOMPLISHMENTS

The Moreno Valley Planning Commission is committed to implementing the adopted General Plan, Development Code and Design Guidelines. The Development Code and Design Guidelines, combined with the adopted Landscape Development and Specifications, are the major tools to implement the General Plan.

The purpose of this Annual Report is to highlight significant accomplishments, summarize ongoing projects, and describe special studies that the Moreno Valley Planning Commission has been working on during the 2013 calendar year. A major function of this report is to acknowledge and evaluate the ongoing implementation of the General Plan. This report is prepared in accordance with Section 65040.5 of the California Government Code.

Major Accomplishments in 2013 were:

Major development projects reviewed by the Planning Commission in 2013 were as follows:

- PA12-0004 (Conditional Use Permit PUD), PA12-0005 (Tentative Tract Map PUD), PA12-0029 (Change of Zone), PA12-0030 (General Plan Amendment) and P12-129 (Variance) Tentative Tract Map 36436, Conditional Use Permit, Variance, Change of Zone and a General Plan Amendment to subdivide 43.52 acres into 159 single-family residential lots within a Planned Unit Development, modifying the zoning from Residential single-family10 (RS10), Residential 10 (R10) and Residential 15 (R15) multi-family to Residential 5 (R5) with lots ranging from 6,000 to 15,298 square feet and the General Plan Amendment to be consistent with the proposed development and the surrounding area and a Variance proposed for higher retaining walls due to the change in grade from the adjacent parcel to the east. Located south of Brodiaea Avenue to Cactus Avenue and east and west of the Quincy Channel.

- PA12-0024 (Plot Plan) and P13-007 (Variance) Plot Plan to construct a 7,453 square foot retail building located south of the existing CVS drug store in the Neighborhood Commercial (NC) zone; variance request for reduction in the required parking. Located at 36449 Perris Boulevard, south of John F. Kennedy (Parcel 4 of Parcel Map 36449).

- PA11-0028 (General Plan Amendment), PA11-0029 (Change of Zone), PA11-0030 (Municipal Code Amendment), PA12-0046 (General Plan Amendment), PA12-0047 (Change of Zone) The City of Moreno Valley used grant funds rewarded by SCAG's Compass Blueprint Program for the Alessandro Boulevard Corridor Demonstration Project. The project included rezoning areas along Alessandro Boulevard and northeast of Perris Boulevard and Iris Avenue to Residential 30 (R30), commercial rezoning of a parcel at the southwest corner of Perris Boulevard and Gentian Avenue and the creation of an overlay district, including parcels along Alessandro Boulevard that were identified suitable for inclusion in the mixed Use Overlay Districts in Phase I's Vision Plan. Citywide.

- PA12-0028 (Municipal Code Amendment) and P12-117 (Specific Plan Amendment) Amendment to update the Moreno Valley Industrial Area Specific Plan (SP 208) and zoning regulations contained in Title 9 of the City of Moreno Valley Municipal Code to include Emergency Shelters, Farm Worker Housing, and Single Room Occupancy Units (SRO); provided necessary consistency with the City of Moreno Valley's certified Housing Element.

- PA13-0006 (Plot Plan), PA13-0007 (Change of Zone), PA13-0008 (General Plan Amendment) and P13-029 (Variance) Plot Plan for a 141 unit affordable apartment project on an 8.5 acre parcel. The project includes eight apartment buildings, two clubhouses with tot lots and pools. Unit mix of 1 to 3 bedroom apartments ranging from 723 square feet to 1,301 square feet; change of zone required for development and general plan amendment from Neighborhood Commercial /R15 to R30 / open space to allow for higher density multiple family land uses and to protect the existing slopes and rock outcroppings. The proposed variance reduced the covered parking requirement from 2 spaces to 1 space per unit for the 3-bedroom units. Located at southeast corner of Alessandro Boulevard and Lasselle Street.

- PA13-0019 (Municipal Code Amendment) Amendment to update Municipal Code service station development standards to reduce service station restroom requirements allowing only one restroom for service stations with a customer service kiosk or convenience store under 500 square feet and two restrooms required for a convenience store or customer service kiosk 500 square feet and over. Citywide. ***(DENIED)***

- PA13-0009 (Conditional Use Permit) and P13-075 (Variance) Construction of a four island fueling station to include a 240 square foot kiosk with a Variance for a reduction in landscaping along the east property line. The site is in the Neighborhood Commercial (NC) zone and located at the northeast corner of Alessandro Boulevard and Indian Street.

- PA13-0023 (Conditional Use Permit) Conditional Use Permit for live entertainment within an existing restaurant to include karaoke and live music with dancing. The existing restaurant is in the Neighborhood Commercial (NC) zone. Located at 23040 Alessandro Boulevard.

- PA13-0027 (General Plan Amendment) 2014-2021 Housing Element Update. A public forum was held to obtain output from the community and for the Planning Commission to consider and comment on the 2014-2021 City of Moreno Valley Draft Housing Element Update. (***NO ACTION REQUIRED)***

- PA13-0002 (Tentative Parcel Map 35622) and P12-051 (Master Plot Plan) Tentative Parcel Map 36522 to combine 5 lots into one 9.5 acre parcel and a Master Plot Plan for current and future expansion of the existing church site; Master Plot Plan phased into 6 phases. The site is in the Office (O) and Residential 5 (R5) zones, located at the southeast corner of Perris Boulevard and Cottonwood Avenue.

- PA13-0003 (Municipal Code Amendment) SR-60 East Corridor Study includes economic and land use study information for vacant and underutilized parcels within four (4) sub-areas along the eastern portion of State Route 60 within the Moreno Valley City limits. ***(NO ACTION TAKEN)***

- PA13-0029 (Conditional Use Permit) Conditional Use Permit for a new 75 foot monopalm with 3 sector array, 4 panel antennas per sector and equipment shelter space. Located at 21250 Box Springs Road.

- PA13-0048 (Plot Plan) Plot Plan to build a 6,615 square foot automotive parts store in an existing retail center. Located at 23334 Sunnymead Boulevard.

- PA13-0041 (Plot Plan) Plot Plan for development of a 1,285 square foot medical office building on a 1.52 acre portion of an 18 acre site located adjacent to the Moreno Valley Community Hospital. Located at 27300 Iris Avenue, near the northwest corner of Iris Avenue and Oliver Street.

- PA13-0045 (Tentative Tract Map 36598) and P13-125 (Variance) Tentative Tract Map for an eight lot single-family residential subdivision; Variance to reduce minimum lot size and reduced side yard setbacks. Zone: Specific Plan 204 Village Residential (SP204VR). Located on south side of Myers Avenue, between Heacock and Indian Streets.

- PA13-0043 (Conditional Use Permit) Conditional Use Permit to build a 2,562 square foot fast food restaurant building with a drive-thru on a 36,680 square foot lot. Zone: Community Commercial (CC). Located at the northeast corner of Nason Street and Fir Avenue.

- PA12-0023 (Plot Plan) Plot Plan for the construction of a 400,130 square foot warehouse building, eliminate the existing truck storage facility on the southern portion of the site, the approved truck storage lot on the north portion of the site and the entitled 181,031 warehouse building (PA07-0167) on the southern portion of the site. Located in the Specific Plan 208 Industrial (I) zone which allows warehouse facilities; at the southwest corner of Perris Boulevard and San Michele Road.

Other Development Projects reviewed by the Planning Commission in 2013 as follow:

- P13-001 (Expanded Planning Review) Vacation of Mariposa Avenue east of Perris Boulevard approximately 1,950 feet. Located at the southeast corner of Perris Boulevard and Mariposa Avenue.

- P13-027 (Development Agreement Amendment) Amendment 4 to Development Agreement 102-89 regarding Tentative Tract Map 24203, to modify the terms of the agreement pertaining to the park site, and to extend the term of the agreement by five years. Located northeasterly of Pigeon Pass Road and Lawless Avenue.

- P13-085 (Expanded Planning Review) Vacation of Joy Street from Cactus Avenue to Brodiaea Avenue as conditioned by approved Plot Plan PA12-0020, LD45. Located at Joy Street, between Cactus Avenue to Brodiaea Avenue.

- P13-061 (Amended Conditional Use Permit) Amended Conditional Use Permit (PA05-0057) and Tract Map 32515 (PA04-0108) for a Planned Unit Development to remove the age restricted senior housing use requirement FROM an originally approved 174 lot detached clustered courtyard residential community on a 38.4 net-acre parcel of land in the Residential 5 (R5) land use district. Located at the northeast corner of Pigeon Pass Road and Old Lake Road.

- P10-088 (Amended Conditional Use Permit) Amended Conditional Use Permit for addition of a 7,725 square foot multi-purpose building adjacent to the existing building. Located within the Office Commercial (OC) zone at 25873 Alessandro Boulevard.

- P11-061 (Specific Plan Amendment) A Specific Plan Amendment to permit senior housing and conditionally permit hotels and assisted living facility uses within the existing Office Commercial land use district of the Towngate Specific Plan (SP200). Development and parking standards for the three uses as well as an update of existing handicap accessible parking standards. Located at the southwest corner of Bordiaea Avenue and Moreno Beach Drive.

- PA12-0032 (Conditional Use Permit) Conditional Use Permit for the sale of beer and wine in the existing Smoke n Cell Store. Located at 23031 Sunnymead Boulevard, Suite C.

GENERAL PLAN IMPLEMENTATION

GENERAL PLAN IMPLEMENTATION

The General Plan and the Development Code gives the City of Moreno Valley the tools necessary to guide the development of the City into the next century.

The Planning Commission held public hearings on amendments to the General Plan and the Development Code. The amendments were approved by the Planning Commission and forwarded to the City Council for their approval.

The following General Plan Amendments were recommended for approval by the Planning Commission in 2013:

- PA12-0004 (Conditional Use Permit PUD), PA12-0005 (Tentative Tract Map PUD), PA12-0029 (Change of Zone), PA12-0030 (General Plan Amendment) and P12-129 (Variance) Tentative Tract Map 36436, Conditional Use Permit, Variance, Change of Zone and a General Plan Amendment to subdivide 43.52 acres into 159 single-family residential lots within a Planned Unit Development, modifying the zoning from Residential single-family10 (RS10), Residential 10 (R10) and Residential 15 (R15) multi-family to Residential 5 (R5) with lots ranging from 6,000 to 15,298 square feet and the General Plan Amendment to be consistent with the proposed development and the surrounding area and a Variance proposed for higher retaining walls due to the change in grade from the adjacent parcel to the east. Located south of Brodiaea Avenue to Cactus Avenue and east and west of the Quincy Channel.

- PA11-0028 (General Plan Amendment), PA11-0029 (Change of Zone), PA11-0030 (Municipal Code Amendment), PA12-0046 (General Plan Amendment), PA12-0047 (Change of Zone) The City of Moreno Valley used grant funds rewarded by SCAG's Compass Blueprint Program for the Alessandro Boulevard Corridor Demonstration Project. The project included rezoning areas along Alessandro Boulevard and northeast of Perris Boulevard and Iris Avenue to Residential 30 (R30), commercial rezoning of a parcel at the southwest corner of Perris Boulevard and Gentian Avenue and the creation of an overlay district, including parcels along Alessandro Boulevard that were identified suitable for inclusion in the mixed Use Overlay Districts in Phase I's Vision Plan. Citywide.

- PA13-0006 (Plot Plan), PA13-0007 (Change of Zone), PA13-0008 (General Plan Amendment) and P13-029 (Variance) Plot Plan for a 141 unit affordable apartment project on an 8.5 acre parcel. Project to include eight apartment buildings, two clubhouses with tot lots and pools. Unit mix of 1 to 3 bedroom apartments ranging from 723 square feet to 1,301 square feet; change of zone required for development and general plan amendment from Neighborhood Commercial /R15 to R30 / open space to allow for higher density multiple family land uses and to protect the existing slopes and rock outcroppings. Site was previously graded under permit; proposed variance to reduce the covered parking requirement from 2 spaces to 1 space per unit for the 3-bedroom units. Located at southeast corner of Alessandro Boulevard and Lasselle Street.

- PA13-0027 (General Plan Amendment) 2014-2021 Housing Element Update. A public forum to obtain output from the community and for the Planning Commission to consider and comment on the 2014-2021 City of Moreno Valley Draft Housing Element Update. (***NO ACTION REQUIRED)***

PROJECT ACTIVITY

PROJECT ACTIVITY

SUMMARY OF PLANNING COMMISSION PROJECT ACTIVITY
FOR THE PERIOD JANUARY 2013 THROUGH DECEMBER 2013

PROJECT TYPE	TOTAL PROJECTS REVIEWED
Amended Design Manual	0
Amended Plot Plan	0
Change of Zone	4
Conditional Use Permit	6
Conditional Use Permit Amendment	2
Development Agreement	0
Development Agreement Amendment	1
Environmental Impact Report	0
Expanded Planning Review	2
Municipal Code Amendment	4
General Plan Amendment	5
Modification to Conditions of Approval	0
Parcel Map	0
Plot Plan	5
Plot Plan Amendment	0
Reversion to Acreage	0
Sign Program Amendment	0
Specific Plan Amendment	2
Specific Plan Adoption	0
Tentative Parcel Map	1
Tentative Parcel Map Amendment	0
Tentative Tract Map	2
Tentative Tract Map Amendment	0
Tentative Tract Map Variance	0
Variance	5
Master Plot Plan and Related	1
10 Year Capital Plan Amendment (CIP)	1
TOTAL PROJECTS	41

* This does not include Administrative Approvals that include such projects as: new construction not within 300' of residential, home occupation permits and signs. There were **676** Administrative Approvals and **637** plan check reviews in 2013.

APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: June 24, 2014

TITLE: PA08-0041 (P09-094, P10-088) – ACCEPT AGREEMENT AND SECURITY FOR PUBLIC IMPROVEMENTS. DEVELOPER – SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH-DAY ADVENTISTS DBA MORENO HILLS SDA CHURCH, RIVERSIDE, CA 92513

RECOMMENDED ACTION

Recommendations:

1. Accept the Agreement for Public Improvements and Securities for PA08-0041(P09-094, P10-088).

2. Authorize the Mayor to execute the Agreement.

3. Direct the City Clerk to forward the signed Agreement to the County Recorder's Office for recordation.

4. Authorize the City Engineer to execute any future time extension amendments to the agreement, subject to City Attorney approval, if the required public improvements are not completed within said timeframe.

SUMMARY

This report recommends approval of the agreement by the City of Moreno Valley and Southeastern California Conference of Seventh-Day Adventists DBA Moreno Hills SDA Church, to construct the required public improvements that are associated to PA08-0041 (P09-094, P10-088). The project is located on the South side of Alessandro Boulevard, West of Lasselle Street. The project is funded by Southeastern California Conference of Seventh-Day Adventists DBA Moreno Hills SDA Church.

DISCUSSION

On March 12, 2009 the City of Moreno Valley Planning Commission approved PA08-0041 as a proposed church within an existing building. The church will occupy all of the 5,368 square feet of the existing building. P09-094 (Phase II) and P10-088 (parking lot expansion) expand the existing building, and respectively add a parking lot to the south side of the property. The parcel size is 1.8 acres.

The developer of this project has completed an Agreement for Public Improvements. The developer agrees to perform and complete all of the required street improvements within twenty-four (24) months of the date the agreement is executed. The street improvements include, but are not limited to: asphalt, curb, gutter, sidewalk, and street lights. The City Engineer may execute any future amendments to the agreement, subject to City Attorney approval, if the required street improvements are not completed within said timeframe.

Accompanying the agreement is a Faithful Performance bond in the amount of $61,000 and a Material and Labor bond in the amount of $30,500 issued by The Hartford Fire Insurance Company.

ALTERNATIVES

1. Accept the Agreement for Public Improvements and Securities for PA08-0041 (P09-094, P10-088). Authorize the Mayor to execute the Agreement. Direct the City Clerk to forward the signed Agreement to the County Recorder's Office for recordation. Authorize the City Engineer to execute any future time extension amendments to the agreement, subject to City Attorney approval, if the required public improvements are not completed within said timeframe.

2. Do not accept the Agreement for Public Improvements and Securities for PA08-0041 (P09-094, P10-088). Do not authorize the Mayor to execute the Agreement. Do not direct the City Clerk to forward the signed Agreement to the County Recorder's Office for recordation. Do not authorize the City Engineer to execute any future time extension amendments to the agreement, subject to City Attorney approval, if the required public improvements are not completed within said timeframe.

FISCAL IMPACT

No fiscal impact is anticipated.

CITY COUNCIL GOALS

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

NOTIFICATION

Publication of agenda.

ATTACHMENTS

Attachment 1 – Vicinity Map
Attachment 2 – Agreement for Public Improvements
Attachment 3 – Faithful Performance Bond
Attachment 4 – Material and Labor Bond

Prepared By:
Ariana Ayala
Management Analyst

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

Concurred By:
Vicente Girón
Associate Engineer

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

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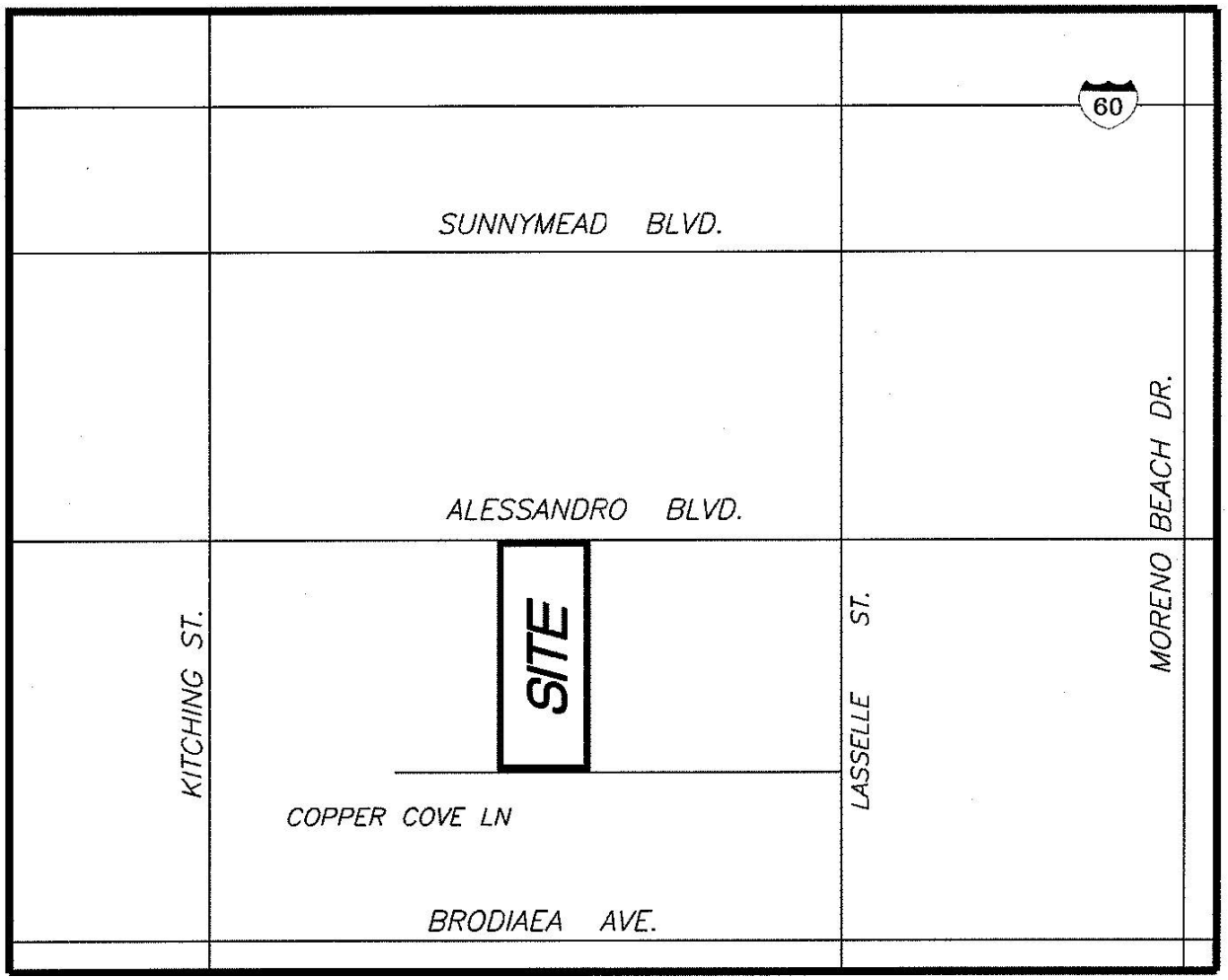
ATTACHMENT 1



CITY OF MORENO VALLEY **PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT**	**PA08-0041** **P09-094, P10-088**

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AGREEMENT FOR PUBLIC IMPROVEMENTS
FOR
PROJECT NO. PA08-0041 (P09-094, P10-088)

This Agreement, made and entered into by and between the City of Moreno Valley , State of California , hereinafter called City, and **Southeastern California Conference of Seventh-day Adventists dba Moreno Hills SDA Church**, herein after called Developer, on the date the City signs this agreement.

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **PA08-0041 (P09-094, P10-088)** agrees, at Developer's own expense, to furnish all labor, equipment and material necessary, and within **TWENTY-FOUR (24)** months from the date this Agreement is executed, to perform and complete in a good and workmanlike manner, all of the required improvements in accordance with those improvement plans for said project which have been approved by the City Engineer, and are on file in the office of the City Engineer, and to do all work incidental thereto in accordance with the standards set forth in City ordinances and regulations, and pay all costs of engineering necessary in connection therewith, which are expressly made a part of this Agreement. All of the above required work shall be done under the inspection of and to the satisfaction of the City Engineer, and shall not be deemed complete until approved and accepted as complete by the City. Developer further agrees to guarantee the required improvements for a period of one year following acceptance by the City and during this one year period to repair and replace, to the satisfaction of the City Engineer, any defective work or labor done or defective materials furnished. Developer shall complete the improvements described in this paragraph pursuant to Section 66462, Government Code. Developer shall also complete any offsite improvements required as a condition of approval and with plans approved by the City Engineer at such time as the City acquires an interest in the land which will permit the improvements to be made, and the Developer waives the 120 day time limitation set forth in Section 66462.5, Government Code.

Security to guarantee the performance of this agreement shall be in the following amounts:

Faithful Performance security shall be in the sum of **SIXTY ONE THOUSAND AND NO/100** Dollars (*****$61,000.00*****). The estimated cost of said work and improvements, pursuant to the Preliminary Estimate of Cost labeled Exhibit A attached hereto.

Labor and Material security shall be in the sum of **THIRTY THOUSAND FIVE HUNDRED AND NO/100** Dollars (*****$30,500.00*****). The estimated cost securing payment of labor and materials is fifty (50) percent of the total cost estimate of the improvements.

Developer further agrees to guarantee the required improvements for a period of one year following acceptance by the City and during this one year period to repair and replace, to the satisfaction of the City Engineer, any defective work or labor done or defective materials furnished. Upon entering the warranty period, the City shall retain ten percent of the original faithful performance security. Developer reserves the right to substitute the form of security, in accordance with the Moreno Valley Municipal Code, at any time during the term of this agreement, subject to approval of the City Engineer and City Attorney.

SECOND: Developer agrees to file with City, prior to the date this Agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this Agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by City ordinances and regulations to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California. Developer agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amounts of said bond or bonds, or both, within ten (10) days after being notified by the City Engineer that the sureties or amounts are insufficient. Notwithstanding any other provision herein, if Developer fails to take such action as is necessary to comply with said notice, he shall be in default of this Agreement unless all required improvements are completed within ninety (90) days of the date on which

the City Engineer notified the Developer of the insufficiency of said bonds. Developer reserves the right to substitute the form of security in accordance with the City's Municipal Code at anytime during the term of this agreement, subject to approval by the City Engineer and City Attorney.

THIRD: Developer agrees to pay to the City the actual cost of such inspection of the works and improvements as may be required by the City Engineer. Developer further agrees that, if suit is brought upon this Agreement or any bond guaranteeing the completion of the required improvements, all costs and reasonable expenses and fees incurred by the City in successfully enforcing such obligations shall be paid by Developer and guaranteed by the surety in addition to the face amount of the security, including reasonable attorney's fees, and that, upon entry of judgment, such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

FOURTH: City shall not, nor shall any officer or employee of City, except for its or their sole negligence, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this Agreement prior to the completion and approval thereof, nor shall City or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Developer, his agents or employees, in the performance of the work, and all of said liabilities are assumed by Developer. Developer agrees to protect, defend and hold harmless City and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Developer, his agents and employees, in the performance of this Agreement, or arising out of the use of any patent or patented article in the performance of this Agreement.

FIFTH: The Developer hereby grants to the City and/or to any authorized agent or employee of the City, the irrevocable permission to enter upon the lands of the above-referenced land division for the purpose of completing the improvements. This permission shall terminate in the event that the Developer has completed the work within the time specified or any extension thereof granted by the City.

SIXTH: Developer agrees at all times, up to the completion and acceptance of the improvements by the City, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the construction of the improvements, and to protect the traveling public from such defective or dangerous conditions. The Developer shall keep all traveled ways that are a part of, or affected by the construction of this project free and clear of mud, dirt and debris and shall provide twice monthly street sweeping service. A copy of the contract for street sweeping service shall be provided to the City. The Developer's obligation under this provision shall be secured by the bonds securing performance of this Agreement.

SEVENTH: The Developer, his agents and employees, shall give notice to the City Engineer at least 48 hours before beginning any work and shall furnish said City Engineer all reasonable facilities for obtaining full information with respect to the progress and manner of work.

EIGHTH: If the Developer, or his agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time as have been granted by the City, or if the Developer violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, he shall be in default of this Agreement and notice in writing of such default shall be served upon him. The City Council shall have the power, on recommendation by the City Engineer, to terminate all rights of the Developer because of such default. The determination by the City Engineer of the question as to whether any of the terms of the Agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Developer, and any and all parties who may have any interest in the Agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to the City under law.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this Agreement that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this Agreement, extensions of time **may** be granted by the City from time to time, either at its own option, or upon request of Developer, and such extensions shall in no way affect the validity of this Agreement or release the surety or sureties on said bonds, Developer further agrees to maintain the aforesaid bonds in full force and effect during the terms of this Agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this Agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this Agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

City:

City Engineer
P.O. Box 88005
14177 Frederick St.
Moreno Valley, CA 92552-0805

Developer:

Southeastern California Conference of
Seventh-day Adventists
dba Moreno Hills SDA Church
P.O. Box 79990
Riverside, CA 92513-1990

IN WITNESS WHEREOF Developer has affixed his name, address and seal.

Date approved by the City: _____

Southeastern California Conference of Seventh-day Adventists dba Moreno Hills SDA Church:
Developer

BY: Vernon W. Stroup
Signature

Vernon W. Stroup
Print/Type Name

Treasurer
Title

BY: Charles McKinstry
Signature

Charles McKinstry
Print/Type Name

Vice President
Title

ATTEST:
CITY CLERK
OF THE CITY OF MORENO VALLEY

By: _____
City Clerk

(SEAL)

CITY OF MORENO VALLEY

By: _____
Mayor

APPROVED AS TO FORM:
CITY ATTORNEY

Date: _____

By: _____
City Attorney

NOTE: TWO SIGNATURES ARE REQUIRED FOR CORPORATIONS UNLESS CORPORATE DOCUMENTS ARE PROVIDED THAT INDICATE OTHERWISE.
SIGNATURES OF DEVELOPER MUST BE EXECUTED IN QUADRUPLICATE AND THE EXECUTION OF THE ORIGINAL COPY MUST BE ACKNOWLEDGED BEFORE A NOTARY
ORIGINAL - CITY CLERK; PINK - DEVELOPER; GREEN - SURETY; BLUE - PROJECT FILE

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

On 04/29/2014 before me, Richard Harrison, Notary Public
(Here insert name and title of the officer)

personally appeared Verlon Strauss, Treasurer

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

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

WITNESS my hand and official seal.

RICHARD WILLIAM HARRISON
Commission # 2038897
Notary Public - California
Riverside County
My Comm. Expires Aug 26, 2017

Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Agreement for Public Improvement
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☒ Corporate Officer
  Treasurer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

On 4/29/2014 before me, Richard Harrison, Notary Public
(Here insert name and title of the officer)

personally appeared Charles McKinstry, Vice President

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

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

WITNESS my hand and official seal.

RICHARD WILLIAM HARRISON
Commission # 2038897
Notary Public - California
Riverside County
My Comm. Expires Aug 30, 2017

Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Agreement for Public Improvement
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☑ Corporate Officer
  V.P.
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

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  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
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- Securely attach this document to the signed document

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EXHIBIT "A"
ENGINEER'S ESTIMATE

DATE: 01/23/14
PROJECT: PA08-0041_P09-094_P10-088 PREPARED BY: Vince Giron
0 PUBLIC PAVEMENT SECTIONS
Seventh Day Advendist Church

TYPE			QUANTITY	UNIT	UNIT PRICE	TOTAL
Street Work - Non DIF Non TUMF						
Roadway Excavation			0	C.Y.	29.00	0
A.B. Class II - Street 1	0.5	Thickness (ft.)				
	2530	S.F.	91	Ton	55.00	5,005
A.C. - Street 1	0.3	Thickness (ft.)				
	2530	S.F.	55	Ton	90.00	4,950
Roadway Excavation			0	C.Y.	29.00	0
A.B. Class II - Street 2	0	Thickness (ft.)				
	0	S.F.	0	Ton	33.00	0
A.C. - Street 2	0	Thickness (ft.)				
	0	S.F.	0	Ton	80.00	0
Roadway Excavation			0	C.Y.	29.00	0
A.B. Class II - Street 3	0	Thickness (ft.)				
	0	S.F.	0	Ton	33.00	0
A.C. - Street 3	0	Thickness (ft.)				
	0	S.F.	0	Ton	80.00	0
Roadway Excavation			0	C.Y.	29.00	0
A.B. Class II - Street 4	0	Thickness (ft.)				
	0	S.F.	0	Ton	33.00	0
A.C. - Street 4	0	Thickness (ft.)				
	0	S.F.	0	Ton	80.00	0
Street Work - DIF						
Roadway Excavation			0	C.Y.	29.00	0
A.B. Class II - Street 1	0	Thickness (ft.)				
	0	S.F.	0	Ton	33.00	0
A.C. - Street 1	0	Thickness (ft.)				
	0	S.F.	0	Ton	80.00	0
Roadway Excavation			0	C.Y.	29.00	0
A.B. Class II - Street 2	0	Thickness (ft.)				
	0	S.F.	0	Ton	33.00	0
A.C. - Street 2	0	Thickness (ft.)				
	0	S.F.	0	Ton	80.00	0
Roadway Excavation			0	C.Y.	29.00	0
A.B. Class II - Street 3	0	Thickness (ft.)				
	0	S.F.	0	Ton	33.00	0
A.C. - Street 3	0	Thickness (ft.)				
	0	S.F.	0	Ton	80.00	0
Roadway Excavation			0	C.Y.	29.00	0
A.B. Class II - Street 4	0	Thickness (ft.)				
	0	S.F.	0	Ton	33.00	0
A.C. - Street 4	0	Thickness (ft.)				
	0	S.F.	0	Ton	80.00	0
Street Work - TUMF						
Roadway Excavation			0	C.Y.	29.00	0
A.B. Class II - Street 1	0	Thickness (ft.)				
	0	S.F.	0	Ton	33.00	0
A.C. - Street 1	0	Thickness (ft.)				
	0	S.F.	0	Ton	80.00	0
Roadway Excavation			0	C.Y.	29.00	0
A.B. Class II - Street 2	0	Thickness (ft.)				
	0	S.F.	0	Ton	33.00	0
A.C. - Street 2	0	Thickness (ft.)				
	0	S.F.	0	Ton	80.00	0
Roadway Excavation			0	C.Y.	29.00	0
A.B. Class II - Street 3	0	Thickness (ft.)				
	0	S.F.	0	Ton	33.00	0
A.C. - Street 3	0	Thickness (ft.)				
	0	S.F.	0	Ton	80.00	0
Roadway Excavation			0	C.Y.	29.00	0
A.B. Class II - Street 4	0	Thickness (ft.)				
	0	S.F.	0	Ton	33.00	0
A.C. - Street 4	0	Thickness (ft.)				
	0	S.F.	0	Ton	80.00	0
					SUBTOTAL:	9,955

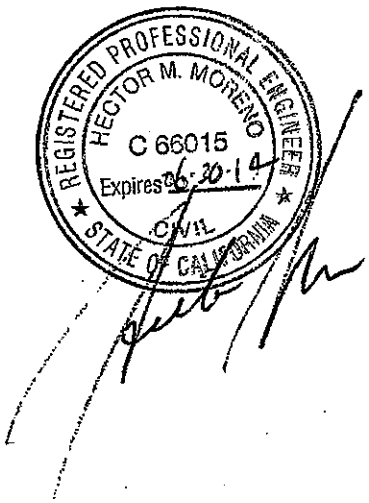
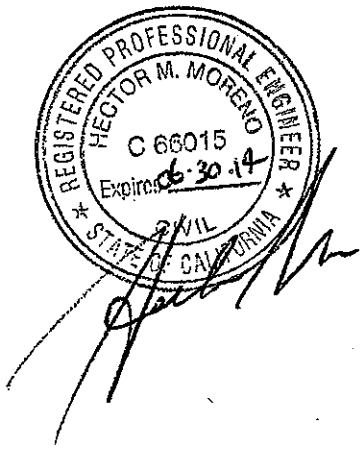


EXHIBIT "A"
ENGINEER'S ESTIMATE

DATE: 01/23/14
PROJECT: PA08-0041_P09-094_P10-088 PREPARED BY: Vince Giron
0 PUBLIC STREET WORK
Seventh Day Advendist Church

TYPE	QUANTITY UNIT	UNIT PRICE	TOTAL
Offsite Street Work			
Pavement			
Grind & Pave 0.15'	3040 S.F.	3.25	9,880
A.C. Cap/Overlay	0 Ton	80.00	0
Slurry Seal (Based on $150/Ton Type II)	0 S.Y.	2.25	0
Paving Fabric	0 S.Y.	1.20	0
Sawcut	310 L.F.	3.00	930
Utility Trench	0 L.F.	17.00	0
Trench Repaving	0 S.F.	12.00	0
Redwood Header	0 L.F.	6.00	0
A.C. Berm - 6"	0 L.F.	10.00	0
A.C. Berm - 8"	148 L.F.	15.00	2,220
Adjust M.H. to Grade	0 EA.	800.00	0
Adjust Water Valve to Grade	0 EA.	400.00	0
Remove & Dispose Existing Pavement & Base	0 SF	3.00	0
Remove Existing Curb & Gutter	0 L.F.	12.00	0
Concrete			
P.C.C. Paving - 6"	0 S.F.	6.50	0
P.C.C. Paving - 8"	0 S.F.	10.50	0
Curb and Gutter - 6"	0 L.F.	25.00	0
Curb and Gutter - 8"	270 L.F.	30.00	8,100
Curb and Gutter - 8" (DIF Street Name)	0 L.F.	30.00	0
Curb and Gutter - 8" (TUMF Street Name)	0 L.F.	30.00	0
Curb Only - 6"	0 L.F.	20.00	0
Curb Only - 8"	0 L.F.	25.00	0
Curb Only - 8" (DIF Street Name)	0 L.F.	25.00	0
Curb Only - 8" (TUMF Street Name)	0 L.F.	25.00	0
A.C. Curb 6"	0 L.F.	12.00	0
A.C. Curb 8"	0 L.F.	15.00	0
Cross Gutter and Spandrel	0 S.F.	10.25	0
Sidewalk	845 S.F.	7.00	5,915
Sidewalk (DIF Street Name)	0 S.F.	7.00	0
Sidewalk (TUMF Street Name)	0 S.F.	7.00	0
Median Stamped Concrete	0 S.F.	14.00	0
Driveway Approach - 6"	0 S.F.	6.50	0
Driveway Approach - 8"	500 S.F.	16.00	8,000
Wheelchair Ramp	0 EA.	2,600.00	0
Alley Approach - 8"	0 S.F.	10.25	0
1/2 Alley Apron	0 S.F.	10.25	0
Barricade	0 L.F.	100.00	0
Bus Bay	0 EA.	15,000.00	0
Miscellaneous			
Relocate Power Poles	0 EA.	30,000.00	0
Relocate Power Poles (DIF Street Name)	0 EA.	30,000.00	0
Erosion Control	0 AC	5,000.00	0
Walls - Masonry: 6' Maximum	0 L.F.	100.00	0
Walls - Retaining: 6' Maximum	0 L.F.	150.00	0
Reinforced P.C.C. Retaining Walls	0 C.Y.	780.00	0
			0
		SUBTOTAL	35,045
Traffic Improvements (Plan Checked by Trans. Eng'rg.staff/Inspected by LDD staff)			
Traffic Striping/raised pavement markers	0 L.S.	–	0
Traffic Striping (DIF Street -Perris Blvd)	0 L.S.	–	0
Street Name Sign	0 EA.	500.00	0
Stop Sign	0 EA.	200.00	0
Signs and Posts	0 EA.	200.00	0
Signs and Posts (DIF Street -Perris Blvd)	0 EA.	200.00	0
Street Sweeping Sign	0 EA.	200.00	0
Warning Markers - Type L, Type N	0 EA.	100.00	0
Traffic Control	0 L.S.	10000	0
Traffic Control (DIF Street Name)	0 L.S.	10000	0
Traffic Signal PB-Adjust to Grade	0 EA.	800.00	0
Metal Guard Rail	0 L.F.	90.00	0
		SUBTOTAL:	0
Bondable Street Work Only (not plan checked)			
Undergrounding of Utilities	0 L.F.	198.00	0
Cluster Mail Boxes	0 EA.	4,500.00	0
Relocate Mailbox	0 EA.	350.00	0
Relocate Cluster Mailbox	0 EA.	1,200.00	0
Monuments	0 EA.	300.00	0
Relocate Trees	0 EA.	2,500.00	0
		SUBTOTAL:	0



Item No. A.11

EXHIBIT "A"
ENGINEER'S ESTIMATE

DATE: 01/23/14
PREPARED BY: Vince Giron

PROJECT: PA08-0041_P09-094_P10-088
0 PUBLIC STREET WORK (CONTINUED)
Seventh Day Advendist Church

TYPE	QUANTITY	UNIT	UNIT PRICE	TOTAL
Special Districts				
Landscaping - Medians	0	S.F.	6.00	0
Landscaping - Parkways	0	S.F.	6.00	0
Street Lights (9500 lumen)	1	EA.	4,000.00	4,000
Street Lights (22000 lumen)	0	EA.	668.00	0
			SPECIAL DISTRICTS SUBTOTAL:	4,000
Moreno Valley Utilities				
Electrical Utility Infrastructure	0	L.S.	0.00	0
			MVU SUBTOTAL:	0
Water Quality Basin				
Landscaping	0	S.F.	6.00	0
Filtration Devices	0	EA	0	0
Access Ramp PCC	0	S.F.	0	0
Low-Flow Pipe System	0	L.F.	0	0
Headwalls	0	EA	0	0
Outlets	0	EA	0	0
Risers	0	EA	0	0
Forebay PCC	0	S.F.	0	0
Toe of slope protection PCC	0	S.F.	20.00	0
			WQB SUBTOTAL:	0
Transportation Engineering				
Traffic Signal New (Interconnect, Controller, Software, Initial Coordinati	0	EA.	272,000.00	0
Traffic Signal Modification	0	L.S.	0	0
Traffic Signal Interconnect (Existing Signals Only)	0	L.F.	30.00	0
			TRANSPORTATION SUBTOTAL:	0

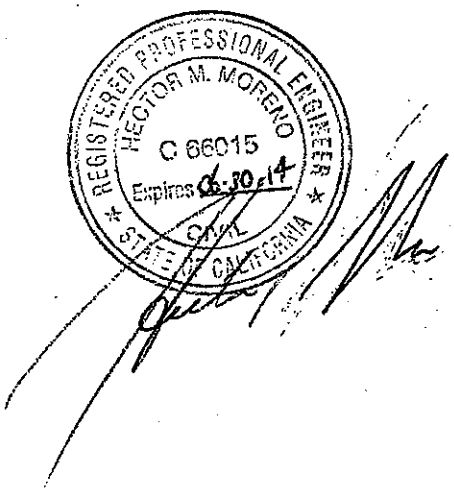
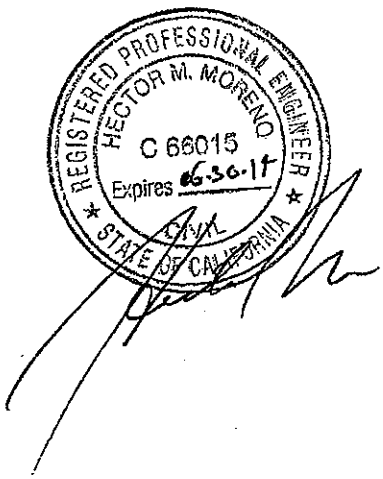


EXHIBIT "A"
ENGINEER'S ESTIMATE

DATE: 01/23/14
PROJECT: PA08-0041_P09-094_P10-088 PREPARED BY: Vince Giron
0 PUBLIC STORM DRAIN SYSTEM
Seventh Day Advendist Church

TYPE	QUANTITY	UNIT	UNIT PRICE	TOTAL
Pipe				
12" Reinforced Concrete Pipe	0	L.F.	130.00	0
18" Reinforced Concrete Pipe	0	L.F.	140.00	0
24" Reinforced Concrete Pipe	0	L.F.	160.00	0
24" Reinforced Concrete Pipe (DIF Street Name)	0	L.F.	160.00	0
30" Reinforced Concrete Pipe	0	L.F.	160.00	0
36" Reinforced Concrete Pipe	0	L.F.	190.00	0
39" Reinforced Concrete Pipe	0	L.F.	200.00	0
42" Reinforced Concrete Pipe	0	L.F.	210.00	0
48" Reinforced Concrete Pipe	0	L.F.	250.00	0
54" Reinforced Concrete Pipe	0	L.F.	300.00	0
60" Reinforced Concrete Pipe	0	L.F.	350.00	0
66" Reinforced Concrete Pipe	0	L.F.	375.00	0
72" Reinforced Concrete Pipe	0	L.F.	414.00	0
78" Reinforced Concrete Pipe	0	L.F.	459.00	0
84" Reinforced Concrete Pipe	0	L.F.	505.00	0
90" Reinforced Concrete Pipe	0	L.F.	557.00	0
96" Reinforced Concrete Pipe	0	L.F.	613.00	0
102" Reinforced Concrete Pipe	0	L.F.	671.00	0
108" Reinforced Concrete Pipe	0	L.F.	724.00	0
114" Reinforced Concrete Pipe	0	L.F.	785.00	0
12" HDPE	0	L.F.	45.00	0
18" HDPE	0	L.F.	50.00	0
24" HDPE	0	L.F.	55.00	0
30" HDPE	0	L.F.	60.00	0
36" HDPE	0	L.F.	70.00	0
42" HDPE	0	L.F.	80.00	0
48" HDPE	0	L.F.	90.00	0
54" HDPE	0	L.F.	125.00	0
60" HDPE	0	L.F.	140.00	0
4" PVC SCH. 40	0	L.F.	25.00	0
4" PVC SCH. 80	0	L.F.	30.00	0
6" PVC SCH. 40	0	L.F.	30.00	0
6" PVC SCH. 80	0	L.F.	35.00	0
8" PVC SCH. 40	0	L.F.	40.00	0
8" PVC SCH. 80	0	L.F.	48.00	0
Reinforced Concrete Structure	0	C.Y.	500.00	0
8' X 10' Reinforced Concrete Box	0	C.Y.	1200.00	0
8' X 12' Reinforced Concrete Box	0	C.Y.	1400.00	0
2 - 72" Reinforced Concrete Pipe	0	L.F.	840.00	0
3 - 4' X 2' Reinforced Concrete Pipe	0	L.F.	461.00	0
	0		0.00	0
Manholes				
Manhole No. 1	0	EA.	5000.00	0
Manhole No. 2	0	EA.	7200.00	0
Manhole No. 3	0	EA.	8500.00	0
Manhole No. 4	0	EA.	10000.00	0
	0		0.00	0
Catch Basins				
Catch Basin (3.5')	0	EA.	3100.00	0
Catch Basin (7')	0	EA.	5500.00	0
Catch Basin (10')	0	EA.	6000.00	0
Catch Basin (14')	0	EA.	8000.00	0
Catch Basin (21')	0	EA.	12500.00	0
Local Depressions	0	EA.	535.00	0
Catch Basin (3.5') (DIF Street Name)	0	EA.	3100.00	0
Catch Basin (7') (DIF Street Name)	0	EA.	5500.00	0
Catch Basin (10') DIF Street Name)	0	EA.	6000.00	0
Catch Basin (14') (DIF Street Name)	0	EA.	8000.00	0
Catch Basin (21') (DIF Street Name)	0	EA.	12500.00	0
Local Depressions (DIF Street Name)	0	EA.	535.00	0
24" X 24" Grate basin	0	EA.	2500.00	0
18" X 18" Grate Basin	0	EA.	2100.00	0
6" Wide Strip Basin	0	EA.	3000.00	0
Removal/Relocation- Catch Basin	0	EA.	5000.00	0
Grated Catch Basin	0	EA.	6000.00	0
Headwall	0	EA.	5500.00	0



Item No. A.11

EXHIBIT "A"
ENGINEER'S ESTIMATE

DATE: 01/23/14
PROJECT: PA08-0041_P09-094_P10-088 PREPARED BY: Vince Giron
0 PUBLIC STORM DRAIN SYSTEM (CONTINUED)
Seventh Day Advendist Church

TYPE	QUANTITY	UNIT	UNIT PRICE	TOTAL
Structures				
Transition Structure	0	EA.	5500.00	0
Junction Structure	0	EA.	6500.00	0
Type IX Inlet Structure	0	EA.	2500.00	0
Inlet Structure (drop)	0	EA.	4000.00	0
Outlet Structure	0	EA.	8000.00	0
Concrete Collar (to 48")	0	EA.	3000.00	0
Headwall	0	EA.	5500.00	0
Concrete Collar (Grater than 48")	0	EA.	5000.00	0
Modified Junction Structure	0	EA.	15000.00	0
End Cap	0	EA.	1000.00	0
Drains				
Terrace Drain	0	S.F.	10.00	0
Down Drain	0	S.F.	10.00	0
Parkway Drain	0	EA.	3500.00	0
Under Sidewalk	2	EA.	600.00	1,200
Curb Outlet	0	EA.	250.00	0
"V" Gutter	0	S.F.	10.00	0
	0		0	0
Miscellaneous				
Rip Rap	0	TON	60.00	0
Concrete Pipe Slope Anchor	0	EA.	2500.00	0
Manhole Shaft	0		6000.00	0
Access Opening	0		15000	0
			SUBTOTAL:	1,200

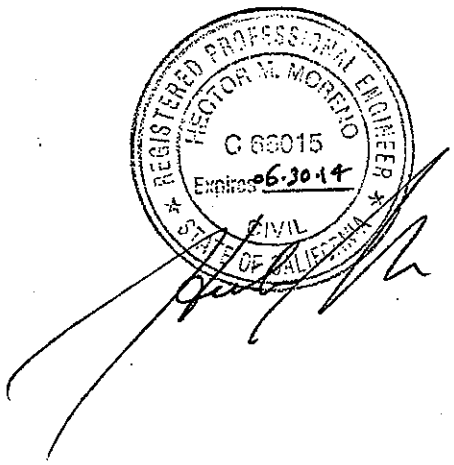


EXHIBIT "A"
ENGINEER'S ESTIMATE

DATE: 01/23/14
PROJECT: PA08-0041_P09-094_P10-088 PREPARED BY: Vince Giron
0 PUBLIC WATER SYSTEMS
Seventh Day Advendist Church

TYPE	QUANTITY	UNIT	UNIT PRICE	TOTAL
Pipes - Water System				
4" PVC C-900	0	L.F.	25.00	0
6" PVC C-900	0	L.F.	30.00	0
8" PVC C-900	0	L.F.	35.00	0
10" PVC C-900	0	L.F.	40.00	0
12" PVC C-900	0	L.F.	60.00	0
16" PVC C-900	0	L.F.	90.00	0
18" PVC C-900	0	L.F.	135.00	0
20" PVC C-900	0	L.F.	180.00	0
	0	L.F.	0	0
Valves - Water System				
4" Gate Valve	0	EA.	715.00	0
6" Gate Valve	0	EA.	830.00	0
8" Gate Valve	0	EA.	1,340.00	0
10" Gate Valve	0	EA.	1,500.00	0
12" Gate Valve	0	EA.	2,300.00	0
16" Gate Valve	0	EA.	6,270.00	0
18" Gate Valve	0	EA.	14,300.00	0
4" Butterfly Valve	0	EA.	330.00	0
6" Butterfly Valve	0	EA.	520.00	0
8" Butterfly Valve	0	EA.	990.00	0
10" Butterfly Valve	0	EA.	1,200.00	0
12" Butterfly Valve	0	EA.	1,800.00	0
16" Butterfly Valve	0	EA.	2,700.00	0
18" Butterfly Valve	0	EA.	2,800.00	0
20" Butterfly Valve	0	EA.	4,200.00	0
24" Butterfly Valve	0	EA.	5,200.00	0
1" Air Vac Release	0	EA.	2,400.00	0
2" Air Vac Release	0	EA.	4,000.00	0
2" Backflow Preventor, Pad & Cover	0	EA.	4,300.00	0
4" Blow Off	0	EA.	3,500.00	0
6" Blow Off	0	EA.	4,000.00	0
	0		0.00	0
Fire Hydrants - Water System				
6" Standard Fire Hydrants	0	EA.	4,000.00	0
6" Super Fire Hydrants	0	EA.	4,500.00	0
	0		0.00	0
Services Connections				
1" Service	0	EA.	800.00	0
1" Service w/ 5/8" Service	0	EA.	2,000.00	0
1 1/2" Service	0	EA.	1,100.00	0
2" Service	0	EA.	1,600.00	0
	0		0.00	0
Fittings - Water System				
Misc. Fittings 4"	0		120.00	0
Misc. Fittings 6"	0		160.00	0
Misc. Fittings 8"	0		200.00	0
Misc. Fittings 10"	0		240.00	0
Misc. Fittings 12"	0		750.00	0
	0		0.00	0
Water Meters - Water System				
5/8" Meter	0		230.00	0
1" Meter	0		320.00	0
1 1/2" Meter	0		420.00	0
2" Meter	0		525.00	0
	0		0.00	0
Hot Tap Connections - Water System				
6" Hot Tap	0	EA.	1,750.00	0
8" Hot Tap	0	EA.	2,200.00	0
12" Hot Tap	0	EA.	3,150.00	0
Hot Tap Service Clamp	0	EA.	1,000.00	
Water Service	0	EA.	330.00	0
	0		0.00	0
Miscellaneous - Water System				
Thrust Block	0	CY	150.00	0
Jack & Bore	0	L.F.	300.00	0
Joint at Existing 8"	0	EA.	650.00	0
Adjust Water Meter Box to Grade	0	EA.	235.00	0
	0		0.00	0
			SUBTOTAL:	0

REGISTERED PROFESSIONAL ENGINEER
HECTOR M. MORENO
C 66015
Expires 06.30.14
CIVIL
STATE OF CALIFORNIA

EXHIBIT "A"
ENGINEER'S ESTIMATE

DATE: 01/23/14
PROJECT: PA08-0041_P09-094_P10-088 PREPARED BY: Vince Giron
0 PUBLIC SEWER SYSTEMS
Seventh Day Advendist Church

TYPE	QUANTITY	UNIT	UNIT PRICE	TOTAL
Pipes - Sewer System				
4" V.C. Pipe	0	L.F.	25.00	0
6" V.C. Pipe	0	L.F.	40.00	0
8" V.C. Pipe	0	L.F.	55.00	0
10" V.C. Pipe	0	L.F.	60.00	0
12" V.C. Pipe	0	L.F.	70.00	0
15" V.C. Pipe	0	L.F.	80.00	0
18" V.C. Pipe	0	L.F.	160.00	0
21" V.C. Pipe	0	L.F.	180.00	0
24" V.C. Pipe	0	L.F.	195.00	0
27" V.C. Pipe	0	L.F.	215.00	0
30" V.C. Pipe	0	L.F.	235.00	0
33" V.C. Pipe	0	L.F.	280.00	0
36" V.C. Pipe	0	L.F.	300.00	0
4" SDR - 35	0	L.F.	25.00	0
6" SDR - 35	0	L.F.	30.00	0
8" SDR - 35	0	L.F.	35.00	0
10" SDR - 35	0	L.F.	45.00	0
12" SDR - 35	0	L.F.	54.00	0
15" SDR - 35	0	L.F.	90.00	0
Concrete Encasement	0	L.F.	20.00	0
	0		0.00	0
Cleans Outs - Sewer System				
Clean-outs	0	EA.	730.00	0
Clean Out Lateral	0	EA.	200.00	0
	0		0.00	0
Manholes - Sewer System				
Standard Manhole 48"	0	EA.	3,140.00	0
Standard Manhole 48" Extra Depth	0	EA.	3,500.00	0
Standard Manhole 60"	0	EA.	4,500.00	0
Shallow Manhole	0	EA.	3,300.00	0
Adjust Manhole to Grade	0	EA.	630.00	0
Tie Into Existing Manhole	0	EA.	2,100.00	0
Rechannel Existing Manhole	0	EA.	1,500.00	0
Join Existing 8" Pipe	0	EA.	1,500.00	0
Join Existing 12" Pipe	0	EA.	2,000.00	0
Pavement around MH	0	S.F.	14.00	0
	0		0.00	0
Miscelleneous - Sewer System				
Wyes	0	EA.	90.00	0
TV Sewer	0	L.F.	1.20	0
Trench Paving	0	S.F.	5.00	0
Pavement Replacement	0	S.F.	3.00	0
			SUBTOTAL:	0

REGISTERED PROFESSIONAL ENGINEER
HECTOR M. MORENO
C 66015
Expires 06.30.14
CIVIL
STATE OF CALIFORNIA

EXHIBIT "A"
ENGINEER'S ESTIMATE

CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION
BOND COMPUTATION SHEET

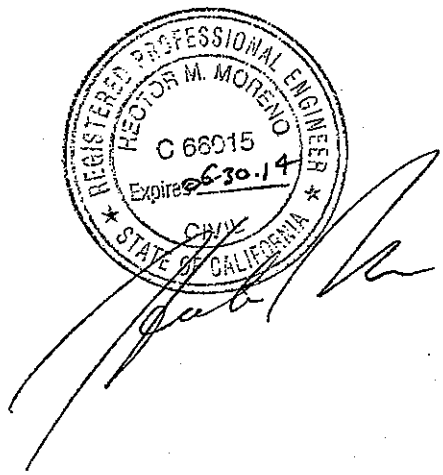
PROJECT: PA08-0041_P09-094_P10-088
0
Seventh Day Advendist Church

DATE: 01/23/14
PREPARED BY: Vince Giron

IMPROVEMENT TYPE:

PAVEMENT SECTION WORK	:	$9,955
OFFSITE STREET WORK	:	$35,045
SPECIAL DISTRICTS	:	$4,000
MORENO VALLEY UTILITIES	:	$0
WATER QUALITY BASIN	:	$0
TRANSPORTATION ENGINEERING	:	$0
STORM DRAIN SYSTEM	:	$1,200
WATER SYSTEM	:	$0
SEWER SYSTEM	:	$0
TRAFFIC IMPROVEMENTS	:	$0
BONDABLE WORK (not plan checked)	:	$0
TOTAL COST (VALUE) OF IMPROVEMENTS:		$50,200
+20% CONTINGENCY:		$10,040
GRAND TOTAL:		$60,240

BOND AMOUNT: **$61,000**



Item No. A.11

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FAITHFUL PERFORMANCE BOND

City of Moreno Valley
County of Riverside
State of California
(Government Code Section 66499.1)

Public Improvements $61,000.00

Project No. PA08-0041 (P09-094, P10-088)

Bond No. 42BSBFV1962

Premium _____

Surety The Hartford Fire Insurance Company

Principal Southeastern California Conference of Seventh-day Adventists dba Moreno Hills SDA Church

Address One Hartford Plaza

Address P.O. Box 79990

City/Zip Hartford, CT 06115-1701

City/Zip Riverside, CA 92513-1990

WHEREAS, the City Council of the City of Moreno Valley, County of Riverside, State of California, and **SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH-DAY ADVENTISTS DBA MORENO HILLS SDA CHURCH,** (hereinafter designated as "Principal") have entered into, or are about to enter into the attached agreement whereby Principal agrees to install and complete the above-designated public improvements, relating to **PA08-0041 (P09-094, P10-088)**, which agreement is hereby referred to and made a part hereof; and,

WHEREAS, said principal is required under the terms of said agreement to furnish bond for the faithful performance of said agreement;

NOW, THEREFORE, we the Principal, and **The Hartford Fire Insurance Company**, as Surety, are held and firmly bound to the City of Moreno Valley in the penal sum of **SIXTY ONE THOUSAND AND NO/100** Dollars **(***$61,000.00***)**, lawful money of the United States, for the payment of which sum will and truly to be made, we bind ourselves, our heirs, successors, executors and administrator, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bonded Principal, his or its heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City of Moreno Valley, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As part of the obligation secured hereby, and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

FAITHFUL PERFORMANCE BOND (Page 2 of 2)
PROJECT NO. PA08-0041 (P09-094, P10-088)

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications. Surety further stipulates and agrees that the provisions of Section 2845 of the Civil Code are not a condition precedent to Surety's obligations hereunder and are hereby waived by Surety.

When the work covered by the agreement is complete, the City Council of the City of Moreno Valley will accept the work and thereupon the amount of the obligation of this bond is reduced by 90%, with the remaining 10% held as security for the one-year maintenance period provided for in the agreement(s).

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named on May 7, 2014.

NAME OF PRINCIPAL: Southeastern California Conference of Seventh-day Adventists dba Moreno Hills SDA Church
Company Name

AUTHORIZED SIGNATURE(S): By
See Attached Notary Certificate - KS

Name [signature] Title Vice President

Name [signature] Title Executive Secretary

NAME OF SURETY: The Hartford Fire Insurance Company
Company Name

AUTHORIZED SIGNATURE: [signature]
ITS ATTORNEY-IN-FACT

ATTACH NOTARIAL ACKNOWLEDGMENT OF SIGNATURE OF PRINCIPAL AND ATTORNEY-IN-FACT.
BOND COMPANY- ATTACH POWER OF ATTORNEY

CHRISTOPHER M. KORNICK
Notary Public-Maryland
Howard County
My Commission Expires
March 13, 2016

Christopher M. Kornick
5-20-14

Approved as to form:

Date: _____

City Attorney
City of Moreno Valley

W:\LandDev\MANAGEMENT ASSISTANT\Agreement Bond Packets\PA08-0041- Faithful Performance Bond.DOC

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
Bond T-4
One Hartford Plaza
Hartford, Connecticut 06155
call: **888-266-3488** *or fax:* **860-757-5835)**

KNOW ALL PERSONS BY THESE PRESENTS THAT: **Agency Code:** 42 630857

- [X] **Hartford Fire Insurance Company,** a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Casualty Insurance Company,** a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Accident and Indemnity Company,** a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company,** a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company,** a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois,** a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest,** a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast,** a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** UNLIMITED :

PATRICIA THIM ADAMS, DARLA AVENDANO, JAN BURCH, DEEPA JAMES OF SILVER SPRING, MARYLAND

their true and lawful Attorney(s)-In-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on August 1, 2009, the Companies have caused these presents to be signed by its Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Wesley W. Cowling, Assistant Secretary

M. Ross Fisher, Vice President

STATE OF CONNECTICUT
COUNTY OF HARTFORD } ss. Hartford

On this 12th day of July, 2012, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.

Kathleen T. Maynard
Notary Public
My Commission Expires July 31, 2016

CERTIFICATE

I, the undersigned, Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of April 15, 2014

Signed and sealed at the City of Hartford.

Gary W. Stumper, Vice President

POA 2012

Item No. A.11

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside

On May 21, 2014 (Date) before me, K. Stewart, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Charles McKinstry and Jonathan Park (Name(s) of Signer(s))

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

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

WITNESS my hand and official seal.

Signature: K. Stewart (Signature of Notary Public)

K. STEWART
Commission # 1917367
Notary Public - California
Riverside County
My Comm. Expires Jan 13, 2015

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Faithful Performance Bond - Moreno Hills SDA Church

Document Date: May 21, 2014 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Charles McKinstry	Signer's Name: Jonathan Park
☒ Corporate Officer — Title(s): Vice President	☒ Corporate Officer — Title(s): Secretary
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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MATERIAL AND LABOR BOND

City of Moreno Valley
County of Riverside
State of California
(Government Code Section 66499.2)

Public Improvements $30,500.00

Project No. PA08-0041 (P09-094, P10-088)

Bond No. 42BSBFV1963

Premium

Surety The Hartford Insurance Company

Principal Southeastern California Conference of Seventh-day Adventists dba Moreno Hills SDA Church

Address One Hartford Plaza

Address P.O. Box 79990

City/Zip Hartford, CT 06115-1701

City/Zip Riverside, CA 92513-1990

WHEREAS, the City Council of the City of Moreno Valley, County of Riverside, State of California, and **SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH-DAY ADVENTISTS DBA MORENO HILLS SDA CHURCH,** (hereinafter designated as "Principal") have entered into, or are about to enter into the attached agreement whereby Principal agrees to install and complete the above-designated public improvements, relating to **PA08-0041 (P09-094, P10-088)**, which agreement is hereby referred to and made a part hereof; and,

WHEREAS, under the terms of said agreement, principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Moreno Valley to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California.

NOW, THEREFORE, we the Principal, and the undersigned as corporate Surety, are held and firmly bound unto the City of Moreno Valley and all contractors, subcontractors, laborers, material persons and other persons employed in the performance of the aforesaid agreement and referred to in the aforesaid Civil Code in the sum of **THIRTY THOUSAND FIVE HUNDRED AND NO/100** Dollars **(***$30,500.00***)**, lawful money of the United States, for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said Surety will pay the same in an amount not exceeding the amount hereinabove set forth, also in case suit is brought upon this bond, will pay, in addition to the face amount hereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

MATERIAL AND LABOR BOND (Page 2 of 2)
PROJECT NO. PA08-0041(P09-094, P10-088)

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligation on this bond, and it does hereby waive notice of any such change, extension, alteration or addition. Surety further stipulates and agrees that the provision of Section 2845 of the Civil Code are not a condition precedent to the Surety's obligations hereunder and hereby waived by the Surety.

In witness whereof, this instrument has been duly executed by the Principal and Surety above named, on May 7, 2014.

NAME OF PRINCIPAL: **Southeastern California Conference of Seventh-day Adventists dba Moreno Hills SDA Church**
Company Name

AUTHORIZED SIGNATURE(S): See Attached Notary Certificate - KS

Name _____ Title vice president

Name _____ Title Executive Secretary

NAME OF SURETY: The Hartford Fire Insurance Company
Company Name

AUTHORIZED SIGNATURE: _____
ITS ATTORNEY-IN-FACT

ATTACH NOTARIAL ACKNOWLEDGMENT OF SIGNATURE OF PRINCIPAL AND ATTORNEY-IN-FACT.
BOND COMPANY – ATTACH POWER OF ATTORNEY

CHRISTOPHER M. KORNICK
Notary Public-Maryland
Howard County
My Commission Expires
March 13, 2016

5-20-14

Approved as to form:

Date: _____

City Attorney
City of Moreno Valley

W:\LandDev\MANAGEMENT ASSISTANT\Agreement Bond Packets\PA08-0041 - Material Labor Bond.doc

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
Bond T-4
One Hartford Plaza
Hartford, Connecticut 06155
call: **888-266-3488** *or fax:* **860-757-5835)**

KNOW ALL PERSONS BY THESE PRESENTS THAT: **Agency Code: 42 630857**

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** UNLIMITED :

PATRICIA THIM ADAMS, DARLA AVENDANO, JAN BURCH, DEEPA JAMES OF SILVER SPRING, MARYLAND

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on August 1, 2009, the Companies have caused these presents to be signed by its Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Wesley W. Cowling, Assistant Secretary

M. Ross Fisher, Vice President

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss. Hartford

On this 12th day of July, 2012, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.

Kathleen T. Maynard
Notary Public
My Commission Expires July 31, 2016

CERTIFICATE

I, the undersigned, Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of April 15, 2014

Signed and sealed at the City of Hartford.

Gary W. Stumper, Vice President

POA 2012

Item No. A.11

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

On May 21, 2014 (Date) before me, K. Stewart, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Charles McKinstry and Jonathan Park (Name(s) of Signer(s))

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

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

WITNESS my hand and official seal.

Signature: K. Stewart (Signature of Notary Public)

K. STEWART
Commission # 1917367
Notary Public - California
Riverside County
My Comm. Expires Jan 13, 2015

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Material and Labor Bond - Moreno Hills SDA Church

Document Date: May 21, 2014 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Charles McKinstry	Signer's Name: Jonathan Park
☒ Corporate Officer — Title(s): Vice President	☒ Corporate Officer — Title(s): Secretary
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Richard Teichert, Chief Financial Officer

AGENDA DATE: June 24, 2014

TITLE: REVIEW GENERAL FUND COST ALLOCATION PLAN

RECOMMENDED ACTION

Recommendations:

1. Receive and file the proposed General Fund Cost Allocation Plan.

2. Authorize revenue and expenditure appropriations as identified within the Fiscal Impact section of this report.

SUMMARY

The City's Cost Allocation Plan is used to apportion administrative or indirect service costs to operating departments in an equitable manner. This allocation plan is updated periodically with the assistance of consultants with specific expertise in this area. This report will outline the updated Cost Allocation Plan to be used as part of the City budget process.

The consulting firm of NBS was retained by the City to analyze the City's cost allocation plan (CAP). The scope of the work was to develop an equitable methodology and framework for identifying and allocating the cost of providing a service. The City shall also receive an Excel based model to provide a method to update the study on an annual basis going forward.

A critical step in determining the full cost of a service is the allocation of the City's overhead or indirect costs. NBS has prepared a cost allocation plan (CAP) which allocated central service department costs, such as Finance, City Clerk, and City

Attorney to the City's operating departments. Once these overhead costs are identifiable to a particular department and program, the consultant is able to compute the corresponding indirect cost in relation to the direct cost of providing a specific service.

Furthermore, based upon the findings of the CAP, the consultant will also utilize the study findings to examine and develop an updated user fee schedule based upon the allocation of overhead costs. The development of the updated user fee study is currently in process and will be brought to Council at a later date.

DISCUSSION

A Cost Allocation Plan is an analytical tool through which a city can apportion administrative or indirect service costs to individual departments or cost centers within its organization. Allocated costs are typically termed "city-wide overhead". Most overhead/indirect service costs are those expenditures which provide support services or oversight to each department city-wide and typically include: legislative, managerial, financial, administrative, legal, personnel, technology, building and equipment use, and risk management activities. Allocated costs may also include services within non-administrative/support services departments that provide targeted benefit to specific departments. A general example of this would be specific skill sets from one department that actually exist to provide support to a department outside its own.

The methods for allocating costs within this analysis are described briefly below:

- An organizational analysis was conducted to identify entire departments or functions within departments city-wide which provide either overhead or indirect services broadly or specifically to departments outside their own. In addition to evaluating published data sources, NBS conferred with City staff on multiple occasions to identify and consider allocable overhead and indirect services across all City departments.

- Line-item expenditures in each support service budget unit were reviewed for their inclusion. For example, large one-time expenditures for capital outlay, transfers between funds, debt service, or special contract services were excluded. The resulting "allocable" expenditures are then linked to each overhead/indirect service identified through the organizational analysis to create allocable cost pools.

- An allocation factor was assigned to each cost pool. An allocation factor is a data set used as the basis for distributing overhead/indirect service costs to budget units receiving support or benefit from the cost pool. Allocation factors can include general data sets, such as employee count or budgeted expenditures in each department or estimates of how time is spent across departments and programs. Ultimately, the allocation factor should represent the actual or estimated workload of the function allocated or a reasonable and generally accepted means of apportioning benefit for the function allocated.

- Cost allocations were performed. Each cost pool was distributed across budget units following the distribution inherent in the selected allocation factor for each pool. This resulted in a total share of overhead/indirect service costs for each budget unit.

- Various outcomes were generated based on the total share of overhead/indirect service costs identified for each budget unit.

- The results of the cost allocation plan identify the full cost allocation. Additional adjustments are being proposed for implementation of the CAP to provide for a cost recovery level in-line with prior years. The level of cost recovery will continue to be examined on an annual basis as part of the budget adoption process.

The Cost Allocation Plan was developed based on operations and costs from FY 2012-13. Beyond expenditure information provided, original data sets were also developed by NBS to support the work of this study, including: estimated staff time at various levels of detail, and allocation statistics. To develop these data sets, NBS prepared questionnaires and conducted meetings and in-person and telephone interviews with individual departments. NBS and departmental management reviewed and questioned all responses to ensure the best possible set of data for the CAP.

FISCAL IMPACT

The implementation of the Cost Allocation Plan will result in an additional $18,796 being recovered by the General Fund for FY 2014/15. The Cost Allocation Plan model will be reviewed annually and any future impacts will be presented as part of the budget adoption process. The development of the Cost Allocation Plan will also provide an essential component of determining cost as the City reviews the current user fees and internal allocation of Internal Service Funds.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 14/15 Budget	Proposed Adjustments	FY 14/15 Amended Budget
General Fund	1010	585020	Rev	$2,521,184	$18,796	$2,539,980
Gas Tax	2000	692010	Exp	180,179	74,409	254,588
Measure A	2001	692010	Exp	38,746	43,775	82,521
Prop 42 Replacement Fund	2002	692010	Exp	-	3,531	3,531
Prop 1B	2004	692010	Exp	-	675	675
Air Quality Management	2005	692010	Exp	-	9,574	9,574
Storm Water Maintenance	2007	692010	Exp	1,291	15,328	16,619
Storm Water Management	2008	692010	Exp	34,678	(13,328)	21,350
Cfd # 4M	2010	692010	Exp	-	678	678
Pub / Educ / Govt Access Prog Fd	2011	692010	Exp	18,938	(5,106)	13,832
Strategy Plan Grant / Sce	2012	692010	Exp	-	3,831	3,831

Civil Penalties	2013	692010	Exp	-	2,051	2,051
Electric	6010	692010	Exp	502,133	(49,971)	452,162
Zone A Parks	5011	692010	Exp	301,957	57,283	359,240
Cfd# 1	5113	692010	Exp	56,108	(29,615)	26,493
Spec Dist Admin	2006	692010	Exp	175,952	(80,077)	95,875
Zone B Street Lights	5012	692010	Exp	21,121	(21,121)	-
Zone E Extended Landscape	5013	692010	Exp	116,204	(75,533)	40,671
Zone C Arterial St Lights	5110	692010	Exp	1,196	(1,196)	-
Zone D Standard Landscape	5111	692010	Exp	62,096	(50,322)	11,774
Zone M Medians	5112	692010	Exp	-	5,294	5,294
Zone S	5114	692010	Exp	365	2,116	2,481
General Liability Insurance	7010	692010	Exp	6,978	782	7,760
Workers' Compensation and Unemployment	7110	692010	Exp	183	27,995	28,178
Technology Services	7210	692010	Exp	67,496	118,454	185,950
Facilities Maintenance	7310	692010	Exp	174,396	(24,871)	149,525
Equipment Maintenance	7410	692010	Exp	10,667	4,160	14,827

CITY COUNCIL GOALS

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

COMMITTEES

The proposed General Fund Cost Allocation Plan was presented to the Finance Sub-Committee on June 5, 2014 and recommended for approval by the City Council.

NOTIFICATION

Publication of the agenda

ATTACHMENTS

Attachment 1: Cost Allocation Plan - Presentation

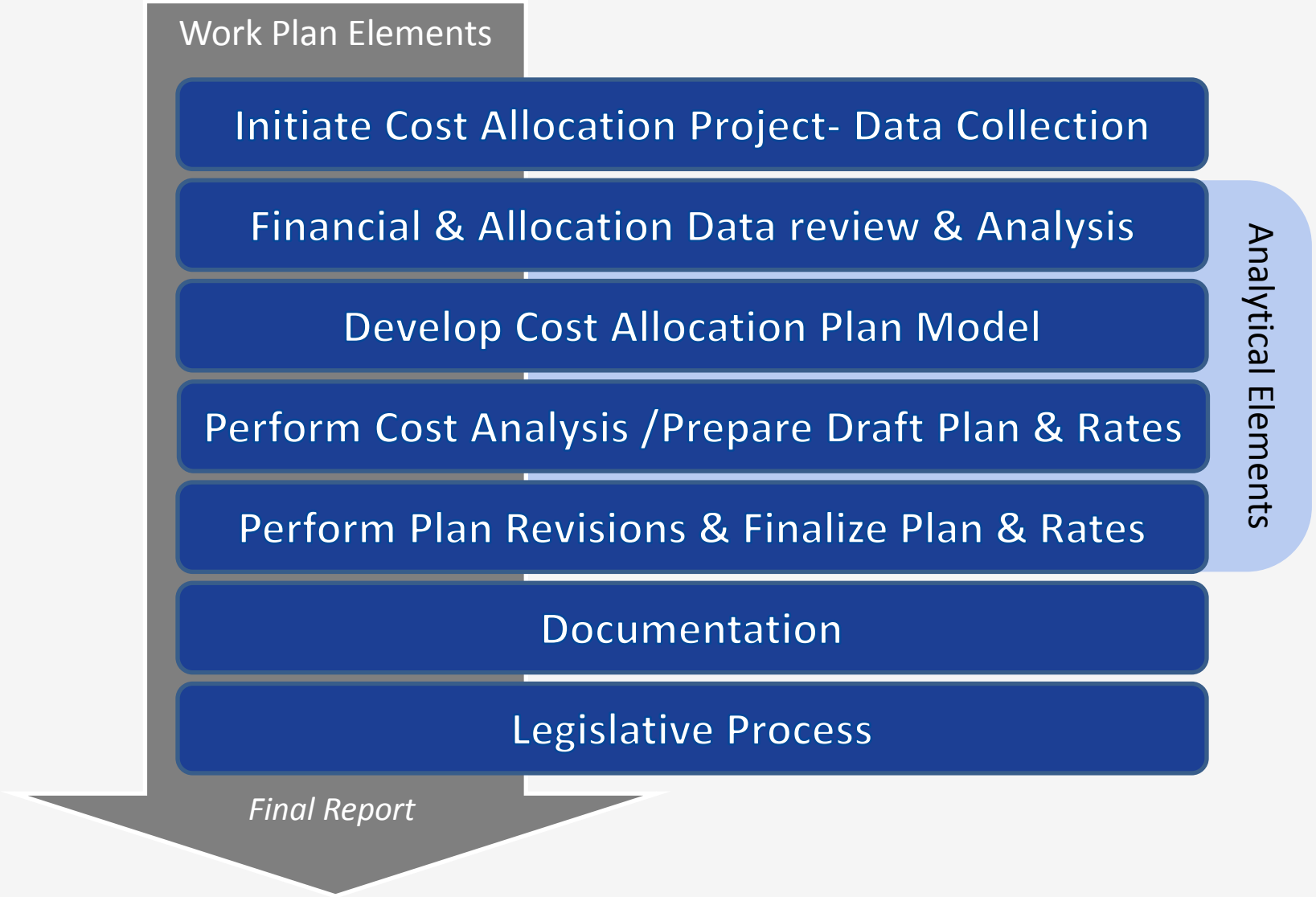
Prepared By:
Marshall Eyerman
Financial Resources Division Manager

Department Head Approval:
Richard Teichert
Chief Financial Officer

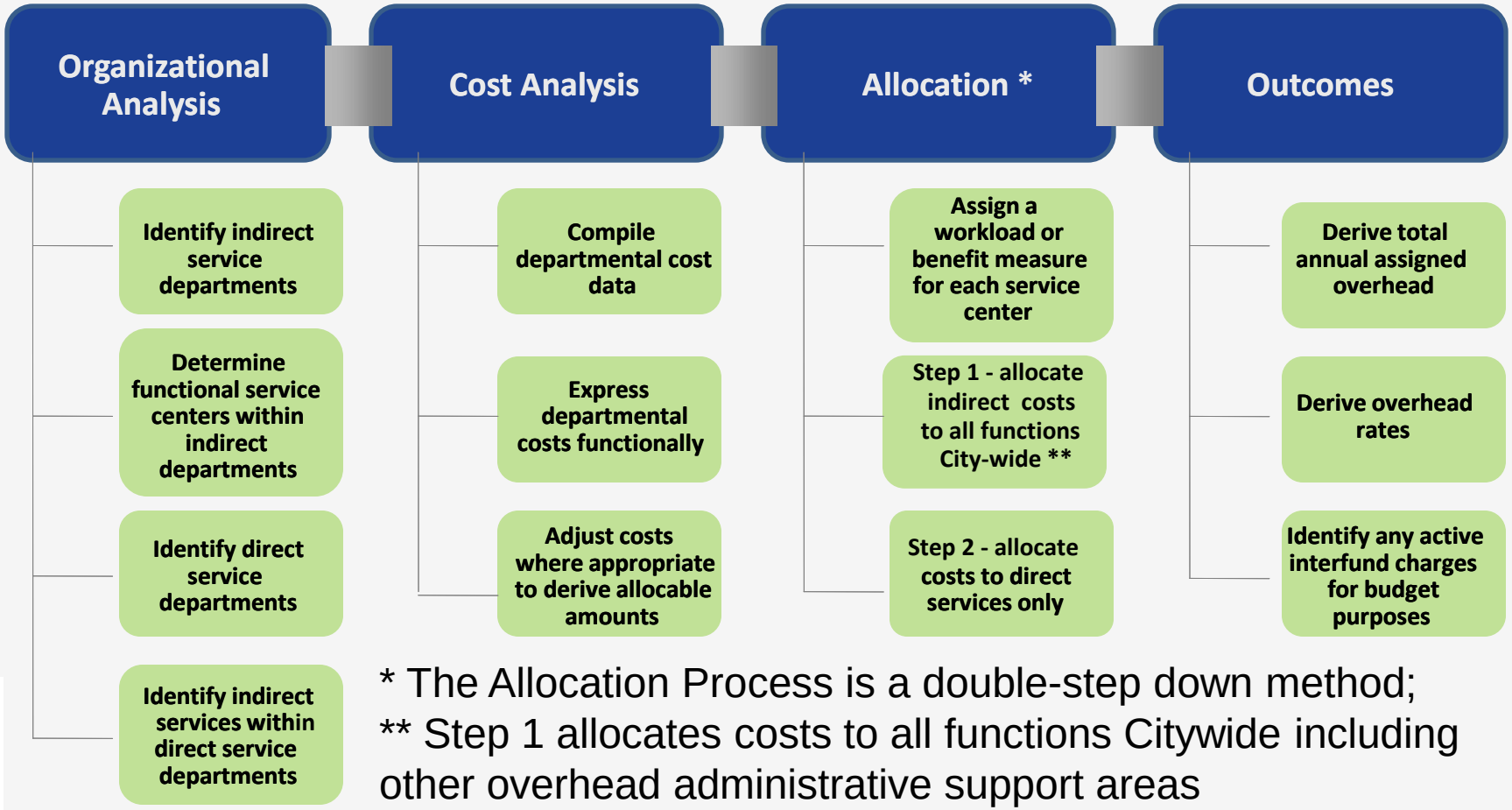
City of Moreno Valley
Cost Allocation Plan – Final Results
Full Cost Iteration

City Council Presentation
June 24, 2014

WORK PLAN OVERVIEW

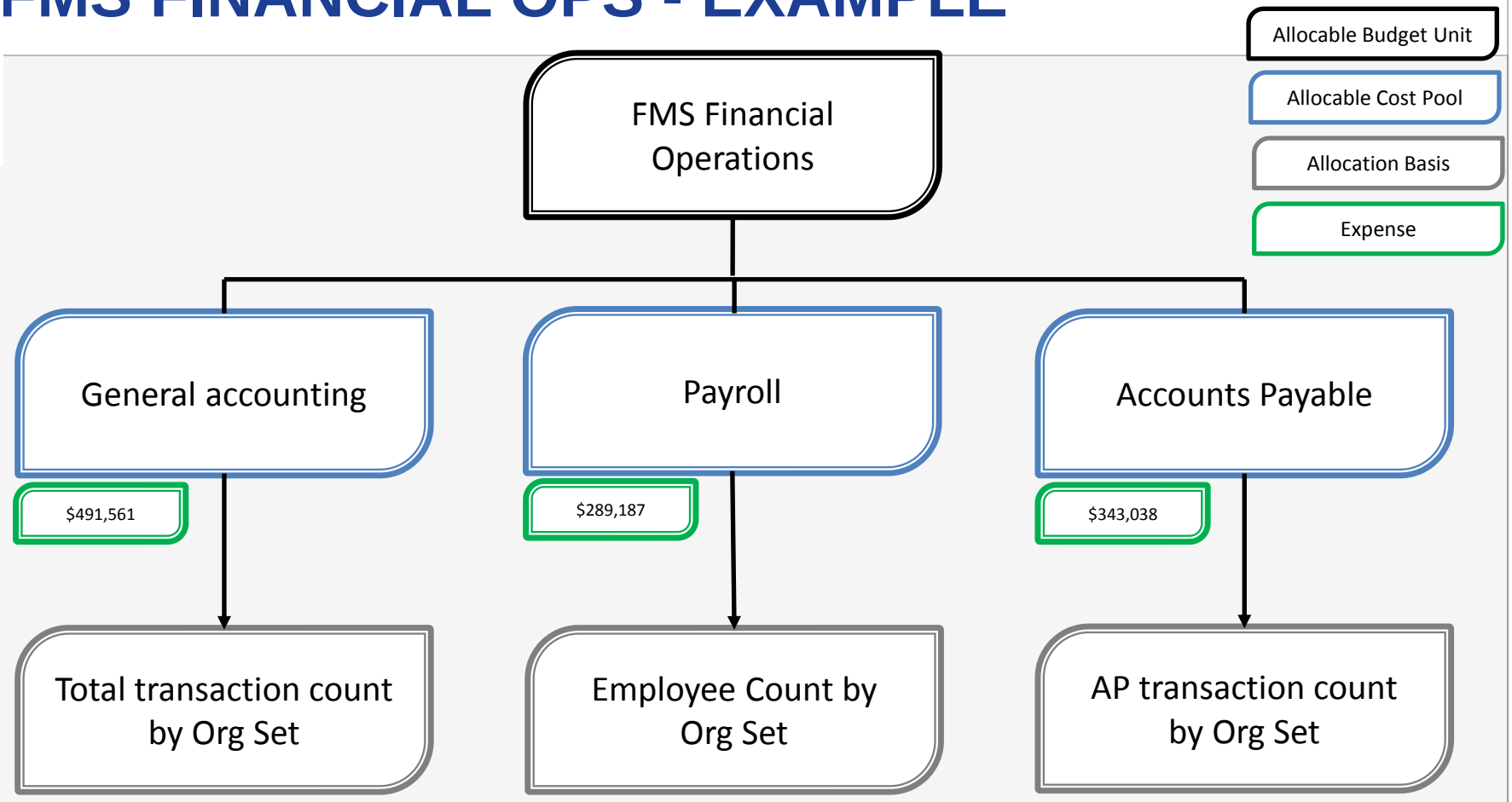


COST ALLOCATION PLAN PROCESS



* The Allocation Process is a double-step down method;
** Step 1 allocates costs to all functions Citywide including other overhead administrative support areas

FMS FINANCIAL OPS - EXAMPLE



1010-30-36 FMS- Financial Operations

Cost Allocation Plan: Purpose and Uses

1. *Defines Citywide overhead services costs*
2. *Allocates costs fairly and equitably to service providing departments*
3. *Costs are recovered through Utility, Special Revenue Funds, User and Regulatory Fees, and Other Agency Support, etc.*
4. *Indirect cost calculation used to prepare fully burdened hourly rates for purposes of full cost recovery in user fees, outside agency agreements or any other purpose.*

Outcomes from Full Cost Allocation Plan

City will not seek indirect reimbursement at this time. Offset with other revenues

City plans to seek indirect reimbursement

Fund	Resulting Allocations	% of Total
GF Operations; including Fire, Police, Community Economic Development, Library, Successor Agency and other grants	$12.7M	88%
Special Revenue Funds	$1.8M	12%
Total	**$14.5M**	**100.00%**

- Detail of Special Revenue Funds to be recovered is shown in next slide [$1.8M]

Outcomes from Full Cost Allocation Plan

Fund/Account	CURRENT Logos 692010	FULL COST NBS	DISCOUNT Allocation	DISCOUNT Notes	APPLIED Logos 692010	Variance
	1,770,684				**1,789,480**	**18,796**
2000- Gas Tax	180,179	509,175	50%	Red. For projects	254,588	74,409
2001- Measure A	38,746	165,042	50%	Red. For projects	82,521	43,775
2002- Prop 42 Replacement Fund	-	7,062	50%	Red. For projects	3,531	3,531
2004- Prop 1B	-	1,351	50%	Red. For projects	675	675
2005- Air Quality Management	-	19,147	50%	Red. For projects	9,574	9,574
2007- Storm Water Maintenance	1,291	33,238	50%	Red. For projects	16,619	15,328
2008- Storm Water Management	34,678	42,701	50%	Red. For projects	21,350	(13,328)
2010- Cfd # 4M	-	1,356	50%	Red. For projects	678	678
2011- Pub / Educ / Govt Access Prog Fd	18,938	27,664	50%	Red. For projects	13,832	(5,106)
2012- Strategy Plan Grant / Sce	-	7,663	50%	Red. For projects	3,831	3,831
2013- Civil Penalties	-	4,101	50%	Red. For projects	2,051	2,051
6010- Electric	502,133	452,162	100%	MVU	452,162	(49,971)
5011- Zone A Parks	301,957	718,481	50%	CSD	359,240	57,283
5113- Cfd# 1	56,108	52,986	50%	CSD	26,493	(29,615)
	358,065	771,467			385,733	27,668
2006- Spec Dist Admin	175,952	191,750	50%	CSD	95,875	(80,077)
5012- Zone B Street Lights	21,121	22,852	0%	GF Supported	-	(21,121)
5013- Zone E Extended Landscape	116,204	81,343	50%	CSD	40,671	(75,533)
5110- Zone C Arterial St Lights	1,196	51,586	0%	GF Supported	-	(1,196)
5111- Zone D Standard Landscape	62,096	23,549	50%	CSD	11,774	(50,322)
5112- Zone M Medians	-	10,587	50%	CSD	5,294	5,294
5114- Zone S	365	4,962	50%	CSD	2,481	2,116
	376,934	386,628			156,095	(220,839)
7010- General Liability Insurance	6,978	15,521	50%	ISF	7,760	782
7110- Workers' Compensation and Unemploymer	183	56,357	50%	ISF	28,178	27,995
7210- Technology Services	67,496	371,900	50%	ISF	185,950	118,454
7310- Facilities Maintenance	174,396	299,051	50%	ISF	149,525	(24,871)
7410- Equipment Maintenance	10,667	29,653	50%	ISF	14,827	4,160
	259,720	772,482			386,241	126,521

Final Results, Implications, and Considerations

Final Results (NBS):

- The Full Cost version of the Plan has been completed, reviewed and finalized
- Delivery of analytical models and final report – complete
- Final results for the Cost Allocation Plans represent the maximum amount recoverable.

Final Results, Implications, and Considerations

- Implementation:
  - Finance Sub-Committee: June 5
  - City Council: June 24
- Next Steps
  - Complete OMB A-87 model
  - Complete ICRP Model (Public Works)
  - Examine ISF allocations

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Jane Halstead, City Clerk, CMC

AGENDA DATE: JUNE 24, 2014

TITLE: CONFLICT OF INTEREST CODE – AGENCY REVIEW

RECOMMENDED ACTION

Recommendation:

1. That the City Council, as the code reviewing body of the City of Moreno Valley, direct each agency, which has adopted a Conflict of Interest Code pursuant to the provisions of the Political Reform Act of 1974 (Government Code §87100, et. seq.), to review its Conflict of Interest Code, and if a change is necessary, to submit its biennial report to the City Clerk no later than October 1, 2014.

SUMMARY

The California Government Code §87306.5 provides that by no later than July 1 of each even-numbered year, the code reviewing body (City Council) shall direct every local agency, which has adopted a Conflict of Interest Code in accordance with the Political Reform Act of 1974 (Government Code §87100, et. seq.) to review its Conflict of Interest Code and, if a change in its code is necessitated by changed circumstances, submit an amended Conflict of Interest Code in accordance with subdivision (a) of §87302 and §87303 to the code reviewing body.

The code is not effective until approved by the code reviewing body. Within 90 days after receiving any proposed amendments or revisions, the code reviewing body shall do one of the following: (a) approve the proposed code as submitted; (b) revise the proposed code and approve it as revised; or (c) return the proposed code to the agency for revision and resubmission within 60 days. The code reviewing body shall either approve the revised code or revise it and approve it. When an amendment is approved by the code reviewing body, it will be deemed adopted and will be promulgated by the agency.

Upon review of its code, if no change in the code is required, the local agency head (City Manager) shall submit a written statement to that effect to the code reviewing body no later than October 1 of the same year.

DISCUSSION

Attached to this report are the following documents provided by the Fair Political Practices Commission for each agency's consideration and use:

Biennial Notice

How to Review a Conflict of Interest Code

Upon receipt of any amendments to the Conflict of Interest Code, which may include the addition or deletion of any staff positions in the City, staff will present the appropriate resolutions for Council approval.

ALTERNATIVES

Not applicable. The biennial review by every local government agency of its conflict of interest is a statutory requirement. As code reviewing body, the City Council must direct each local agency, which has adopted such conflict of interest code, to review its code and determine whether any changes are necessary.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

NOTIFICATION

Publication of the agenda.

ATTACHMENTS

1. Biennial Notice
2. How to Review a Conflict of Interest Code

Prepared By:
Jane Halstead
City Clerk, CMV

Department Head Approval:
Jane Halstead
City Clerk, CMC

2014 Local Agency Biennial Notice

Name of Agency: _____

Mailing Address: _____

Contact Person: _____ Phone No: _____

E-Mail: _____

Accurate disclosure is essential to monitor whether officials have conflicts of interest and to help ensure public trust in government. The biennial review examines current programs to ensure that the agency's code includes disclosure by those agency officials who make or participate in making governmental decisions.

This agency has reviewed its conflict of interest code and has determined that (check one box):

☐ **An amendment is required. The following amendments are necessary:**
(Mark all that apply.)

- ○ Include new positions (including consultants) that must be designated
- ○ Revise disclosure categories
- ○ Revise the titles of existing positions
- ○ Delete positions that no longer make or participate in making governmental decisions
- ○ Other *(describe)* _____

☐ **The code is currently under review by the code reviewing body.**

☐ **No amendment is required.** (If your code is more than five years old, amendments may be necessary.)

Verification

This agency's conflict of interest code accurately designates all positions that make or participate in the making of governmental decisions. The disclosure categories assigned to those positions accurately require the disclosure of all investments, business positions, interests in real property, and sources of income that may foreseeably be affected materially by the decisions made by those holding designated positions. The code includes all other provisions required by Government Code Section 87302.

_____ _____
Signature of Chief Executive Officer Date

Complete and return this notice regardless of how recently your code was approved or amended. Please return this notice no later than **October 1, 2014**, or by the date specified by your agency, if earlier, to:
(PLACE RETURN ADDRESS OF THE CODE REVIEWING BODY HERE)

PLEASE DO NOT RETURN THIS FORM TO THE FPPC

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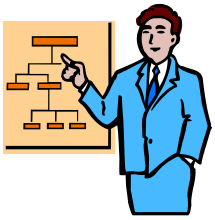
How to Review a Conflict-of-Interest Code[1]

Who is a Designated Employee?



Designate these Positions:

High level positions that have authority to vote on a matter, appoint a person, obligate or commit his or her agency to a course of action, or enter into any contractual agreement on behalf of his or her agency.

Mid-level positions that have authority to negotiate decisions on behalf of the agency, without significant substantive review; or

Positions that advise or make recommendations to the decision-maker by conducting research or an investigation, preparing or presenting a report, analysis or opinion that requires the exercise of judgment on the part of the employee and the employee is attempting to influence the decision.

Who Should Not be Designated?

A designated employee is an officer, employee, member, or consultant of an agency whose position is designated in the code because the position entails the making or participation in the making of governmental decisions that may foreseeably have a material effect on his or her financial interest. *(Government Code Section 82019.)*

Do Not Designate these Positions:

- Board of Supervisors
- Chief Administrative Officers
- District Attorneys
- County Counsels
- County Treasurers
- Planning Commissioners
- City Council Members
- Mayors
- City Managers
- City Attorneys
- City Treasurers
- Other city, county, and local agency public officials who manage public investments
- Solely clerical, ministerial, or manual positions
- Unsalaried members of boards or commissions that are solely advisory

Check Duty Statements Review Disclosure Categories

Review:

First, eliminate positions outlined above that are not designated employees.

Second, evaluate the remaining employees, committees, officers, or consultants. Top level management personnel are normally broad policy makers and should be designated. Beyond that, read duty statements and talk to supervisors. Each position should be analyzed to determine if it makes decisions. Be sure all positions that have authority to authorize contracts are designated.

Next, review the disclosure categories. Employees should only disclose economic interests that relate to their job. Do not assign the same disclosure to every position as jobs are different. The disclosure category assignments must adequately differentiate between positions.

Contact other cities or counties for examples and guidance. The FPPC also posts model disclosure categories on its website.

[1] This information sheet should not be used to determine whether an agency is required to adopt a conflict-of-interest code. Contact the FPPC for assistance in making that determination.

Technical Assistance Division

Should You Amend Your City's Conflict of Interest Code?

A conflict of interest code tells public officials, governmental employees, and consultants what financial interests they must disclose on their Statement of Economic Interests (Form 700). It is the basis for the transparency that California's Political Reform Act requires of public officials. But how do you know if your city's code is what it should be? And how do you go about amending it? The information below may help you with these issues.

THINGS TO THINK ABOUT ...

- Is your current code more than five years old?
- Have there been any substantial changes to your city's organizational structure since the last code was approved?
- Have any positions been eliminated or re-named since the last code was approved?
- Have any new positions been added to your agencies or departments since the last code was approved?
- Have there been any substantial changes in duties or responsibilities for any positions since the last code was approved?

If you answered yes to any of these questions, your city's conflict of interest code will likely need to be amended. The Biennial Notice must be completed and filed with the City Council no later than October 1, 2014. Within 90 days, any amendments to the conflict of interest code must be submitted to the City Council for approval. The conflict of interest code is not effective until it has been approved by the City Council.

If you have any questions, or you are still not sure if you should amend your city's conflict of interest code, please consider participating in a free webinar or a seminar at the FPPC. For more information, visit http://www.fppc.ca.gov/index.php?id=359.

APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Richard Teichert, Chief Financial Officer

AGENDA DATE: June 24, 2014

TITLE: APPROVAL OF CREATION OF INTERNAL SERVICE FUND SUB-FUNDS FOR THE SEPARATION OF OPERATING, CAPITAL AND REPLACEMENT FUNDS AND THE TRANSFERS OF FUND BALANCES

RECOMMENDED ACTION

Recommendations:

1. Approve the creation of Fund 7220 Technology Assets and Capital Projects, Fund 7230 Technology Replacement Reserve, Fund 7320 Facilities Assets and Capital Projects, and Fund 7330 Facilities Replacement Reserve.

2. Approve the transfers of fund balances as set forth in the Fiscal Impact section from Fund 7510 Equipment Replacement Reserve.

SUMMARY

Government agencies utilize a fund-based accounting system to ensure accountability in expending funds which are restricted or limited to specific uses. The City sets up Internal Service Funds (ISF) to provide services to the General Fund and other funds on a cost-reimbursement basis. The City of Moreno Valley has previously created separate ISFs for the management of technology services and facilities maintenance. The proposed actions will provide an additional level of monitoring, accountability, and transparency for the technology services and facilities maintenance operations of the City.

DISCUSSION

The City has previously established separate Internal Service Funds ("ISFs") for the management of Technology Services (Fund 7210) and Facilities Maintenance (Fund 7310). Currently the adopted budgets for Funds 7210 and 7310 reflect financial activities related to the operation of these programs along with the appropriations and fund balances for equipment or facilities replacement and capital projects.

The creation of Fund 7220 Technology Assets and Capital Projects, Fund 7230 Technology Replacement Reserve, Fund 7320 Facilities Assets and Capital Projects, and Fund 7330 Facilities Replacement Reserve will provide for the breakout of appropriations among separate ISF funds for the management and monitoring of the unique activities related to operations, capital improvement expenditures, and the accumulation of replacement fund balances. As a result of the establishment of the new reserve funds, the fund balances and the use and replenishment of these funds can be easily monitored and separated from the normal day-to-day operation of the Technology and Facilities services within the current Funds 7210 and 7310, respectively. Additionally, the activities related to the management of assets and capital project activities can be separately monitored within the new Assets and Capital Projects funds.

Once fund balances have been transferred to Fund 7230 Technology Replacement Reserve and Fund 7330 Facilities Replacement Reserve, staff will continue to monitor the level of replacement funds to maintain within each fund and examine the necessary use of any funds. Any appropriations or use of these fund balances shall be brought back to City Council for later approval.

ALTERNATIVES

1. Approve the proposed recommendations for the creation of Fund 7220 Technology Assets and Capital Projects, Fund 7230 Technology Replacement Reserve, Fund 7320 Facilities Assets and Capital Projects, and Fund 7330 Facilities Replacement Reserve, along with the identified transfers of fund balances.

2. Do not adopt proposed recommendations.

FISCAL IMPACT

The current actions will provide for the transfer of existing fund balances into the newly created Funds committed as Replacement Reserves for Technology and Facilities. Any future use of these funds for replacement activities will be brought back to City Council for later approval.

Description	Fund	GL Account No./ Project No.	Type (Rev/Exp)	FY 13/14 Budget	Proposed Adjustments	FY 13/14 Amended Budget
Transfer Out to	7510	7510-99-97-88190-	Exp	$0	$1,834,813	$1,834,813

TS Repl Fund		907230				
Transfer In from Eqpt Repl	7230	7230-99-99-97230-807510	Rev	0	1,834,813	1,834,813
Transfer Out to Fac Repl Fund	7510	7510-99-97-88190-907330	Exp	0	490,815	490,815
Transfer In from Eqpt Repl	7330	7330-99-99-97330-807510	Rev	0	490,815	490,815

ATTACHMENTS

None

Prepared By:
Marshall Eyerman
Financial Resources Division Manager

Department Head Approval:
Richard Teichert
Chief Financial Officer

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Chris Paxton, Administrative Services Director

AGENDA DATE: June 24, 2014

TITLE: AMENDMENT TO EXISTING CONTRACT WITH LIBRARY SYSTEMS AND SERVICES (LSSI)

RECOMMENDED ACTION

Recommendations:

1. Approve the amendment to City's current contract with LSSI to add information technology (IT) services.

2. Authorize the City Manager to sign the contract amendment.

3. Authorize the revenue and expenditure appropriations as identified within the Fiscal Impact section of this report.

SUMMARY

This report recommends that the City amend the current contract with LSSI to include the provision of all information technology support services for the library.

DISCUSSION

On June 25, 2013, the City Council approved a contract with Library Systems and Services (LSSI) to provide staffing and management of the City's library. This outsourcing agreement enhanced service hours by 25%, increased the purchase of library materials by 200%, expanded programming and will create cost savings of nearly $1.3 million over the life of the contract. The success of the LSSI contract has led to an exploration of additional services the firm might provide in order to further enhance service to the public and increase efficiency.

Historically, the City's Technology Services (TS) Division has provided information technology support for the library. This has remained true even after LSSI took over responsibility for operating and managing the library. While this arrangement has worked well, staff has continued to look for ways to more efficiently and cost-effectively serve the library's unique needs.

At the City's request, LSSI has submitted a proposal to provide all information technology support for the library including support for telephones and for computers donated by the Friends of the Library Group. In addition, LSSI will replace all hardware components (computers, servers, etc.) once they reach the end of their useful lifecycle or when the manufacturer's warranty expires. All hardware and software will be replaced over the remaining contract period. A full description of the LSSI scope of work is provided as Attachment A to the contract amendment.

LSSI currently provides technology services for all thirty-four Riverside County branch libraries. As its technology support staff is located in Riverside, LSSI guarantees a maximum response time of four hours. Because LSSI is an exclusive provider of library services, its technical staff offers specialized expertise in hardware and software issues related to library operations. This unique skillset affords increased efficiency and cost savings. LSSI also buys computers, software and supplies in bulk, which extends additional economies of scale to our library.

The proposed savings along with the total added costs (in addition to the existing contract) over the remaining years of the LSSI contract are:

	LSSI Contract Adjustment	Existing/Projected City Technology Service Charges	Proposed Savings
Contract Year 1 (FY 14/15)	$130,300	$214,400	$84,100
Contract Year 2 (FY 15/16)	$133,558	$214,400	$80,842
Contract Year 3 (FY 16/17)	$136,896	$214,400	$77,504
Contract Year 4 (FY 17/18)	$140,319	$214,400	$74,081
Total	**$541,073**	**$857,600**	**$316,527**

The Library shall receive an estimated savings of $316,527 over the four years for maintaining and operating our information technology infrastructure at the library. It includes the cost of all hardware, software and labor. The Technology Services Division budget will be adjusted to reflect the reduction in technology service charges and the Division will continue to examine and modify current operations to comply with the amended budget.

The Library has also historically received an annual transfer of $160,000 from the Community Services District (CSD) Zone A (Parks and Community Services) to support the availability of computers within the library. The CSD Zone A parcel taxes which support these activities currently do not have an approved annual inflation adjustment and has remained at $87.50 per parcel/dwelling unit since FY 1992/93. Due to these limited revenues and the ability to financially support these services, it is being proposed that the current transfer from CSD Zone A is replaced by a transfer from the City's General Fund. The Library will continue to review annual budgets and operations to determine if any additional savings will be available to reduce the General Fund transfers in the future.

ALTERNATIVES

1. Amend the existing contract with Library Systems and Services to provide information technology support for the Moreno Valley Public Library including replacement and maintenance of all software and hardware, with a target implementation date of July 1, 2014; and Authorize the City Manager to sign the amendment. *Staff recommends this alternative.*

2. Do not amend the City's contract with LSSI and continue to have the City's Technology Services Division provide technology support for the library, thereby forgoing the additional savings and efficiency associated with the change. *Staff does not recommend this option.*

FISCAL IMPACT

It is estimated that the contracting of the library technology support will result in a savings to the Library of approximately $316,527 over the next four years of the LSSI contract.

As stated above, the Technology Services Division budget will be adjusted to reflect the reduction in technology service charges and the Division will continue to examine and modify current operations to comply with the amended budget.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 14/15 Budget	Proposed Adjustments	FY 14/15 Amended Budget
Tech. ISF	Library	5010-18-56-18510-690118	Exp	$214,400	($214,400)	$0
Tech ISF	Tech ISF	7210-99-99-97210-585020	Rev	$3,989,300	($214,400)	$3,774,900
Transfer-In	Library	5010-99-99-95010-805011	Rev	$160,000	($160,000)	$0
Transfer-Out	Zone A	5011-99-99-95011-905010	Exp	$160,000	($160,000)	$0
Transfer-In	Library	5010-99-99-95010-801010	Rev	$300,011	$75,900	$375,911
Transfer-Out	Gen Fund	1010-99-99-91010-905010	Exp	$300,011	$75,900	$375,911

ATTACHMENTS

1. LSSI Contract Amendment

Prepared and Approved By:
Chris Paxton
Administrative Services Director

Concurred By:
Richard Teichert
Chief Financial Officer

Concurred By:
Thomas M. DeSantis
Assistant City Manager

AMENDMENT

This Amendment made and entered into this ____ day of _____, 2014 between Library Systems & Services, LLC, a Maryland limited liability company with a mailing address of 12850 Middlebrook Road, Suite 400, Germantown, Maryland 20874 ("LSSI") and the City of Moreno Valley, with a mailing address of 14177 Frederick Street, Moreno Valley, California 92553 ("Customer").

The parties hereto are parties to a certain Library Administration and Operations Agreement dated July 24, 2013 (the "Agreement"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby amend the Agreement to provide additional services as follows:

1. Delete the text of Section 1(a) of the Agreement in its entirety and substitute therefor the following:

> LSSI will (i) during the term of this Agreement provide the labor and administrative services described on Schedule A; and (ii) commencing July 1, 2014 provide the labor and Information Technology (I.T.) services described on Schedule B (collectively, "Services").

2. Delete the text of Section 3(a) of the Agreement in its entirety and substitute therefor the following:

> LSSI shall provide the Services for the Charges (exclusive of any current or future taxes on services) set forth in Section E of Schedule A and Section L of Schedule B.

3. Delete the first sentence of Section 3(b) of the Agreement and substitute therefor the following:

> LSSI shall invoice Customer prior to each month's Services for the monthly amounts set forth in Section E of Schedule A and Section L of Schedule B.

4. Insert Attachment I attached hereto as a new Schedule B of the Agreement.

Intending to be legally bound, the parties have caused this Amendment to be executed by their duly authorized representatives.

CITY OF MORENO VALLEY	LIBRARY SYSTEMS & SERVICES, LLC
By:_____	By:_____
Name: Thomas M. DeSantis	Name: Ronald A. Dubberly
Title: Assistant City Manager	Title: CEO

ATTACHMENT I

SCHEDULE B
Information Technology Support

A. LSSI will provide I.T. support out of its offices in Riverside, CA. A maximum 4-hour response to any critical service calls, during normal business hours, will be provided.

B. LSSI will provide support for the computers donated by the Friends of the Library (FOL) Group in the Children's area used for Early Childhood Education and for the laptop purchased by the FOL Group that is used for the Summer Reading Program statistics. LSSI will also provide support for any additional or replacement computer equipment donated to the Library by the FOL group.

C. LSSI will replace all hardware components, once they have reached their end of useful life cycle, or when the manufacturer's maintenance warranty has expired, whichever occurs first. Initially, LSSI will replace all equipment that is currently out of warranty. Fifty-one of the 68 PCs, including servers, in the Library are currently out of warranty. All new equipment will be purchased with up to a 4-year maintenance warranty from the manufacturer.

D. Essentially, all the hardware and software in the Library will be replaced with new technology over the next four years, most of it during the first year.

E. The current telephone system in the Library will be retained and maintained by LSSI, unless it becomes less expensive to replace it. The phone numbers currently assigned to the Library will be retained.

F. LSSI may replace some hardware and software, which it feels will add functionality or improve the patron's experience and/or will be more efficient for LSSI to maintain.

G. LSSI will amortize the cost of any new software or hardware over the four years remaining in this Agreement. The title to all software and equipment purchased by LSSI will be transferred to the City at no cost at the end of the amortization period. If this Agreement is terminated by the City prior to June 30, 2018, the City shall pay LSSI for the unamortized cost of such items based on a four year life thereof.

H. There will be a transition period of approximately 30-days, during which the City's I.T. department and LSSI will need to work closely together to insure a smooth transition.

I. During the transition period there will be some downtime as software and hardware components are removed and replaced with new technology.

J. The full cooperation of the City's I.T. department will be critical during the transition period.

K. The City will continue to be responsible for any capital improvements or renovations in the Library.

L. LSSI's charges for the services described in this Schedule B are as follows:

Year	Annual Charge	Monthly Charge
FY '15	$130,300	$10,858.33
FY '16	$133,558	$11,129.83
FY '17	$136,896	$11,408.00
FY '18	$140,319	$11,693.25

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: June 24, 2014

TITLE: AWARD TO PB LOADER CORPORATION FOR THE REPLACEMENT PURCHASE OF ONE ASPHALT PATCH TRUCK

RECOMMENDED ACTION

Recommendations:

1. Award to PB Loader Corporation of Fresno, CA, for the purchase of one 2015 Ford F-650 6.8L Triton V10 3-Valve Gasoline 362 HP @ 4750.

2. Authorize the Purchasing & Facilities Division Manager to issue a purchase order to PB Loader Corporation in the amount of $147,147.00.

SUMMARY

This report recommends approval to purchase a replacement asphalt patch truck for an existing 2001 Asphalt Patch Truck that has come to the end of its useful life (approximately 103,000 miles). This purchase is funded through Capital Equipment Replacement funds appropriated within and supplemented by Measure A Funds, and was approved in the FY 2013/14 – 2014/15 Operating Budget by the City Council on June 11, 2013.

DISCUSSION

The unit to be replaced is a Model 2001 Asphalt Patch Truck. It has exceeded its normal life cycle and is critical to street maintenance operations. This vehicle is in poor mechanical condition and requires expensive repairs due to years of use and wear and tear. Replacement for this vehicle is imperative to maintain street maintenance services. This purchase is a one-time expenditure from Measure A Funds. City Council approved an appropriation of $225,000 on June 11, 2013 for the replacement of an asphalt patch truck from account 2001-70-78-45311-660322.

Although other asphalt truck companies are available for competitive award, PB Loader is best suited for the City. The reasons this manufacturer is the best unit for the City is:

1. Equipment design and operation is one with which in-house Vehicle/Equipment staff has familiarity

2. The 2001 Asphalt Patch Truck which will be retained as an emergency, back-up vehicle

    a. Driver safety utilizing consistent and familiar brand of vehicle

    b. Parts and warranty repair consistency with a vendor that is of the same manufacturer

Per the Moreno Valley Municipal Code, Section 3.12.260, "Where advantageous for the City and to the extent consistent with state law, the City Manager may authorize the Financial & Administrative Services Director or the Purchasing Manager to purchase supplies, materials, equipment or contractual services through legal, competitively awarded contracts with or of other governmental jurisdictions or public agencies, including California Multiple Award Schedules (CMAS) commonly referred to as "piggybacking," without further contracting, solicitation or formal bidding as described in this chapter. (Ord. 624 § 1.7, 2003: Ord. 587 § 2.1 (part), 2001)".

The NJPA Cooperative Purchasing Agreement – Contract #113012-PBL, was competitively solicited and awarded to PB Loader Corporation, manufacturer of Pothole Patchers and Emulsion Systems, on February 20, 2013 and expires on February 20, 2015. The two other manufacturers included in this award are Falcon Asphalt Repair Equipment and Stepp Manufacturing. As previously indicated, PB Loader is the preferred vendor of the three manufacturers awarded due to brand consistency with the City's existing 2001 Asphalt Patch Truck. Staff believes the NJPA contract provides the most competitive pricing and highest quality equipment to the City, thereby offering the best value.

ALTERNATIVES

1. Award to PB Loader Corporation of Fresno, CA, for the purchase of one 2015 Ford F-650 6.8L Triton V10 3-Valve Gasoline 362 HP @ 4750; and authorize the Purchasing & Facilities Division Manager to issue a purchase order to PB Loader Corporation in the amount of $147,147.00. **(Staff recommends this alternative).**

2. Reject the award and purchase order in the amount of $147,147.00 to PB Loader Corporation for the purchase of one 2015 Ford F-650 6.8L Triton V10 3-Valve Gasoline 362 HP @ 4750 and direct staff on alternative actions. **(Staff does not recommend this alternative).**

FISCAL IMPACT

The City Council approved an appropriation of $225,000 on June 11, 2013 for the replacement of one asphalt patch truck from Measure A Funds. These funds are in account 2001-70-78-45311-660322. No additional appropriation is required.

CITY COUNCIL GOALS

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

ATTACHMENTS

Attachment 1: Quotation, PB Loader, dated April 1, 2014
Attachment 2: NJPA Notice of Award to PB Loader Corporation
Attachment 3: NJPA Contract Acceptance and Award of Contract
Attachment 4: Annual Renewal of Agreement

Prepared By:
Robert R. Lemon
Maintenance & Operations Division Manager

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

Concurred By:
Rix Skonberg
Purchasing & Facilities Division Manager

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QUOTATION NO. 5719R6

CITY OF MORENO VALLEY
MEMBER NO.

DATE: 4/1/2014
TERMS: NET 30
F.O.B: FRESNO
MFG PRODUCT: 90 DAYS ARO, 90 AROT DAYS FOR INSTALL

	PART No.	DESCRIPTION	PRICE	EXTENSION
		PB LOADER CONTRACT NO. 113012		
		NJPA CONTRACT - LISTED PRICES		
1	51534-00	MODEL B-4 (4.25 CUBIC YARD CAPACITY) ABOVE MODEL EQUIPPED WITH RADIANT HEATER, MODEL BH-153-21 EMULSION SPRAY UNIT, MODEL 316 SHOVELING APRON, NTEA CLASS 40 HOIST, HAND TORCH, 25 GAL. LPG TANK, INSTALLATION AND PAINT BLACK	$64,878.00	$64,878.00
1	1004-00	B3, BC3, AC3 MODELS 3 YD CAP. IN LIEU OF B4, BC4, AC4	-$2,721.00	($2,721.00)
1	5978-00	AIR BLOW GUN X 25' HOSE	$1,334.00	$1,334.00
1	50640-00	COMPACTOR LIFT PLATFORM - HYDRAULIC	$2,501.00	$2,501.00
1	50635-00	CAB CONTROLS	$523.00	$523.00
1	5438-00	HOSE REEL - 1/2" X 25' FOR EMULSION	$427.00	$427.00
3	5437-00	HOSE REEL - 3/8" X 25' FOR SOLVENT/AIR/TORCH	$379.00	$1,137.00
1	50555-00	LPG TANK 35 GAL W/ BRACKETS	$1,228.00	$1,228.00
		NON - PUBLISHED OPTIONS		
1		65-CS EMULSION SPRAYER WITH 15 SOLVENT TANK IN LIEU OF BH-153-21		N/C
1		14 CFM GASOLINE COMPRESSOR		$3,200.00
1		TWO FRAME MNT CONE HOLDER		$161.00
1		LOCKABLE SIDE TOOL BOX		$1,440.00
1		WATER IGLOO (5 GAL) W/BRKT ASSY		$89.00
1		ONE EACH 5# AND 10# FIRE EXTINGUISHER		$273.00
1		FOUR LED 360 FLASHERS, TOMAR TRAFFIC ADVISOR ON SWING BRKT, CATWALK WITH STEPS, 6" CLEAN OUT PORT ON CS TANK, CUSTOM WASTE TANK, STEEL LOCKBOX 12"X18"X6".		$4,805.00
1		**2015 FORD 650 GASOLINE CHASSIS**		$56,000.00
		SUBTOTAL		$135,275.00
		SALES TAX 8%		$10,822.00
		FREIGHT		$1,050.00
				$147,147.00
		NOTE: MOUNT LIFT PLATFORM WHERE HYD. TANK IS ON CURRENT TRUCK		

JASON THOMPSON, PRESIDENT
Delivery times are approximate.

PB Loader Corporation
5778 W. Barstow • Fresno, California 93722-5024 • Telephone (559) 277-7370 • Fax (559) 277-7375
Toll free 800-350-85[illegible] www.pblcorp.com

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NOTICE OF AWARD TO PB LOADER CORPORATION

Request for Proposal #113012

ROAD MAINTENANCE EQUIPMENT WITH RELATED ACCESSORIES, SERVICES AND SUPPLIES

February 22, 2013

PB Loader Corporation
5778 W Barstow Avenue
Fresno, CA 93722

Dear J. Marcus Putnam:

Congratulations! You have been awarded an NJPA national contract for procurement of "Road Maintenance Equipment with Related Accessories, Services and Supplies" Your proposal was accepted, deemed responsive, evaluated and recommended for award by NJPA's Bid Evaluation Committee as a solution to meet our members' needs. The NJPA Board of Directors subsequently approved a national contract award to PB Loader Corporation at their monthly meeting on February 20, 2013.

This award means that you are now an "NJPA Awarded Contract Vendor" and are part of a select group of world-class vendors. Please find attached the signed NJPA Acceptance and Award, Form D.

Kelly McAllister will be your NJPA Contract Manager and will be contacting you soon to advise you on how the contract will be launched and maintained. Kelly's contact information is listed below:

Office Phone: 218-894-5468
Cell Phone: 218-894-6818
Email: Kelly.mcallister@njpacoop.org

Sincerely,

Gregg Meierhofer
Bids and Contracts Officer

cc: Kelly McAllister

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Form E

Contract Acceptance and Award of Contract

(To be completed only by NJPA)

NJPA 113012 ROAD MAINTENANCE EQUIPMENT WITH RELATED ACCESSORIES, SERVICES, AND SUPPLIES

J. Marcus Pittman
(Please print Proposer's full legal name above)

Your proposal is hereby accepted and awarded. As an awarded Proposer, you are now bound to provide the defined product/equipment and services contained in your proposal offering according to all terms, conditions, and pricing set forth in this RFP, any amendments to this RFP, and your Response, EXCEPT as to the following:

There are no new exceptions

The effective date of the Contract will be February 20, 2013 and continue for four years thereafter AND which is subject to annual renewal at the option of both parties. This contract has the consideration of an optional fifth year renewal option at the discretion NJPA.

National Joint Powers Alliance® (NJPA)

NJPA Authorized signature: Susan Nanik Susan Nanik
(Name printed or typed)

Title: Executive Director NJPA

Awarded this 20th day of February, 2013 **Contract Number # 113012** - PBL

NJPA Authorized signature: Scott Verm
(Name printed or typed)

Title: Board Clerk

Executed this 20th day of February, 2013 **Contract Number # 113012** - PBL

Proposer hereby accepts contract award including all exceptions identified here on FORM C above.

J. Marcus Pittman
Proposer's Name

Authorized signature:
(Name printed or typed)

Title: Co. Sales Rep, Marketing Mgr.

Executed this _____ day of _____ **Contract Number # 113012** - PBL

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ANNUAL RENEWAL OF AGREEMENT

Made by and Between

PB Loader Corporation (Vendor)
5778 W Barstow Avenue
Fresno, CA 93722

and

National Joint Powers Alliance® (NJPA)
202 12th Street NE
Staples, MN 56479
Phone: (218) 894-1930

Whereas:

"Vendor" and "NJPA" have entered into an "Acceptance and Award #113012-PBL" for the procurement of Road Maintenance Equipment with Related Accessories, Services and Supplies, and having a maturity date of February 20, 2017, and which are subject to annual renewals at the option of both parties.

Now therefore:

"Vendor" and "NJPA" hereby desire and agree to extend and renew the above defined contract for the period of February 20, 2014 to February 20, 2015.

National Joint Powers Alliance® (NJPA)

By: _____, Its: Executive Director/CEO

Name printed or typed: Chad Coauette

Date 1/15/14

PB Loader Corporation

By: _____, Its: President

Name printed or typed: Jason Thompson

Date 1/9/2014

If you do not desire to extend contract, please sign below and return this agreement.
Discontinue: We desire to discontinue the contract.

Signature: _____ Date: _____

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Thomas M. DeSantis, Assistant City Manager

AGENDA DATE: June 24, 2014

TITLE: WASTE MANAGEMENT OF THE INLAND EMPIRE FY 2014/2015 RATE ADJUSTMENT

RECOMMENDED ACTION

Recommendation:

1. Approve the Waste Management of the Inland Empire proposed Fiscal Year (FY) 2014/2015 Rate Adjustment.

SUMMARY

This report recommends approval of a proposed rate adjustment with Waste Management of the Inland Empire for FY 2014-2015.

Waste Management of the Inland Empire has had an exclusive agreement with the City of Moreno Valley for the collection, transportation, recycling, and disposal of solid waste since April of 1991. The terms and conditions of the original contract were renegotiated and adopted on July 1, 2008. As part of this agreement, the Contractor Service Rates are to be adjusted annually to reflect changes in the Consumer Price Index (CPI), disposal (e.g. tipping fees or tonnage increases), changes in service, and extraordinary costs. The combination of a CPI adjustment for FY 2014/2015 of 1.04%, a 1.15% increase in Riverside County tipping fees, and the decrease in household tonnage, results in a residential service rate increase of $0.15 per month, per home.

DISCUSSION

The franchise agreement with Waste Management of the Inland Empire stipulates that an annual CPI adjustment shall be made effective the first day of July of each calendar

year and other adjustments such as tipping fees, service costs, and extraordinary costs, shall be made effective as they occur. The agreement with Waste Management states that the CPI shall be derived by multiplying with service component (Waste Management's cost to provide service to Moreno Valley) by the percentage increased or decreased in the CPI for March of the immediate preceding year. The combination of a CPI adjustment for FY 2014/2015 of 1.04%, a 1.15% increase in Riverside County tipping fees, and the decrease in household tonnage, results in a residential service rate increase of $0.15 per month, per home.

This is inclusive of a $0.03 discount that has been applied to the disposal component to account for the 2014 estimated annual rebate amount for the bulky item program. This rebate is administered by the Riverside County Waste Management Department under a program initiated in 1999 that provides a rebate for waste service programs that include bulky item pick-up services. The net effect of the decreased pounds per household and bulky item rebate and the increased Riverside County tipping fees is a disposal component rate increase of $0.04 per month, per home.

Accordingly, with an increase in the disposal component of $0.04 per month, an increase in the residential service component of $0.17 per month, and a decrease in the green waste component of $0.06 per month, the new monthly residential rate reflects a total change of an increase of $0.15 and the new rate is $21.70.

Relative to commercial rates, the 1.15% increase in Riverside County tipping fees and the increase in commercial disposal tonnage results in a commercial disposal component rate increase of 2.50%. The service component continues to reflect bundled commercial trash/recycling service as directed by the City Council on June 26, 2013.

The bundled rates were developed to comply with Assembly Bill 341 (AB341). AB 341 requires businesses, public entities, and multi-family housing complexes to implement a recycling program. The recycling program was implemented on July 1, 2012. The goal of this legislation is to reduce commercial solid waste from landfills and reduce green house gas emissions.

The attached exhibit shows details of the proposed new fees for FY 2014/2015 for all classifications.

ALTERNATIVES

1. Approve the Waste Management of the Inland Empire proposed Fiscal Year (FY) 2014/2015 Rate Adjustment. *This would ensure compliance with the existing Waste Management Franchise Agreement.*

2. Do not approve the Waste Management of the Inland Empire proposed FY 2014/2015 Rate Adjustment. *This would result in potential non-compliance with the existing Waste Management Franchise Agreement and could result in Waste Management's inability to continue to perform their service as per the contract specifications.*

FISCAL IMPACT

The City receives a 12.13% franchise fee on all monies collected by Waste Management of the Inland Empire. Any increase or decrease in rates has a proportionate effect on revenues received by the City. Any decrease in the current rates would negatively affect the general fund.

CITY COUNCIL GOALS

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

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

NOTIFICATION

Publication of the City Council Agenda

ATTACHMENTS

1. City of Moreno Valley Summary of Refuse and Recycling Rates Effective July 1, 2014.

Prepared By:
Aminah Mears
Recycling Specialist

Department Head Approval:
Thomas M. DeSantis
Assistant City Manager

Concurred By:
Robert R. Lemon
Maintenance & Operations Division Manager

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City of Moreno Valley

Summary of Refuse and Recycling Rates
Effective July 1, 2014

Service Type		Current Rate	Rate Adjustment	Proposed Rate
Commercial & Multi-family (1 Recycle Bin included with each Trash Bin)				
Size	Freq			
1.5	1	$ 100.53	$ 1.21	$ 101.74
1.5	2	$ 181.10	$ 2.19	$ 183.29
1.5	3	$ 256.75	$ 3.14	$ 259.89
1.5	4	$ 330.03	$ 4.06	$ 334.09
1.5	5	$ 408.10	$ 5.03	$ 413.13
1.5	6	$ 483.74	$ 5.97	$ 489.71
2	1	$ 116.86	$ 1.43	$ 118.29
2	2	$ 210.62	$ 2.61	$ 213.23
2	3	$ 298.54	$ 3.73	$ 302.27
2	4	$ 383.82	$ 4.83	$ 388.65
2	5	$ 474.58	$ 5.99	$ 480.57
2	6	$ 562.54	$ 7.11	$ 569.65
3	1	$ 149.50	$ 1.87	$ 151.37
3	2	$ 269.41	$ 3.43	$ 272.84
3	3	$ 382.09	$ 4.92	$ 387.01
3	4	$ 491.45	$ 6.37	$ 497.82
3	5	$ 607.48	$ 7.89	$ 615.37
3	6	$ 720.15	$ 9.37	$ 729.52
4	1	$ 190.54	$ 2.40	$ 192.94
4	2	$ 343.54	$ 4.41	$ 347.95
4	3	$ 487.22	$ 6.32	$ 493.54
4	4	$ 626.75	$ 8.19	$ 634.94
4	5	$ 774.60	$ 10.15	$ 784.75
4	6	$ 918.32	$ 12.06	$ 930.38
6	1	$ 241.03	$ 3.13	$ 244.16
6	2	$ 436.69	$ 5.80	$ 442.49
6	3	$ 621.34	$ 8.34	$ 629.68
6	4	$ 800.93	$ 10.84	$ 811.77
6	5	$ 990.67	$ 13.44	$ 1,004.11
6	6	$ 1,175.26	$ 16.00	$ 1,191.26
Commercial Compactor				
Size	Freq			
1.5	1	$ 128.18	$ 1.80	$ 129.98
1.5	2	$ 236.39	$ 3.40	$ 239.79
1.5	3	$ 339.72	$ 4.94	$ 344.66
1.5	4	$ 440.68	$ 6.46	$ 447.14
1.5	5	$ 546.41	$ 8.03	$ 554.44
1.5	6	$ 649.67	$ 9.59	$ 659.26
2	1	$ 153.74	$ 2.22	$ 155.96
2	2	$ 284.39	$ 4.21	$ 288.60
2	3	$ 409.17	$ 6.14	$ 415.31
2	4	$ 531.37	$ 8.04	$ 539.41
2	5	$ 658.99	$ 10.00	$ 668.99
2	6	$ 783.82	$ 11.92	$ 795.74
3	1	$ 204.80	$ 3.07	$ 207.87
3	2	$ 380.03	$ 5.84	$ 385.87
3	3	$ 548.03	$ 8.53	$ 556.56
3	4	$ 712.74	$ 11.19	$ 723.93
3	5	$ 884.09	$ 13.91	$ 898.00
3	6	$ 1,052.09	$ 16.60	$ 1,068.69
4	1	$ 264.33	$ 4.01	$ 268.34
4	2	$ 491.08	$ 7.62	$ 498.70
4	3	$ 708.50	$ 11.14	$ 719.64
4	4	$ 921.78	$ 14.61	$ 936.39
4	5	$ 1,143.40	$ 18.17	$ 1,161.57
4	6	$ 1,360.91	$ 21.69	$ 1,382.60

Service Type		Current Rate	Rate Adjustment	Proposed Rate	
Recycling Bins					
Size	Freq				
All Sizes	1	$ 64.71	$ 0.67	$ 65.39	Over 1 bin
All Sizes	2	$ 129.42	$ 1.35	$ 130.76	Over 1 bin
All Sizes	3	$ 194.13	$ 2.02	$ 196.15	Over 1 bin
All Sizes	4	$ 258.84	$ 2.69	$ 261.54	Over 1 bin
All Sizes	5	$ 323.56	$ 3.37	$ 326.92	Over 1 bin
All Sizes	6	$ 388.26	$ 4.04	$ 392.30	Over 1 bin
Commercial Misc Services					
Temp bin service (up to 7 days)		$ 132.47	$ 1.38	$ 133.84	
Temp bin service (30 days)		$ 292.40	$ 3.04	$ 295.44	
Extra empty - first bin		$ 53.30	$ 0.55	$ 53.85	
Extra empty - addl bins		$ 22.85	$ 0.24	$ 23.09	
Pull-out service per bin					
0-15 feet		N/C		N/C	
16-35 feet		$ 15.36	$ 0.16	$ 15.52	
36-50 feet		$ 23.04	$ 0.24	$ 23.28	
Over 51 feet		$ 30.73	$ 0.32	$ 31.05	
Locking container		$ 38.41	$ 0.40	$ 38.81	
Restart fee		$ 46.09	$ 0.48	$ 46.57	
Special bin/container lid		$ 15.16	$ 0.16	$ 15.32	
Overage fees		$ 53.32	$ 0.55	$ 53.87	
Bin exchange - over 1 per year		$ 45.58	$ 0.47	$ 46.05	
Bin exchange - service level change		$ 45.58	$ 0.47	$ 46.05	
Bulky item collection		$ 17.09	$ 0.18	$ 17.27	
Set up fee		$ 26.71	$ 0.28	$ 26.99	
Redelivery fee		$ 53.42	$ 0.56	$ 53.98	
Commercial Recycle Contamination		$ 53.30	$ 0.55	$ 53.85	Per P/U
Compactor Extra Pick Up		$ -	$ -	$ 80.00	
Recycle Extra Pick Up		$ -	$ -	$ 30.00	
Rolloff					
Hauling fee		$ 217.95	$ 2.27	$ 220.22	+ landfill
Compactor hauling fee		$ 315.05	$ 3.28	$ 318.33	+ landfill
Monthly minimum pull fee		$ 217.95	$ 2.27	$ 220.22	
Monthly minimum pull fee		$ 315.05	$ 3.28	$ 318.33	
Temporary flat fee (incl 4 tons)		$ 387.56	$ 4.03	$ 391.59	+ landfill >4
C&D flat fee (incl 4 tons)		$ 409.24	$ 4.26	$ 413.49	+ landfill >4
Co-mingle C&D haul fee		$ 422.54	$ 4.39	$ 426.93	+ landfill
Delivery		$ 75.96	$ 0.79	$ 76.75	
Extra trip		$ 75.96	$ 0.79	$ 76.75	
Relocation		$ 75.96	$ 0.79	$ 76.75	
Set up fee		$ 26.70	$ 0.28	$ 26.98	
Residential Service					
Single family rate		$ 21.55	$ 0.15	$ 21.70	
Senior citizen discount rate		$ 19.40	$ 0.13	$ 19.53	
Addl 35 gal refuse container		$ 3.78	$ 0.04	$ 3.82	
Addl 64 gal refuse container		$ 4.93	$ 0.05	$ 4.98	
Addl 64 gal G/W container		N/C		N/C	Max one
Addl 96 gal refuse container		$ 6.56	$ 0.07	$ 6.63	
Addl 96 gal G/W container		$ 6.06	$ 0.06	$ 6.12	
Addl 96 gal recycle container		$ 2.46	$ 0.03	$ 2.49	
Per bag charge		$ 2.64	$ 0.03	$ 2.67	
Container changes over 1 per year		$ 10.60	$ 0.11	$ 10.72	
Addl bulky item pick-up*		$ 17.09	$ 0.18	$ 17.27	minimum
Curbside E-waste (over 3 free)		$ 17.09	$ 0.18	$ 17.27	
Temporary bin service (7 Day)		$ 132.47	$ 1.38	$ 133.85	
Temporary bin service (1 Month)		$ 292.40	$ 3.04	$ 295.44	
Set up fee		$ 12.82	$ 0.13	$ 12.96	

*In excess of one item per week

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: June 24, 2014

TITLE: RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY DECLARING ITS SUPPORT FOR AN ECONOMIC EXPANSION PROJECT IBANK FINANCING APPLICATION BY FAMILY SERVICE ASSOCIATION

RECOMMENDED ACTION

Recommendation:

1. Adopt Resolution No. 2014-54. A Resolution of the City Council of the City of Moreno Valley, California, Declaring its Support for an Economic Expansion Project to be implemented by Family Service Association and its Intent to Act as a Sponsor for Purposes of the Financing Application for such Project.

SUMMARY

Headquartered in Moreno Valley, Family Services Association (FSA) provides services to residents in Moreno Valley and throughout the Inland Empire. FSA is currently seeking to install energy efficient improvements to their four Moreno Valley facilities and one Riverside facility and to acquire a new facility in Nuevo. FSA is submitting an application to the California Infrastructure and Economic Development Bank (I-Bank) to fund these improvements and to refinance existing debt.

As a nonprofit organization, FSA is required by I-Bank's Project Selection Criteria to submit their financing application in conjunction with a public entity that acts as a sponsor. FSA has requested Moreno Valley's sponsorship, accomplished through approval of a Resolution of Support (Attachment A). Serving as FSA's sponsoring agency does not create a fiscal impact to the City of Moreno Valley (City) or obligate the City to providing any form of financial assistance to FSA's project. Staff recommends approval of a Resolution of Support that declares the City's intent to act as FSA's public entity sponsor for the purpose of seeking I-Bank financing.

DISCUSSION

Family Services Association was founded in 1953 and has grown to be one of the largest multi-service agencies in the region. FSA assists low income families through the following services:

- Child development
- Mental health
- Community / senior centers
- Senior nutrition
- Housing

To continue to provide these needed and economically impactful services, FSA seeks I-Bank financing to refinance existing debt, to enhance existing FSA facilities, and to expand services into Nuevo. FSA's facilities will receive energy efficient windows, roofing, LED Lighting, HVAC, low flow fixtures / irrigation systems, water permeable paving, solar, and ADA improvements. These energy efficient improvements are estimated to save FSA $136,702 annually.

Specific locations and improvements to be impacted by this financing include:

- Energy efficiency improvements to existing facilities in Moreno Valley:
  - Corporate headquarters on Box Springs Road,
  - Child development center on Hemlock Avenue,
  - Child development center on Olivewood Plaza, and
  - Central kitchen on Alessandro Boulevard that serves more than 259,000 meals annually to seniors in 13 jurisdictions.
- Energy efficiency improvements to an existing child development center on Magnolia Avenue in Riverside.
- Acquisition of a central kitchen / senior center in Nuevo, projected to serve more than 86,000 meals annually to seniors in 4 additional jurisdictions.

The financing amount requested of I-Bank is $9,583,000. The repayment term is 30 years and source of repayment funds will be FSA's operating cash flow. Loan collateral will include first trust deeds on all facilities to be improved / acquired. In terms of timing, FSA anticipates submitting the loan request to I-Bank in July 2014. Construction is expected to take up to 12 months and extend from September 2014 to August 2015.

ALTERNATIVES

1. Approve the proposed Resolution of Support for Family Services Association's I-Bank financing application. *Supporting FSA's I-Bank financing application expands services to Inland Empire families in need and improves energy efficiency in 5 FSA facilities without fiscally impacting Moreno Valley taxpayers.*
2. Decline to approve the proposed Resolution of Support for Family Services Association's I-Bank financing application.

FISCAL IMPACT

Approving the proposed Resolution of Support and serving as a sponsoring public entity for Family Services Association creates **NO FISCAL IMPACT** to the City's General Fund or any other City Fund.

CITY COUNCIL GOALS

Advocacy. Develop cooperative intergovernmental relationships and be a forceful advocate of City policies, objectives, and goals to appropriate external governments, agencies and corporations.

ATTACHMENTS

Attachment 1: Proposed Resolution of Support

Prepared By:
Michele Patterson
Assistant to the City Manager

Department Head Approval:
John C. Terell, AICP
Director, Community & Economic Development

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RESOLUTION NO. 2014-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DECLARING ITS SUPPORT FOR AN ECONOMIC EXPANSION PROJECT TO BE IMPLEMENTED BY FAMILY SERVICE ASSOCIATION AND ITS INTENT TO ACT AS A SPONSOR FOR PURPOSES OF THE FINANCING APPLICATION FOR SUCH PROJECT

WHEREAS, the California Infrastructure and Economic Development Bank (the "I-Bank") was established and exists pursuant to the Bergeson-Peace Infrastructure and Economic Development Bank Act (California Government Code Section 63000 and following) (the "I-Bank Act"), for the purpose of, among other things, providing financial assistance to eligible infrastructure and economic expansion projects; and

WHEREAS, the Applicant ("Applicant") intends to submit an application for financing (the "Financing Application") under the I-Bank's Infrastructure State Revolving Fund Program ("ISRF Program") for the Proposed Project, as described more fully in Attachment A hereto (the "Project"); and

WHEREAS, the I-Bank's Amended and Restated Criteria, Priorities and Guidelines for the Selection of Projects for Financing under the ISRF Program, adopted on October 29, 2013 (the "Criteria"), establish requirements for the financing of projects under the ISRF Program; and

WHEREAS, for the ISRF Program, in instances such as this where the Applicant is a nonprofit organization, the Criteria require that the Financing Application for an Economic Expansion Project (as defined in the Criteria) be made in conjunction with a public entity, such as the City of Moreno Valley (the "City") acting as a sponsor ("Sponsor"); and

WHEREAS, the City desires to declare its support for the Project and indicates its intent to act as a Sponsor for purposes of the Financing Application.

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

Section 1. The above recitals are true and correct.

Section 2. Pursuant to this resolution ("Resolution"), the City Council declares its support for the Project and its intent to act as a Sponsor for purposes of the Financing Application.

Section 3. In furtherance of the foregoing, the City Council hereby authorizes the City Manager and his or her designees to cooperate with the I-Bank and the Applicant and their representatives to facilitate the Applicant's efforts to submit a completed Financing Application package to the I-Bank; provided, however, that the obligation of the City, if any, to provide any form of financial assistance to the Applicant or the Project shall not arise or be undertaken until and unless it is explicitly authorized by a subsequent resolution of the City Council.

Section 4. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2014-54 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 24th day of June, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: June 24, 2014

TITLE: AUTHORIZE A CHANGE ORDER TO INCREASE THE PURCHASE ORDER WITH PACIFIC UTILITY INSTALLATION, INC. FOR SCE TIE-IN WORK TO MOVAL SOUTH 33 KV SUBSTATION – PROJECT NO. 805-0021-70-80

RECOMMENDED ACTION

Recommendations:

1. Authorize a Change Order to increase the existing Purchase Order with Pacific Utility Installation, Inc., the onsite contractor for the MOVAL South 33 kV Substation project by an additional $248,669.00.

2. Authorize the Public Works Director/City Engineer to execute a change order with Pacific Utility Installation, Inc.

SUMMARY

This report recommends approval of a change order with Pacific Utility Installation, Inc. for the dry utilities street work associated with the MOVAL South substation on Nandina Avenue west of Indian Street. As part of the interconnection requirement, Southern California Edison requires that MVU install electrical conduits in order to connect the MVU substation to SCE's 33kV facilities.

DISCUSSION

On April 8, 2014, the City Council awarded a contract for the MOVAL South Substation Project on Nandina Ave west of Indian St. and authorized the issuance of a Purchase

Order totaling $976,398.34 ($887,634.85 bid plus 10% contingency). The Construction Contract was awarded to Pacific Utility Installation, Incorporated.

An interconnection with SCE's 33kV facilities is required to energize MOVAL South substation. To preclude the costs associated with trenching in the concrete intersection at Nandina Ave and Indian St., MVU had requested that Southern California Edison approve an interconnection that used existing SCE conduits.

On May 13, 2014, SCE notified the City that this request was not approved.

The recommended Change Order will allow timely construction of the 33 kV substation needed to provide electric service to new customers in the south industrial area of the City. The Change Order will not delay completion of the project.

ALTERNATIVES

1. Approve and authorize the change order as presented in this staff report. This alternative will provide for the timely construction of the 33 kV substation needed to provide electric service to new customers in the south industrial area of the city. Staff recommends this alternative.

2. Do not approve and authorize the recommended actions as presented in this staff report. This alternative will result in the delay of the construction of the 33 kV substation, potentially impacting the provision of electric service to new customers in the south industrial area of the city. Staff does not recommend this alternative.

FISCAL IMPACT

Pacific Utility Installation, Incorporated's change order quote is $248,669.00, which exceeds the contingency amount of $88,763.49 for the original construction award. The dry utilities scope of work includes: grind, saw cut, remove and dispose asphalt and concrete, excavate trench, install conduits, slurry backfill, sidewalk repair, and street concrete repair.

This project is included in the Fiscal Year 2013/2014 Capital Improvement Plan Budget. The construction portion of the project will be funded with reimbursement of 2007 Lease Revenue Bond funds, and there is no impact to the General Fund. Staff is not requesting any additional appropriation at this time. The additional one-time cost is anticipated to be absorbed with operational savings in Fiscal Year 2014/2015.

TOTAL FUNDS FOR CONSTRUCTION PHASE:

Fiscal Year 2014/2015:
(Account No. 6020-70-80-80005-720199, Project No. 805 0021 70 80) $976,394.38
GL Account EXP
(Account No. 6010-70-80-45510-660610 ……..... $248,669.00
Total Budget $1,225,063.38

ESTIMATED CONSTRUCTION RELATED COSTS:

Contractor Construction Costs (includes Contingency) $976,394.38
Increase to Contractor's Purchase Order $248,669.00
Total Estimated Project Costs $1,225,063.38

PROJECT SCHEDULE

Completed Construction ..... Aug 2014

CITY COUNCIL GOALS

POSITIVE ENVIRONMENT:

Create a positive environment for economic development within the community. *The construction of the substation will expand MVU's electric distribution system, improving reliability and operational flexibility in serving customers.*

PUBLIC FACILITIES AND CAPITAL PROJECTS:

Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained. *The expansion of the MVU electric distribution system will foster a positive environment and potentially help contribute to the development of Moreno Valley's future.*

ATTACHMENTS

Attachment 1: MOVAL Substation – Dry Utilities Street Work

Prepared By:
John Goatcher
Senior Electrical Engineer

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

Concurred By:
Jeannette Olko
Electric Utility Division Manager

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Pacific UTILITY INSTALLATION, INC.

June 6, 2014

City of Moreno Valley
John Goatcher
14331 Frederick St.,
Moreno Valley, CA 92553

Dear John,

Pacific Utility Installation is pleased to provide the following quotation for your consideration. This proposal is for the installation of dry utilities in

Mo Val Substation - Dry Utilities Street Work
Moreno Valley
Dry Utilities

This proposal was prepared using:

SCE Unapproved Plans

Unless otherwise specified, the following are terms of this Proposal and Contract: All permits, inspection and engineering fees are to be paid by you; compaction is to be obtained by flooding; all footage is to be measured upon completion; ground water, rock and/or exceptionally hard ground, if encountered will be at cost plus and/or renegotiated; and no resurfacing is included herein.

Any alteration or deviation from the above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over sum mentioned in this contract. All agreements must be made in writing.

All billing is net 30 days. We reserve the right to assess a service charge of 1½% per month on all past due billings. In the event either party institutes legal action hereto, the prevailing party shall be entitled to reasonable attorney's fees and costs. This proposal, upon acceptance, shall become a part of the contract for the above-described work.

Proposal pricing is valid for 30 days from date of quote

Thank You,

Bill Pfeifer

ACCEPTANCE **City of Moreno Valley**

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which we agree to pay the amount mentioned in said proposal, and according to the terms thereof.

Date Signature Title

Office 714.970.6430 Fax 714.970.1163 1585 Circle Anaheim Ca 92807 License #7332

June 6, 2014

Scope of work
Dry Utilities
Mo Val Substation - Dry Utilities Street Work

Item No.	Description			
A.	**DRY UTILITIES**			
1	Grind, Saw Cut, remove and dispose Asphalt.			
2	Excavate Trench.			
3	Provide and Install Sand Bedding & Shadding			
4	Provide and Install 2-6" SCE Conduit			
5	Provide and Install 2-4" Verizon Conduit			
6	Slurry Back Fill.			
		EA	*$117,329.00*	*$117,329.00*
B.	***ADDITIONAL ITEMS***			
1	Sidewalk Repair on Indian St.	*EA*	*$2,668.00*	*$2,668.00*
2	Street Asphalt Repair on Nandina St.	*EA*	*$18,094.00*	*$18,094.00*
C.	***STREET CONCRETE REPAIR (OPTION 1)***			
1	36" Wide Trench - 4HR Concrete Cure	*EA*	*$44,032.00*	*$44,032.00*
	SUB TOTAL ALL ITEMS			***$182,123.00***
D.	***STREET CONCRETE REPAIR (ALTERNATE OPTIONS 2&3)***			
2	10'x10' 72Hr Concrete Cure	*EA*	*$74,948.00*	***$213,039.00***
3	10'x10' 4Hr Concrete Cure	*EA*	*$110,578.00*	***$248,669.00***

CONDITIONS

Bid from:

* SCE Unapproved Plans
* Based on Prevailing Wage Rate
* Excludes City Fees, Traffic Control, City Permits, Encroachment permits.
* Proposal includes repair of traffic loops.
* Includes (1) Move On.
* All asphalt and concrete to City Standards Specifications.
* **Proposal assumes that PUI is not responsible for damage caused by inclement weather**

MINUTES – REGULAR MEETING OF JUNE 10, 2014
(Report of: City Clerk Department)

Recommendation: Approve as submitted.

SEE AGENDA ITEM A.2

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MINUTES – REGULAR MEETING OF JUNE 10, 2014
(Report of: City Clerk Department)

Recommendation: Approve as submitted.

SEE AGENDA ITEM A.2

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MINUTES – REGULAR MEETING OF JUNE 10, 2014
(Report of: City Clerk Department)

Recommendation: Approve as submitted.

SEE AGENDA ITEM A.2

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Richard Teichert, Chief Financial Officer

AGENDA DATE: June 24, 2014

TITLE: PUBLIC HEARING REGARDING THE MAIL BALLOT PROCEEDINGS FOR ASSESSOR'S PARCEL NUMBERS (APNS) 297-220-012; and 292-242-014 BALLOTING FOR NPDES

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Conduct the Public Hearing and accept public testimony regarding the mail ballot proceedings for APNs 297-220-012; and 292-242-014 for approval of the National Pollutant Discharge Elimination System (NPDES) maximum annual rate.

2. Direct the City Clerk to tabulate the NPDES ballots for APNs 297-220-012; and 292-242-014.

3. Verify and accept the results of the mail ballot proceedings as identified on the Official Tally Sheet.

4. Receive and file with the City Clerk's office the Official Tally Sheet.

5. If approved, authorize and impose the NPDES maximum commercial/industrial regulatory rate to APNs 297-220-012; and 292-242-014.

SUMMARY

The action before the City Council is to conduct a Public Hearing to accept public testimony, tabulate the returned ballots, verify, and accept the results of the mail ballot proceedings for APNs 297-220-012; and 292-242-014. The NPDES rates collected from property owners support the current Permit programs and reduce the level of General Fund support necessary to remain in compliance with unfunded federal mandates, as

administered by the State. Funds collected from the NPDES rates are restricted for use only within the Stormwater Management program.

DISCUSSION

To comply with the 1972 Federal Clean Water Act, Land Development, a division of the Public Works Department, conditions new development projects to participate in the appropriate NPDES regulatory rate to fund federally mandated programs. The City Council adopted the residential regulatory rate on June 10, 2003, and the commercial/industrial regulatory rate on January 10, 2006.

New development projects are subject to the current NPDES Permit requirements for stormwater management as mandated by the Federal Clean Water Act. Public agencies are to obtain Permits to discharge urban stormwater runoff from municipally owned drainage facilities, including streets, highways, storm drains, and flood control channels. With funding support provided by property owners, the City annually inspects site design, source and treatment control Best Management Practices, monitors maintenance records for those on-site facilities, and performs annual inspections of the affected areas to ensure compliance with federally mandated NPDES Permit requirements, as administered by the State.

J. Bunker, property owner of APN 297-220-012; and The Robert W. Marshall Trust, property owner of APN 292-242-014 (collectively the "Property Owners") have chosen to satisfy their Conditions of Approval to help support the NPDES program by approving the annual NPDES rate to be collected on the Riverside County property tax bill or as a monthly charge on a utility bill. Mail ballot proceedings are being conducted in compliance with Proposition 218, which requires that any new or proposed increase in property-related assessments, fees, or charges be submitted to Property Owners for approval. The Property Owners are given two opportunities to address the legislative body. These two opportunities are the Public Meeting on June 10, 2014 and the Public Hearing on June 24, 2014, when the results of the ballot proceeding will be announced.

Approval of the NPDES maximum commercial/industrial regulatory rate fulfills their Conditions of Approval. Provided the mail ballots are approved, the City will be authorized to annually levy the NPDES maximum commercial/industrial regulatory rate on the Riverside County property tax bill or as a monthly charge on a utility bill.

ALTERNATIVES

1. **Conduct the Public Hearing,** tabulate the ballots, verify, and accept the results of the mail ballot proceedings as identified on the Official Tally Sheet, receive and file with the City Clerk's office the Official Tally Sheet, and if approved, authorize and impose the NPDES maximum commercial/industrial regulatory rate to APNs 297-220-012; and 292-242-014. *This alternative will fulfill the 45-day noticing period and Public Hearing requirements as mandated by Proposition 218.*

2. **Open the Public Hearing and continue** the hearing to a future regular City Council meeting. *This alternative will fulfill the 45-day noticing period and Public Hearing requirements as mandated by Proposition 218. This alternative will not incur any additional costs for re-noticing.*

3. **Do not conduct the Public Hearing,** tabulate the ballots, verify, or accept the results of the mail ballot proceedings. *This alternative prohibits the property owner from satisfying their Conditions of Approval utilizing this funding mechanism.*

4. **Do not conduct the Public Hearing** at this time but reschedule it to a date certain, at a regular City Council meeting. *This alternative would require the 45-day noticing period to start over and cause additional costs to be incurred for re-noticing*.

FISCAL IMPACT

For fiscal year (FY) 2013/14, the NPDES annual regulatory rate for commercial properties is $223 per parcel. The NPDES rates collected from property owners support the current Permit programs and reduces the level of General Fund support necessary to remain in compliance with unfunded federal mandates, as administered by the State. **Funds collected from the NPDES rates are restricted for use only within the Stormwater Management program**.

CITY COUNCIL GOALS

Advocacy
Management of the stormwater will ensure that water pollutants are discharged in compliance with federal mandates and City policies.

Revenue Diversification and Preservation
The NPDES maximum commercial/industrial regulatory rate provides funding for program costs, which include maintenance and administration.

NOTIFICATION

The Property Owners were given the required 45-day noticing period to review the ballot documents. The documents included a notice to the property owner, map of the project area, NPDES ballot, instructions for marking and returning the ballot, and a postage-paid envelope for returning the ballot to the City Clerk. (See Attachments 1 and 2.)

Newspaper advertising for the June 10, 2014, Public Meeting and June 24, 2014, Public Hearing was published in The Press-Enterprise on May 29, 2014. Additionally, the Public Hearing notification was published on June 6 and again on June 13, 2014.

ATTACHMENTS

1. Mail Ballot Packet for J. Bunker (APN 297-220-012)

2. Mail Ballot Packet for The Robert W. Marshall Trust (APN 292-242-014)

Prepared by:
Jennifer Terry,
Management Analyst

Department Head Approval:
Richard Teichert
Chief Financial Officer

Concurred by:
Candace E. Cassel,
Special Districts Division Manager

Concurred by:
Mark W. Sambito, P.E.
Engineering Division Manager

TEL: 951.413.3480
FAX: 951.413.3498
WWW.MOVAL.ORG

MORENO VALLEY
WHERE DREAMS SOAR

14331 FREDERICK STREET, SUITE 2
P. O. BOX 88005
MORENO VALLEY, CA 92552-0805

Joseph Bunker
29618 Highland Blvd
Moreno Valley, CA 92555

April 14, 2014

NOTICE TO PROPERTY OWNER-MAIL BALLOT PROCEEDING FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) MAXIMUM COMMERCIAL/INDUSTRIAL REGULATORY RATE FOR APN 297-220-012

******* OFFICIAL BALLOT ENCLOSED *******

Introduction

In November of 1996, California voters passed Proposition 218 ("The Right to Vote on Taxes Act"). As a result, any new or proposed increase in a property-related charge requires approval of the charge by the property owner of record. In compliance with Proposition 218 legislation, the City of Moreno Valley Special Districts Division is conducting a mail ballot proceeding to provide the owner of Assessor's Parcel Number (APN) 297-220-012 the opportunity to express support for or opposition to the approval of the NPDES Maximum Commercial/Industrial Regulatory Rate and services. Approval of the NPDES Maximum Commercial/Industrial Regulatory Rate through a mail ballot proceeding will fulfill the Conditions of Approval to provide a funding source for the NPDES program.

Background

The City shall provide the services necessary to meet mandates of the Federal Clean Water Act. The current NPDES Permit, as administered by the State, regulates the volume and amount of pollutants in stormwater runoff from all development types. NPDES Maximum Commercial/Industrial Regulatory Rate provides financial support for inspecting site design, source and treatment control Best Management Practices, monitoring maintenance records for those on-site facilities, and performing annual inspections of the affected areas to ensure compliance with federally mandated NPDES Permit requirements, as administered by the State.

Services Provided

In compliance with the Federal Clean Water Act, the City of Moreno Valley shall annually inspect site design, source and treatment control Best Management Practices, verify monitoring and maintenance records for those on-site facilities, and perform annual inspections of the affected areas to ensure compliance with federally mandated NPDES Permit requirements.

How is the Amount of the Charge Determined?

Each fiscal year (FY), the City of Moreno Valley shall determine the type of services necessary to comply with NPDES Permit requirements and levy the rate applicable for that service. The rate levied shall not exceed the rate previously approved by the property owner.

Proposed Charge

For FY 2013/14, the NPDES Maximum Commercial/Industrial Regulatory Rate is $223 per parcel. The total amount of the NPDES rates levied for FY 2013/14 for the program as a whole was $419,571.00.

Annual Adjustment

Beginning in FY 2014/15, the NPDES Maximum Commercial/Industrial Regulatory Rate will be subject to an annual adjustment based on the percentage change calculated for the previous year in the Los Angeles-Riverside-Orange County Regional Consumer Price Index for All Urban Consumers, as published by the Department of Labor's Bureau of Labor Statistics.

Duration of the Charge

Upon approval of the NPDES Maximum Commercial/Industrial Regulatory Rate, the annual levy amount will be assessed to APN 297-220-012 (and any division thereof) and shall be placed on the Riverside County property tax bill or included as a monthly charge on a utility bill. The NPDES Maximum Commercial/Industrial Regulatory Rate will be levied each following year at the proposed rate, which may include an annual inflation adjustment.

Public Hearing

To provide information concerning this mail ballot proceeding the City has scheduled one (1) Public Meeting and one (1) Public Hearing, which will be held at the **Moreno Valley City Hall Council Chamber located at 14177 Frederick Street, Moreno Valley.**

Public Meeting	**Public Hearing**
Tuesday, June 10, 2014 6:00 P.M. (Or As Soon Thereafter As The Matter May Be Called)	Tuesday, June 24, 2014 6:00 P.M. (Or As Soon Thereafter As The Matter May Be Called)

Tabulation of returned ballots will commence after the close of the Public Hearing. All ballots received shall be tabulated under the direction of the City Clerk in compliance with the current Policy For Conducting Mail Ballot Proceedings Policy #1.12.

Effect if Approval of the Charge is Approved

Approval of the NPDES Maximum Commercial/Industrial Regulatory Rate will be confirmed if the ballot is marked in favor of the NPDES rate. Approving the NPDES Maximum Commercial/Industrial Regulatory Rate through a mail ballot proceeding will fulfill the Conditions of Approval to provide a funding source for the NPDES program.

Effect if Approval of the Charge is Not Approved

Not approving the NPDES Maximum Commercial/Industrial Regulatory Rate to meet federally mandated NPDES Permit requirements may result in noncompliance with the Conditions of Approval. If the returned valid ballot is marked opposing the NPDES rate, then the rate will not be levied on the property tax bill.

For More Information

If you have any questions about the proposed program, the annual rate, or about the mail ballot proceeding process, please contact Jennifer Terry, Management Analyst, Special Districts, a

Division of the Financial and Management Services Department, Monday through Thursday from 7:30 a.m. to 6:00 p.m. at 951.413.3505 or via email at JenniferT@moval.org.

Completing Your Ballot

The enclosed ballot shall be submitted to the City Clerk in support of or opposition to the proposed program and annual charge. Please follow the instructions listed below to complete and return your ballot. Procedures for the completion, return, and tabulation of the ballot are also on file in the City Clerk's office.

1. Mark the enclosed ballot in support of or opposition to the proposed program and annual rate **by placing a mark in the corresponding box.**
2. Sign your name on the ballot. Ballots received without signature(s) will be considered invalid *and will not be counted.*
3. Mail or personally deliver your completed ballot in a sealed envelope to the City Clerk's office, 14177 Frederick Street, Moreno Valley, California, 92553. For your convenience, a postage-paid envelope has been included for return of the ballot.
4. Ballot(s) must be **received** by the City Clerk prior to the close of the Public Hearing to be held on **Tuesday, June 24, 2014**, at the Moreno Valley City Hall Council Chamber. The Public Hearing will be held at 6:00 p.m. or as soon thereafter as the matter may be called. Ballots received after the close of the Public Hearing cannot be legally counted.

Ballot Marks

Appropriate ballot markings include any one of the following for either the YES/Approved or NO/Not Approved blank box:

A check mark substantially inside a box;

An X mark substantially inside a box;

A dot or oval mark substantially inside a box;

A completely shaded or filled mark substantially inside a box;

A line, single or dashed, or combination of lines, through the box area. Lines may be any one of the following marks: horizontal, vertical, or diagonal. The mark may either run from side to side or corner to corner. All valid lines must be substantially within the box area and not marking any part of another blank box on the ballot;

A circle around the box and/or associated clause; or

A square or rectangle around the box and/or associated clause.

Balloting marks shall not extend past one box area into any portion of another nor surround the perimeter or any portion of more than one box area. Markings that extend past one box area into any portion of another or surround the perimeter or any portion of more than one box area shall be considered invalid and not counted.

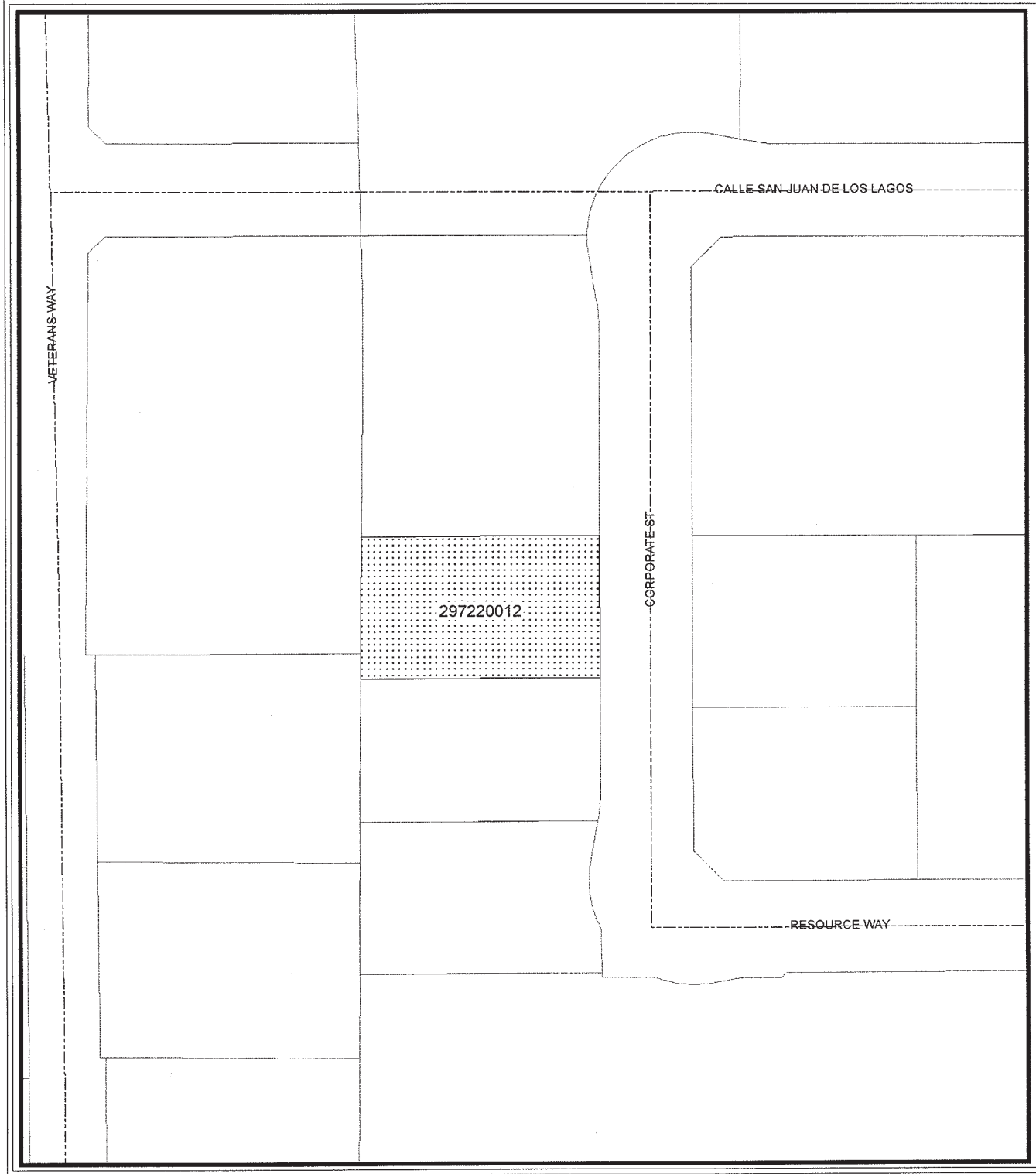
Ballot Mark Revisions (Changes): An error or desire to revise (change) a selection made on the ballot may be completed and returned any time **prior** to the conclusion of public testimony at the Public Hearing. **The revision must be initialed by the record owner(s) of property. Initials must be clearly printed and placed at the right top corner of the revised selection**.

COMMON INTEREST, COMMERCIAL, INDUSTRIAL AND QUASI-PUBLIC USE NPDES RATE SCHEDULE
Adopted by the City Council on January 10, 2006

LEVEL 1	LEVEL II
NPDES Administration	**Site Design, Source Control and Treatment Control BMPs Monitoring and Maintenance**
(Not covered by CSA 152) Costs associated with personnel, administration and management of the storm water management program. Administrative tasks include development and filing of various stormwater reports and data collection and management. Level I is levied on all parcels conditioned for the NPDES Rate Schedule.	Costs associated with stormwater and non-stormwater runoff monitoring, inspection of the project's site design, source control and treatment control BMPs; evaluation of site stormwater compliance activities, review of site-specific technical reports and treatment control BMP maintenance records.
Fiscal Year (FY) 2005/2006 - Base Year Calculation, subject to an annual inflation factor based on the Los Angeles-Riverside-Orange County Regional Consumer Price Index for All Urban Consumers, as published by the Department of Labor's Bureau of Labor Statistics	
PROPOSED PARCEL RATE — **Per Month** $2.67 — **Per Year** $32.00	**PROPOSED PARCEL RATE** — **Per Month** $12.58 — **Per Year** $151.00

Inflation Factor Adjustments

FY 2006/2007 - 4.5% = ($33.00 & $158.00)
FY 2007/2008 - 3.1% = ($34.00 & $163.00)
FY 2008/2009 - 4.2% = ($35.00 & $170.00)
FY 2009/2010 - no change = ($35.00 & $170.00)
FY 2010/2011 - no change = ($35.00 & $170.00)
FY 2011/2012 - 3.8% = ($36.00 & $176.00)
FY 2012/2013 - 2.7% = ($37.00 & $181.00)
FY 2013/2014 - 2.0% = ($38.00 & $185.00) rounded to the nearest dollar



PA13-0021 (Plot Plan for a construction yard w/ a modular office building)

APN 297220012

Roads

Parcels

City Boundary

Map reflects all changes indicated on Riverside County Assessor Maps as of April 7, 2014.

N

0 70 140 210 280 Feet

G:\AVP\SDA\PA13-0021.mxd

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. This map is not to be recopied or resold.

MORENO VALLEY
WHERE DREAMS SOAR

OFFICIAL MAIL BALLOT for
Assessor's Parcel Number (APN) 297-220-012

National Pollutant Discharge Elimination System (NPDES)
Maximum Commercial/Industrial Regulatory Rate

YES* — as property owner of APN 297-220-012, **I approve** the NPDES Maximum Commercial/Industrial Regulatory Rate and services. For fiscal year (FY) 2013/14, the NPDES Maximum Commercial/Industrial Regulatory Rate is $223 per parcel. Upon approval of the maximum regulatory rate, the annual levy amount shall be placed on the Riverside County property tax bill or included as a monthly charge on a utility bill. Beginning FY 2014/15, the maximum regulatory rate will be subject to an annual adjustment based on the percentage change calculated for the previous year in the Los Angeles-Riverside-Orange County Regional Consumer Price Index for All Urban Consumers, as published by the Department of Labor's Bureau of Labor Statistics. The City will annually inspect site design, source and treatment control Best Management Practices, verify monitoring and maintenance records for those on-site facilities, and perform annual inspections of the affected areas to ensure compliance with federally mandated NPDES Permit requirements, as administered by the State.

NO** — as property owner of APN 297-220-012, **I do not approve** the NPDES Maximum Commercial/Industrial Regulatory Rate and services. I understand that not approving the NPDES Maximum Commercial/Industrial Regulatory Rate to fund federally mandated NPDES Permit requirements may result in noncompliance with the project's Conditions of Approval. The NPDES maximum commercial/industrial regulatory rate will not be levied on the Riverside County property tax bill.

Assessor Parcel Number	YES*	NO**	NPDES Maximum Commercial/Industrial Regulatory Rate
297-220-012 (and any division thereof)	☐	☐	$223

This ballot must be received by the City Clerk of the City of Moreno Valley prior to the close of the Public Hearing to be held on June 24, 2014, at the Moreno Valley City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, California. The Public Hearing will be held at 6:00 p.m. or as soon thereafter as the matter may be called.

_____

PROPERTY OWNER SIGNATURE DATE

Please remember to mark the appropriate box, sign and date the ballot and return to the City Clerk's office in the enclosed envelope prior to the close of the June 24, 2014 Public Hearing

TEL: 951.413.3480
FAX: 951.413.3498
WWW.MOVAL.ORG

MORENO VALLEY
WHERE DREAMS SOAR

14331 FREDERICK STREET, SUITE 2
P. O. BOX 88005
MORENO VALLEY, CA 92552-0805

The Robert W. Marshall Trust
P.O. Box 230474
Encinitas, CA 92023

April 24, 2014

NOTICE TO PROPERTY OWNER-MAIL BALLOT PROCEEDING FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) MAXIMUM COMMERCIAL/INDUSTRIAL REGULATORY RATE FOR APN 292-242-014

******* OFFICIAL BALLOT ENCLOSED *******

Introduction

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Background

The City shall provide the services necessary to meet mandates of the Federal Clean Water Act. The current NPDES Permit, as administered by the State, regulates the volume and amount of pollutants in stormwater runoff from all development types. NPDES Maximum Commercial/Industrial Regulatory Rate provides financial support for inspecting site design, source and treatment control Best Management Practices, monitoring maintenance records for those on-site facilities, and performing annual inspections of the affected areas to ensure compliance with federally mandated NPDES Permit requirements, as administered by the State.

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Adopted by the City Council on January 10, 2006

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FY 2012/2013 - 2.7% = ($37.00 & $181.00)
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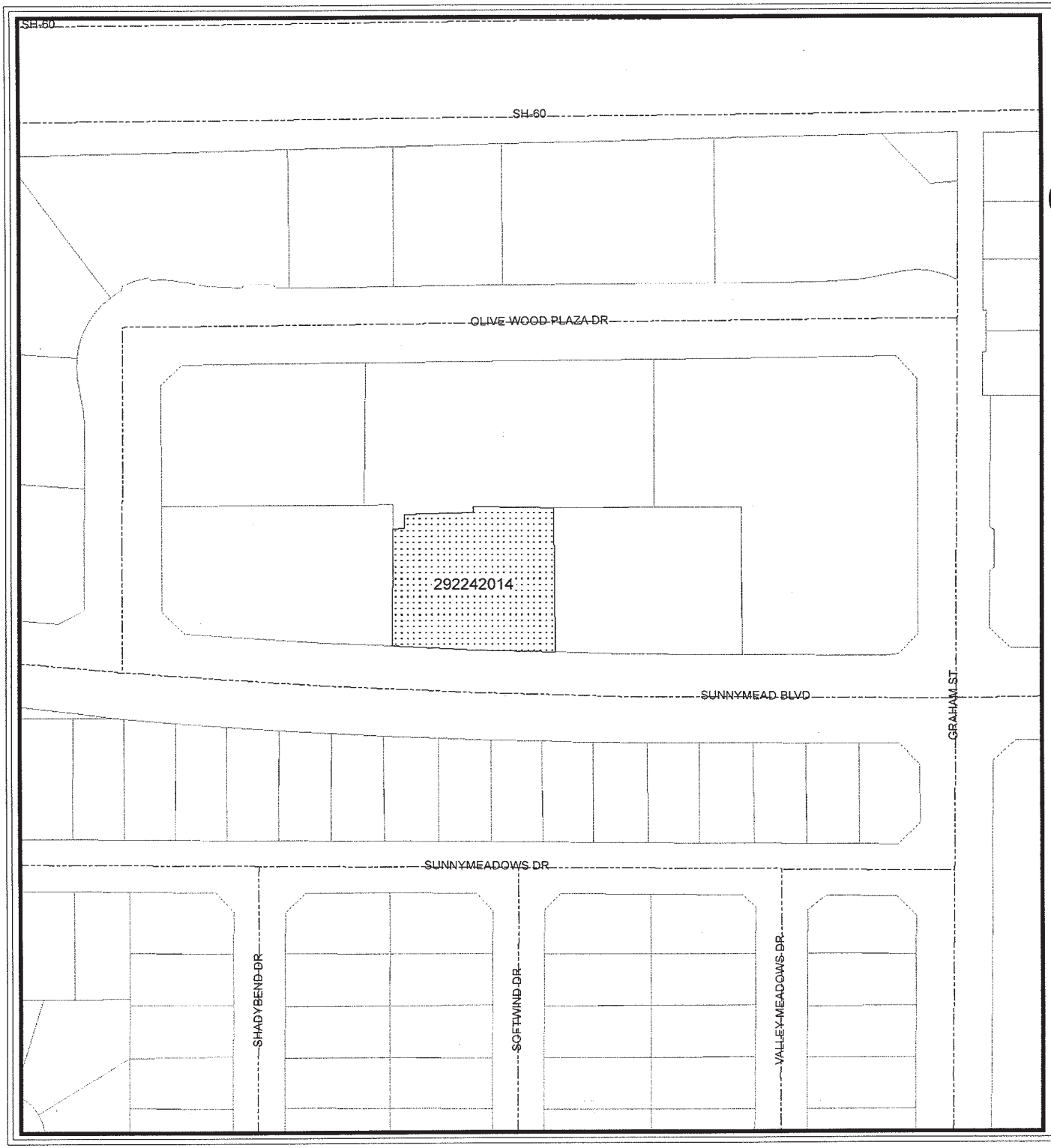

PA13-0048 (Plot Plan for a 6,615 sq ft retail store)

APN 292242014

Roads

Parcels

City Boundary

Map reflects all changes indicated on Riverside County Assessor Maps as of April 7, 2014.

N

0 90 180 270 360 Feet

G:\AVP\SDA\PA13-0048 OReilly Automotive.mxd

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. This map is not to be recopied or resold.

MORENO VALLEY
WHERE DREAMS SOAR

OFFICIAL MAIL BALLOT for
Assessor's Parcel Number (APN) 292-242-014

National Pollutant Discharge Elimination System (NPDES)
Maximum Commercial/Industrial Regulatory Rate

YES* — as property owner of APN 292-242-014, **I approve** the NPDES Maximum Commercial/Industrial Regulatory Rate and services. For fiscal year (FY) 2013/14, the NPDES Maximum Commercial/Industrial Regulatory Rate is $223 per parcel. Upon approval of the maximum regulatory rate, the annual levy amount shall be placed on the Riverside County property tax bill or included as a monthly charge on a utility bill. Beginning FY 2014/15, the maximum regulatory rate will be subject to an annual adjustment based on the percentage change calculated for the previous year in the Los Angeles-Riverside-Orange County Regional Consumer Price Index for All Urban Consumers, as published by the Department of Labor's Bureau of Labor Statistics. The City will annually inspect site design, source and treatment control Best Management Practices, verify monitoring and maintenance records for those on-site facilities, and perform annual inspections of the affected areas to ensure compliance with federally mandated NPDES Permit requirements, as administered by the State.

NO** — as property owner of APN 292-242-014, **I do not approve** the NPDES Maximum Commercial/Industrial Regulatory Rate and services. I understand that not approving the NPDES Maximum Commercial/Industrial Regulatory Rate to fund federally mandated NPDES Permit requirements may result in noncompliance with the project's Conditions of Approval. The NPDES maximum commercial/industrial regulatory rate will not be levied on the Riverside County property tax bill.

Assessor Parcel Number	YES*	NO**	NPDES Maximum Commercial/Industrial Regulatory Rate
292-242-014 (and any division thereof)	☐	☐	$223

This ballot must be received by the City Clerk of the City of Moreno Valley prior to the close of the Public Hearing to be held on June 24, 2014, at the Moreno Valley City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, California. The Public Hearing will be held at 6:00 p.m. or as soon thereafter as the matter may be called.

_____

PROPERTY OWNER SIGNATURE DATE

Please remember to mark the appropriate box, sign and date the ballot and return to the City Clerk's office in the enclosed envelope prior to the close of the June 24, 2014 Public Hearing

APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Thomas M. DeSantis, Assistant City Manager

AGENDA DATE: June 24, 2014

TITLE: PUBLIC HEARING FOR DELINQUENT RESIDENTIAL SOLID WASTE ACCOUNTS

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Approve placing the submitted list of delinquent solid waste accounts for the Fiscal Year (FY) 2014/2015 Riverside County property tax roll for collection.

2. Direct the City Clerk to file with the Riverside County Auditor a certified copy of Resolution No. 2012-55 and the list of delinquent solid waste accounts as required by Section 5473.4 of the California Health and Safety Code and Section 6.02.030 of the City of Moreno Valley Municipal Code.

SUMMARY

This report recommends that the Council convene a Public Hearing and consider staff recommendations to place the submitted list of delinquent solid waste accounts that are attached to this report on the FY 2014/2015 Riverside County property tax roll for collection.

Waste Management of the Inland Empire bills residential customers quarterly for solid waste services. Payments are made directly to Waste Management in advance for the following quarter. When a customer fails to make payment and the bill becomes more than sixty (60) days past due, the collection of the delinquent account is placed on the Riverside County property tax roll. This procedure was authorized by prior enactments of the City Council as reflected in Section 6.02.030 of the Moreno Valley Municipal

Code. The option to collect delinquent payments was negotiated as part of the franchise agreement.

DISCUSSION

The City Council approved the collection of delinquent solid waste accounts through the property tax roll process on March 1, 1993. Since that time, delinquent charges have been placed on property tax bills annually in June.

Waste Management of the Inland Empire has submitted a preliminary list of approximately 8,259 delinquent accounts. This delinquent list is to be placed on the FY 2014/2015 tax roll if approved by Council. An official copy of the list is available in the City Clerk's office for public viewing. The maximum charge to be placed on the tax roll is $2,276,986.81. Although Waste Management accepted payment on delinquent accounts until June 20, 2014, there may be some additional deletions to the list or minor adjustments to the amounts prior to final submittal to the Riverside County Auditor.

As part of the notification process, Waste Management has mailed a "Notice of Delinquent Account" to the affected property owners and account holders, informing them of the intent to place all delinquent charges on the tax roll. These notifications are mailed on a quarterly basis which is over and above the minimum notification requirements as per Section 5470 of the California Health and Safety Code and the Moreno Valley Municipal Code Section 6.02.030. A public posting of the Council's action, in accordance with Section 6066 of the Government Code, is all that is required by law.

Procedurally, in order to collect these delinquent charges on the County tax roll, the City must file with the County Auditor a certified copy of the proposed resolution along with the report as specified in California Health and Safety Code Section 5473.4 and Section 6.02.030 of the Moreno Valley Municipal Code.

ALTERNATIVES

1. Approve placing the submitted list of delinquent solid waste accounts attached to this report on the Fiscal Year (FY) 2014/2015 Riverside County property tax roll for collection and direct the City Clerk to file with the Riverside County Auditor a certified copy of the proposed resolution and a written report as prescribed by Section 6.02.030(e) of the Moreno Valley Municipal Code. *Staff recommends this alternative. This will ensure compliance with the franchise agreement and preserve the ability to avoid a net loss of revenue to the City of approximately $276,199 in franchise fees.*

2. Do not approve placing the submitted list of delinquent solid waste accounts attached to this report on the Fiscal Year (FY) 2014/2015 Riverside County property tax roll for collection and do not direct the City Clerk to file with the Riverside County Auditor a certified copy of the proposed resolution and a written

report as prescribed by Section 6.02.030(e) of the Moreno Valley Municipal Code. *Staff does not recommend this alternative as it will place the City in non-compliance of the franchise agreement, and could result in a net loss of revenue to the City of approximately $276,199 in franchise fees.*

FISCAL IMPACT

The City receives a 12.13% franchise fee for revenue generated from the collection of delinquent accounts at the time of collection. Placement of these delinquent charges on the County property tax roll will ensure the City receives the revenues due from this source which would be approximately $276,199. This amount is deposited into the general fund.

Solid waste services are exempt from Proposition 218, as stated in Section 6(c) Property Related Fees and Charges. This is because the obligation to pay does not arise due to the customer owning the property, it arises because the property is used in a way which generates trash, and the customer did not choose to legally self-haul. Furthermore, the fee is not an encumbrance on the property, although delinquent fees can become the subject of a judgment lien.

CITY COUNCIL GOALS

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

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

NOTIFICATION

A “Notice of Public Hearing” was published on June 10, 2014 and June 17, 2014, in The Press Enterprise in accordance with Section 6066 of the Government Code. A public posting of Council’s action will also be done in accordance with Section 6066 of the Government Code. In addition, Waste Management mailed payment requests to the attached accounts through a separate notice sent to property owners where the property could be identified as non-owner occupied. An official list of the submitted delinquent accounts is available in the City Clerk’s office. This list represents the maximum charges which can be placed on the property tax roll for FY 2014/2015.

ATTACHMENTS

1: List of Delinquent Accounts for FY 2014/2015 – Sorted by Street Address
2: List of Delinquent Accounts for FY 2014/2015 – Sorted by Parcel
3: Resolution No. 2012-55

Prepared By:
Aminah Mears
Recycling Specialist

Department Head Approval:
Thomas M. DeSantis
Assistant City Manager

Concurred By:
Robert R. Lemon
Maintenance & Operations Division Manager

Moreno Valley Tax Roll Listing 2014 by Street
Invoice Item Dates in 2013
5/22/2014

Column Totals	2,276,986.81
Customer Count	8,259

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3160	481302001	9	684277	MABRA, LONDA	12009	AARON DR	MORENO VALLI	CA	92557-783	MABRA, LONDA	413.60
1989	481301027	0	684277	CAMACHO, JASMINE	12010	AARON DR	MORENO VALLI	CA	92557-783	CAMACHO, JASMINE	317.06
651	481292005	3	684277	BROOKS, ELENA	12045	AARON DR	MORENO VALLI	CA	92557-783	BROOKS, ELENA	149.58
8303	481293001	2	684277	LOPEZ, VALAIRE (RENT)	12070	AARON DR	MORENO VALLI	CA	92557-783	LOPEZ, VALAIRE (REN	319.71
968	481292009	7	684277	HAWTHORNE, CHRYSTALYNN	12081	AARON DR	MORENO VALLI	CA	92557-783	HAWTHORNE, CHRYS	416.48
3266	481292010	7	684277	LOPEZ, NORMAN	12093	AARON DR	MORENO VALLI	CA	92557-783	LOPEZ, NORMAN	317.06
2616	481292012	9	684277	GONZALEZ, DIANA	12117	AARON DR	MORENO VALLI	CA	92557-782	GONZALEZ, DIANA	317.06
2271	481292015	2	684277	SALAZAR, LAURIE	12153	AARON DR	MORENO VALLI	CA	92557-782	SALAZAR, LAURIE	317.06
5719	486421026	5	684277	LOFTON II, CARL	15338	ABAZO DR	MORENO VALLI	CA	92555-298	LOFTON II, CARL	317.06
3427	486421027	6	684277	WATSON, MARY	15346	ABAZO DR	MORENO VALLI	CA	92555-298	WATSON, MARY	70.60
5125	486421031	9	684277	PATTERSON, ANITA	15378	ABAZO DR	MORENO VALLI	CA	92555-298	PATTERSON, ANITA	413.60
7812	479690017	7	684277	SANTIAGO, FELIPE	25081	ABBEY LN	MORENO VALLI	CA	92557-655	SANTIAGO, FELIPE	296.98
3945	312050011	5	684277	BANKS, CHESTER AND ELAINE	16083	ABEDUL ST	MORENO VALLI	CA	92551-203	BANKS, CHESTER ANE	317.06
7231	312050017	1	684277	MARTINEZ, ALFREDO	16092	ABEDUL ST	MORENO VALLI	CA	92551-203	MARTINEZ, ALFREDO	305.63
914	312050009	4	684277	BROWN, KERRY	16107	ABEDUL ST	MORENO VALLI	CA	92551-208	BROWN, KERRY	99.92
2761	312050007	2	684277	MCGEE, TRACY	16131	ABEDUL ST	MORENO VALLI	CA	92551-203	MCGEE, TRACY	317.06
4698	312050005	0	684277	LINTON, DEBORAH	16155	ABEDUL ST	MORENO VALLI	CA	92551-203	LINTON, DEBORAH	317.06
8226	312050003	8	684277	CHAVEZ, ALVARO (OWNR)	16179	ABEDUL ST	MORENO VALLI	CA	92551-205	CHAVEZ, ALVARO (OV	322.70
7798	312050031	3	684277	CAMARCE, ED (OWNR)	16218	ABEDUL ST	MORENO VALLI	CA	92551-205	CAMARCE, ED (OWNF	311.82
2759	312111009	2	684277	HILL, MARGARITE	16251	ABEDUL ST	MORENO VALLI	CA	92551-203	HILL, MARGARITE	192.44
654	312112008	4	684277	AVANT, FULTON	16278	ABEDUL ST	MORENO VALLI	CA	92551-203	AVANT, FULTON	317.06
7240	312111006	9	684277	CASTRO , MATTHEW (OWNR)	16287	ABEDUL ST	MORENO VALLI	CA	92551-203	CASTRO , MATTHEW (	109.01
631	312112012	7	684277	BEVIEN, ARTHUR	16326	ABEDUL ST	MORENO VALLI	CA	92551-203	BEVIEN, ARTHUR	317.06
5979	312111001	4	684277	MELGAR, FERNANDO A	16347	ABEDUL ST	MORENO VALLI	CA	92551-203	MELGAR, FERNANDO	315.86
7735	312121014	7	684277	PEREZ, JENNIFER	16431	ABEDUL ST	MORENO VALLI	CA	92551-204	PEREZ, JENNIFER	222.30
8227	312123017	6	684277	JACKSON, RONALD (OWNR)	16434	ABEDUL ST	MORENO VALLI	CA	92551-206	JACKSON, RONALD (C	85.77
9216	312123018	7	684277	RAMOS, NORMA (RENT)	16446	ABEDUL ST	MORENO VALLI	CA	92551-206	RAMOS, NORMA (REI	214.42
2972	312121012	5	684277	JUSTINIANI, FREDDIE	16455	ABEDUL ST	MORENO VALLI	CA	92551-204	JUSTINIANI, FREDDIE	139.76
8576	312121010	3	684277	SYDNEY, LISA (RENT)	16479	ABEDUL ST	MORENO VALLI	CA	92551-204	SYDNEY, LISA (RENT)	66.79
2482	291300012	4	684277	JACKSON, TRIVIAN	22622	ABINGTON PL	MORENO VALLI	CA	92553-847	JACKSON, TRIVIAN	317.06
1199	291300013	5	684277	AVILA, MARIA	22645	ABINGTON PL	MORENO VALLI	CA	92553-847	AVILA, MARIA	27.54
1860	291300010	2	684277	MAYNEZ, RUPERTA	22670	ABINGTON PL	MORENO VALLI	CA	92553-847	MAYNEZ, RUPERTA	317.06
32	291300014	6	684277	SMITH, DANNELLE AND AUDREY	22677	ABINGTON PL	MORENO VALLI	CA	92553-847	SMITH, DANNELLE AN	415.61
7036	291581002	4	684277	MARLZONAZO, CRISEL (RENT)	13011	ACACIA AVE	MORENO VALLI	CA	92553-690	MARLZONAZO, CRISE	317.06
2647	291611004	8	684277	REED, ANTHONY	13177	ACACIA AVE	MORENO VALLI	CA	92553-691	REED, ANTHONY	317.06
5822	292072018	3	684277	GILLIS, MICHAEL (OWNR)	12922	ADELINE AVE	MORENO VALLI	CA	92553-594	GILLIS, MICHAEL (OW	317.06
8105	292072012	7	684277	CARRILLO, SANDRA (RENT)	12994	ADELINE AVE	MORENO VALLI	CA	92553-594	CARRILLO, SANDRA (F	77.58
1958	296033016	8	684277	YUHASZ, DAN	13151	ADELINE AVE	MORENO VALLI	CA	92553-593	YUHASZ, DAN	280.54
317	296033015	7	684277	PHILLIPS, ROBERT AND PATRICIA	13165	ADELINE AVE	MORENO VALLI	CA	92553-593	PHILLIPS, ROBERT AN	322.90
465	296033012	4	684277	GUILLEN, JOSIE	13211	ADELINE AVE	MORENO VALLI	CA	92553-594	GUILLEN, JOSIE	423.74
7218	304370041	2	684277	TURNER, SHERMANITA	15236	ADOBE WAY	MORENO VALLI	CA	92555-581	TURNER, SHERMANIT	317.06
6239	304360032	3	684277	VANVOOREN, ERNESTINE (RENT)	15244	ADOBE WAY	MORENO VALLI	CA	92555-581	VANVOOREN, ERNEST	97.20
3406	304360031	2	684277	MUMFORD, RUTH	15267	ADOBE WAY	MORENO VALLI	CA	92555-581	MUMFORD, RUTH	389.91
3326	304360045	5	684277	ORTIZ, SAHARA (RENT)	15348	ADOBE WAY	MORENO VALLI	CA	92555-581	ORTIZ, SAHARA (RENT	111.78
2779	304360048	8	684277	WALKER, BOBBY	15372	ADOBE WAY	MORENO VALLI	CA	92555-581	WALKER, BOBBY	244.00
6936	304350019	1	684277	HAJEID, AMER (RENT)	15410	ADOBE WAY	MORENO VALLI	CA	92555-581	HAJEID, AMER (RENT)	39.61
7028	304350006	9	684277	DON, LIANGE	15469	ADOBE WAY	MORENO VALLI	CA	92555-581	DON, LIANGE	535.40
5314	484041011	3	684277	ARCHER, RICHARD (OWNR)	14140	AGAVE ST	MORENO VALLI	CA	92553-447	ARCHER, RICHARD (O	413.60
2836	484041012	4	684277	CORRALES, MAYNOR	14150	AGAVE ST	MORENO VALLI	CA	92553-447	CORRALES, MAYNOR	83.63
696	484041007	0	684277	DUTTON, RODNEY AND MARIELA	14161	AGAVE ST	MORENO VALLI	CA	92553-447	DUTTON, RODNEY AN	423.74
8195	484041005	8	684277	TAVIRA, MOISES(RENT)	14181	AGAVE ST	MORENO VALLI	CA	92553-447	TAVIRA, MOISES(REN	285.02
7677	484041002	5	684277	MATTIX, VERNON (OWNR)	14229	AGAVE ST	MORENO VALLI	CA	92553-442	MATTIX, VERNON (OV	64.65
6909	484041019	1	684277	VICENTE, MELINDA (RENT)	14242	AGAVE ST	MORENO VALLI	CA	92553-442	VICENTE, MELINDA (R	144.85
3099	484041001	4	684277	CARMACK, CICELEY	14243	AGAVE ST	MORENO VALLI	CA	92553-442	CARMACK, CICELEY	391.92
7423	484112012	3	684277	KAVL, RVICE	14305	AGAVE ST	MORENO VALLI	CA	92553-442	KAVL, RVICE	602.46
2701	484113008	3	684277	LOPEZ, JUAN AND BLANCA R (OW	14310	AGAVE ST	MORENO VALLI	CA	92553-442	LOPEZ, JUAN AND BLA	280.88
6106	484113009	4	684277	REYES, CHRISTINE (RENT)	14320	AGAVE ST	MORENO VALLI	CA	92553-442	REYES, CHRISTINE (RE	317.06
2049	484113014	8	684277	HUTCHERSON, BERRY (OWNR)	14356	AGAVE ST	MORENO VALLI	CA	92553-442	HUTCHERSON, BERRY	317.06
536	484113016	0	684277	TELLO, VICTOR	14370	AGAVE ST	MORENO VALLI	CA	92553-442	TELLO, VICTOR	317.06
9021	484123008	4	684277	OCHOA, MARITZA (OWNR)	14430	AGAVE ST	MORENO VALLI	CA	92553-442	OCHOA, MARITZA (OV	231.70
7602	484123007	3	684277	ALANIS, CANDACE (RENT)	14440	AGAVE ST	MORENO VALLI	CA	92553-442	ALANIS, CANDACE (RE	344.70
1753	484224006	4	684277	GRAY, RAY	14518	AGAVE ST	MORENO VALLI	CA	92553-716	GRAY, RAY	317.06
3679	484224005	3	684277	ALVAREZ, ROCIO	14530	AGAVE ST	MORENO VALLI	CA	92553-716	ALVAREZ, ROCIO	405.47
2559	484224002	0	684277	JACKSON, GWENDALYN	14570	AGAVE ST	MORENO VALLI	CA	92553-716	JACKSON, GWENDALY	303.11
1117	484223008	3	684277	CARTER, TERRY	14644	AGAVE ST	MORENO VALLI	CA	92553-716	CARTER, TERRY	317.06
8550	484223007	2	684277	GONZALEZ, DOMINGO (RENT)	14654	AGAVE ST	MORENO VALLI	CA	92553-716	GONZALEZ, DOMINGO	445.57
550	484223005	0	684277	IRVIN, LUCY AND LAWANNA	14678	AGAVE ST	MORENO VALLI	CA	92553-716	IRVIN, LUCY AND LAW	106.39
5442	486411010	9	684277	HARRIS, CHRISTINE (OWNR)	15323	AGUILA PASS	MORENO VALLI	CA	92555-290	HARRIS, CHRISTINE (C	211.78
7207	486412005	8	684277	SHINER, CEDRIC (RENT)	15332	AGUILA PASS	MORENO VALLI	CA	92555-290	SHINER, CEDRIC (REN	183.31
8741	485081014	7	684277	LONG , GLENDA (OWNR)	24777	AGUSTA DR	MORENO VALLI	CA	92551-403	LONG , GLENDA (OWI	101.52
5011	485084003	6	684277	POWELL, SARAH	24778	AGUSTA DR	MORENO VALLI	CA	92551-403	POWELL, SARAH	111.78

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
9113	485081015	8	684277	GONZALEZ, CYNTHIA (RENT)	24793	AGUSTA DR	MORENO VALLI	CA	92551-403	GONZALEZ, CYNTHIA	435.66
2096	485081016	9	684277	SANCHEZ, ANNA	24809	AGUSTA DR	MORENO VALLI	CA	92551-403	SANCHEZ, ANNA	99.44
829	260124021	2	684277	WATSON, KENNETH	23609	AIROSA PL	MORENO VALLI	CA	92557-396	WATSON, KENNETH	317.06
3345	260125008	4	684277	HALLSTROM, DON	23634	AIROSA PL	MORENO VALLI	CA	92557-396	HALLSTROM, DON	317.06
1819	260124007	0	684277	EDGERSON, CARMELLA	23651	AIROSA PL	MORENO VALLI	CA	92557-396	EDGERSON, CARMELL	423.74
6176	484273035	2	684277	LISCANO, MICHAEL JR (RENT)	14780	ALBA WAY	MORENO VALLI	CA	92553-714	LISCANO, MICHAEL JR	174.54
3004	484271016	9	684277	RAYMOND, ANNETTE (RENT)	14785	ALBA WAY	MORENO VALLI	CA	92553-710	RAYMOND, ANNETTE	508.87
4471	484271012	5	684277	RUIZ, NORENE	14829	ALBA WAY	MORENO VALLI	CA	92553-713	RUIZ, NORENE	348.68
1982	484273032	9	684277	GERMANY, RICHARD (RENT)	14848	ALBA WAY	MORENO VALLI	CA	92553-714	GERMANY, RICHARD	317.06
1766	484271008	2	684277	MANGARREZ, PEDRO	14869	ALBA WAY	MORENO VALLI	CA	92553-713	MANGARREZ, PEDRO	117.06
2542	264301014	1	684277	PARK, HAN	11903	ALBION WAY	MORENO VALLI	CA	92557-614	PARK, HAN	377.77
2132	264301019	6	684277	DONIS, BLANCA	11947	ALBION WAY	MORENO VALLI	CA	92557-614	DONIS, BLANCA	317.06
3422	264301001	9	684277	GUERRA, HILDA	11956	ALBION WAY	MORENO VALLI	CA	92557-613	GUERRA, HILDA	385.86
8380	256253027	6	684277	BLAIR, GARY (RENT)	21605	ALCORN DR	MORENO VALLI	CA	92557-852	BLAIR, GARY (RENT)	64.12
4132	487310021	4	684277	NEWBERN, ELAINE	26433	ALDERTREE CT	MORENO VALLI	CA	92555-236	NEWBERN, ELAINE	317.06
4120	487310020	3	684277	JAIMES, AIDA	26445	ALDERTREE CT	MORENO VALLI	CA	92555-236	JAIMES, AIDA	303.51
4228	473351022	1	684277	WHEELER, BRADFORD	11108	ALDREN CT	MORENO VALLI	CA	92555-654	WHEELER, BRADFORD	317.06
4203	473361007	9	684277	VASQUEZ, AL AND DIANE	11134	ALDREN CT	MORENO VALLI	CA	92555-654	VASQUEZ, AL AND DI	617.94
115	484222013	4	684277	PURCELL, MELISSA	25160	ALEPPO WAY	MORENO VALLI	CA	92553-714	PURCELL, MELISSA	305.90
2111	484222020	0	684277	TOLLIVER, GARY	25173	ALEPPO WAY	MORENO VALLI	CA	92553-714	TOLLIVER, GARY	317.06
7988	484222021	1	684277	CARR, CHANTEL	25185	ALEPPO WAY	MORENO VALLI	CA	92553-714	CARR, CHANTEL	454.25
1979	263230018	9	684277	SIMENTAL, TONY	21894	ALESSANDRO BLVD	MORENO VALLI	CA	92553-826	SIMENTAL, TONY	69.53
4325	9722940	3	684277	TORRES, RODRIGO	21926	ALESSANDRO BLVD	MORENO VALLI	CA	92553-820	TORRES, RODRIGO	339.23
4170	263230015	6	684277	SANTIAGO, ELAINE	21932	ALESSANDRO BLVD	MORENO VALLI	CA	92553-820	SANTIAGO, ELAINE	428.34
6298	291192025	3	684277	OJEDA LARIOS, JOAQUIN (RENT)	22184	ALESSANDRO BLVD	MORENO VALLI	CA	92553-821	OJEDA LARIOS, JOAQU	317.06
4806	291192014	3	684277	FOOTS, DEBORAH	22210	ALESSANDRO BLVD	MORENO VALLI	CA	92553-820	FOOTS, DEBORAH	263.20
6276	291192024	2	684277	WALLS, RANDY (RENT)	22240	ALESSANDRO BLVD	MORENO VALLI	CA	92553-820	WALLS, RANDY (RENT	274.35
2753	482203018	6	684277	GAMINO-NAVA, MARIO	24810	ALESSANDRO BLVD	MORENO VALLI	CA	92553-589	GAMINO-NAVA, MAR	285.54
6112	482203016	4	684277	SOTO, ISABELLA (RENT)	24834	ALESSANDRO BLVD	MORENO VALLI	CA	92553-589	SOTO, ISABELLA (REN	317.06
7908	484030009	8	684277	THOMPSON, DAVID	25791	ALESSANDRO BLVD	MORENO VALLI	CA	92553-291	THOMPSON, DAVID	312.14
7678	484030023	0	684277	LOPEZ, RODRIGO (OWNR)	25793	ALESSANDRO BLVD	MORENO VALLI	CA	92553-291	LOPEZ, RODRIGO (OW	520.08
4303	488220013	6	684277	NEESE, LOUIS	27800	ALESSANDRO BLVD	MORENO VALLI	CA	92555-563	NEESE, LOUIS	1,172.04
5536	478070008	6	684277	CERRATO, LILY C (OWNR)	28135	ALESSANDRO BLVD	MORENO VALLI	CA	92555-610	CERRATO, LILY C (OW	183.49
1340	478050002	8	684277	GOULD, AMBER	28344	ALESSANDRO BLVD	MORENO VALLI	CA	92555-610	GOULD, AMBER	413.60
6333	478050003	9	684277	DUNCAN, LACEY (RENT)	28350	ALESSANDRO BLVD	MORENO VALLI	CA	92555-610	DUNCAN, LACEY (REN	206.78
3554	478050020	4	684277	ARDON, JAMIE	28432	ALESSANDRO BLVD	MORENO VALLI	CA	92555-612	ARDON, JAMIE	69.65
7723	478040012	6	684277	BONDS, DARLENE (RENT) APTS	28700	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	BONDS, DARLENE (RE	95.00
7618	478176005	0	684277	GOMEZ, JOSEFINE (RENT)	28820	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	GOMEZ, JOSEFINE (RE	69.00
5591	478166037	8	684277	CORNEJO, SUJEY (OWNR)	28839	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	CORNEJO, SUJEY (OW	289.82
5059	478166009	3	684277	MACIEL, SERENA (RENT)	28873	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	MACIEL, SERENA (REN	127.26
3951	478166013	6	684277	WILSON, PAUL R	28929	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	WILSON, PAUL R	398.34
4928	478175014	5	684277	KNIGHT, HEATHER	28930	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	KNIGHT, HEATHER	413.60
1317	478166014	7	684277	ROWAN, TERRY AND LAVERNE	28949	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	ROWAN, TERRY AND	413.60
3267	478430016	5	684277	IRVINE, RICK	29075	ALESSANDRO BLVD	MORENO VALLI	CA	92555-721	IRVINE, RICK	395.78
3172	478430019	8	684277	DRAKE, MICHAEL	29095	ALESSANDRO BLVD	MORENO VALLI	CA	92555-721	DRAKE, MICHAEL	317.06
2528	478182048	8	684277	DYKASTRA, EDDIE	29144	ALESSANDRO BLVD	MORENO VALLI	CA	92555-722	DYKASTRA, EDDIE	322.40
4888	478430017	6	684277	STOREY, DONALD	29155	ALESSANDRO BLVD	MORENO VALLI	CA	92555-721	STOREY, DONALD	317.06
9274	296044004	1	684277	GALVEZ, RENE (RENT)	13101	ALEXIS DR	MORENO VALLI	CA	92553-326	GALVEZ, RENE (RENT)	238.12
7250	296051007	6	684277	KELSEY, ALBERT (RENT)	13165	ALEXIS DR	MORENO VALLI	CA	92553-326	KELSEY, ALBERT (REN	315.67
4331	304422016	0	684277	LOPEZ, JOHN	29057	ALICANTE AVE	MORENO VALLI	CA	92555-730	LOPEZ, JOHN	131.42
7329	304190069	2	684277	GUIDRY, ORISHEA	15859	ALISA VIEJO CT	MORENO VALLI	CA	92555-591	GUIDRY, ORISHEA	27.22
1985	304220049	6	684277	NOLAN, TWANETTE	15899	ALISA VIEJO CT	MORENO VALLI	CA	92555-591	NOLAN, TWANETTE	306.92
2873	263160017	2	684277	GILSTRAP, JAMES	13394	ALLYN DR	MORENO VALLI	CA	92553-800	GILSTRAP, JAMES	69.65
9463	486462011	8	684277	LANKFORD, DANDANTE (OWNR)	16270	ALMANOR CT	MORENO VALLI	CA	92551-201	LANKFORD, DANDAN	142.34
2511	486462012	9	684277	GOMEZ, EDGAR	16280	ALMANOR CT	MORENO VALLI	CA	92551-201	GOMEZ, EDGAR	404.06
1842	292123006	9	684277	AREDONDO, LILIA	12791	ALONA ST	MORENO VALLI	CA	92553-565	AREDONDO, LILIA	415.61
8618	292123002	5	684277	HUDSON, CRASHAWN (RENT)	12831	ALONA ST	MORENO VALLI	CA	92553-561	HUDSON, CRASHAWN	331.92
1190	292124008	4	684277	ROTHSCHILD, ALTHERESA	12850	ALONA ST	MORENO VALLI	CA	92553-566	ROTHSCHILD, ALTHER	317.06
5015	292131001	9	684277	MENDEZ, BILMA	12880	ALONA ST	MORENO VALLI	CA	92553-566	MENDEZ, BILMA	56.78
3126	292131009	7	684277	SANCHEZ, ALMA (OWNR)	12980	ALONA ST	MORENO VALLI	CA	92553-565	SANCHEZ, ALMA (OW	413.60
5988	292131010	7	684277	CELAYA, RENEE (OWNR)	12994	ALONA ST	MORENO VALLI	CA	92553-565	CELAYA, RENEE (OWN	301.15
1872	486414004	3	684277	GILLIAM, DARRYL	15379	ALOSTA LN	MORENO VALLI	CA	92555-290	GILLIAM, DARRYL	147.08
2640	486414002	1	684277	RUDD, ANNETTE	15399	ALOSTA LN	MORENO VALLI	CA	92555-290	RUDD, ANNETTE	317.06
7003	486414001	0	684277	COLBERT, SHERINDA (OWNR)	15409	ALOSTA LN	MORENO VALLI	CA	92555-291	COLBERT, SHERINDA (	260.02
7471	486431021	1	684277	GASCA, VIRGINA	15419	ALOSTA LN	MORENO VALLI	CA	92555-291	GASCA, VIRGINA	317.06
6965	486431012	3	684277	SMITH, VINCENT (RENT)	15468	ALOSTA LN	MORENO VALLI	CA	92555-291	SMITH, VINCENT (REN	316.31
6385	486431013	4	684277	DAVIDSON, JAMES (OWNR)	15488	ALOSTA LN	MORENO VALLI	CA	92555-291	DAVIDSON, JAMES (O	289.82
4236	312071024	2	684277	SALAZAR, FERNANDO	25683	ALPARAS CIR	MORENO VALLI	CA	92551-202	SALAZAR, FERNANDO	344.36
8490	474333018	9	684277	HALL, JEFF (RENT)	25225	ALPHA ST	MORENO VALLI	CA	92557-572	HALL, JEFF (RENT)	285.54
930	474333016	7	684277	SCHROEDER, KAREN	25271	ALPHA ST	MORENO VALLI	CA	92557-572	SCHROEDER, KAREN	405.46
4759	474084030	0	684277	FLORES, IGNACIO	25427	ALPHA ST	MORENO VALLI	CA	92557-573	FLORES, IGNACIO	304.07
7800	479680001	1	684277	DANIELS, JERRY (OWNR)	13379	ALPINE ST	MORENO VALLI	CA	92553-086	DANIELS, JERRY (OWN	318.27
4333	479681011	3	684277	MEDRANO, ANNA	13380	ALPINE ST	MORENO VALLI	CA	92553-086	MEDRANO, ANNA	38.58
9260	479681010	2	684277	CULMER, WANDA (RENT)	13394	ALPINE ST	MORENO VALLI	CA	92553-086	CULMER, WANDA (RE	271.21
9263	479681009	2	684277	CORREA, ROSA (RENT)	13408	ALPINE ST	MORENO VALLI	CA	92553-086	CORREA, ROSA (RENT	92.95
4898	479680006	6	684277	WILLIAMS, ALFRED	13449	ALPINE ST	MORENO VALLI	CA	92553-086	WILLIAMS, ALFRED	314.21

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4289	479681005	8	684277	LEON, CECILIA	13464	ALPINE ST	MORENO VALLI	CA	92553-086	LEON, CECILIA	316.49
4639	479681004	7	684277	INDA, EDWARD	13478	ALPINE ST	MORENO VALLI	CA	92553-086	INDA, EDWARD	314.21
1430	474701012	0	684277	SOLOMON, CRESTA (OWNR)	25208	ALTA VISTA DR	MORENO VALLI	CA	92557-523	SOLOMON, CRESTA ((	316.49
1276	474711011	0	684277	RAJCEVICH, JAY	25306	ALTA VISTA DR	MORENO VALLI	CA	92557-523	RAJCEVICH, JAY	64.53
7441	260425003	6	684277	REYES, JORGE	10050	ALTABRISA WAY	MORENO VALLI	CA	92557-901	REYES, JORGE	324.21
1421	260431007	9	684277	SAUCIER, LUCY	10159	ALTABRISA WAY	MORENO VALLI	CA	92557-901	SAUCIER, LUCY	412.76
6297	260431010	1	684277	CASTANON, LINDA	10189	ALTABRISA WAY	MORENO VALLI	CA	92557-901	CASTANON, LINDA	250.00
1397	260431012	3	684277	PALMER, DEAN	10209	ALTABRISA WAY	MORENO VALLI	CA	92557-902	PALMER, DEAN	101.53
8022	478280027	2	684277	ROSALES, SERGIO (RENT)	13529	ALTIVO ST	MORENO VALLI	CA	92555-824	ROSALES, SERGIO (RE	55.00
1306	487421013	0	684277	FLORENCE, RANDY	26297	ALTURAS CREEK DR	MORENO VALLI	CA	92555-244	FLORENCE, RANDY	412.76
8492	487422015	5	684277	BRIDGES, RAYNE (RENT)	26350	ALTURAS CREEK DR	MORENO VALLI	CA	92555-681	BRIDGES, RAYNE (REN	100.27
1259	487421008	6	684277	PARKER, GLORIA	26371	ALTURAS CREEK DR	MORENO VALLI	CA	92555-244	PARKER, GLORIA	316.49
2485	487422008	9	684277	WEATHERSPOON, PATRICIA	26454	ALTURAS CREEK DR	MORENO VALLI	CA	92555-682	WEATHERSPOON, PA	316.49
8926	487422007	8	684277	JONES, RODERICK (RENT)	26480	ALTURAS CREEK DR	MORENO VALLI	CA	92555-682	JONES, RODERICK (RE	125.69
8479	474482022	3	684277	VASQUEZ, FRANK (RENT)	10718	ALYSSUM LN	MORENO VALLI	CA	92557-302	VASQUEZ, FRANK (RE	298.43
7864	479501036	9	684277	LATSON, TABITHA	12101	AMBER HILL TRL	MORENO VALLI	CA	92557-755	LATSON, TABITHA	160.82
1661	479512012	1	684277	COTA, CHARLIE P AND CAROL	12141	AMBER HILL TRL	MORENO VALLI	CA	92557-754	COTA, CHARLIE P ANC	381.45
8231	479513005	8	684277	SANCHEZ, IVONE	12142	AMBER HILL TRL	MORENO VALLI	CA	92557-754	SANCHEZ, IVONE	371.85
1062	479513007	0	684277	BOWDEN, BETTY	12162	AMBER HILL TRL	MORENO VALLI	CA	92557-754	BOWDEN, BETTY	414.42
1167	479513008	1	684277	STEWART, GLENDA	12182	AMBER HILL TRL	MORENO VALLI	CA	92557-754	STEWART, GLENDA	316.49
7586	479512005	5	684277	GONZALEZ, REYNA	12211	AMBER HILL TRL	MORENO VALLI	CA	92557-755	GONZALEZ, REYNA	232.35
7160	479513027	8	684277	DECATUR'WYATT, TAMARA (REN	12220	AMBER HILL TRL	MORENO VALLI	CA	92557-755	DECATUR'WYATT, TAI	415.61
6733	482551013	7	684277	ECHEVERRIA, GERSON (RENT)	24015	AMBERLEY DR	MORENO VALLI	CA	92553-337	ECHEVERRIA, GERSOI	197.88
5721	482551014	8	684277	HERNANDEZ, JOSEFINA (RENT)	24029	AMBERLEY DR	MORENO VALLI	CA	92553-337	HERNANDEZ, JOSEFIN	290.79
2320	482552014	1	684277	GRIJALVA, ERNESTO	24116	AMBERLEY DR	MORENO VALLI	CA	92553-338	GRIJALVA, ERNESTO	316.49
5946	482552015	2	684277	RUANO, ADRIANA (OWNR)	24122	AMBERLEY DR	MORENO VALLI	CA	92553-338	RUANO, ADRIANA (O	202.51
5372	482552017	4	684277	DELMAE PROPERTIES	24134	AMBERLEY DR	MORENO VALLI	CA	92553-338	DELMAE PROPERTIES	531.25
4737	482554006	0	684277	MARQUEZ, CHRISTINE	24135	AMBERLEY DR	MORENO VALLI	CA	92553-338	MARQUEZ, CHRISTINI	172.97
6267	482554008	2	684277	GODINEZ, MARIA (RENT)	24151	AMBERLEY DR	MORENO VALLI	CA	92553-338	GODINEZ, MARIA (RE	166.07
1313	482554009	3	684277	BEDOLLA, SYLVIA	24157	AMBERLEY DR	MORENO VALLI	CA	92553-338	BEDOLLA, SYLVIA	310.15
9524	482552020	6	684277	WILLIAMS, TAURUS (RENT)	24158	AMBERLEY DR	MORENO VALLI	CA	92553-338	WILLIAMS, TAURUS (F	185.22
1741	482552022	8	684277	MARTINEZ, VALERIE (RENT)	24174	AMBERLEY DR	MORENO VALLI	CA	92553-338	MARTINEZ, VALERIE (	20.30
1095	482554012	5	684277	MARTINEZ, MIRNA	24179	AMBERLEY DR	MORENO VALLI	CA	92553-338	MARTINEZ, MIRNA	316.49
6272	312300010	6	684277	LUCERO, KAREN (OWNR)	25313	AMY CT	MORENO VALLI	CA	92551-241	LUCERO, KAREN (OWI	317.06
1519	312123033	0	684277	BERG, DANA	16434	ANCLADERO CT	MORENO VALLI	CA	92551-209	BERG, DANA	31.06
1970	312123022	0	684277	GRIZZARD, SARA	16455	ANCLADERO CT	MORENO VALLI	CA	92551-209	GRIZZARD, SARA	279.26
8595	308480010	2	684277	MCKEEBY, CARISSA (RENT)	17200	ANDALUSIAN CT	MORENO VALLI	CA	92555-336	MCKEEBY, CARISSA (R	333.30
2074	479564003	4	684277	WALKER, PAMELA	25944	ANDRE CT	MORENO VALLI	CA	92553-682	WALKER, PAMELA	316.49
5527	479564010	0	684277	GARCIA, FLOR (OWNR)	25969	ANDRE CT	MORENO VALLI	CA	92553-682	GARCIA, FLOR (OWNF	42.39
1337	292022025	4	684277	RENTERIA, ROMAN	12501	ANDRETTI ST	MORENO VALLI	CA	92553-520	RENTERIA, ROMAN	412.76
199	292022026	5	684277	GREEN, STANLEY AND JOYCE	12507	ANDRETTI ST	MORENO VALLI	CA	92553-520	GREEN, STANLEY AND	172.14
1698	292023012	5	684277	GONZALES, MIGUEL	12516	ANDRETTI ST	MORENO VALLI	CA	92553-520	GONZALES, MIGUEL	316.49
4531	292022034	2	684277	ALVAREZ, ANDREA	12567	ANDRETTI ST	MORENO VALLI	CA	92553-520	ALVAREZ, ANDREA	314.21
7492	292023008	2	684277	CORONEL, ADOLFO (RENTER)	12578	ANDRETTI ST	MORENO VALLI	CA	92553-520	CORONEL, ADOLFO (R	310.61
8164	292022039	7	684277	CASIQUE, RICARDO (RENT)	12597	ANDRETTI ST	MORENO VALLI	CA	92553-520	CASIQUE, RICARDO (R	225.86
7560	292023003	7	684277	BOGAN, ROBERT (RENT)	12636	ANDRETTI ST	MORENO VALLI	CA	92553-526	BOGAN, ROBERT (REN	203.86
9169	292035003	4	684277	ORDONEZ, LUIS	12679	ANDRETTI ST	MORENO VALLI	CA	92553-520	ORDONEZ, LUIS	134.76
7278	292035008	9	684277	MEAD, ROBIN (RENT)	12715	ANDRETTI ST	MORENO VALLI	CA	92553-525	MEAD, ROBIN (RENT)	34.03
8200	292062005	0	684277	SALAZAR, ALEJANDRO (RENT)	12760	ANDRETTI ST	MORENO VALLI	CA	92553-525	SALAZAR, ALEJANDRC	86.27
6334	487530017	1	684277	MALING, NOAH AND ROLANDO (	13819	ANDROMEDA AVE	MORENO VALLI	CA	92555-381	MALING, NOAH AND	83.89
116	474521007	0	684277	HANCOCK, THOMAS	10752	ANEMONE CIR	MORENO VALLI	CA	92557-414	HANCOCK, THOMAS	279.01
331	474521005	8	684277	FRASCA, STEVEN (OWNR)	10755	ANEMONE CIR	MORENO VALLI	CA	92557-414	FRASCA, STEVEN (OW	419.36
5545	474521010	2	684277	MENENDEZ, PAULA (OWNR)	10772	ANEMONE CIR	MORENO VALLI	CA	92557-414	MENENDEZ, PAULA ((	32.86
701	474533016	5	684277	BUSTAMANTE, LUCHO	10837	ANEMONE CIR	MORENO VALLI	CA	92557-411	BUSTAMANTE, LUCHO	314.21
6718	474533013	2	684277	PETERKIN, RICHARD (OWNR)	10881	ANEMONE CIR	MORENO VALLI	CA	92557-411	PETERKIN, RICHARD (·	296.98
1068	316121035	4	684277	SALMERON, MARIA	24611	ANGELLA WAY	MORENO VALLI	CA	92551-744	SALMERON, MARIA	316.49
9465	316121036	5	684277	SMITH, QUENISHA (RENT)	24633	ANGELLA WAY	MORENO VALLI	CA	92551-741	SMITH, QUENISHA (RI	127.20
4802	475032026	3	684277	RODRIGUEZ, FAUSTINO	24280	ANGIE LN	MORENO VALLI	CA	92557-504	RODRIGUEZ, FAUSTIN	409.86
4693	479594001	5	684277	MONTES, BERNARDO	25751	ANISE ST	MORENO VALLI	CA	92553-685	MONTES, BERNARDO	85.26
1846	479594005	9	684277	CHENAULT, BEVERLY (OWNR)	25799	ANISE ST	MORENO VALLI	CA	92553-685	CHENAULT, BEVERLY	402.62
230	479594006	0	684277	LARSON, RUSSELL	25811	ANISE ST	MORENO VALLI	CA	92553-689	LARSON, RUSSELL	316.49
5933	479681002	5	684277	HOLT, GLADYS (OWNR)	25847	ANISE ST	MORENO VALLI	CA	92553-685	HOLT, GLADYS (OWNI	306.92
6775	482481015	3	684277	RAMIREZ, MIGUEL (OWNR)	14094	ANN MARIE CT	MORENO VALLI	CA	92553-670	RAMIREZ, MIGUEL (O	139.88
2795	482481016	4	684277	AGUILAR, DEIDRA	14106	ANN MARIE CT	MORENO VALLI	CA	92553-673	AGUILAR, DEIDRA	544.99
2370	482481010	8	684277	MEJIA, MILTON	14117	ANN MARIE CT	MORENO VALLI	CA	92553-673	MEJIA, MILTON	477.06
7514	478322008	4	684277	OCHOA, JOSE (RENT)	14288	ANNADALE DR	MORENO VALLI	CA	92555-623	OCHOA, JOSE (RENT)	310.32
4127	478320002	2	684277	MARTE, MELVIN	14289	ANNADALE DR	MORENO VALLI	CA	92555-623	MARTE, MELVIN	316.49
3699	478322009	5	684277	PARIKH, RAMESH	14304	ANNADALE DR	MORENO VALLI	CA	92555-623	PARIKH, RAMESH	290.41
6335	478320003	3	684277	ROONGRUANGYOT, LEEVIS (REN	14305	ANNADALE DR	MORENO VALLI	CA	92555-623	ROONGRUANGYOT, L	206.91
3714	478322011	6	684277	GUTIERREZ, GLORIA (OWNR)	14336	ANNADALE DR	MORENO VALLI	CA	92555-623	GUTIERREZ, GLORIA (·	100.00
5194	478320005	5	684277	CHAIDEZ, VIRGINIA	14337	ANNADALE DR	MORENO VALLI	CA	92555-623	CHAIDEZ, VIRGINIA	139.66
3908	478320008	8	684277	MARROQUIN, ALEX	14367	ANNADALE DR	MORENO VALLI	CA	92555-623	MARROQUIN, ALEX	291.40
1196	486034004	9	684277	DAWSON, ANGELIA	25857	ANNETTE AVE	MORENO VALLI	CA	92551-700	DAWSON, ANGELIA	105.43
1945	486024016	9	684277	SCOTT, ZENA	25873	ANNETTE AVE	MORENO VALLI	CA	92551-700	SCOTT, ZENA	78.63
7785	486024014	7	684277	BARDALES, GLENDA (OWNR)	25895	ANNETTE AVE	MORENO VALLI	CA	92551-700	BARDALES, GLENDA (·	332.63
3729	486025014	0	684277	SANFORD, SHERRON	25910	ANNETTE AVE	MORENO VALLI	CA	92551-700	SANFORD, SHERRON	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5849	486024012	5	684277	SALWAY, SHANIKA (RENT)	25917	ANNETTE AVE	MORENO VALLI	CA	92551-700	SALWAY, SHANIKA (R	317.06
6107	486025015	1	684277	MARQUEZ, EUFRACIA (RENT)	25922	ANNETTE AVE	MORENO VALLI	CA	92551-700	MARQUEZ, EUFRACIA	145.54
7013	486025016	2	684277	SOCOY, ANGELINA (RENT)	25934	ANNETTE AVE	MORENO VALLI	CA	92551-700	SOCOY, ANGELINA (RI	189.36
5058	486024009	3	684277	SANDOVAL, CASANDRA (OWNR)	25951	ANNETTE AVE	MORENO VALLI	CA	92551-700	SANDOVAL, CASANDF	289.21
5002	304511045	1	684277	HERNANDEZ, OCTAVIO	14929	ANSLEY CT	MORENO VALLI	CA	92555-582	HERNANDEZ, OCTAVI	193.83
5421	486290018	4	684277	RUIZ, JAIRO AND MARTHA (OWN	14305	ANTHONY PL	MORENO VALLI	CA	92555-470	RUIZ, JAIRO AND MAI	139.76
1513	486290015	1	684277	GOLDA, PURCELL (OWNR)	14389	ANTHONY PL	MORENO VALLI	CA	92555-470	GOLDA, PURCELL (OW	89.33
5010	486290025	0	684277	SANCHEZ, TERESA (OWNR)	14416	ANTHONY PL	MORENO VALLI	CA	92555-470	SANCHEZ, TERESA (O	414.42
4398	486290013	9	684277	ALVAREZ, KIMBERLY	14443	ANTHONY PL	MORENO VALLI	CA	92555-471	ALVAREZ, KIMBERLY	477.80
5140	486290012	8	684277	WHITE, KAREN (RENT) APTS	14471	ANTHONY PL	MORENO VALLI	CA	92555-471	WHITE, KAREN (RENT	345.01
5896	484171014	8	684277	BENITO, ANGELICA (OWNR)	14545	ANTILLES DR	MORENO VALLI	CA	92553-495	BENITO, ANGELICA (C	298.61
219	484171017	1	684277	FARAGOZA, ESTHER	14577	ANTILLES DR	MORENO VALLI	CA	92553-495	FARAGOZA, ESTHER	316.49
1607	484172024	0	684277	ALEXANDER, LOLA	14586	ANTILLES DR	MORENO VALLI	CA	92553-498	ALEXANDER, LOLA	412.76
120	484194006	2	684277	REICHERT, HERBERT	14612	ANTILLES DR	MORENO VALLI	CA	92553-491	REICHERT, HERBERT	353.85
2272	484191002	9	684277	ZARAZUA, CARMEN	14623	ANTILLES DR	MORENO VALLI	CA	92553-498	ZARAZUA, CARMEN	510.63
111	484191003	0	684277	PEREZ, RICHARD	14633	ANTILLES DR	MORENO VALLI	CA	92553-498	PEREZ, RICHARD	99.60
110	484194009	5	684277	ESTRELLA, FRANK	14646	ANTILLES DR	MORENO VALLI	CA	92553-491	ESTRELLA, FRANK	316.49
6820	484191017	3	684277	STUART, MELISSA (RENT)	14667	ANTILLES DR	MORENO VALLI	CA	92553-498	STUART, MELISSA (RE	295.28
4269	484194010	5	684277	HORN, BILLY	14668	ANTILLES DR	MORENO VALLI	CA	92553-491	HORN, BILLY	288.38
6595	484191016	2	684277	MARTINEZ, MARIA (OWNR)	14677	ANTILLES DR	MORENO VALLI	CA	92553-498	MARTINEZ, MARIA (O	317.06
6795	484191013	9	684277	GONZALEZ, MIGUEL AND JOSEFI	14711	ANTILLES DR	MORENO VALLI	CA	92553-294	GONZALEZ, MIGUEL A	449.54
8902	296142009	9	684277	MILLER , NICKEY (RENT)	23781	ANTLER CT	MORENO VALLI	CA	92553-329	MILLER , NICKEY (REN	203.72
1580	296142013	2	684277	JONES, JEANNEANE	23790	ANTLER CT	MORENO VALLI	CA	92553-329	JONES, JEANNEANE	263.16
3758	484042002	8	684277	RODRIGUEZ, JOSE	14134	APPLE BLOSSOM LN	MORENO VALLI	CA	92553-448	RODRIGUEZ, JOSE	34.53
2455	484041026	7	684277	SIERRA, MARIA	14159	APPLE BLOSSOM LN	MORENO VALLI	CA	92553-448	SIERRA, MARIA	56.95
6375	484042007	3	684277	SOLIS, MARIA (RENT)	14198	APPLE BLOSSOM LN	MORENO VALLI	CA	92553-448	SOLIS, MARIA (RENT)	317.06
2849	484041023	4	684277	EDWARDS, NICHOL	14199	APPLE BLOSSOM LN	MORENO VALLI	CA	92553-448	EDWARDS, NICHOL	422.52
3322	485201015	8	684277	VALENCIA, ANDRES	15769	APRIL CT	MORENO VALLI	CA	92551-692	VALENCIA, ANDRES	317.06
140	485201009	3	684277	TOLLIVER, NORMA	15778	APRIL CT	MORENO VALLI	CA	92551-692	TOLLIVER, NORMA	422.52
6310	485201008	2	684277	CORONA, GABRIEL AND MONICA	15786	APRIL CT	MORENO VALLI	CA	92551-692	CORONA, GABRIEL AN	317.06
5676	485201007	1	684277	BARAJAS, KAREN (OWNR)	15794	APRIL CT	MORENO VALLI	CA	92551-692	BARAJAS, KAREN (OW	317.06
1212	291314013	8	684277	CUNNINGHAM, LEAH	22763	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	CUNNINGHAM, LEAH	316.49
5020	291314015	0	684277	CASEY, CHRISTINA (RENT)	22764	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	CASEY, CHRISTINA (RI	379.44
3941	291314017	2	684277	BELTRAN, JACQUELINE M	22790	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	BELTRAN, JACQUELIN	300.51
309	291313008	1	684277	SANCHEZ, OCTAVIO	22828	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	SANCHEZ, OCTAVIO	316.49
596	291322012	2	684277	TORO, ALEJANDRO	22932	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	TORO, ALEJANDRO	316.49
2587	291322015	5	684277	MARTINEZ, ANNA ISABEL (OWNR	22970	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	MARTINEZ, ANNA ISA	412.76
5396	291321008	6	684277	CAMACHO, ALBERTO (RENT)	22985	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	CAMACHO, ALBERTO	317.06
6778	308531020	8	684277	TOMPKINS,STEVEN	26060	ARABIAN CT	MORENO VALLI	CA	92555-335	TOMPKINS,STEVEN	83.63
6041	308531018	7	684277	CAMARENA, RODRIGO (OWNR)	26084	ARABIAN CT	MORENO VALLI	CA	92555-335	CAMARENA, RODRIG(	80.36
3474	308531016	5	684277	COVE, ROGER	26108	ARABIAN CT	MORENO VALLI	CA	92555-335	COVE, ROGER	272.71
7030	291582014	8	684277	CAMPBELL, RAMONA (RENT)	13105	ARBOR PARK LN	MORENO VALLI	CA	92553-690	CAMPBELL, RAMONA	317.06
2881	291633016	7	684277	MARTIN, TAMMERA	13444	ARBOR PARK LN	MORENO VALLI	CA	92553-696	MARTIN, TAMMERA	314.79
2860	291632001	0	684277	MERRILL, DONALD AND CRYSTAL	13449	ARBOR PARK LN	MORENO VALLI	CA	92553-696	MERRILL, DONALD AN	412.76
5999	291633015	6	684277	POUNCY, FRANK	13456	ARBOR PARK LN	MORENO VALLI	CA	92553-696	POUNCY, FRANK	176.99
6939	478331007	1	684277	BAILEY,RODNEY	14317	ARBORGLENN DR	MORENO VALLI	CA	92555-624	BAILEY,RODNEY	137.14
7189	478331009	3	684277	CHISM, CAROL (OWNR)	14328	ARBORGLENN DR	MORENO VALLI	CA	92555-625	CHISM, CAROL (OWN	306.92
4964	478320020	8	684277	CASTELLANOS, JORGE D	28269	ARBORGLENN DR	MORENO VALLI	CA	92555-623	CASTELLANOS, JORGE	29.59
8669	478320023	1	684277	RODRIGUEZ, MARIA (OWNR)	28299	ARBORGLENN DR	MORENO VALLI	CA	92555-623	RODRIGUEZ, MARIA (	191.83
3645	478330016	6	684277	ALEXANDER, VARDAY	28418	ARBORGLENN DR	MORENO VALLI	CA	92555-624	ALEXANDER, VARDAY	409.37
4387	488032001	4	684277	AGUILLARD, DONALD AND ALISA	27019	ARCHIE AVE	MORENO VALLI	CA	92555-210	AGUILLARD, DONALD	421.61
3695	479353003	2	684277	MALOY, KRISTOFFER	12782	ARDOS ST	MORENO VALLI	CA	92553-474	MALOY, KRISTOFFER	194.80
6322	479353004	3	684277	RUIZ, JUAN EDUARDO	12788	ARDOS ST	MORENO VALLI	CA	92553-474	RUIZ, JUAN EDUARDC	317.06
729	479353006	5	684277	WILSON, REGGIE	12798	ARDOS ST	MORENO VALLI	CA	92553-479	WILSON, REGGIE	369.95
4106	479353008	7	684277	KEY, KAREN	12810	ARDOS ST	MORENO VALLI	CA	92553-475	KEY, KAREN	316.49
6691	479352045	7	684277	BROWN, RUTHIE (RENT)	12823	ARDOS ST	MORENO VALLI	CA	92553-475	BROWN, RUTHIE (REN	152.55
7719	479312065	1	684277	BURNETT, SHARON	12322	ARENISCA VERDE DR	MORENO VALLI	CA	92557-751	BURNETT, SHARON	214.68
329	479312057	4	684277	LEVENSAILOR, RICHARD	12331	ARENISCA VERDE DR	MORENO VALLI	CA	92557-751	LEVENSAILOR, RICHAI	412.76
2702	292151041	7	684277	DOZIER, GUY	12786	ARGO PL	MORENO VALLI	CA	92553-563	DOZIER, GUY	316.49
8291	484171006	1	684277	SERREL, SHEILA (RENT)	25582	ARGONAUT DR	MORENO VALLI	CA	92553-496	SERREL, SHEILA (RENT	243.44
2696	484171008	3	684277	GALLEGOS, DORA	25606	ARGONAUT DR	MORENO VALLI	CA	92553-496	GALLEGOS, DORA	356.26
8348	484171009	4	684277	SHORTY, TRLISA (RENT)	25618	ARGONAUT DR	MORENO VALLI	CA	92553-496	SHORTY, TRLISA (REN	214.84
2088	484171011	5	684277	MARQUEZ, MARIA	25642	ARGONAUT DR	MORENO VALLI	CA	92553-496	MARQUEZ, MARIA	316.49
1009	484171012	6	684277	OLIVER, LARRY	25654	ARGONAUT DR	MORENO VALLI	CA	92553-496	OLIVER, LARRY	208.05
6309	296162011	2	684277	COLE, DEIRDRE L	23235	ARISTOTLE CT	MORENO VALLI	CA	92553-960	COLE, DEIRDRE L	240.99
8886	304403006	2	684277	HUDSON, VERNA (RENT)	27193	ARLA ST	MORENO VALLI	CA	92555-495	HUDSON, VERNA (REI	362.38
3023	304402006	9	684277	GABOUREL, RITA	27212	ARLA ST	MORENO VALLI	CA	92555-494	GABOUREL, RITA	316.49
6848	304402009	2	684277	FLORENCE, DON AND JHERI (REN	27248	ARLA ST	MORENO VALLI	CA	92555-494	FLORENCE, DON AND	408.75
4550	304410005	3	684277	ODEY, LUCY	27308	ARLA ST	MORENO VALLI	CA	92555-494	ODEY, LUCY	78.63
4078	304410008	6	684277	BLUITT, PEARL	27344	ARLA ST	MORENO VALLI	CA	92555-494	BLUITT, PEARL	391.21
3563	304411011	1	684277	SINGH, SUKHJINDER	27373	ARLA ST	MORENO VALLI	CA	92555-494	SINGH, SUKHJINDER	317.06
2875	304410012	9	684277	ROBINSON, CHARLES	27392	ARLA ST	MORENO VALLI	CA	92555-494	ROBINSON, CHARLES	316.49
4651	304410015	2	684277	DAVIS, DESHAUN (RENT)	27428	ARLA ST	MORENO VALLI	CA	92555-494	DAVIS, DESHAUN (REI	116.51
2817	304410016	3	684277	ESPINOZA, SANDRA	27440	ARLA ST	MORENO VALLI	CA	92555-494	ESPINOZA, SANDRA	412.76
8203	486435012	5	684277	LOPEZ, JULIO (OWNR)	15550	AROBLES CT	MORENO VALLI	CA	92555-300	LOPEZ, JULIO (OWNR)	302.22
2002	260231014	7	684277	TOWNSEND, TERESA	10025	ARROW LEAF	MORENO VALLI	CA	92557-280	TOWNSEND, TERESA	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1364	260231011	4	684277	RICE, JAMIE	10055	ARROW LEAF	MORENO VALLI	CA	92557-280	RICE, JAMIE	382.16
4604	312233005	5	684277	JIMENEZ, JOSE ALFREDO	16725	ARROYO PARK DR	MORENO VALLI	CA	92551-210	JIMENEZ, JOSE ALFRE	78.63
6658	312233004	4	684277	HUERTA, DANIEL (OWNR)	16735	ARROYO PARK DR	MORENO VALLI	CA	92551-210	HUERTA, DANIEL (OW	89.14
6069	312233002	2	684277	MINIMO, ANNABELLE C (OWNR)	16755	ARROYO PARK DR	MORENO VALLI	CA	92551-210	MINIMO, ANNABELLE	221.65
1828	312243008	9	684277	SMITH, GREG	16785	ARROYO PARK DR	MORENO VALLI	CA	92551-210	SMITH, GREG	412.76
7725	312243005	6	684277	ELDER, LARRY (OWNR)	16815	ARROYO PARK DR	MORENO VALLI	CA	92551-210	ELDER, LARRY (OWNF	234.60
5307	312243001	2	684277	GONZALEZ, ALBERTO (OWNR)	16855	ARROYO PARK DR	MORENO VALLI	CA	92551-210	GONZALEZ, ALBERTO	296.04
2773	312242027	3	684277	PRECIADO, MONICA	16880	ARROYO PARK DR	MORENO VALLI	CA	92551-210	PRECIADO, MONICA	69.65
5400	304561012	6	684277	HURT, DENISHA (OWNER)	14818	ARTISAN ST	MORENO VALLI	CA	92555-636	HURT, DENISHA (OWI	423.74
8613	304561010	4	684277	HERRERA, ANEL (OWNR)	14842	ARTISAN ST	MORENO VALLI	CA	92555-636	HERRERA, ANEL (OWI	428.61
9077	304561009	4	684277	AVERY, KATRINA (RENT)	14850	ARTISAN ST	MORENO VALLI	CA	92555-636	AVERY, KATRINA (REN	273.09
4281	304560009	1	684277	PORRAS, EDGER	14911	ARTISAN ST	MORENO VALLI	CA	92555-637	PORRAS, EDGER	316.49
3601	304560011	2	684277	MONTEILH, RENE	14927	ARTISAN ST	MORENO VALLI	CA	92555-637	MONTEILH, RENE	297.57
122	484172022	8	684277	ARROYO, JOHN AND ANGELA	14619	ARUBA PL	MORENO VALLI	CA	92553-498	ARROYO, JOHN AND /	390.58
881	484172013	0	684277	RUBALCABA, LODRENA	14620	ARUBA PL	MORENO VALLI	CA	92553-498	RUBALCABA, LODREN	316.49
1187	484194005	1	684277	GARCIA, JOSE DAVID	14631	ARUBA PL	MORENO VALLI	CA	92553-498	GARCIA, JOSE DAVID	316.49
4280	484194002	8	684277	GUTIERREZ, RENATO	14667	ARUBA PL	MORENO VALLI	CA	92553-498	GUTIERREZ, RENATO	309.52
1468	484194001	7	684277	HILL, TERRLYNN	14679	ARUBA PL	MORENO VALLI	CA	92553-498	HILL, TERRLYNN	297.57
5246	484192003	3	684277	DE LA ROSA, LAURA (OWNR)	14692	ARUBA PL	MORENO VALLI	CA	92553-495	DE LA ROSA, LAURA ((	183.91
8749	484192004	4	684277	PENA, RUDY (OWNR)	14706	ARUBA PL	MORENO VALLI	CA	92553-495	PENA, RUDY (OWNR)	171.28
3328	484192006	6	684277	GANDARA, SILVIA	14730	ARUBA PL	MORENO VALLI	CA	92553-495	GANDARA, SILVIA	301.70
3048	291392006	4	684277	NORDMARK, PAUL	22651	ASHFORD CIR	MORENO VALLI	CA	92557-680	NORDMARK, PAUL	356.59
5412	291392004	2	684277	ALVARADO, MICHAEL (RENT)	22665	ASHFORD CIR	MORENO VALLI	CA	92557-680	ALVARADO, MICHAEL	211.58
575	264071019	6	684277	RAI, JASWANT	23541	ASHWOOD AVE	MORENO VALLI	CA	92557-496	RAI, JASWANT	134.53
8489	264072017	7	684277	WASHINGTON, MELINDA (RENT)	23550	ASHWOOD AVE	MORENO VALLI	CA	92557-496	WASHINGTON, MELIN	287.91
2166	264071023	9	684277	ORG, JOEL AND JENNIE	23565	ASHWOOD AVE	MORENO VALLI	CA	92557-496	ORG, JOEL AND JENNI	237.79
7425	264071024	0	684277	HERNANDEZ, JOSE A	23571	ASHWOOD AVE	MORENO VALLI	CA	92557-496	HERNANDEZ, JOSE A	71.12
3868	264071025	1	684277	CANTRELL, BRANDON AND KARL	23577	ASHWOOD AVE	MORENO VALLI	CA	92557-496	CANTRELL, BRANDON	199.58
4460	264072032	0	684277	LAWTON, RAQUEL (RENT)	23582	ASHWOOD AVE	MORENO VALLI	CA	92557-496	LAWTON, RAQUEL (RI	184.56
2439	264071026	2	684277	ARIZAGA, JOSE R	23583	ASHWOOD AVE	MORENO VALLI	CA	92557-496	ARIZAGA, JOSE R	412.76
5358	264071027	3	684277	HUIE, BROOKE (OWNR)	23589	ASHWOOD AVE	MORENO VALLI	CA	92557-496	HUIE, BROOKE (OWNI	306.92
6118	264071030	5	684277	HENDERSON, DENISE (RENT)	23607	ASHWOOD AVE	MORENO VALLI	CA	92557-496	HENDERSON, DENISE	220.16
6948	264083002	7	684277	ORNELAS, PAUL (RENT)	23625	ASHWOOD AVE	MORENO VALLI	CA	92557-496	ORNELAS, PAUL (REN	196.30
7032	264083006	1	684277	JAMES, DOUGLASS	23649	ASHWOOD AVE	MORENO VALLI	CA	92557-496	JAMES, DOUGLASS	315.36
101	264082042	0	684277	BURNETT, VERONICA	23650	ASHWOOD AVE	MORENO VALLI	CA	92557-496	BURNETT, VERONICA	316.49
3426	264082040	8	684277	GARCIA, PAULA	23662	ASHWOOD AVE	MORENO VALLI	CA	92557-496	GARCIA, PAULA	405.76
4591	264083009	4	684277	HOGAN, SHERRY	23667	ASHWOOD AVE	MORENO VALLI	CA	92557-496	HOGAN, SHERRY	233.73
1369	264164063	2	684277	SILVA, ALEX AND CLAUDIA	11826	ASLAN CT	MORENO VALLI	CA	92557-617	SILVA, ALEX AND CLA	316.49
4239	264164064	3	684277	DANEILSON, MICHELLE	11827	ASLAN CT	MORENO VALLI	CA	92557-617	DANEILSON, MICHELL	210.89
2158	264164065	4	684277	BANKS, DION	11835	ASLAN CT	MORENO VALLI	CA	92557-617	BANKS, DION	464.47
6751	264164060	9	684277	GOINS, MIKECOL	11850	ASLAN CT	MORENO VALLI	CA	92557-617	GOINS, MIKECOL	356.59
8350	264164067	6	684277	RUIZ, ADRIANA (RENT)	11851	ASLAN CT	MORENO VALLI	CA	92557-617	RUIZ, ADRIANA (RENT	146.80
1182	264152004	2	684277	GALINDO, CARI	11883	ASLAN CT	MORENO VALLI	CA	92557-617	GALINDO, CARI	316.49
5886	264151007	2	684277	RENDON, JHOANA (OWNR)	11898	ASLAN CT	MORENO VALLI	CA	92557-617	RENDON, JHOANA (O	285.54
5485	264151006	1	684277	BARLOW, LAKEISHA (RENT)	11906	ASLAN CT	MORENO VALLI	CA	92557-611	BARLOW, LAKEISHA (I	317.06
7519	264151004	9	684277	GARCIA, JOSE (RENT)	11922	ASLAN CT	MORENO VALLI	CA	92557-611	GARCIA, JOSE (RENT)	74.27
6221	264151002	7	684277	HAGGARD, JOEL (RENT)	11938	ASLAN CT	MORENO VALLI	CA	92557-611	HAGGARD, JOEL (REN	103.20
7037	264152011	8	684277	APPLEBERRY, BENDETTA (RENT)	11939	ASLAN CT	MORENO VALLI	CA	92557-616	APPLEBERRY, BENDET	179.88
7714	264151001	6	684277	RODRIQUEZ, EDWARDO (RENT)	11946	ASLAN CT	MORENO VALLI	CA	92557-611	RODRIQUEZ, EDWARI	178.80
3516	312312009	3	684277	MITCHELL, SYLVIA	25300	ASPEN GLEN AVE	MORENO VALLI	CA	92551-241	MITCHELL, SYLVIA	64.65
7080	312313003	0	684277	MARTINEZ, MARICELA (OWNR)	25315	ASPEN GLEN AVE	MORENO VALLI	CA	92551-241	MARTINEZ, MARICEL/	223.42
1343	474660012	4	684277	DAVIS, MICHAEL	25707	ASPENWOOD CT	MORENO VALLI	CA	92557-663	DAVIS, MICHAEL	316.49
2631	474482004	7	684277	MACK, DARRYL	10634	ASTER LEAF LN	MORENO VALLI	CA	92557-302	MACK, DARRYL	524.82
3387	304500029	3	684277	ODOM, DWIGHT AND VICKI	14637	ASTORIA DR	MORENO VALLI	CA	92555-573	ODOM, DWIGHT AND	317.06
6165	304500031	4	684277	ORTEGA, SHIRLEY (OWNR)	14671	ASTORIA DR	MORENO VALLI	CA	92555-573	ORTEGA, SHIRLEY (OV	84.13
6592	264371030	2	684277	CURTIS, SHIRLEY (RENT)	11935	ATHENS DR	MORENO VALLI	CA	92557-590	CURTIS, SHIRLEY (REN	283.28
7818	487191004	2	684277	SHELL, SANDI (RENT)	12549	ATHERTON DR	MORENO VALLI	CA	92555-222	SHELL, SANDI (RENT)	24.76
3480	487190008	3	684277	SCHWARTZ, ALLEN	12644	ATHERTON DR	MORENO VALLI	CA	92555-222	SCHWARTZ, ALLEN	189.10
7237	487190007	2	684277	REYES, RICARDO	12658	ATHERTON DR	MORENO VALLI	CA	92555-222	REYES, RICARDO	88.48
5845	487450028	4	684277	DELMURO, JUAN	13364	ATHLETICS DR	MORENO VALLI	CA	92555-371	DELMURO, JUAN	699.70
7431	487450029	5	684277	VALDEZ, MARY (RENT)	13376	ATHLETICS DR	MORENO VALLI	CA	92555-371	VALDEZ, MARY (RENT	243.93
3152	487450030	5	684277	JONES, ERIC	13390	ATHLETICS DR	MORENO VALLI	CA	92555-371	JONES, ERIC	70.00
5070	487451012	2	684277	MOORE, MYESHA	13397	ATHLETICS DR	MORENO VALLI	CA	92555-371	MOORE, MYESHA	316.49
6768	487450037	2	684277	HERNANDEZ, JESENIA (RENT)	13446	ATHLETICS DR	MORENO VALLI	CA	92555-371	HERNANDEZ, JESENIA	412.64
7825	482020012	5	684277	MORALES, MARIA (RENT)	24128	ATWOOD AVE	MORENO VALLI	CA	92553-313	MORALES, MARIA (RE	177.09
1879	482090018	8	684277	BERUMEN, JOSEPHINE	24157	ATWOOD AVE	MORENO VALLI	CA	92553-282	BERUMEN, JOSEPHIN	413.60
5712	482090024	3	684277	GUINTO, SANDRA (OWNR)	24215	ATWOOD AVE	MORENO VALLI	CA	92553-313	GUINTO, SANDRA (OV	117.06
2442	482020061	9	684277	MEDINA, MARIA (OWNR)	24230	ATWOOD AVE	MORENO VALLI	CA	92553-313	MEDINA, MARIA (OW	292.59
6346	482030033	5	684277	JARACUARO, ELIZABETH	24252	ATWOOD AVE	MORENO VALLI	CA	92553-313	JARACUARO, ELIZABE	63.76
4432	482030028	1	684277	VASQUEZ, JUDITH	24308	ATWOOD AVE	MORENO VALLI	CA	92553-282	VASQUEZ, JUDITH	1,475.37
7148	482080042	8	684277	MORALES, RAUDEL AND ANA (RE	24329	ATWOOD AVE	MORENO VALLI	CA	92553-283	MORALES, RAUDEL AI	212.69
7357	482030040	1	684277	OBEZO, LUIS (RENT) APTS	24388	ATWOOD AVE	MORENO VALLI	CA	92553-282	OBEZO, LUIS (RENT) A	573.68
5918	482030022	5	684277	PAGANO, PHILIP	24404	ATWOOD AVE	MORENO VALLI	CA	92553-313	PAGANO, PHILIP	305.63
2519	482080021	9	684277	AYALA, OFELIA (OWNR)	24447	ATWOOD AVE	MORENO VALLI	CA	92553-313	AYALA, OFELIA (OWN	299.40
5753	482040031	4	684277	TARULA, LETICIA	24540	ATWOOD AVE	MORENO VALLI	CA	92553-374	TARULA, LETICIA	413.60
4595	482070004	3	684277	GARCIA, TERESA	24547	ATWOOD AVE	MORENO VALLI	CA	92553-373	GARCIA, TERESA	319.21

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3109	482070006	5	684277	GARCIA, ANNETTE (OWNR)	24607	ATWOOD AVE	MORENO VALLI	CA	92553-930	GARCIA, ANNETTE (O	295.21
4740	482070007	6	684277	RUIZ, BETZAIDA	24621	ATWOOD AVE	MORENO VALLI	CA	92553-930	RUIZ, BETZAIDA	52.72
7059	482070009	8	684277	ALCAZAR, EVERARDO (RENT)	24651	ATWOOD AVE	MORENO VALLI	CA	92553-930	ALCAZAR, EVERARDO	440.75
2672	482070012	0	684277	BARAJAS, ABRAHAM	24713	ATWOOD AVE	MORENO VALLI	CA	92553-378	BARAJAS, ABRAHAM	633.55
8823	482050024	9	684277	ANGULO, MARIA (RENT) APTS	24780	ATWOOD AVE	MORENO VALLI	CA	92553-377	ANGULO, MARIA (REI	278.24
6055	482050023	8	684277	MARTINEZ, AMBER (OWNR)	24802	ATWOOD AVE	MORENO VALLI	CA	92553-378	MARTINEZ, AMBER (C	1,747.81
2845	482050022	7	684277	VEGA, JAIME	24810	ATWOOD AVE	MORENO VALLI	CA	92553-378	VEGA, JAIME	412.76
9447	482050032	6	684277	RICHEE, JACITA (RENT)	24872	ATWOOD AVE	MORENO VALLI	CA	92553-378	RICHEE, JACITA (RENT	127.20
5581	482050031	5	684277	GONZALES, JOHN	24876	ATWOOD AVE	MORENO VALLI	CA	92553-378	GONZALES, JOHN	554.95
7699	482060011	8	684277	FANNING, MICHAEL AND MARTH	24905	ATWOOD AVE	MORENO VALLI	CA	92553-374	FANNING, MICHAEL A	247.79
5708	482060015	2	684277	JACKSON, ALANA AND STAN (REI	24963	ATWOOD AVE	MORENO VALLI	CA	92553-374	JACKSON, ALANA ANI	299.04
8935	482060016	3	684277	FONSECA, ISABEL (RENT)	24985	ATWOOD AVE	MORENO VALLI	CA	92553-374	FONSECA, ISABEL (REI	327.06
9315	479090025	0	684277	MORALES, SANTIAGO (RENT)	25038	ATWOOD AVE	MORENO VALLI	CA	92553-421	MORALES, SANTIAGO	169.14
470	479090023	8	684277	FRASER, ROBERT (OWNR) APTS	25074	ATWOOD AVE	MORENO VALLI	CA	92553-421	FRASER, ROBERT (OW	32.40
278	479120008	7	684277	LAWRENCE, BARNEY	25111	ATWOOD AVE	MORENO VALLI	CA	92553-422	LAWRENCE, BARNEY	323.74
8286	304491027	4	684277	LAXAMANA, MARYTES (RENT)	27674	AUBURN LN	MORENO VALLI	CA	92555-572	LAXAMANA, MARYTE	298.81
6348	304492010	1	684277	JOHNSON, MARHTA	27677	AUBURN LN	MORENO VALLI	CA	92555-572	JOHNSON, MARHTA	305.73
5113	304491029	6	684277	HALL, AARON	27698	AUBURN LN	MORENO VALLI	CA	92555-572	HALL, AARON	314.59
3283	304492002	4	684277	ROBINSON, CHARLES (OWNR)	27773	AUBURN LN	MORENO VALLI	CA	92555-572	ROBINSON, CHARLES	317.06
4993	304500012	7	684277	PEARSON, CHERIE	27872	AUBURN LN	MORENO VALLI	CA	92555-572	PEARSON, CHERIE	412.76
5613	304501004	3	684277	LUBBEN, MELONY (RENT)	27917	AUBURN LN	MORENO VALLI	CA	92555-572	LUBBEN, MELONY (RE	245.43
2182	482501012	1	684277	HARRIS, VETA	14171	AUSTENE CIR	MORENO VALLI	CA	92553-359	HARRIS, VETA	280.76
8446	482501013	2	684277	REEDY, KYLIE (RENT)	14185	AUSTENE CIR	MORENO VALLI	CA	92553-359	REEDY, KYLIE (RENT)	376.20
6315	304521018	8	684277	NUNEZ, JUDITH (OWNR)	27514	AUTUMN CIR	MORENO VALLI	CA	92555-584	NUNEZ, JUDITH (OWN	134.28
3372	304521019	9	684277	GARCIA, EDELIA (OWNR)	27524	AUTUMN CIR	MORENO VALLI	CA	92555-584	GARCIA, EDELIA (OWI	253.03
3042	304450021	1	684277	JIMENEZ, RICARDO	28615	AVALON AVE	MORENO VALLI	CA	92555-706	JIMENEZ, RICARDO	98.42
3060	304111004	8	684277	GOCHEZ, PATRICE	28692	AVALON AVE	MORENO VALLI	CA	92555-706	GOCHEZ, PATRICE	316.56
3486	304111005	9	684277	HARTS, TERRY	28698	AVALON AVE	MORENO VALLI	CA	92555-706	HARTS, TERRY	317.06
7742	304110048	5	684277	CONTRERAS, JESSICA (RENT)	28751	AVALON AVE	MORENO VALLI	CA	92555-706	CONTRERAS, JESSICA	84.33
9539	304111014	7	684277	THORTON, ALVIN (RENT)	28756	AVALON AVE	MORENO VALLI	CA	92555-706	THORTON, ALVIN (REI	107.31
4469	304111015	8	684277	PERALTA, GINA	28764	AVALON AVE	MORENO VALLI	CA	92555-706	PERALTA, GINA	413.60
3304	304430004	4	684277	ARMSTRONG, RON	28904	AVALON AVE	MORENO VALLI	CA	92555-705	ARMSTRONG, RON	296.98
3691	304430005	5	684277	CAMMON, DANA	28912	AVALON AVE	MORENO VALLI	CA	92555-705	CAMMON, DANA	316.49
4733	308470047	5	684277	ISAIAH, ROSALIND	15300	AVENIDA ANILLO	MORENO VALLI	CA	92555-410	ISAIAH, ROSALIND	304.07
9064	312334026	6	684277	ZENDEJAS, EDDIE (OWNR)	25926	AVENIDA CLASSICA	MORENO VALLI	CA	92551-634	ZENDEJAS, EDDIE (OV	160.55
3841	312334027	7	684277	LEVI, ANTHONY AND LAKEISHA	25932	AVENIDA CLASSICA	MORENO VALLI	CA	92551-634	LEVI, ANTHONY AND	422.52
3954	312334029	9	684277	ANDERSON, AUDREY	25944	AVENIDA CLASSICA	MORENO VALLI	CA	92551-634	ANDERSON, AUDREY	316.49
6633	312334030	9	684277	TERAN, DEBRA (OWNR)	25950	AVENIDA CLASSICA	MORENO VALLI	CA	92551-634	TERAN, DEBRA (OWN	317.06
3019	308271013	9	684277	ROBINSON, LISA	15715	AVENIDA DE CALMA	MORENO VALLI	CA	92555-424	ROBINSON, LISA	305.11
5576	308271007	4	684277	BLACK, FREDERICK AND DENISE	15730	AVENIDA DE CALMA	MORENO VALLI	CA	92555-424	BLACK, FREDERICK AN	104.18
8412	308281004	2	684277	WHITE, ANTHONY (RENT)	15805	AVENIDA DE CALMA	MORENO VALLI	CA	92555-423	WHITE, ANTHONY (RE	322.60
8725	308272049	5	684277	GILLARD, TONNEKA (RENT)	26482	AVENIDA DE LA PAZ	MORENO VALLI	CA	92555-424	GILLARD, TONNEKA (I	84.39
8650	312113001	0	684277	NGUYEN, YEN-OANH (OWNR)	16194	AVENIDA DE LORING	MORENO VALLI	CA	92551-209	NGUYEN, YEN-OANH	438.92
6886	312112001	7	684277	BELOTE, BALOUSE AND SONDRA	16263	AVENIDA DE LORING	MORENO VALLI	CA	92551-207	BELOTE, BALOUSE AN	223.83
3222	312113008	7	684277	ZIMMERMAN, DENESHA	16278	AVENIDA DE LORING	MORENO VALLI	CA	92551-207	ZIMMERMAN, DENES	306.56
5128	312112023	7	684277	RAMIREZ, LAURA	16299	AVENIDA DE LORING	MORENO VALLI	CA	92551-207	RAMIREZ, LAURA	317.06
647	312113011	9	684277	RODGERS, PEARL	16314	AVENIDA DE LORING	MORENO VALLI	CA	92551-207	RODGERS, PEARL	32.27
3961	312124004	7	684277	FITCH, LORI	16362	AVENIDA DE LORING	MORENO VALLI	CA	92551-207	FITCH, LORI	316.49
7472	312124006	9	684277	HSU, PIUS	16386	AVENIDA DE LORING	MORENO VALLI	CA	92551-207	HSU, PIUS	54.28
4327	312123051	6	684277	GARCIA, ALONSO	16407	AVENIDA DE LORING	MORENO VALLI	CA	92551-208	GARCIA, ALONSO	316.49
5931	312281021	8	684277	ROMERO, HIRAN (OWNR)	25957	AVENIDA DE PLATA	MORENO VALLI	CA	92551-632	ROMERO, HIRAN (OW	317.06
5854	308274003	9	684277	BEALEY, RAYNETTE (RENT)	15743	AVENIDA DEL CORAZON	MORENO VALLI	CA	92555-423	BEALEY, RAYNETTE (R	216.95
4429	308274004	0	684277	COLEMAN, DANIELETTE	15753	AVENIDA DEL CORAZON	MORENO VALLI	CA	92555-423	COLEMAN, DANIELET	317.06
3321	308272030	7	684277	HARRIS, CATHY (OWNR)	15764	AVENIDA DEL CORAZON	MORENO VALLI	CA	92555-423	HARRIS, CATHY (OWN	412.42
7378	312292009	2	684277	HERNANDEZ, GUSTAVO AND NAI	25932	AVENIDA ESPALDAR	MORENO VALLI	CA	92551-630	HERNANDEZ, GUSTAV	390.77
8746	312290026	1	684277	VELEZ, YVETTE	25933	AVENIDA ESPALDAR	MORENO VALLI	CA	92551-630	VELEZ, YVETTE	207.23
5259	312290027	2	684277	ABOUJAOUDE, ELIE (OWNR)	25941	AVENIDA ESPALDAR	MORENO VALLI	CA	92551-630	ABOUJAOUDE, ELIE (C	150.79
4906	312292005	8	684277	BELL, LOWELL (RENT)	25964	AVENIDA ESPALDAR	MORENO VALLI	CA	92551-630	BELL, LOWELL (RENT)	314.21
5199	312292003	6	684277	RAMIREZ, ADRIANA (OWNR)	25980	AVENIDA ESPALDAR	MORENO VALLI	CA	92551-630	RAMIREZ, ADRIANA ((	106.81
3594	656171013	4	684277	CHRISTMAN, JOAN	15291	AVENIDA FIESTA	MORENO VALLI	CA	92555-411	CHRISTMAN, JOAN	139.53
8813	308461004	8	684277	GREGORY, ZINA (RENT)	15344	AVENIDA FIESTA	MORENO VALLI	CA	92555-411	GREGORY, ZINA (REN	76.33
7746	308460018	8	684277	MARTINEZ, HECTOR (RENT)	15400	AVENIDA FIESTA	MORENO VALLI	CA	92555-412	MARTINEZ, HECTOR (	317.06
1122	264072024	3	684277	SEWELL, DONNA	11054	AVIS CT	MORENO VALLI	CA	92557-495	SEWELL, DONNA	284.06
372	482600033	6	684277	MARTINEZ, JUAN AND PATRICIA	24036	AYLESBURY DR	MORENO VALLI	CA	92553-621	MARTINEZ, JUAN ANI	316.49
6000	482600037	0	684277	GONZALES,CHERYL AND JUAN	24076	AYLESBURY DR	MORENO VALLI	CA	92553-621	GONZALES,CHERYL AI	239.08
9374	482600004	0	684277	CASTANEDA, SALVADOR (RENT)	24085	AYLESBURY DR	MORENO VALLI	CA	92553-623	CASTANEDA, SALVAD	64.65
1106	482600007	3	684277	ESTRADA, MARTHA	24111	AYLESBURY DR	MORENO VALLI	CA	92553-621	ESTRADA, MARTHA	192.32
7590	487333008	4	684277	MATTHEWS, JERMANIE	12858	AZALEA ST	MORENO VALLI	CA	92555-352	MATTHEWS, JERMAN	280.10
4480	487341001	2	684277	IRIGOYE, ALEX	26592	AZALEA ST	MORENO VALLI	CA	92555-352	IRIGOYE, ALEX	314.21
4619	487340010	7	684277	YOWELL, PAUL	26593	AZALEA ST	MORENO VALLI	CA	92555-352	YOWELL, PAUL	314.21
8229	487341002	3	684277	LEE, NATOSHA K AND REDWINE,	26606	AZALEA ST	MORENO VALLI	CA	92555-352	LEE, NATOSHA K AND	322.70
4495	487341006	7	684277	VUONG, THE	26662	AZALEA ST	MORENO VALLI	CA	92555-352	VUONG, THE	260.56
722	264234029	8	684277	MC CULLEY, MICHAELA	23929	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-496	MC CULLEY, MICHAEL	317.06
4955	264234025	4	684277	PRAVIA, ENRIQUE	23944	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-496	PRAVIA, ENRIQUE	278.34
5166	264234023	2	684277	BOUDREAUX, MEGAN (OWNR)	23956	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-496	BOUDREAUX, MEGAN	156.58
4942	475333011	9	684277	DOUGLAS, VINCENT	24011	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-500	DOUGLAS, VINCENT	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
64	475333015	3	684277	LANG, RAYMOND	24059	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-500	LANG, RAYMOND	316.49
7738	475333004	3	684277	JACKSON, STEFANIE	24165	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-500	JACKSON, STEFANIE	305.63
1575	475333007	6	684277	TEMPLIM, DANIEL	24203	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-502	TEMPLIM, DANIEL	139.53
9196	475332010	5	684277	BRITT, GREGORY (RENT)	24212	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-503	BRITT, GREGORY (REI	214.42
7873	296021001	7	684277	CAPARELLI, PAOLA (OWNR)	13011	BAGATELLE ST	MORENO VALLI	CA	92553-595	CAPARELLI, PAOLA (O	593.14
6760	296031002	9	684277	MORANA, STEPHANIE	13133	BAGATELLE ST	MORENO VALLI	CA	92553-595	MORANA, STEPHANIE	118.05
2065	296031003	0	684277	AMEZCUA, JUAN BENJAMIN	13143	BAGATELLE ST	MORENO VALLI	CA	92553-595	AMEZCUA, JUAN BEN	412.76
1341	482536013	0	684277	CLEVELAND, MARTHA J	24335	BAIRNDALE DR	MORENO VALLI	CA	92553-337	CLEVELAND, MARTHA	316.49
5875	482536015	2	684277	AGUILA, JOSE ANTONIO (OWNR)	24361	BAIRNDALE DR	MORENO VALLI	CA	92553-337	AGUILA, JOSE ANTON	317.06
6766	486415015	6	684277	MACKEY, NICOLE (OWNR)	26100	BALANCIN WAY	MORENO VALLI	CA	92555-291	MACKEY, NICOLE (OW	287.30
771	291513009	0	684277	JURADO, EILEEN (OWNR)	13011	BALBOA LN	MORENO VALLI	CA	92553-785	JURADO, EILEEN (OW	317.06
4191	291512031	6	684277	LABLUNT, TAMMY	13052	BALBOA LN	MORENO VALLI	CA	92553-784	LABLUNT, TAMMY	138.00
5107	291523030	9	684277	PEREZ, ALVARO	13195	BALBOA LN	MORENO VALLI	CA	92553-640	PEREZ, ALVARO	317.06
7582	291523029	9	684277	JASSO, ESTHER (OWNR)	13207	BALBOA LN	MORENO VALLI	CA	92553-786	JASSO, ESTHER (OWN	332.00
4400	256221027	7	684277	SUDDS, KEVIN	11651	BALD EAGLE LN	MORENO VALLI	CA	92557-850	SUDDS, KEVIN	317.06
7556	487480008	9	684277	TIANG, PHILLIP (OWNR)	13545	BALSAWOOD LN	MORENO VALLI	CA	92555-382	TIANG, PHILLIP (OWN	211.78
7846	487510003	6	684277	RODRIGUEZ, MIZRAIM	13665	BALSAWOOD LN	MORENO VALLI	CA	92555-382	RODRIGUEZ, MIZRAIN	293.08
1969	316141009	3	684277	LOPEZ, MARIA	16780	BALTIC CT	MORENO VALLI	CA	92551-748	LOPEZ, MARIA	107.21
5438	316141008	2	684277	IRISH, KEVIN (OWNR)	16785	BALTIC CT	MORENO VALLI	CA	92551-748	IRISH, KEVIN (OWNR)	133.86
4971	316141013	6	684277	PRADO, ADRIANA (RENT)	16820	BALTIC CT	MORENO VALLI	CA	92551-748	PRADO, ADRIANA (RE	309.52
803	316141014	7	684277	REYES, KIMBERLY	16830	BALTIC CT	MORENO VALLI	CA	92551-748	REYES, KIMBERLY	317.06
6456	316141002	6	684277	VASQUEZ, JANET (RENT)	16845	BALTIC CT	MORENO VALLI	CA	92551-748	VASQUEZ, JANET (REI	333.19
5416	487015007	0	684277	CALVANESE, EDUARDO (OWNR)	12210	BALTIMORE AVE	MORENO VALLI	CA	92557-772	CALVANESE, EDUARD	312.83
6089	487015004	7	684277	LANDERS, SHELIA (RENT)	12252	BALTIMORE AVE	MORENO VALLI	CA	92557-772	LANDERS, SHELIA (REI	183.86
5629	487020009	8	684277	RIOS, NANCY (RENT)	12433	BALTIMORE AVE	MORENO VALLI	CA	92557-776	RIOS, NANCY (RENT)	133.79
7591	487022001	6	684277	VELEZ, ANTONIO (RENT)	12434	BALTIMORE AVE	MORENO VALLI	CA	92557-775	VELEZ, ANTONIO (REI	96.82
3505	482424012	3	684277	THOMPSON, SHANNEE	24654	BAMBOO CT	MORENO VALLI	CA	92553-397	THOMPSON, SHANNE	317.06
7531	482424023	3	684277	GAMA, MELCHOR (RENT)	24693	BAMBOO CT	MORENO VALLI	CA	92553-398	GAMA, MELCHOR (RE	317.06
2214	482424018	9	684277	CORTEZ, MARLENE	24730	BAMBOO CT	MORENO VALLI	CA	92553-570	CORTEZ, MARLENE	614.70
1474	482424020	0	684277	VAZQUEZ, RUBY	24731	BAMBOO CT	MORENO VALLI	CA	92553-570	VAZQUEZ, RUBY	216.49
5493	485173037	2	684277	CANTELLI, KRISTIE (OWNR)	15401	BANDY CT	MORENO VALLI	CA	92551-769	CANTELLI, KRISTIE (O	317.06
8068	485173044	8	684277	ZAMORA, JOSE (RENT)	15418	BANDY CT	MORENO VALLI	CA	92551-367	ZAMORA, JOSE (RENT	269.94
860	485173046	0	684277	RICHARDSON, NAOMI	15436	BANDY CT	MORENO VALLI	CA	92551-367	RICHARDSON, NAOM	412.76
1953	485175019	2	684277	PANTOJA, CLEMENTE	15466	BANDY CT	MORENO VALLI	CA	92551-367	PANTOJA, CLEMENTE	314.21
681	485175017	0	684277	ROSALES, GUADALUPE & TERESA	15482	BANDY CT	MORENO VALLI	CA	92551-367	ROSALES, GUADALUP	65.34
2041	479582001	8	684277	TAYLOR, RUSSELL	13500	BANEBERRY ST	MORENO VALLI	CA	92553-482	TAYLOR, RUSSELL	316.49
1460	479582002	9	684277	HERRERA, ROBERT	13512	BANEBERRY ST	MORENO VALLI	CA	92553-482	HERRERA, ROBERT	133.84
6119	256182043	1	684277	HARRISON, IRENE (RENT)	21087	BAPTISIA CT	MORENO VALLI	CA	92557-860	HARRISON, IRENE (RE	212.08
4077	487520033	4	684277	GALVAN, JUANA	26299	BARBADOS LN	MORENO VALLI	CA	92555-255	GALVAN, JUANA	316.49
3995	487521003	0	684277	JONES, GREGORY AND TANJA	26308	BARBADOS LN	MORENO VALLI	CA	92555-256	JONES, GREGORY ANI	316.49
7071	263180067	9	684277	ARANDA, DAVID REYES	13431	BARBARA ST	MORENO VALLI	CA	92553-811	ARANDA, DAVID REYE	305.63
1156	263180076	7	684277	RAMIREZ, SANTIAGO	13454	BARBARA ST	MORENO VALLI	CA	92553-811	RAMIREZ, SANTIAGO	116.49
8004	263180047	1	684277	ALONZO, DENISE (RENT)	13476	BARBARA ST	MORENO VALLI	CA	92553-811	ALONZO, DENISE (REI	263.31
7595	263180071	2	684277	JOHNSON-GARDNER, DANA	13477	BARBARA ST	MORENO VALLI	CA	92553-811	JOHNSON-GARDNER,	44.25
8376	487215011	1	684277	PRECIADO, FERNANDO AND KATI	12602	BARBAZON DR	MORENO VALLI	CA	92555-224	PRECIADO, FERNAND	146.45
7303	487215003	4	684277	JOHNSON, SYLVIA	12714	BARBAZON DR	MORENO VALLI	CA	92555-225	JOHNSON, SYLVIA	81.36
5893	487294039	2	684277	MORALES, JOHN (RENT)	12750	BARBAZON DR	MORENO VALLI	CA	92555-233	MORALES, JOHN (REN	62.47
8119	487294037	0	684277	ADUFARHA, MAHASEN (RENT)	12770	BARBAZON DR	MORENO VALLI	CA	92555-233	ADUFARHA, MAHASE	236.78
3003	487294036	9	684277	HERNANDEZ, GUILLERMO	12780	BARBAZON DR	MORENO VALLI	CA	92555-233	HERNANDEZ, GUILLEI	83.63
2087	487294035	8	684277	LINARES, SANDRA AND JOSEPH	12790	BARBAZON DR	MORENO VALLI	CA	92555-233	LINARES, SANDRA AN	274.34
7841	487294034	7	684277	AGUIRRE, JOSE (RENT)	12800	BARBAZON DR	MORENO VALLI	CA	92555-233	AGUIRRE, JOSE (RENT	315.67
5587	487292017	6	684277	VELARDE, VERONICA (OWNR)	12819	BARBAZON DR	MORENO VALLI	CA	92555-233	VELARDE, VERONICA	317.06
6479	487294029	3	684277	MAHE, SONI (OWNR)	12850	BARBAZON DR	MORENO VALLI	CA	92555-233	MAHE, SONI (OWNR)	316.49
6138	487292021	9	684277	WILLIAMS, THEADORE (OWNR)	12859	BARBAZON DR	MORENO VALLI	CA	92555-233	WILLIAMS, THEADORI	296.98
7543	487294027	1	684277	JONES, DEWIGHT (RENT)	12870	BARBAZON DR	MORENO VALLI	CA	92555-233	JONES, DEWIGHT (REI	304.15
6687	487292026	4	684277	ROMAN, ERASMO (RENT)	12909	BARBAZON DR	MORENO VALLI	CA	92555-234	ROMAN, ERASMO (RE	317.06
1882	487294004	0	684277	GOMEZ, JUAN AND MARIA ELEN/	12940	BARBAZON DR	MORENO VALLI	CA	92555-234	GOMEZ, JUAN AND M	413.60
6611	264204002	0	684277	ILI, JANE (OWNR)	11562	BARBET CT	MORENO VALLI	CA	92557-541	ILI, JANE (OWNR)	35.54
7254	264204008	6	684277	ARRESOLA, RAFAELA	11563	BARBET CT	MORENO VALLI	CA	92557-541	ARRESOLA, RAFAELA	197.17
7819	264204007	5	684277	MANRIQUE, MALORIE (RENT)	11575	BARBET CT	MORENO VALLI	CA	92557-541	MANRIQUE, MALORIE	372.32
3522	304422025	8	684277	TENZA, CORAZON	29051	BARCELONA CT	MORENO VALLI	CA	92555-731	TENZA, CORAZON	117.06
6554	264404015	0	684277	TILLET, JERMAINE (RENT)	11880	BARCLAY DR	MORENO VALLI	CA	92557-591	TILLET, JERMAINE (RE	317.06
6222	264404014	9	684277	WOODS, WANDA	11890	BARCLAY DR	MORENO VALLI	CA	92557-591	WOODS, WANDA	317.06
3095	264404011	6	684277	VAUGHN, ARLENE	11920	BARCLAY DR	MORENO VALLI	CA	92557-591	VAUGHN, ARLENE	217.00
8078	264390001	5	684277	TOVAR, HILDA (OWNR)	11925	BARCLAY DR	MORENO VALLI	CA	92557-591	TOVAR, HILDA (OWNI	101.62
7974	264390002	6	684277	MURILLO, MARIA	11935	BARCLAY DR	MORENO VALLI	CA	92557-591	MURILLO, MARIA	377.86
865	291492003	0	684277	VILLA, LEONARD	12012	BARCLAY DR	MORENO VALLI	CA	92557-683	VILLA, LEONARD	211.78
3069	291493050	5	684277	HARGREAVES, JANEL	12031	BARCLAY DR	MORENO VALLI	CA	92557-683	HARGREAVES, JANEL	77.67
7956	291493057	2	684277	ARITE SOPHIA	12043	BARCLAY DR	MORENO VALLI	CA	92557-683	ARITE SOPHIA	310.07
6339	486491002	0	684277	MAINA, NANCY	27203	BARK LN	MORENO VALLI	CA	92555-474	MAINA, NANCY	209.44
4958	474462013	3	684277	JAMES, PAT	24074	BARLEY RD	MORENO VALLI	CA	92557-404	JAMES, PAT	147.54
209	474462012	2	684277	WOODS, GEORGE	24102	BARLEY RD	MORENO VALLI	CA	92557-401	WOODS, GEORGE	413.60
3084	474462023	2	684277	KIVILA, ROSE	24107	BARLEY RD	MORENO VALLI	CA	92557-401	KIVILA, ROSE	98.16
822	474431024	7	684277	MADRID, JAIME	24204	BARLEY RD	MORENO VALLI	CA	92557-401	MADRID, JAIME	159.58
5029	474441005	1	684277	RYAN, CRAIG (RENT)	24207	BARLEY RD	MORENO VALLI	CA	92557-405	RYAN, CRAIG (RENT)	316.49
8232	474441003	9	684277	SPERLING, LINDA AND EDDIE (OV	24235	BARLEY RD	MORENO VALLI	CA	92557-405	SPERLING, LINDA ANI	46.80

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2276	474441001	7	684277	MILES, TOM AND LIZETTE	24263	BARLEY RD	MORENO VALLI	CA	92557-401	MILES, TOM AND LIZE	297.57
75	474431030	2	684277	MOSLEY, APRIL	24322	BARLEY RD	MORENO VALLI	CA	92557-405	MOSLEY, APRIL	409.67
3870	474420005	6	684277	VILLICANA, JESUS	24463	BARLEY RD	MORENO VALLI	CA	92557-405	VILLICANA, JESUS	502.04
2829	481301007	2	684277	LAX, ROBERT	12091	BARNES CT	MORENO VALLI	CA	92557-783	LAX, ROBERT	357.41
2760	481301009	4	684277	HARRISON, RYAN	12102	BARNES CT	MORENO VALLI	CA	92557-783	HARRISON, RYAN	721.25
7553	481301011	5	684277	WATSON, NICOLE	12126	BARNES CT	MORENO VALLI	CA	92557-783	WATSON, NICOLE	310.42
5077	308463018	7	684277	FLORES, LUIS	15375	BARONA CT	MORENO VALLI	CA	92555-412	FLORES, LUIS	190.00
6043	308463021	9	684277	WHITMORE, KENNETH (OWNR)	15399	BARONA CT	MORENO VALLI	CA	92555-412	WHITMORE, KENNETI	296.98
8523	308463022	0	684277	SERRANO, VIVIANA (RENT)	15407	BARONA CT	MORENO VALLI	CA	92555-412	SERRANO, VIVIANA (F	211.78
6716	291562002	5	684277	ROBERTS, RUTH (OWNR)	22561	BARONS CT	MORENO VALLI	CA	92553-185	ROBERTS, RUTH (OWI	83.63
2562	479543016	1	684277	ERICSON, ALEXANDRIA	25889	BARTRAM CT	MORENO VALLI	CA	92553-120	ERICSON, ALEXANDRI	412.76
6779	479543011	6	684277	SCHWENKEICE, HELEN (RENT)	25900	BARTRAM CT	MORENO VALLI	CA	92553-472	SCHWENKEICE, HELEI	309.48
105	484311033	7	684277	BRUSH, PATRICIA	25777	BASIL CT	MORENO VALLI	CA	92553-506	BRUSH, PATRICIA	316.49
426	484311040	3	684277	ESCOTO, TOI-YA	25794	BASIL CT	MORENO VALLI	CA	92553-505	ESCOTO, TOI-YA	80.35
7650	484311028	3	684277	BAKER, CIERA (RENT)	25825	BASIL CT	MORENO VALLI	CA	92553-502	BAKER, CIERA (RENT)	326.55
7894	482363008	2	684277	CHANG, ANN	24941	BASSWOOD ST	MORENO VALLI	CA	92553-380	CHANG, ANN	314.49
8977	482363009	3	684277	JACKSON, FRANK (RENT)	24955	BASSWOOD ST	MORENO VALLI	CA	92553-380	JACKSON, FRANK (REI	276.75
6853	485061012	3	684277	GONZALES, ROBERTA	15054	BATTON ST	MORENO VALLI	CA	92551-400	GONZALES, ROBERTA	75.94
2344	485072002	8	684277	MORENO, CHARLIE AND NORMA	15142	BATTON ST	MORENO VALLI	CA	92551-402	MORENO, CHARLIE AI	316.49
1897	485072003	9	684277	WELLS, RAIMON	15154	BATTON ST	MORENO VALLI	CA	92551-402	WELLS, RAIMON	100.00
3836	478360018	1	684277	GALLEGOS, GERARDO	13553	BAXTER CT	MORENO VALLI	CA	92555-602	GALLEGOS, GERARDO	316.49
4919	478360024	6	684277	JASTELUM, RUBEN	13568	BAXTER CT	MORENO VALLI	CA	92555-602	JASTELUM, RUBEN	308.34
3683	263210023	1	684277	OROZCO, DEBORA AND JOHNNY	21784	BAY AVE	MORENO VALLI	CA	92553-810	OROZCO, DEBORA AN	316.49
1706	263220019	9	684277	ALONSO, CARLOS	21827	BAY AVE	MORENO VALLI	CA	92553-810	ALONSO, CARLOS	412.76
1194	263230003	5	684277	BANSAL, JAGAN (APTS)	21893	BAY AVE	MORENO VALLI	CA	92553-810	BANSAL, JAGAN (APT:	702.94
2405	263210040	6	684277	FRANCO, CARMEN	21918	BAY AVE	MORENO VALLI	CA	92553-812	FRANCO, CARMEN	140.44
1939	263210046	2	684277	MARTINEZ, CONRADO	21948	BAY AVE	MORENO VALLI	CA	92553-812	MARTINEZ, CONRADO	396.52
8629	291171009	4	684277	MCDERMOTT, JOHN (OWNR) APT	22007	BAY AVE	MORENO VALLI	CA	92553-822	MCDERMOTT, JOHN (	438.92
4766	291171003	8	684277	SUNG, T DOAN	22045	BAY AVE	MORENO VALLI	CA	92553-822	SUNG, T DOAN	314.21
2730	291172001	9	684277	PESQUEDA, MARIBEL	22063	BAY AVE	MORENO VALLI	CA	92553-821	PESQUEDA, MARIBEL	316.49
3759	291172009	7	684277	FISHER, PATRICK (OWNR)	22117	BAY AVE	MORENO VALLI	CA	92553-822	FISHER, PATRICK (OW	269.39
3766	291172013	0	684277	HERRERA, LILIANA	22133	BAY AVE	MORENO VALLI	CA	92553-822	HERRERA, LILIANA.	316.49
8959	291150009	9	684277	GALLEGOS, KRYSTLE (OWNR) APT	22190	BAY AVE	MORENO VALLI	CA	92553-822	GALLEGOS, KRYSTLE (	146.63
8840	291161025	7	684277	MCCOWN, CANDICE (RENT)	22290	BAY AVE	MORENO VALLI	CA	92553-822	MCCOWN, CANDICE (	159.37
2258	291181004	0	684277	PHILLIPS, ROBYN	22307	BAY AVE	MORENO VALLI	CA	92553-830	PHILLIPS, ROBYN	316.49
5119	291181007	3	684277	MORALES, LINDA	22343	BAY AVE	MORENO VALLI	CA	92553-830	MORALES, LINDA	29.65
2679	291163013	2	684277	VARRIGA, CARMEN	22376	BAY AVE	MORENO VALLI	CA	92553-835	VARRIGA, CARMEN	316.49
3316	291163020	8	684277	TARKINGTON, MARIA	22462	BAY AVE	MORENO VALLI	CA	92553-830	TARKINGTON, MARIA	153.09
4570	291181018	3	684277	ALVAREZ, LILIANA	22487	BAY AVE	MORENO VALLI	CA	92553-830	ALVAREZ, LILIANA	314.21
6307	291163022	0	684277	MORALES, LETICIA (OWNR)	22488	BAY AVE	MORENO VALLI	CA	92553-830	MORALES, LETICIA (O	324.22
5553	291300021	2	684277	RODRIGUEZ, SALVADOR (OWNR)	22610	BAY AVE	MORENO VALLI	CA	92553-840	RODRIGUEZ, SALVADI	280.54
8577	291281020	3	684277	MARTINEZ, LORENZO (RENT)	22800	BAY AVE	MORENO VALLI	CA	92553-860	MARTINEZ, LORENZO	247.49
735	296163006	1	684277	HERNANDEZ, VANESSA	23133	BAY AVE	MORENO VALLI	CA	92553-962	HERNANDEZ, VANESS	412.76
3377	296161024	1	684277	OLEA, MARIANA	23140	BAY AVE	MORENO VALLI	CA	92553-961	OLEA, MARIANA	230.65
3550	296163010	4	684277	BELL, CAMRON (RENT)	23149	BAY AVE	MORENO VALLI	CA	92553-962	BELL, CAMRON (RENT	285.54
7799	296161019	7	684277	PELTIER, JESSE	23216	BAY AVE	MORENO VALLI	CA	92553-347	PELTIER, JESSE	193.23
2481	296181004	5	684277	CERVANTES, MARINA	23220	BAY AVE	MORENO VALLI	CA	92553-347	CERVANTES, MARINA	414.42
7809	296184006	6	684277	HARRIS, PAMELA (RENT)	23255	BAY AVE	MORENO VALLI	CA	92553-347	HARRIS, PAMELA (REI	256.92
7204	296185044	3	684277	GLEASON, ANTOINETTE (RENT)	23298	BAY AVE	MORENO VALLI	CA	92553-967	GLEASON, ANTOINET	186.12
6312	296212001	7	684277	ABARCA, MARIELA (OWNR)	23301	BAY AVE	MORENO VALLI	CA	92553-967	ABARCA, MARIELA (O	69.30
4447	296185041	0	684277	SCOTT, CAROLYN	23324	BAY AVE	MORENO VALLI	CA	92553-347	SCOTT, CAROLYN	93.71
5671	296185036	6	684277	NUNEZ, GILLIBERTO (OWNR)	23380	BAY AVE	MORENO VALLI	CA	92553-347	NUNEZ, GILLIBERTO (	217.06
2365	296185033	3	684277	TERRELL, ANITA	23430	BAY AVE	MORENO VALLI	CA	92553-348	TERRELL, ANITA	316.49
5728	296185032	2	684277	URIBE, ALMA (OWNR)	23456	BAY AVE	MORENO VALLI	CA	92553-348	URIBE, ALMA (OWNR	309.34
2247	296241002	8	684277	DREW, CHIRE	23530	BAY AVE	MORENO VALLI	CA	92553-340	DREW, CHIRE	316.49
6906	296241004	0	684277	BARNES, TANJI (OWNR)	23556	BAY AVE	MORENO VALLI	CA	92553-340	BARNES, TANJI (OWN	67.61
8419	296273007	2	684277	OPORTOS , RENEE	23615	BAY AVE	MORENO VALLI	CA	92553-340	OPORTOS , RENEE	206.78
5035	296273008	3	684277	EDWARDS, PAMELA	23631	BAY AVE	MORENO VALLI	CA	92553-340	EDWARDS, PAMELA	427.51
8630	296243038	7	684277	QUEZADA, ADOLFO (OWNR)	23640	BAY AVE	MORENO VALLI	CA	92553-340	QUEZADA, ADOLFO (C	284.35
1409	296243037	6	684277	KIRKPATRICK, PATRICIA	23656	BAY AVE	MORENO VALLI	CA	92553	KIRKPATRICK, PATRIC	139.53
7008	296243035	4	684277	LOAISIGA, AURELINA (RENT)	23686	BAY AVE	MORENO VALLI	CA	92553-340	LOAISIGA, AURELINA	317.06
8000	296243034	3	684277	GATES , EDDY (RENT)	23694	BAY AVE	MORENO VALLI	CA	92553-340	GATES , EDDY (RENT)	314.16
3560	296273012	6	684277	MONROI, SHARON	23697	BAY AVE	MORENO VALLI	CA	92553-340	MONROI, SHARON	317.06
1233	296291003	4	684277	PEARSON, CATHY	23781	BAY AVE	MORENO VALLI	CA	92553-340	PEARSON, CATHY	316.49
8370	482292002	7	684277	MADRIGAL, MARIA (RENT)	24250	BAY AVE	MORENO VALLI	CA	92553-330	MADRIGAL, MARIA (R	324.80
683	482531002	5	684277	SPARROW, INEZ	24269	BAY AVE	MORENO VALLI	CA	92553-330	SPARROW, INEZ	316.87
7739	482652001	8	684277	ANGUIANO-RAMIREZ, MARISOL (	24538	BAY AVE	MORENO VALLI	CA	92553-383	ANGUIANO-RAMIREZ	111.75
5181	482652005	2	684277	SANCHEZ, VICTOR (OWNR)	24612	BAY AVE	MORENO VALLI	CA	92553-380	SANCHEZ, VICTOR (O\	317.06
145	482652011	7	684277	COOMER, LARRY	24668	BAY AVE	MORENO VALLI	CA	92553-380	COOMER, LARRY	177.29
2373	482632016	0	684277	BARRERA, LOUISE	24699	BAY AVE	MORENO VALLI	CA	92553-381	BARRERA, LOUISE	210.89
4789	482363015	8	684277	BUTTS, ANGELA (RENT)	24890	BAY AVE	MORENO VALLI	CA	92553-385	BUTTS, ANGELA (REN	126.66
9489	482363012	5	684277	NEGRETE, GUADALUPE (OWNR)	24928	BAY AVE	MORENO VALLI	CA	92553-381	NEGRETE, GUADALUF	112.28
6311	482363011	4	684277	VASQUEZ, ALEJANDRO	24942	BAY AVE	MORENO VALLI	CA	92553-381	VASQUEZ, ALEJANDR(	79.39
6349	479473005	5	684277	PEREZ, JOSE (OWNR)	25346	BAY AVE	MORENO VALLI	CA	92553-438	PEREZ, JOSE (OWNR)	79.76
7743	479473006	6	684277	WASHINGTON, TIMOTHY (RENT)	25358	BAY AVE	MORENO VALLI	CA	92553-432	WASHINGTON, TIMO	344.26
730	479461034	4	684277	HOLLINS, BRIDGET	25403	BAY AVE	MORENO VALLI	CA	92553-438	HOLLINS, BRIDGET	151.92

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5626	479473014	3	684277	AGUILERA, HECTOR (OWNR)	25450	BAY AVE	MORENO VALLI	CA	92553-438	AGUILERA, HECTOR ((	175.08
2896	479651026	4	684277	HARRIS, TREENA	25621	BAY AVE	MORENO VALLI	CA	92553-486	HARRIS, TREENA	316.49
3720	479651028	6	684277	DIXON, KRISTOPHER	25641	BAY AVE	MORENO VALLI	CA	92553-486	DIXON, KRISTOPHER	370.17
6108	479582045	8	684277	THOMAS, ALICE (RENT)	25710	BAY AVE	MORENO VALLI	CA	92553-487	THOMAS, ALICE (REN	143.12
2466	479444015	4	684277	THOMPSON, CARRIE	25846	BAY AVE	MORENO VALLI	CA	92553-483	THOMPSON, CARRIE	412.76
9	479622023	1	684277	ZIMMERMAN, KATHY	25875	BAY AVE	MORENO VALLI	CA	92553-486	ZIMMERMAN, KATHY	243.49
1113	479621022	7	684277	FUENTES, MERCEDES	25911	BAY AVE	MORENO VALLI	CA	92553-483	FUENTES, MERCEDES	306.34
7033	479621027	2	684277	OCHOA, MIGUEL (RENT)	25971	BAY AVE	MORENO VALLI	CA	92553-483	OCHOA, MIGUEL (REN	290.58
867	487494030	1	684277	GONZALEZ, ROSEMARY(OWNR)	26004	BAY AVE	MORENO VALLI	CA	92555-251	GONZALEZ, ROSEMAI	412.76
40	487494027	9	684277	HARRIS, CAROLYN (OWNR)	26046	BAY AVE	MORENO VALLI	CA	92555-251	HARRIS, CAROLYN (O'	310.72
4615	487502002	0	684277	HENRY, KETLEY	26338	BAY AVE	MORENO VALLI	CA	92555-252	HENRY, KETLEY	148.21
8434	487500005	7	684277	KESHA, WADUUD (RENT)	26446	BAY AVE	MORENO VALLI	CA	92555-254	KESHA, WADUUD (RE	125.60
8340	487530004	9	684277	BYERS, BRADLEY (RENT)	26547	BAY AVE	MORENO VALLI	CA	92555-380	BYERS, BRADLEY (REN	206.78
9394	487530007	2	684277	SANTO, KARLA (RENT)	26583	BAY AVE	MORENO VALLI	CA	92555-380	SANTO, KARLA (RENT	69.65
3853	487511004	0	684277	COOK, MATTIE AND WILLIE	26614	BAY AVE	MORENO VALLI	CA	92555-380	COOK, MATTIE AND V	267.96
3872	487512003	2	684277	BRIGGERS, SANDRA	26698	BAY AVE	MORENO VALLI	CA	92555-380	BRIGGERS, SANDRA	252.23
3774	487512005	4	684277	AZAD, ABDUL	26722	BAY AVE	MORENO VALLI	CA	92555-380	AZAD, ABDUL	71.02
655	478261004	2	684277	STEELE, MARLENE	28184	BAY AVE	MORENO VALLI	CA	92555-612	STEELE, MARLENE	353.85
4201	478261001	9	684277	CLARK, JOHNNY (OWNR)	28244	BAY AVE	MORENO VALLI	CA	92555-610	CLARK, JOHNNY (OWI	491.64
4062	478342020	6	684277	HUNTER, JO ALICE	28281	BAY AVE	MORENO VALLI	CA	92555-612	HUNTER, JO ALICE	316.49
6177	478351020	4	684277	BEJARANO, ROSALIE (RENT)	28284	BAY AVE	MORENO VALLI	CA	92555-613	BEJARANO, ROSALIE (	115.61
4060	478351021	5	684277	STREET, PATRICIA	28304	BAY AVE	MORENO VALLI	CA	92555-613	STREET, PATRICIA	412.76
2234	478210057	2	684277	FINLEY, SAM	28820	BAY AVE	MORENO VALLI	CA	92555-820	FINLEY, SAM	1,140.77
334	478201043	1	684277	VIGLIO, VIRGINIA (OWNR)	28925	BAY AVE	MORENO VALLI	CA	92555-820	VIGLIO, VIRGINIA (OW	450.10
7469	478191030	9	684277	ACEVES, NORMA	29045	BAY AVE	MORENO VALLI	CA	92555-830	ACEVES, NORMA	547.31
5446	478191037	6	684277	BERNHARD, TODD (RENT)	29219	BAY AVE	MORENO VALLI	CA	92555-830	BERNHARD, TODD (RI	413.60
2689	478191035	4	684277	GROSS, JOE	29249	BAY AVE	MORENO VALLI	CA	92555-830	GROSS, JOE	353.85
4151	304381002	1	684277	POWELL, KYLE	15015	BAY HILL DR	MORENO VALLI	CA	92555-633	POWELL, KYLE	318.88
7635	304381005	4	684277	GIBBS, MICHELLE (RENT)	15033	BAY HILL DR	MORENO VALLI	CA	92555-633	GIBBS, MICHELLE (REI	297.64
5994	304383008	3	684277	YOUNG, HELENA (RENT)	15036	BAY HILL DR	MORENO VALLI	CA	92555-632	YOUNG, HELENA (REN	134.22
9271	304381007	6	684277	BANDY, EDNA (RENT)	15045	BAY HILL DR	MORENO VALLI	CA	92555-633	BANDY, EDNA (RENT)	25.95
5813	304122031	6	684277	BROWN, MELODY AND DWIGHT	15079	BAY HILL DR	MORENO VALLI	CA	92555-632	BROWN, MELODY AN	156.66
4319	478410016	3	684277	YOUNG, GLORIA	28634	BAY MEADOWS AVE	MORENO VALLI	CA	92555-842	YOUNG, GLORIA	316.49
7473	481342015	6	684277	DUPREE, MYESHIA (RENT)	24664	BAYBERRY CIR	MORENO VALLI	CA	92557-784	DUPREE, MYESHIA (RI	315.86
8865	481342014	5	684277	THOMAS, EVELYN (RENT)	24665	BAYBERRY CIR	MORENO VALLI	CA	92557-784	THOMAS, EVELYN (RE	64.65
6168	482395002	5	684277	CALDERA, ARACELI (OWNR)	24871	BAYLEAF ST	MORENO VALLI	CA	92553-531	CALDERA, ARACELI (O	38.00
5745	482395006	9	684277	HERNANDEZ, RICARDO (OWNR)	24923	BAYLEAF ST	MORENO VALLI	CA	92553-381	HERNANDEZ, RICARD	138.61
1438	482395007	0	684277	RAMIREZ, JENNIFER	24935	BAYLEAF ST	MORENO VALLI	CA	92553-381	RAMIREZ, JENNIFER	412.76
6881	264133008	7	684277	JONES, HEIDI (RENT)	11812	BAYLESS ST	MORENO VALLI	CA	92557-621	JONES, HEIDI (RENT)	165.81
6866	264141017	0	684277	ZAMORA NAVA, ROBERTO (RENT	11876	BAYLESS ST	MORENO VALLI	CA	92557-621	ZAMORA NAVA, ROBI	99.69
9091	264142016	2	684277	HUANG, CHIUNG FANG (OWNR)	11883	BAYLESS ST	MORENO VALLI	CA	92557-622	HUANG, CHIUNG FAN	110.56
172	264141014	7	684277	MATHEWS, LUANA	11900	BAYLESS ST	MORENO VALLI	CA	92557-623	MATHEWS, LUANA	316.49
1239	264142019	5	684277	HARTS, KIMBERLY	11905	BAYLESS ST	MORENO VALLI	CA	92557-623	HARTS, KIMBERLY	256.96
5847	264142020	5	684277	WRIGHT, LISA	11913	BAYLESS ST	MORENO VALLI	CA	92557-623	WRIGHT, LISA	326.65
9530	264141009	3	684277	HAUSEY, NICOLE (RENT)	11936	BAYLESS ST	MORENO VALLI	CA	92557-623	HAUSEY, NICOLE (REN	107.31
7118	264142025	0	684277	LOPEZ, ELIZABETH (RENT)	11947	BAYLESS ST	MORENO VALLI	CA	92557-623	LOPEZ, ELIZABETH (RI	317.06
1481	264141002	6	684277	DARNELL, HOUSTON AND SANDR	11986	BAYLESS ST	MORENO VALLI	CA	92557-623	DARNELL, HOUSTON /	512.33
5788	292201008	2	684277	GUZMAN, VICTOR (OWNR)	12029	BAYLESS ST	MORENO VALLI	CA	92557-816	GUZMAN, VICTOR (O'	385.95
2666	292205001	7	684277	CHAVEZ, JUAN	12124	BAYLESS ST	MORENO VALLI	CA	92557-816	CHAVEZ, JUAN	316.49
193	291325001	1	684277	CABICO, GEORGE	22783	BAYWOOD DR	MORENO VALLI	CA	92553-780	CABICO, GEORGE	412.76
61	291323001	5	684277	GARCIA, DAVID	22878	BAYWOOD DR	MORENO VALLI	CA	92553-780	GARCIA, DAVID	605.10
8042	291321012	9	684277	GOLSTON, ANTONYSHA (RENT)	22879	BAYWOOD DR	MORENO VALLI	CA	92553-780	GOLSTON, ANTONYSI	64.44
1725	291321009	7	684277	BARAJAS, MARIA	22927	BAYWOOD DR	MORENO VALLI	CA	92553-640	BARAJAS, MARIA	412.76
7449	260471003	9	684277	DSOUZA, NESTOR A	10136	BEACHCOMBER ST	MORENO VALLI	CA	92557-286	DSOUZA, NESTOR A	82.58
4075	260471005	1	684277	CORT, SHERRI	10156	BEACHCOMBER ST	MORENO VALLI	CA	92557-286	CORT, SHERRI	316.49
8305	260471006	2	684277	CLOYD, TOM (RENT)	10166	BEACHCOMBER ST	MORENO VALLI	CA	92557-286	CLOYD, TOM (RENT)	240.53
4661	260471009	5	684277	SHEA, MICHAEL	10196	BEACHCOMBER ST	MORENO VALLI	CA	92557-287	SHEA, MICHAEL	109.34
8779	260471010	5	684277	BICKFORD, WILLIAM (RENT)	10206	BEACHCOMBER ST	MORENO VALLI	CA	92557-287	BICKFORD, WILLIAM (	317.35
2677	260471015	0	684277	ESPINOZA, SANDRA	10256	BEACHCOMBER ST	MORENO VALLI	CA	92557-287	ESPINOZA, SANDRA	412.76
665	485062014	8	684277	ASHLINE, DALE	24511	BEAL AVE	MORENO VALLI	CA	92551-400	ASHLINE, DALE	307.03
9165	485061001	3	684277	HOLT, TODD (RENT)	24512	BEAL AVE	MORENO VALLI	CA	92551-400	HOLT, TODD (RENT)	30.81
4742	485061002	4	684277	RELEFORD, CRYSTAL	24524	BEAL AVE	MORENO VALLI	CA	92551-400	RELEFORD, CRYSTAL	314.21
7823	485062009	4	684277	OOTEN, NATHAN (RENT)	24571	BEAL AVE	MORENO VALLI	CA	92551-400	OOTEN, NATHAN (REI	322.29
2840	486222030	3	684277	VOGELER, DAVID	25311	BEANTREE CT	MORENO VALLI	CA	92551-467	VOGELER, DAVID	210.89
5674	486222026	0	684277	GONZALEZ, JAMES	25334	BEANTREE CT	MORENO VALLI	CA	92551-467	GONZALEZ, JAMES	64.65
8778	486222025	9	684277	HOLTMAN, TODD (RENT)	25346	BEANTREE CT	MORENO VALLI	CA	92551-467	HOLTMAN, TODD (RE	278.04
1868	486222033	6	684277	MALMA, MELISSA	25347	BEANTREE CT	MORENO VALLI	CA	92551-467	MALMA, MELISSA	23.61
1242	486222034	7	684277	DAWSON, GLORIA (OWNR)	25359	BEANTREE CT	MORENO VALLI	CA	92551-467	DAWSON, GLORIA (O'	316.49
1281	486234004	7	684277	GRAJEDA, ANTONIO	25370	BEANTREE CT	MORENO VALLI	CA	92551-467	GRAJEDA, ANTONIO	165.56
201	486234003	6	684277	JERNEGAN, SABRINA	25386	BEANTREE CT	MORENO VALLI	CA	92551-467	JERNEGAN, SABRINA	112.76
7214	486232010	6	684277	SUNDAY, THOMPSON (RENT)	25397	BEANTREE CT	MORENO VALLI	CA	92551-467	SUNDAY, THOMPSON	217.69
1327	486232012	8	684277	ROTA-KOHRT, YVONNE	25421	BEANTREE CT	MORENO VALLI	CA	92551-130	ROTA-KOHRT, YVONN	61.37
7500	479581016	9	684277	HARRISON, LATRIANA	13557	BEARBERRY DR	MORENO VALLI	CA	92553-480	HARRISON, LATRIANA	134.76
3154	479581015	8	684277	ROSS, MICHAEL	13569	BEARBERRY DR	MORENO VALLI	CA	92553-480	ROSS, MICHAEL	296.78
3488	479581013	6	684277	SILVA, JAVIER	13593	BEARBERRY DR	MORENO VALLI	CA	92553-480	SILVA, JAVIER	586.63
4536	479581009	3	684277	VANDERSLICE, LAURA	13647	BEARBERRY DR	MORENO VALLI	CA	92553-487	VANDERSLICE, LAURA	390.91

Item No. E.2

Rec No	Parcel No	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8122	479581007	1	684277	DELGADO, MONALISA (RENT)	13675	BEARBERRY DR	MORENO VALLI	CA	92553-487	DELGADO, MONALISA	100.00
399	479581006	0	684277	FLORES, NADINE	13687	BEARBERRY DR	MORENO VALLI	CA	92553-487	FLORES, NADINE	228.80
6920	479581005	9	684277	FOREE, HELEN (RENT)	13699	BEARBERRY DR	MORENO VALLI	CA	92553-487	FOREE, HELEN (RENT)	380.12
1235	479581001	5	684277	PAREDES, ANA	13747	BEARBERRY DR	MORENO VALLI	CA	92553-071	PAREDES, ANA	299.99
8789	259371033	7	684277	TORRES, PATRICIA (RENT)	22759	BEAVERCREEK CT	MORENO VALLI	CA	92557-181	TORRES, PATRICIA (RE	83.68
1714	259371028	3	684277	SEMENO, ANNA AND EDUARDO	22760	BEAVERCREEK CT	MORENO VALLI	CA	92557-181	SEMENO, ANNA AND	74.49
4786	259371031	5	684277	BROWN, PATSY	22779	BEAVERCREEK CT	MORENO VALLI	CA	92557-181	BROWN, PATSY	314.21
7698	487204002	9	684277	RAMIREZ, RICHARD (RENT)	26207	BEECH DR	MORENO VALLI	CA	92555-224	RAMIREZ, RICHARD (F	280.54
5585	487204001	8	684277	MACIAS, STEVE AND ANDREA (O	26221	BEECH DR	MORENO VALLI	CA	92555-224	MACIAS, STEVE AND /	191.24
3464	487210005	1	684277	ARIAS, ONVIN	26319	BEECH DR	MORENO VALLI	CA	92555-225	ARIAS, ONVIN	49.19
9020	479641007	6	684277	CHACON, TIMOTHY (RENT)	25710	BEEJA CT	MORENO VALLI	CA	92553-689	CHACON, TIMOTHY (F	251.03
2378	291513013	3	684277	GARCIA, ENRIQUE	22574	BELAIRE DR	MORENO VALLI	CA	92553-786	GARCIA, ENRIQUE	316.49
4018	291512020	6	684277	JEFFERSON, PATTRELL	22669	BELAIRE DR	MORENO VALLI	CA	92553-787	JEFFERSON, PATTRELI	69.65
1579	260412016	8	684277	JUSTICE, ZYRIC AND SONYA	22511	BELCANTO DR	MORENO VALLI	CA	92557-902	JUSTICE, ZYRIC AND S	316.49
7184	260413009	5	684277	AIELLO, JACK AND PATRICIA A	22555	BELCANTO DR	MORENO VALLI	CA	92557-902	AIELLO, JACK AND PA	846.35
1516	260413010	5	684277	BRADSHAW, VICKI	22565	BELCANTO DR	MORENO VALLI	CA	92557-902	BRADSHAW, VICKI	316.49
4512	488241006	5	684277	JARVIS, DAWN	28129	BELFRY CIR	MORENO VALLI	CA	92555-541	JARVIS, DAWN	303.96
5363	304042007	8	684277	SAMBEROS, CARIMY (OWNER)	28041	BELLETERRE AVE	MORENO VALLI	CA	92555-621	SAMBEROS, CARIMY (	306.35
6144	304041023	9	684277	ARCE, FATIMA (OWNR)	28060	BELLETERRE AVE	MORENO VALLI	CA	92555-621	ARCE, FATIMA (OWNI	77.61
8332	304051009	8	684277	VALADEZ, JESSICA (RENT)	28150	BELLETERRE AVE	MORENO VALLI	CA	92555-622	VALADEZ, JESSICA (RE	34.76
2441	304053013	7	684277	GUERRERO, FRANK	28290	BELLETERRE AVE	MORENO VALLI	CA	92555-623	GUERRERO, FRANK	316.49
6589	304053015	9	684277	JOHNSON, LUCRETIA AND BR(OW	28314	BELLETERRE AVE	MORENO VALLI	CA	92555-621	JOHNSON, LUCRETIA .	211.78
9547	304053020	3	684277	ZAMRANO , BRITTANI (RENT)	28374	BELLETERRE AVE	MORENO VALLI	CA	92555-621	ZAMRANO , BRITTANI	102.34
6440	304053021	4	684277	WARD, ERIKA (RENT)	28386	BELLETERRE AVE	MORENO VALLI	CA	92555-621	WARD, ERIKA (RENT)	119.01
6869	304060001	8	684277	NINO, MICHELE	28398	BELLETERRE AVE	MORENO VALLI	CA	92555-621	NINO, MICHELE	287.30
3190	304060004	1	684277	DEVERA, AL AND HARLI	28434	BELLETERRE AVE	MORENO VALLI	CA	92555-621	DEVERA, AL AND HAR	317.06
3373	308272044	0	684277	BELARDE, JHOSIE	15708	BELLEZA CIR	MORENO VALLI	CA	92555-423	BELARDE, JHOSIE	32.97
5786	308272039	6	684277	GOSLEE, PATRICE (OWNR)	15758	BELLEZA CIR	MORENO VALLI	CA	92555-423	GOSLEE, PATRICE (OW	317.06
4804	487214003	1	684277	MELCHOR, TERESA	12658	BELLFLOWER LN	MORENO VALLI	CA	92555-225	MELCHOR, TERESA	64.65
3035	486417007	5	684277	GARCIA, JOE	15420	BELLO WAY	MORENO VALLI	CA	92555-292	GARCIA, JOE	317.06
4946	486432004	9	684277	BAILEY, JEFF AND PATTY	15455	BELLO WAY	MORENO VALLI	CA	92555-292	BAILEY, JEFF AND PAT	36.57
7895	486433013	0	684277	THOMAS, ARIENNE (OWNR)	15480	BELLO WAY	MORENO VALLI	CA	92555-292	THOMAS, ARIENNE (C	152.26
3832	478291008	9	684277	CARRASCO, OSCAR	28656	BELMONT PARK WAY	MORENO VALLI	CA	92555-841	CARRASCO, OSCAR	317.06
7112	479132070	9	684277	LYLES, MYISHA (RENT)	13279	BENCLIFF AVE	MORENO VALLI	CA	92553-426	LYLES, MYISHA (RENT	349.82
4602	479132073	2	684277	NAVARRETTE, RAMON	13288	BENCLIFF AVE	MORENO VALLI	CA	92553-426	NAVARRETTE, RAMOI	314.21
6740	479132060	0	684277	JUAREZ, FRANCISCA (OWNR)	13314	BENCLIFF AVE	MORENO VALLI	CA	92553-422	JUAREZ, FRANCISCA (	125.73
5883	479132078	7	684277	BLACK, JESSICA (RENT)	13336	BENCLIFF AVE	MORENO VALLI	CA	92553-422	BLACK, JESSICA (RENT	317.06
1249	479132061	1	684277	ARREOLA, MARTHA	13337	BENCLIFF AVE	MORENO VALLI	CA	92553-422	ARREOLA, MARTHA	38.26
1551	479121002	4	684277	OROZCO, VERONICA (OWNR) APT	13142	BENCLIFF AVE UNIT A	MORENO VALLI	CA	92553-543	OROZCO, VERONICA (	316.49
7856	479121001	3	684277	RESENDEZ, LORENA (RENT) APTS	13128	BENCLIFF AVE UNIT B	MORENO VALLI	CA	92553-543	RESENDEZ, LORENA (I	296.98
5557	479120035	1	684277	PERKINS, SHANTA (RENT) APTS	13185	BENCLIFF AVE UNIT B	MORENO VALLI	CA	92553-542	PERKINS, SHANTA (RE	373.80
2220	479523014	7	684277	SPRATT, WINSTON (RENT)	13016	BENDER DR	MORENO VALLI	CA	92553-680	SPRATT, WINSTON (R	316.49
4665	479522003	4	684277	PEREZ, SOPHIA	13023	BENDER DR	MORENO VALLI	CA	92553-680	PEREZ, SOPHIA	314.21
9270	479523002	6	684277	GIL, VERONICA (OWNR)	13112	BENDER DR	MORENO VALLI	CA	92553-687	GIL, VERONICA (OWN	192.95
671	479522010	0	684277	VILLA, GLENDA	13119	BENDER DR	MORENO VALLI	CA	92553-687	VILLA, GLENDA	409.86
3797	479523001	5	684277	ALLEN, VINCENT	13120	BENDER DR	MORENO VALLI	CA	92553-687	ALLEN, VINCENT	316.49
166	474351010	7	684277	GERBITZ, JESS	26075	BERCAW CT	MORENO VALLI	CA	92555-170	GERBITZ, JESS	316.49
6052	291300004	7	684277	SAADIQ, DONOVAN (OWNR)	22620	BERKSHIRE LN	MORENO VALLI	CA	92553-840	SAADIQ, DONOVAN ((	148.24
5524	291300007	0	684277	CARRANZA, ALBERTO (RENT)	22671	BERKSHIRE LN	MORENO VALLI	CA	92553-840	CARRANZA, ALBERTO	106.92
975	487270011	2	684277	ABAIR, EMANUEL	12951	BERNARD CT	MORENO VALLI	CA	92555-230	ABAIR, EMANUEL	147.54
2675	291162016	2	684277	TOVAR, YADIRA	22414	BERTIE AVE	MORENO VALLI	CA	92553-833	TOVAR, YADIRA	288.63
3960	291163006	6	684277	PAYAN, MARIA L	22423	BERTIE AVE	MORENO VALLI	CA	92553-833	PAYAN, MARIA L	316.49
6304	291163005	5	684277	RODRIGUEZ, ARTURO (RENT)	22437	BERTIE AVE	MORENO VALLI	CA	92553-833	RODRIGUEZ, ARTURO	173.86
6404	291163002	2	684277	BEAN, BRUCE (RENT)	22473	BERTIE AVE	MORENO VALLI	CA	92553-833	BEAN, BRUCE (RENT)	317.06
2748	264071052	5	684277	CORONADO, GLORIA	11030	BETH CT	MORENO VALLI	CA	92557-497	CORONADO, GLORIA	316.49
9573	296251001	8	684277	MCGEE, STEVEN (RENT)	23755	BETTS PL	MORENO VALLI	CA	92553-346	MCGEE, STEVEN (REN	23.39
7959	296253047	6	684277	IMMANUEL HOUSE	23760	BETTS PL	MORENO VALLI	CA	92553-346	IMMANUEL HOUSE	300.61
2133	296253044	3	684277	MCGEE, ARTHUR	23778	BETTS PL	MORENO VALLI	CA	92553-346	MCGEE, ARTHUR	317.06
4274	296253042	1	684277	RAMOS, MARIA	23788	BETTS PL	MORENO VALLI	CA	92553-346	RAMOS, MARIA	317.06
2483	296253037	7	684277	JOHNSON, DOLORES	23818	BETTS PL	MORENO VALLI	CA	92553-340	JOHNSON, DOLORES	214.44
7759	296253036	6	684277	VILLANUEVA, VERONICA (RENT)	23824	BETTS PL	MORENO VALLI	CA	92553-340	VILLANUEVA, VERONI	206.72
748	296251015	1	684277	PEIDRA, MARIA	23839	BETTS PL	MORENO VALLI	CA	92553-342	PEIDRA, MARIA	369.48
7885	296253033	3	684277	GARCIA, OLEGARIO (RENT)	23844	BETTS PL	MORENO VALLI	CA	92553-340	GARCIA, OLEGARIO (F	207.10
2222	256182007	9	684277	MARTIMIANAKIS, SOTIRIOS	11789	BETULA CIR	MORENO VALLI	CA	92557-860	MARTIMIANAKIS, SOT	173.97
6588	474720016	3	684277	LOUIS, LILIA (RENT)	25453	BIANCA CT	MORENO VALLI	CA	92557-524	LOUIS, LILIA (RENT)	234.68
6995	304172011	3	684277	GORDON, ANGELA (OWNR)	15664	BIARRITZ CT	MORENO VALLI	CA	92555-492	GORDON, ANGELA (O	292.84
1025	304172012	4	684277	JAMES, YOHANTUS	15674	BIARRITZ CT	MORENO VALLI	CA	92555-492	JAMES, YOHANTUS	316.49
1086	304172014	6	684277	GIBSON, LEWIS AND SANDRA	15694	BIARRITZ CT	MORENO VALLI	CA	92555-492	GIBSON, LEWIS AND S	393.96
1663	304172016	8	684277	GRAVES, ADRIAN	15714	BIARRITZ CT	MORENO VALLI	CA	92555-492	GRAVES, ADRIAN	316.49
4937	259443020	7	684277	STRAWBERRY, GENEVA (RENT)	9706	BIG CREEK CIR	MORENO VALLI	CA	92557-170	STRAWBERRY, GENEV	314.21
1230	259443028	5	684277	GAINES, MORRIS	9711	BIG CREEK CIR	MORENO VALLI	CA	92557-170	GAINES, MORRIS	231.41
5884	259443023	0	684277	ESCAMILLA, LEANNE M (OWNR)	9736	BIG CREEK CIR	MORENO VALLI	CA	92557-170	ESCAMILLA, LEANNE I	420.90
5156	486492013	3	684277	KHRANGTONG, MARI (OWNR)	27085	BIG HORN AVE	MORENO VALLI	CA	92555-474	KHRANGTONG, MARI	78.72
3635	486490024	7	684277	JUAREZ, JAIME (OWNR)	27132	BIG HORN AVE	MORENO VALLI	CA	92555-474	JUAREZ, JAIME (OWN	316.49
4535	486492007	8	684277	SALVADOR, DAVILA	27169	BIG HORN AVE	MORENO VALLI	CA	92555-474	SALVADOR, DAVILA	214.21
5469	486491005	3	684277	MARTIN, REGINA (OWNR)	27176	BIG HORN AVE	MORENO VALLI	CA	92555-474	MARTIN, REGINA (OV	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5526	486491008	6	684277	FELIX, CAMILA (RENT)	27218	BIG HORN AVE	MORENO VALLI	CA	92555-474	FELIX, CAMILA (RENT)	509.97
4044	486492003	4	684277	GREEN, SHARON	27225	BIG HORN AVE	MORENO VALLI	CA	92555-474	GREEN, SHARON	316.49
8846	486500003	8	684277	SMITH, ALTHEA (RENT)	27295	BIG HORN AVE	MORENO VALLI	CA	92555-474	SMITH, ALTHEA (REN	156.50
3582	486503024	6	684277	CURIEL, WENDY	27357	BIG HORN AVE	MORENO VALLI	CA	92555-474	CURIEL, WENDY	316.49
3591	486504017	3	684277	PADILLA, LUZ	27366	BIG HORN AVE	MORENO VALLI	CA	92555-474	PADILLA, LUZ	316.49
2731	484231014	3	684277	WILL, SHELLEY	25079	BILLIE DR	MORENO VALLI	CA	92553-710	WILL, SHELLEY	316.49
1752	484231020	8	684277	AYON, JAVIER	25123	BILLIE DR	MORENO VALLI	CA	92553-710	AYON, JAVIER	317.06
7342	484222003	5	684277	DAVID VERNON TRUST	25157	BILLIE DR	MORENO VALLI	CA	92553-710	DAVID VERNON TRUS	338.39
2946	484221017	5	684277	VALENZUELA, ROGELIO	25216	BILLIE DR	MORENO VALLI	CA	92553-718	VALENZUELA, ROGELI	61.91
142	484212001	2	684277	PRICE, JOHN AND TAMEKA	25253	BILLIE DR	MORENO VALLI	CA	92553-716	PRICE, JOHN AND TAI	316.49
2465	484211019	6	684277	FOSTER, RAQUEL	25292	BILLIE DR	MORENO VALLI	CA	92553-716	FOSTER, RAQUEL	395.50
8668	487351014	5	684277	SHAKER, MANGALA C (OWNR)	26038	BILOXI DR	MORENO VALLI	CA	92555-240	SHAKER, MANGALA C	363.77
4533	487351015	6	684277	MARTINEZ, BRENDA	26046	BILOXI DR	MORENO VALLI	CA	92555-240	MARTINEZ, BRENDA	240.31
6184	487351016	7	684277	HAYWARD, JANIS (RENT)	26054	BILOXI DR	MORENO VALLI	CA	92555-240	HAYWARD, JANIS (RE	317.06
5050	487351018	9	684277	MENDEZ, ABLE	26070	BILOXI DR	MORENO VALLI	CA	92555-240	MENDEZ, ABLE	148.96
6566	487351019	0	684277	RUSH, JEAN (OWNR)	26078	BILOXI DR	MORENO VALLI	CA	92555-240	RUSH, JEAN (OWNR)	301.15
6078	487351020	0	684277	CORDOVA, ELIZABETH (RENT)	26086	BILOXI DR	MORENO VALLI	CA	92555-240	CORDOVA, ELIZABETH	287.22
1019	487351021	1	684277	LOPEZ, CARLOS	26094	BILOXI DR	MORENO VALLI	CA	92555-240	LOPEZ, CARLOS	314.21
3924	482242024	2	684277	SALDANA, MANUEL AND MARGA	24371	BION DR	MORENO VALLI	CA	92553-330	SALDANA, MANUEL A	316.49
3213	479131004	7	684277	SOLORIO, JUAN	13287	BIRCHWOOD DR	MORENO VALLI	CA	92553-427	SOLORIO, JUAN	423.74
795	479131005	8	684277	UNDERWOOD, MARIA	13301	BIRCHWOOD DR	MORENO VALLI	CA	92553-422	UNDERWOOD, MARI/	314.21
972	479131006	9	684277	OLIVER, TONY (OWNR)	13313	BIRCHWOOD DR	MORENO VALLI	CA	92553-422	OLIVER, TONY (OWNF	409.86
2395	479131011	3	684277	BAKER, CLIFTON	13371	BIRCHWOOD DR	MORENO VALLI	CA	92553-422	BAKER, CLIFTON	131.49
2011	479140021	0	684277	HERNANDEZ, SALVADOR (OWNR	13376	BIRCHWOOD DR	MORENO VALLI	CA	92553-423	HERNANDEZ, SALVAD	69.65
6513	479140004	5	684277	ARCHULETA, ANNA (RENT)	13385	BIRCHWOOD DR	MORENO VALLI	CA	92553-422	ARCHULETA, ANNA (F	317.06
6431	479140010	0	684277	ZUNIGA, VERONICA AND JOSE (RI	13471	BIRCHWOOD DR	MORENO VALLI	CA	92553-427	ZUNIGA, VERONICA A	294.60
4527	479090018	4	684277	HANKINS, PATRICIA (RENT)	13075	BIRCHWOOD DR UNIT B	MORENO VALLI	CA	92553-543	HANKINS, PATRICIA (I	170.16
4916	304382008	0	684277	ENCISO, JANETTE	28383	BIRDIE ST	MORENO VALLI	CA	92555-635	ENCISO, JANETTE	116.49
2813	304382009	1	684277	RAMIREZ, MAGDALENA	28393	BIRDIE ST	MORENO VALLI	CA	92555-635	RAMIREZ, MAGDALEN	167.06
7905	264082034	3	684277	NAVARRETE, RODOLFO (OWNR)	23638	BIRDSONG CT	MORENO VALLI	CA	92557-495	NAVARRETE, RODOLF	153.72
8540	264082030	9	684277	OROZCO, ADRIANA (RENT)	23662	BIRDSONG CT	MORENO VALLI	CA	92557-495	OROZCO, ADRIANA (R	69.76
114	479482054	7	684277	SEARCY, GREGORY	13625	BLACK ELM CT	MORENO VALLI	CA	92553-439	SEARCY, GREGORY	316.49
9159	479482042	6	684277	WALKER , SHANNON (RENT)	13628	BLACK ELM CT	MORENO VALLI	CA	92553-439	WALKER , SHANNON	357.89
8717	479474014	6	684277	ZARAGOZA, MARCO ANTONIO AI	13663	BLACK ELM CT	MORENO VALLI	CA	92553-439	ZARAGOZA, MARCO A	318.40
205	479474013	5	684277	PACILLAS, MARIA	13673	BLACK ELM CT	MORENO VALLI	CA	92553-439	PACILLAS, MARIA	270.10
533	479474011	3	684277	SPENCER, JOHN AND JEANIE	13693	BLACK ELM CT	MORENO VALLI	CA	92553-439	SPENCER, JOHN AND	186.37
4260	291632011	9	684277	KIZLER, MELODY	22307	BLACK GUM ST	MORENO VALLI	CA	92553-696	KIZLER, MELODY	312.32
2872	291632015	3	684277	RIVERA, SYLVIA	22347	BLACK GUM ST	MORENO VALLI	CA	92553-696	RIVERA, SYLVIA	316.49
5309	291635023	9	684277	HALL, LAQUIDA (RENT)	22387	BLACK GUM ST	MORENO VALLI	CA	92553-696	HALL, LAQUIDA (REN	584.99
2911	291634012	6	684277	FARROW, MARILYN	22436	BLACK GUM ST	MORENO VALLI	CA	92553-696	FARROW, MARILYN	409.86
4163	256221012	3	684277	GARCIA, MARY (RENT)	11689	BLACK HAWK LN	MORENO VALLI	CA	92557-850	GARCIA, MARY (RENT	316.49
4066	256221001	3	684277	VELASCO, ALEX	11742	BLACK HAWK LN	MORENO VALLI	CA	92557-857	VELASCO, ALEX	191.03
8244	473250016	4	684277	ROBINSON, LINDSAY (OWNR)	28399	BLACK OAK AVE	MORENO VALLI	CA	92555-520	ROBINSON, LINDSAY (	298.81
3300	485091010	4	684277	CHAVEZ, ROSARIO	15173	BLACK SHADOW DR	MORENO VALLI	CA	92551-408	CHAVEZ, ROSARIO	317.06
4980	485091007	2	684277	GARCIA, MARK (RENT)	15176	BLACK SHADOW DR	MORENO VALLI	CA	92551-408	GARCIA, MARK (RENT	133.86
3756	485091012	6	684277	NAVARRO, GUSTAVO	15197	BLACK SHADOW DR	MORENO VALLI	CA	92551-408	NAVARRO, GUSTAVO	243.18
7010	485102001	9	684277	HERNANDEZ, PATRICIA (RENT)	15262	BLACK SHADOW DR	MORENO VALLI	CA	92551-404	HERNANDEZ, PATRICI	317.06
7778	485102008	6	684277	OCHOA-MORALES, LOURDES (REI	15366	BLACK SHADOW DR	MORENO VALLI	CA	92551-405	OCHOA-MORALES, LC	310.32
1650	479652002	5	684277	MORAN, JOSE	25540	BLACK WALNUT ST	MORENO VALLI	CA	92553-486	MORAN, JOSE	316.49
9290	479652005	8	684277	BARRY, DOMINIC (RENT)	25570	BLACK WALNUT ST	MORENO VALLI	CA	92553-486	BARRY, DOMINIC (REI	188.61
2902	479652006	9	684277	VARGAS, IDALIS	25580	BLACK WALNUT ST	MORENO VALLI	CA	92553-486	VARGAS, IDALIS	218.25
6473	479652023	4	684277	ORTEGA-CASTELAN, BRENDA (RE	25640	BLACK WALNUT ST	MORENO VALLI	CA	92553-487	ORTEGA-CASTELAN, E	79.76
850	260332004	0	684277	BOSTIC, MARSHALL	23706	BLACKBIRD CIR	MORENO VALLI	CA	92557-281	BOSTIC, MARSHALL	316.49
989	260332006	2	684277	WHITE, CHARLES AND EDITH	23709	BLACKBIRD CIR	MORENO VALLI	CA	92557-284	WHITE, CHARLES AND	316.49
513	260332003	9	684277	DURAN, RAY (OWNR)	23716	BLACKBIRD CIR	MORENO VALLI	CA	92557-281	DURAN, RAY (OWNR)	405.46
1248	484164011	3	684277	ANDERSON, THERESA	14525	BLACKBUSH RD	MORENO VALLI	CA	92553-491	ANDERSON, THERESA	316.49
601	484164013	5	684277	SIQUERROS, GISELA (OWNR)	14549	BLACKBUSH RD	MORENO VALLI	CA	92553-491	SIQUERROS, GISELA ((	110.13
7649	484164006	9	684277	VALDOVINO, LUIS (RENT)	14552	BLACKBUSH RD	MORENO VALLI	CA	92553-492	VALDOVINO, LUIS (RE	40.21
5651	484164005	8	684277	SHEPARD, ASHLEY (OWNR)	14566	BLACKBUSH RD	MORENO VALLI	CA	92553-492	SHEPARD, ASHLEY (O\	306.92
6952	484164004	7	684277	VEJAR, MARITZA (RENT)	14578	BLACKBUSH RD	MORENO VALLI	CA	92553-292	VEJAR, MARITZA (REN	317.06
839	484164002	5	684277	MORGAN, LORI	14604	BLACKBUSH RD	MORENO VALLI	CA	92553-491	MORGAN, LORI	316.49
2414	484164001	4	684277	AGUAYO SR, ALBERT	14618	BLACKBUSH RD	MORENO VALLI	CA	92553-491	AGUAYO SR, ALBERT	306.35
5784	484183019	0	684277	BYRD, TINA (RENT)	14644	BLACKBUSH RD	MORENO VALLI	CA	92553-490	BYRD, TINA (RENT)	317.06
3845	484183013	4	684277	ARCOS, ALEXANDRO	14722	BLACKBUSH RD	MORENO VALLI	CA	92553-292	ARCOS, ALEXANDRO	306.54
5690	484151011	3	684277	COX, TYESHA (RENT)	25821	BLAKE DR	MORENO VALLI	CA	92553-494	COX, TYESHA (RENT)	317.06
3451	308522012	3	684277	HERNANDEZ, CARLOS	26067	BLAZER CT	MORENO VALLI	CA	92555-338	HERNANDEZ, CARLOS	254.55
7769	308522007	9	684277	SHEPARD, VERONICA	26114	BLAZER CT	MORENO VALLI	CA	92555-338	SHEPARD, VERONICA	25.86
5990	264132019	4	684277	HERNANDEZ, JESSICA (OWNR)	23545	BLOOMING MEADOW RD	MORENO VALLI	CA	92557-623	HERNANDEZ, JESSICA	317.06
2975	264132022	6	684277	GRANT, GREG	23571	BLOOMING MEADOW RD	MORENO VALLI	CA	92557-623	GRANT, GREG	316.49
1386	264132025	9	684277	VASQUEZ, FRANCISCO	23593	BLOOMING MEADOW RD	MORENO VALLI	CA	92557-623	VASQUEZ, FRANCISCC	234.45
837	264133015	3	684277	HAWKINS, LIZ	23632	BLOOMING MEADOW RD	MORENO VALLI	CA	92557-621	HAWKINS, LIZ	282.32
7695	256215021	2	684277	TELLO, YASER (OWNR)	21487	BLOSSOM HILL LN	MORENO VALLI	CA	92557-862	TELLO, YASER (OWNR	48.60
613	260340038	6	684277	FRANKS, MARION	23760	BLUE BILL CT	MORENO VALLI	CA	92557-283	FRANKS, MARION	263.84
4231	260340037	5	684277	CHATMAN, GREGORY	23770	BLUE BILL CT	MORENO VALLI	CA	92557-283	CHATMAN, GREGORY	316.49
687	260340020	9	684277	WEISE, RICHARD (OWNR)	23809	BLUE BILL CT	MORENO VALLI	CA	92557-281	WEISE, RICHARD (OW	341.19
1262	260340032	0	684277	KRONCKE, RACHEL	23820	BLUE BILL CT	MORENO VALLI	CA	92557-281	KRONCKE, RACHEL	412.76

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1635	260340031	9	684277	BALLARD, ARMEL	23830	BLUE BILL CT	MORENO VALLI	CA	92557-281	BALLARD, ARMEL	316.49
751	260340027	6	684277	HARRIS, MICHAEL L	23870	BLUE BILL CT	MORENO VALLI	CA	92557-281	HARRIS, MICHAEL L	255.29
4052	264440010	7	684277	MENDOZA, JUAN	11532	BLUE JAY CT	MORENO VALLI	CA	92557-544	MENDOZA, JUAN	301.60
4183	264440006	4	684277	URIBE, ALEJANDRO AND OFELIA	11575	BLUE JAY CT	MORENO VALLI	CA	92557-544	URIBE, ALEJANDRO AI	316.49
377	264344011	1	684277	FOSTER, PATRICK	11649	BLUE LUPIN LN	MORENO VALLI	CA	92557-600	FOSTER, PATRICK	316.49
1412	264342013	7	684277	BANKS, KEVIN	11711	BLUE LUPIN LN	MORENO VALLI	CA	92557-600	BANKS, KEVIN	52.64
5169	260092011	5	684277	FABROS, KRISTINE (OWNR)	23820	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	FABROS, KRISTINE (O'	391.92
4125	260092023	6	684277	LEMUS, BYRON	23823	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	LEMUS, BYRON	346.27
3429	260092022	5	684277	LUCERO, BETTY	23831	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	LUCERO, BETTY	317.06
4268	260092018	2	684277	BOISCLAIR, PIXIE	23863	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	BOISCLAIR, PIXIE	316.49
6662	260103019	6	684277	BEVERLY, BRENDA (RENT)	23879	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	BEVERLY, BRENDA (RI	317.06
3743	260103014	1	684277	TABRON, DON	23927	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	TABRON, DON	212.49
8199	260101003	5	684277	OAILOA, MARIE (RENT)	23932	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	OAILOA, MARIE (REN'	299.54
825	260103013	0	684277	HORTON, CORA (OWNR)	23935	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	HORTON, CORA (OWI	171.28
1568	260101006	8	684277	MERRILL, GERALD	23956	BLUE RIDGE PL	MORENO VALLI	CA	92557-294	MERRILL, GERALD	620.86
5351	260101013	4	684277	WEST, CYNTHIA	24020	BLUE RIDGE PL	MORENO VALLI	CA	92557-294	WEST, CYNTHIA	317.06
113	479482031	6	684277	GEIGER, GEORGE	13582	BLUE SPRUCE CT	MORENO VALLI	CA	92553-650	GEIGER, GEORGE	316.49
1227	479482038	3	684277	RAMIREZ, YOLANDA	13611	BLUE SPRUCE CT	MORENO VALLI	CA	92553-437	RAMIREZ, YOLANDA	250.96
6759	479482028	4	684277	RODRIGUEZ, ROBERTO (RENT)	13612	BLUE SPRUCE CT	MORENO VALLI	CA	92553-437	RODRIGUEZ, ROBERT	221.86
4581	479475015	0	684277	RODRIGUEZ, MARTHA	13651	BLUE SPRUCE CT	MORENO VALLI	CA	92553-437	RODRIGUEZ, MARTHA	314.21
6143	479475014	9	684277	WILLIAMS, SONYA (RENT)	13661	BLUE SPRUCE CT	MORENO VALLI	CA	92553-437	WILLIAMS, SONYA (RI	208.53
4446	479475012	7	684277	MONTENCAHUAY, ANA	13681	BLUE SPRUCE CT	MORENO VALLI	CA	92553-437	MONTENCAHUAY, AN	415.61
9060	479476008	7	684277	BUTTS, NORMAN (RENT)	13712	BLUE SPRUCE CT	MORENO VALLI	CA	92553-651	BUTTS, NORMAN (RE	359.03
7920	482382002	5	684277	BASSO, SUZANNA (RENT)	14851	BLUEBERRY RD	MORENO VALLI	CA	92553-360	BASSO, SUZANNA (RE	306.92
3568	482351004	1	684277	VILLEDA, RACHEL	14911	BLUEBERRY RD	MORENO VALLI	CA	92553-360	VILLEDA, RACHEL	360.95
2299	482351005	2	684277	DOMKE, REBECCA	14921	BLUEBERRY RD	MORENO VALLI	CA	92553-360	DOMKE, REBECCA	504.73
7784	482352005	5	684277	MONTEZ, JOSE LUIS	14922	BLUEBERRY RD	MORENO VALLI	CA	92553-510	MONTEZ, JOSE LUIS	645.69
4437	482352007	7	684277	FARMER, KRISTY	14946	BLUEBERRY RD	MORENO VALLI	CA	92553-510	FARMER, KRISTY	32.94
1840	482351007	4	684277	BEATRIZ, HILDA	14947	BLUEBERRY RD	MORENO VALLI	CA	92553-360	BEATRIZ, HILDA	273.83
31	482351008	5	684277	SIMS, DONNA L AND FORREST F	14959	BLUEBERRY RD	MORENO VALLI	CA	92553-360	SIMS, DONNA L AND I	316.49
1061	482253003	7	684277	SHELTON, NEVA	14813	BLUEBRIAR ST	MORENO VALLI	CA	92553-390	SHELTON, NEVA	166.49
8753	482253005	9	684277	PEREZ, ROSA (RENT)	14833	BLUEBRIAR ST	MORENO VALLI	CA	92553-390	PEREZ, ROSA (RENT)	220.29
5334	482265003	4	684277	DIAZ, CARLOS (RENT)	14880	BLUEBRIAR ST	MORENO VALLI	CA	92553-398	DIAZ, CARLOS (RENT)	317.06
2366	482265006	7	684277	KNOWLES, RICHARD T	14910	BLUEBRIAR ST	MORENO VALLI	CA	92553-390	KNOWLES, RICHARD T	316.49
2831	482264015	2	684277	GARCIA, HECTOR MARIN	14933	BLUEBRIAR ST	MORENO VALLI	CA	92553-395	GARCIA, HECTOR MAI	316.49
7722	482264012	9	684277	RAMOS, MONICA (RENT)	14963	BLUEBRIAR ST	MORENO VALLI	CA	92553-395	RAMOS, MONICA (RE	266.88
4069	482264011	8	684277	FRAZEE, SHIRLEY	14973	BLUEBRIAR ST	MORENO VALLI	CA	92553-395	FRAZEE, SHIRLEY	134.53
4796	486235021	5	684277	LOZOYA, MARTIN	15753	BLUECHIP CIR	MORENO VALLI	CA	92551-466	LOZOYA, MARTIN	112.32
5126	486235024	8	684277	JACKSON, ODESSA	15759	BLUECHIP CIR	MORENO VALLI	CA	92551-466	JACKSON, ODESSA	237.34
3985	486235015	0	684277	JIMENEZ, RICHARDO	15760	BLUECHIP CIR	MORENO VALLI	CA	92551-466	JIMENEZ, RICHARDO	316.49
9066	486235025	9	684277	BULLOCK, KENNETH (RENT)	15761	BLUECHIP CIR	MORENO VALLI	CA	92551-466	BULLOCK, KENNETH (	372.69
1587	486235012	7	684277	DOMINGUEZ, MARIA G	15766	BLUECHIP CIR	MORENO VALLI	CA	92551-466	DOMINGUEZ, MARIA	338.78
1853	482384019	7	684277	MARLAK, NAOMI	24302	BLUEGRASS CT	MORENO VALLI	CA	92553-360	MARLAK, NAOMI	314.21
2329	482384018	6	684277	CARRILLO, MADELYN	24314	BLUEGRASS CT	MORENO VALLI	CA	92553-360	CARRILLO, MADELYN	548.95
3384	482384017	5	684277	ORTEGA, MONICA	24326	BLUEGRASS CT	MORENO VALLI	CA	92553-360	ORTEGA, MONICA	317.06
7363	482384014	2	684277	VARELA, ISMAEL (OWNR)	24364	BLUEGRASS CT	MORENO VALLI	CA	92553-360	VARELA, ISMAEL (OW	317.06
2571	479564017	7	684277	CERVANTES, DEBRA	25944	BLUELEAF ST	MORENO VALLI	CA	92553-685	CERVANTES, DEBRA	316.49
8213	479564018	8	684277	MARIN, LEONEL (OWNR)	25956	BLUELEAF ST	MORENO VALLI	CA	92553-688	MARIN, LEONEL (OWI	136.46
6985	475100056	0	684277	REINA, DORA (OWNR)	11312	BLUEWOOD PL	MORENO VALLI	CA	92557-553	REINA, DORA (OWNR	306.92
1984	479401020	5	684277	GONZALEZ, JOSE	12502	BLUNTLEAF CT	MORENO VALLI	CA	92553-475	GONZALEZ, JOSE	316.49
6484	479401023	8	684277	COASTLINE PROPTERY MANAGEI	12545	BLUNTLEAF CT	MORENO VALLI	CA	92553-475	COASTLINE PROPTER'	316.49
6442	479401024	9	684277	CRUZ, FRANCISO (OWNR)	12561	BLUNTLEAF CT	MORENO VALLI	CA	92553-475	CRUZ, FRANCISO (OW	246.57
5444	479401014	0	684277	LOMELI, MARIA (OWNR)	12590	BLUNTLEAF CT	MORENO VALLI	CA	92553-475	LOMELI, MARIA (OWI	257.06
6845	479401029	4	684277	STREETS, RODNEY (OWNER)	12635	BLUNTLEAF CT	MORENO VALLI	CA	92553-475	STREETS, RODNEY (O'	413.60
2793	479401033	7	684277	WILLIAMS, LEONARD	12695	BLUNTLEAF CT	MORENO VALLI	CA	92553-475	WILLIAMS, LEONARD	316.49
7444	264121047	5	684277	LETE, MELISSA (OWNR)	11451	BOBOLINK LN	MORENO VALLI	CA	92557-544	LETE, MELISSA (OWNI	563.69
2662	264121042	0	684277	BARBEE, MARCUS	11515	BOBOLINK LN	MORENO VALLI	CA	92557-542	BARBEE, MARCUS	141.89
2841	264121041	9	684277	MENJIVAR, RICK	11527	BOBOLINK LN	MORENO VALLI	CA	92557-542	MENJIVAR, RICK	427.60
2623	264121037	6	684277	BALL, MICHELE	11587	BOBOLINK LN	MORENO VALLI	CA	92557-542	BALL, MICHELE	454.17
9558	264362022	7	684277	PADILLA, MARIO	11652	BOBOLINK LN	MORENO VALLI	CA	92557-541	PADILLA, MARIO	97.36
7172	264362021	6	684277	LEE, STELLA	11662	BOBOLINK LN	MORENO VALLI	CA	92557-541	LEE, STELLA	350.28
6761	264361005	9	684277	PICKARD, CHARISSE (RENT)	11683	BOBOLINK LN	MORENO VALLI	CA	92557-542	PICKARD, CHARISSE (I	304.70
3926	487380027	7	684277	CENICEROS, MARSHA (OWNR)	26344	BODEGA CT	MORENO VALLI	CA	92555-245	CENICEROS, MARSHA	64.53
7298	487380012	3	684277	CASTRO, CHRIS	26379	BODEGA CT	MORENO VALLI	CA	92555-249	CASTRO, CHRIS	203.16
4872	487380022	2	684277	CATO, KEVIN & SHERRY	26430	BODEGA CT	MORENO VALLI	CA	92555-246	CATO, KEVIN & SHERI	402.62
790	291211035	0	684277	YEPEZ, DAVID	13617	BOEING ST	MORENO VALLI	CA	92553-842	YEPEZ, DAVID	42.71
2093	291213015	8	684277	MAY, DIANA	13668	BOEING ST	MORENO VALLI	CA	92553-842	MAY, DIANA	257.92
3803	291213017	0	684277	ARDA, VALERIANO	13700	BOEING ST	MORENO VALLI	CA	92553-842	ARDA, VALERIANO	287.01
2843	291262015	0	684277	TRIPP, EVELYN	13806	BOEING ST	MORENO VALLI	CA	92553-851	TRIPP, EVELYN	316.49
8288	291262017	2	684277	PARRA, RAMON (RENT)	13832	BOEING ST	MORENO VALLI	CA	92553-851	PARRA, RAMON (REN	84.91
2241	291262020	4	684277	RAMOS, PABLO (OWNR)	13874	BOEING ST	MORENO VALLI	CA	92553-851	RAMOS, PABLO (OWI	65.32
9506	291261001	4	684277	HERNANDEZ, MARCO (OWNR) AI	13903	BOEING ST UNIT 1	MORENO VALLI	CA	92553-851	HERNANDEZ, MARCO	45.40
3239	486413024	8	684277	QUINN, DONALD	26130	BOGOSO LN	MORENO VALLI	CA	92555-297	QUINN, DONALD	413.60
3292	486413021	5	684277	HEWETT, RASHELL	26131	BOGOSO LN	MORENO VALLI	CA	92555-297	HEWETT, RASHELL	317.06
3496	486422030	1	684277	MEJIA, DENNIS	26240	BOGOSO LN	MORENO VALLI	CA	92555-297	MEJIA, DENNIS	423.74
5997	486422038	9	684277	RAMOS, PEGGY	26320	BOGOSO LN	MORENO VALLI	CA	92555-298	RAMOS, PEGGY	550.33

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3028	308281005	3	684277	HARRELL, DEBORAH	26505	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-422	HARRELL, DEBORAH	317.06
3025	308283022	4	684277	VERNON, NICOLE	26530	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-422	VERNON, NICOLE	316.49
5037	308283021	3	684277	CARREON, RICK	26540	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-422	CARREON, RICK	316.49
3057	308281011	8	684277	BRADFORD, RICK AND CARRIE	26565	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-422	BRADFORD, RICK ANI	30.39
6044	308281030	5	684277	GARRIDO, LESLY (RENT)	26595	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-424	GARRIDO, LESLY (REN	306.92
4828	308283014	7	684277	DIAZ, SANTIAGO	26610	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-422	DIAZ, SANTIAGO	164.31
7155	308283012	5	684277	CAPPUCCILLI, ALBA (RENT)	26630	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-422	CAPPUCCILLI, ALBA (R	310.84
6655	308281026	2	684277	PACE, NYGELLE (RENT)	26735	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-423	PACE, NYGELLE (RENT	292.45
7142	304190054	8	684277	DENNIS, CHRISTOPHER (OWNR)	15860	BONITA VERDE CT	MORENO VALLI	CA	92555-590	DENNIS, CHRISTOPHE	131.21
7731	304220067	2	684277	RAINE, JEFF	15880	BONITA VERDE CT	MORENO VALLI	CA	92555-590	RAINE, JEFF	423.74
2028	304220065	0	684277	FORD, TERI	15900	BONITA VERDE CT	MORENO VALLI	CA	92555-590	FORD, TERI	316.49
3125	304220058	4	684277	SIMMONS, LINITA AND BARIN	15909	BONITA VERDE CT	MORENO VALLI	CA	92555-590	SIMMONS, LINITA AN	317.06
2059	304220063	8	684277	BROWN, TERRANCE	15920	BONITA VERDE CT	MORENO VALLI	CA	92555-590	BROWN, TERRANCE	316.49
4047	473340004	1	684277	SADLER, DOUG AND DEANNA	11197	BONNIE VIEW AVE	MORENO VALLI	CA	92555-525	SADLER, DOUG AND I	412.76
38	473340012	8	684277	MEDRANO, EMILIO A (RENT)	11248	BONNIE VIEW AVE	MORENO VALLI	CA	92555-520	MEDRANO, EMILIO A	313.35
7811	487294025	9	684277	ESSMAN, SHERLYNN (RENT)	12884	BORDEAUX CT	MORENO VALLI	CA	92555-234	ESSMAN, SHERLYNN (	69.65
7173	487294024	8	684277	NGUYEN, VINH	12894	BORDEAUX CT	MORENO VALLI	CA	92555-234	NGUYEN, VINH	305.63
6433	482283029	4	684277	MARTINEZ, FERNANDO AND VIOI	24290	BOSTWICK DR	MORENO VALLI	CA	92553-351	MARTINEZ, FERNAND	296.98
7669	482284020	8	684277	PEREZ, CHRISTIAN (RENT)	24303	BOSTWICK DR	MORENO VALLI	CA	92553-352	PEREZ, CHRISTIAN (RE	179.66
4894	482283026	1	684277	ROJAS, ABRAHAM	24328	BOSTWICK DR	MORENO VALLI	CA	92553-350	ROJAS, ABRAHAM	314.21
4791	482284016	5	684277	LUNA, ARTHUR	24355	BOSTWICK DR	MORENO VALLI	CA	92553-352	LUNA, ARTHUR	314.21
9340	482283020	5	684277	GALINDO, JESUS (OWNR)	24420	BOSTWICK DR	MORENO VALLI	CA	92553-352	GALINDO, JESUS (OW	193.51
2854	482284012	1	684277	PLASOLA, JESUS (OWNR)	24421	BOSTWICK DR	MORENO VALLI	CA	92553-350	PLASOLA, JESUS (OWI	224.24
8157	482284011	0	684277	DE LA TORRE, AIMEE (RENT)	24433	BOSTWICK DR	MORENO VALLI	CA	92553-350	DE LA TORRE, AIMEE	211.78
6937	482283018	4	684277	QUIRARTE, ROXANNA (OWNR)	24442	BOSTWICK DR	MORENO VALLI	CA	92553-352	QUIRARTE, ROXANNA	68.64
3620	482284002	2	684277	ABREGO, MARIO	24493	BOSTWICK DR	MORENO VALLI	CA	92553-350	ABREGO, MARIO	105.89
3157	482284001	1	684277	VALDEZ, GABRIELA	24499	BOSTWICK DR	MORENO VALLI	CA	92553-350	VALDEZ, GABRIELA	188.48
7410	260212010	4	684277	MOORE, RHONDA (RENT)	23699	BOUQUET CANYON PL	MORENO VALLI	CA	92557-294	MOORE, RHONDA (RE	468.89
1563	260212016	0	684277	WASHINGTON, VERONICA D	23710	BOUQUET CANYON PL	MORENO VALLI	CA	92557-297	WASHINGTON, VERO	316.49
6338	260212006	1	684277	VANNOY, DWAYNE (OWNR)	23723	BOUQUET CANYON PL	MORENO VALLI	CA	92557-296	VANNOY, DWAYNE (C	317.06
6514	260212022	5	684277	PAGE, CYNTHIA (RENT)	23758	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	PAGE, CYNTHIA (REN	317.06
1757	260211045	3	684277	KENNEYBREW, KIMBERLY	23771	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	KENNEYBREW, KIMBE	179.02
5983	260212024	7	684277	MENDEZ, CESAR (RENT)	23774	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	MENDEZ, CESAR (REN	87.13
4365	260211043	1	684277	MILLER, SHEILA	23785	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	MILLER, SHEILA	213.60
2105	260211042	0	684277	WILSON, ROSE	23791	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	WILSON, ROSE	316.49
6013	260211021	1	684277	LINSEY, BRENDA (OWNR)	23826	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	LINSEY, BRENDA (OW	20.13
9151	260211037	6	684277	SALAC, MARIA	23829	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	SALAC, MARIA	230.10
4690	260211034	3	684277	JONES, THEA	23847	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	JONES, THEA	209.34
477	260211025	5	684277	FLORES, JESUS	23862	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	FLORES, JESUS	293.62
2163	260211026	6	684277	MACIAS, ELIZABETH	23870	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	MACIAS, ELIZABETH	316.49
1916	482393001	8	684277	CENICEROS, FRANK (OWNR)	24854	BOWER ST	MORENO VALLI	CA	92553-531	CENICEROS, FRANK (C	378.48
2424	482394001	1	684277	DUARTE, CAMERINA	24855	BOWER ST	MORENO VALLI	CA	92553-383	DUARTE, CAMERINA	316.49
8788	482394002	2	684277	FRAZIER, ANDRE (RENT)	24867	BOWER ST	MORENO VALLI	CA	92553-383	FRAZIER, ANDRE (REN	150.29
2901	482393004	1	684277	RAMIREZ, LEONARD	24900	BOWER ST	MORENO VALLI	CA	92553-531	RAMIREZ, LEONARD	316.49
6342	482393005	2	684277	ORENEAIN, ISMAEL (RENT)	24910	BOWER ST	MORENO VALLI	CA	92553-531	ORENEAIN, ISMAEL (F	153.90
5938	482394007	7	684277	CHAVEZ, NALLELY (OWNR)	24941	BOWER ST	MORENO VALLI	CA	92553-380	CHAVEZ, NALLELY (OV	317.06
3952	487410018	1	684277	GARCIA, ALEJANDRO	13416	BRAD ST	MORENO VALLI	CA	92555-280	GARCIA, ALEJANDRO	316.49
2480	482395014	6	684277	MORAN, JOSE	24908	BRANCH ST	MORENO VALLI	CA	92553-531	MORAN, JOSE	352.64
6849	482362017	7	684277	ROCHA, SELINA (OWNR)	24947	BRANCH ST	MORENO VALLI	CA	92553-531	ROCHA, SELINA (OWN	107.82
3220	479261017	1	684277	MORAN, ENEYDA	25207	BRANDING IRON WAY	MORENO VALLI	CA	92553-231	MORAN, ENEYDA	317.06
3983	479261014	8	684277	PRICE, TRACEY (RENT)	25248	BRANDING IRON WAY	MORENO VALLI	CA	92553-231	PRICE, TRACEY (RENT	412.76
6954	482442002	0	684277	LINDSEY, CRESCENTIA (RENT)	14024	BRANDT DR	MORENO VALLI	CA	92553-670	LINDSEY, CRESCENTIA	134.76
6072	482442006	4	684277	URVINA, ALDO (OWNR)	14076	BRANDT DR	MORENO VALLI	CA	92553-670	URVINA, ALDO (OWN	185.62
5495	482442007	5	684277	PENA, MARIA (OWNR)	14088	BRANDT DR	MORENO VALLI	CA	92553-670	PENA, MARIA (OWNR	317.06
948	482442010	7	684277	CARUSO, MARCUS AND SARA (O\	14128	BRANDT DR	MORENO VALLI	CA	92553-670	CARUSO, MARCUS AN	278.90
8322	482443007	8	684277	VILLASENOR, EDUARDO (RENT)	14157	BRANDT DR	MORENO VALLI	CA	92553-670	VILLASENOR, EDUARI	99.45
3595	482442014	1	684277	SOTO, MARIA	14184	BRANDT DR	MORENO VALLI	CA	92553-670	SOTO, MARIA	412.76
8449	482442015	2	684277	PALMAS, CYNTHIA (RENT)	14198	BRANDT DR	MORENO VALLI	CA	92553-670	PALMAS, CYNTHIA (RI	297.21
6918	482442016	3	684277	ZURITA, SUSAN (RENT)	14212	BRANDT DR	MORENO VALLI	CA	92553-674	ZURITA, SUSAN (RENT	274.51
7397	486432012	6	684277	SHOBERG, JON	15480	BRASA LN	MORENO VALLI	CA	92555-292	SHOBERG, JON	478.50
3725	486431001	3	684277	GUTIERREZ, MARIA	15485	BRASA LN	MORENO VALLI	CA	92555-292	GUTIERREZ, MARIA	316.49
9526	316061012	8	684277	BATES, BRAUN (OWNR)	16221	BREEZEWOOD CT	MORENO VALLI	CA	92551-723	BATES, BRAUN (OWN	107.31
1332	316082021	1	684277	JOHNSON, THOMAS AND ELIZABI	16281	BREEZEWOOD CT	MORENO VALLI	CA	92551-723	JOHNSON, THOMAS A	202.93
7474	316081008	7	684277	TLYER, PATRICE	16328	BREEZEWOOD CT	MORENO VALLI	CA	92551-723	TLYER, PATRICE	317.06
3969	316061010	6	684277	REYNA, CHRISTEL	16224	BREEZEWOOD ST	MORENO VALLI	CA	92551-723	REYNA, CHRISTEL	334.21
5825	316081003	2	684277	RUBALCAVA, ARACELI (OWNR)	16270	BREEZEWOOD ST	MORENO VALLI	CA	92551-723	RUBALCAVA, ARACELI	24.30
5659	316082020	0	684277	RODRIGUEZ, KIMMY (OWNR)	16293	BREEZEWOOD ST	MORENO VALLI	CA	92551-723	RODRIGUEZ, KIMMY (	69.99
6950	316081007	6	684277	RUDOLPH, ANTHONY (RENT)	16316	BREEZEWOOD ST	MORENO VALLI	CA	92551-723	RUDOLPH, ANTHONY	317.06
1286	260163015	8	684277	WILSON, LILLIE (RENT)	23584	BREEZY MEADOW CT	MORENO VALLI	CA	92557-392	WILSON, LILLIE (RENT	398.79
8602	260163016	9	684277	GREEN, MADOLYN (RENT)	23590	BREEZY MEADOW CT	MORENO VALLI	CA	92557-392	GREEN, MADOLYN (R	241.47
6686	260161001	9	684277	WILLIAMS, LAYMON	23591	BREEZY MEADOW CT	MORENO VALLI	CA	92557-392	WILLIAMS, LAYMON	59.10
8173	260181016	5	684277	WARE, SHANEQUA (RENT)	10669	BREEZY MEADOW DR	MORENO VALLI	CA	92557-381	WARE, SHANEQUA (R	46.67
2917	260182017	9	684277	WEBSTER, DERRICK	10700	BREEZY MEADOW DR	MORENO VALLI	CA	92557-382	WEBSTER, DERRICK	316.49
5642	260181021	9	684277	IWEKA, FRIDA (OWNR)	10709	BREEZY MEADOW DR	MORENO VALLI	CA	92557-381	IWEKA, FRIDA (OWNI	306.92
5540	260181022	0	684277	TRAN, JENNIFER	10717	BREEZY MEADOW DR	MORENO VALLI	CA	92557-381	TRAN, JENNIFER	305.63
16	260161018	5	684277	RAMIREZ, VICTOR	10845	BREEZY MEADOW DR	MORENO VALLI	CA	92557-398	RAMIREZ, VICTOR	300.43

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4625	260163005	9	684277	MATHIS, MARY	10878	BREEZY MEADOW DR	MORENO VALLI	CA	92557-398	MATHIS, MARY	488.22
1100	-260163007	1	684277	OWENS, MALCOLM	10902	BREEZY MEADOW DR	MORENO VALLI	CA	92557-392	OWENS, MALCOLM	297.81
4068	260161011	8	684277	SINGH, ALLEN	10929	BREEZY MEADOW DR	MORENO VALLI	CA	92557-393	SINGH, ALLEN	316.49
2912	264162030	6	684277	LOPEZ, STEVE	23276	BREEZY WAY	MORENO VALLI	CA	92557-617	LOPEZ, STEVE	352.93
7564	264163004	6	684277	GARCIA, REINA (RENT)	23313	BREEZY WAY	MORENO VALLI	CA	92557-612	GARCIA, REINA (RENT	296.98
5720	264162025	2	684277	CHISHOLM, KEITH (OWNR)	23324	BREEZY WAY	MORENO VALLI	CA	92557-612	CHISHOLM, KEITH (O\	154.66
2327	264162024	1	684277	YUMO, MARGIE	23340	BREEZY WAY	MORENO VALLI	CA	92557-612	YUMO, MARGIE	306.34
1148	291324002	9	684277	PATTERSON, THERESA	22767	BREMEN ST	MORENO VALLI	CA	92553-781	PATTERSON, THERES/	197.65
8785	482253027	9	684277	MUNOZ, JOSE (RENT)	14796	BRENTSTONE ST	MORENO VALLI	CA	92553-394	MUNOZ, JOSE (RENT)	218.44
6973	482253023	5	684277	OWENS, SHANTE (RENT)	14836	BRENTSTONE ST	MORENO VALLI	CA	92553-390	OWENS, SHANTE (REI	317.06
7640	482253032	3	684277	VICKSON, LEE R AND SMOJIT (OW	14837	BRENTSTONE ST	MORENO VALLI	CA	92553-390	VICKSON, LEE R AND	719.93
670	291511016	0	684277	CORONEL, ANTHONY	13066	BRENTWOOD LN	MORENO VALLI	CA	92553-788	CORONEL, ANTHONY	409.86
5335	291521003	9	684277	CORTEZ, IGNACIO (RENT)	13114	BRENTWOOD LN	MORENO VALLI	CA	92553-788	CORTEZ, IGNACIO (RE	317.06
852	291521006	2	684277	CERVANTES, LEONARDO	13150	BRENTWOOD LN	MORENO VALLI	CA	92553-788	CERVANTES, LEONAR	267.04
7576	291521008	4	684277	RUIZ, JOSE (RENT)	13174	BRENTWOOD LN	MORENO VALLI	CA	92553-789	RUIZ, JOSE (RENT)	256.92
5852	291521009	5	684277	BURROLA, RAYMOND (OWNR)	13186	BRENTWOOD LN	MORENO VALLI	CA	92553-789	BURROLA, RAYMOND	241.64
8217	291521010	5	684277	KHUC, TAN (OWNR)	13198	BRENTWOOD LN	MORENO VALLI	CA	92553-789	KHUC, TAN (OWNR)	305.74
3098	487042009	6	684277	FISHER, RENA	12282	BREWSTER DR	MORENO VALLI	CA	92555-181	FISHER, RENA	413.60
39	487043004	4	684277	KING, BOBBY	12315	BREWSTER DR	MORENO VALLI	CA	92555-182	KING, BOBBY	205.89
824	487042016	2	684277	MACK, ODESSA	12348	BREWSTER DR	MORENO VALLI	CA	92555-182	MACK, ODESSA	317.06
5635	487052005	3	684277	LOVE, TERI (RENT)	12404	BREWSTER DR	MORENO VALLI	CA	92555-182	LOVE, TERI (RENT)	267.06
1562	482661003	8	684277	BLACHE, CONSTANCE	14778	BRIANA ST	MORENO VALLI	CA	92553-769	BLACHE, CONSTANCE	255.64
7222	482662042	6	684277	SCHNEIDER, SOEREN (OWNR)	14785	BRIANA ST	MORENO VALLI	CA	92553-769	SCHNEIDER, SOEREN	32.88
4270	482661004	9	684277	LOPEZ, JULIE	14786	BRIANA ST	MORENO VALLI	CA	92553-769	LOPEZ, JULIE	435.93
3990	482662040	4	684277	GROSS, CARLA	14803	BRIANA ST	MORENO VALLI	CA	92553-761	GROSS, CARLA	316.49
5462	482661006	1	684277	GOMSI, NOELLE (RENT)	14804	BRIANA ST	MORENO VALLI	CA	92553-761	GOMSI, NOELLE (REN	310.14
2821	482661008	3	684277	YRIGOYEN, DENISE	14822	BRIANA ST	MORENO VALLI	CA	92553-761	YRIGOYEN, DENISE	688.23
520	482662037	2	684277	JOURDAN, VALERIE	14831	BRIANA ST	MORENO VALLI	CA	92553-761	JOURDAN, VALERIE	562.70
7740	482661009	4	684277	SAUCEDO, PATRICIA (RENT)	14832	BRIANA ST	MORENO VALLI	CA	92553-761	SAUCEDO, PATRICIA (	318.71
7538	482663014	4	684277	IBARRA, MANUEL AND CLAUDIA	14867	BRIANA ST	MORENO VALLI	CA	92553-763	IBARRA, MANUEL ANI	296.98
393	482661014	8	684277	PORTIS, WALTER	14876	BRIANA ST	MORENO VALLI	CA	92553-769	PORTIS, WALTER	196.40
4723	482663013	3	684277	CRUZ, MARTHA	14879	BRIANA ST	MORENO VALLI	CA	92553-763	CRUZ, MARTHA	266.51
128	482663012	2	684277	KNIGHT, IDELLA	14887	BRIANA ST	MORENO VALLI	CA	92553-763	KNIGHT, IDELLA	316.49
2497	482674020	3	684277	VOGELER, DAVID (OWNR)	14915	BRIANA ST	MORENO VALLI	CA	92553-763	VOGELER, DAVID (OW	301.61
6507	482674019	3	684277	FIGUEROA, JOLLY (RENT)	14925	BRIANA ST	MORENO VALLI	CA	92553-763	FIGUEROA, JOLLY (REI	317.06
4391	482674016	0	684277	CASTRO, CARLOS	14967	BRIANA ST	MORENO VALLI	CA	92553-763	CASTRO, CARLOS	317.06
1417	264133037	3	684277	PACHECO, MARIA ISABEL	11769	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	PACHECO, MARIA ISA	316.49
1830	264133035	1	684277	MC WHORTER, GREG	11785	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	MC WHORTER, GREG	316.49
8257	264133032	8	684277	STEPHENS, WILBUR (RENT)	11809	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	STEPHENS, WILBUR (I	273.44
7011	264131002	5	684277	WESTON, YOLANDA (RENT)	11814	BRIAR KNOLL PL	MORENO VALLI	CA	92557-622	WESTON, YOLANDA (	110.52
9248	264131004	7	684277	SEAMSTER, SHERRELLE (RENT)	11830	BRIAR KNOLL PL	MORENO VALLI	CA	92557-622	SEAMSTER, SHERRELL	193.71
6533	264131006	9	684277	GLOVER, TEDDIE (RENT)	11846	BRIAR KNOLL PL	MORENO VALLI	CA	92557-622	GLOVER, TEDDIE (REN	303.04
2785	264133027	4	684277	ROSALES JR, JOSE M	11849	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	ROSALES JR, JOSE M	306.35
7966	264131007	0	684277	TAYLOR, JEREMY	11854	BRIAR KNOLL PL	MORENO VALLI	CA	92557-622	TAYLOR, JEREMY	296.98
4815	264131008	1	684277	SEXTON, JULIUS (RENT)	11862	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	SEXTON, JULIUS (REN	388.96
7034	264133024	1	684277	GUZMAN, EILEEN (RENT)	11873	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	GUZMAN, EILEEN (RE	317.06
9056	264131010	2	684277	BARTHOLOMEW, ROBERT (RENT)	11878	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	BARTHOLOMEW, ROE	53.91
9092	264131011	3	684277	JOYCE, JAMES P (OWNR)	11886	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	JOYCE, JAMES P (OWI	463.97
6161	264131013	5	684277	STARK, BREANNA (OWNR)	11900	BRIAR KNOLL PL	MORENO VALLI	CA	92557-624	STARK, BREANNA (OV	356.59
7754	264131017	9	684277	SMITH, ALONNA	11930	BRIAR KNOLL PL	MORENO VALLI	CA	92557-624	SMITH, ALONNA	230.29
3210	487041017	0	684277	CHEWNING, ROBIN	26020	BRIDGER ST	MORENO VALLI	CA	92555-181	CHEWNING, ROBIN	317.06
1582	487041032	3	684277	CHERRY, ROBERT	26031	BRIDGER ST	MORENO VALLI	CA	92555-181	CHERRY, ROBERT	316.49
4071	479263005	6	684277	GARCIA, ARIANNA (OWNR)	25153	BRIDLE TRAIL RD	MORENO VALLI	CA	92553-417	GARCIA, ARIANNA (O'	316.49
1191	475131001	6	684277	DELAWYER, PATTY	11381	BRIGHT STAR TRL	MORENO VALLI	CA	92557-561	DELAWYER, PATTY	412.76
1891	475131004	9	684277	BRADLEY, ANTA	11417	BRIGHT STAR TRL	MORENO VALLI	CA	92557-561	BRADLEY, ANTA	193.51
4376	475131005	0	684277	NUNEZ, GLORIA	11433	BRIGHT STAR TRL	MORENO VALLI	CA	92557-561	NUNEZ, GLORIA	317.06
9535	475131006	1	684277	AMAYA, HERIBERTO (OWNR)	11445	BRIGHT STAR TRL	MORENO VALLI	CA	92557-561	AMAYA, HERIBERTO (	70.01
1464	263210006	6	684277	GOTTSCHALK FAMILY TRUST	21824	BRILL RD	MORENO VALLI	CA	92553-811	GOTTSCHALK FAMILY	510.63
1410	263210014	3	684277	DIAZ, JORGE	21825	BRILL RD	MORENO VALLI	CA	92553-812	DIAZ, JORGE	412.76
726	263210007	7	684277	GOTTSCHALK, ETHAN AND SYLVI/	21834	BRILL RD	MORENO VALLI	CA	92553-811	GOTTSCHALK, ETHAN	314.21
341	263210033	0	684277	AGUIRRE SR, SALOMON	21924	BRILL RD	MORENO VALLI	CA	92553-813	AGUIRRE SR, SALOMC	32.46
4023	263210041	7	684277	LAM, JIMMY (OWNR) APTS	21949	BRILL RD	MORENO VALLI	CA	92553-813	LAM, JIMMY (OWNR)	1,437.49
3793	487500024	4	684277	KIRKLAND, CRAIG AND MICHELLE	13661	BRISBANE CT	MORENO VALLI	CA	92555-255	KIRKLAND, CRAIG ANI	213.90
5928	487500015	6	684277	BARGER, JOHN (OWNR)	13662	BRISBANE CT	MORENO VALLI	CA	92555-255	BARGER, JOHN (OWN	317.06
4767	474642003	0	684277	RIVERA, MONICA	25231	BRISTOL AVE	MORENO VALLI	CA	92557-650	RIVERA, MONICA	438.80
641	291562027	8	684277	VIALPANDO, PHIL	12840	BRITTANIA CT	MORENO VALLI	CA	92553-184	VIALPANDO, PHIL	317.06
6130	260072002	5	684277	RIDER, TREMAINE (RENT)	23944	BRITTLEBUSH CIR	MORENO VALLI	CA	92557-293	RIDER, TREMAINE (RE	273.22
4617	260073004	0	684277	JUAREZ, LELA	23963	BRITTLEBUSH CIR	MORENO VALLI	CA	92557-293	JUAREZ, LELA	79.47
2383	291501009	3	684277	EVANS, TYWON	12042	BRIXTON CT	MORENO VALLI	CA	92557-683	EVANS, TYWON	540.95
3940	291501008	2	684277	URMENETA, CARLOS	12056	BRIXTON CT	MORENO VALLI	CA	92557-683	URMENETA, CARLOS	390.56
5805	291501021	3	684277	BROWN, MELVIN (OWNER)	12195	BRIXTON CT	MORENO VALLI	CA	92557-684	BROWN, MELVIN (OW	245.92
6576	291503035	2	684277	SOWELL, LATASHA (RENT)	12198	BRIXTON CT	MORENO VALLI	CA	92557-684	SOWELL, LATASHA (RI	413.60
7086	291503031	8	684277	NAVARRO, NATHAN (RENT)	12250	BRIXTON CT	MORENO VALLI	CA	92557-683	NAVARRO, NATHAN (	325.05
1557	479402034	1	684277	COLEMAN, STEPHANIE	12524	BROADLEAF LN	MORENO VALLI	CA	92553-477	COLEMAN, STEPHANI	294.47
1225	479401003	0	684277	BESSENT, PATRICIA	12533	BROADLEAF LN	MORENO VALLI	CA	92553-472	BESSENT, PATRICIA	412.76
3781	479402033	0	684277	BARRERA, MOISES	12536	BROADLEAF LN	MORENO VALLI	CA	92553-477	BARRERA, MOISES	406.44

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8885	479401004	1	684277	FENTON, CARTER	12545	BROADLEAF LN	MORENO VALLI	CA	92553-472	FENTON, CARTER	1,516.70
843	479402030	7	684277	BOOKER, IRA	12572	BROADLEAF LN	MORENO VALLI	CA	92553-477	BOOKER, IRA	412.76
1132	479402024	2	684277	JONES, GWENDOLYN	12644	BROADLEAF LN	MORENO VALLI	CA	92553-477	JONES, GWENDOLYN	97.57
5201	479401010	6	684277	GOGLIA, APRIL (OWNR)	12667	BROADLEAF LN	MORENO VALLI	CA	92553-472	GOGLIA, APRIL (OWN	413.60
4685	479402020	8	684277	BLANCHE, JOANNE	12692	BROADLEAF LN	MORENO VALLI	CA	92553-477	BLANCHE, JOANNE	314.21
7652	482341001	7	684277	SLIKER, DANIEL	24011	BRODIAEA AVE	MORENO VALLI	CA	92553-670	SLIKER, DANIEL	476.65
7144	482342006	5	684277	BALTIZAR, MARTHA AND ALEJAN	24177	BRODIAEA AVE	MORENO VALLI	CA	92553-674	BALTIZAR, MARTHA A	192.43
5732	482500002	9	684277	CEJA, ROLANDO (ONWR)	24480	BRODIAEA AVE	MORENO VALLI	CA	92553-351	CEJA, ROLANDO (ONV	512.33
6746	482451050	1	684277	MARSH, DIANNE (OWNR)	24547	BRODIAEA AVE	MORENO VALLI	CA	92553-397	MARSH, DIANNE (OW	336.54
4219	482451001	7	684277	CARMONA, GABRIEL AND HILDA	24631	BRODIAEA AVE	MORENO VALLI	CA	92553-580	CARMONA, GABRIEL /	299.65
1959	482451004	0	684277	PRADO, ROBERT	24677	BRODIAEA AVE	MORENO VALLI	CA	92553-580	PRADO, ROBERT	314.21
147	482451007	3	684277	WHITE, GRANT	24721	BRODIAEA AVE	MORENO VALLI	CA	92553-580	WHITE, GRANT	534.80
2020	482611006	6	684277	FLORES, VERONICA AND NORMA	24815	BRODIAEA AVE	MORENO VALLI	CA	92553-585	FLORES, VERONICA AI	316.49
1476	482611010	9	684277	AVILA, ALBERT	24871	BRODIAEA AVE	MORENO VALLI	CA	92553-585	AVILA, ALBERT	285.38
2423	482614004	3	684277	MILLER, THOMAS	24957	BRODIAEA AVE	MORENO VALLI	CA	92553-584	MILLER, THOMAS	316.49
1059	482614001	0	684277	REID, ELIZABETH	24999	BRODIAEA AVE	MORENO VALLI	CA	92553-584	REID, ELIZABETH	316.49
4785	484111001	0	684277	FARANSO, GEORGE	25015	BRODIAEA AVE	MORENO VALLI	CA	92553-442	FARANSO, GEORGE	314.21
6451	484113006	1	684277	CONTRERAS, ISABEL (RENT)	25173	BRODIAEA AVE	MORENO VALLI	CA	92553-443	CONTRERAS, ISABEL (	57.29
8433	484113001	6	684277	BAUGH, FRANK (OWNR)	25245	BRODIAEA AVE	MORENO VALLI	CA	92553-443	BAUGH, FRANK (OWN	295.52
8501	484101009	7	684277	THOMPSON, ANTHONY (RENT)	25285	BRODIAEA AVE	MORENO VALLI	CA	92553-443	THOMPSON, ANTHON	315.09
5783	484042028	2	684277	ESQUIVEL, NORA (RENT)	25292	BRODIAEA AVE	MORENO VALLI	CA	92553-440	ESQUIVEL, NORA (REI	316.49
7951	484042031	4	684277	BERNEDEZ, JULIA	25328	BRODIAEA AVE	MORENO VALLI	CA	92553-440	BERNEDEZ, JULIA	219.48
1807	484101005	3	684277	TORRES, MIRIAM (OWNR)	25333	BRODIAEA AVE	MORENO VALLI	CA	92553-443	TORRES, MIRIAM (OV	283.68
2925	484101002	0	684277	NIEDERMAN, LORI	25369	BRODIAEA AVE	MORENO VALLI	CA	92553-443	NIEDERMAN, LORI	316.49
2249	484092018	8	684277	HEISSER, GENE	25637	BRODIAEA AVE	MORENO VALLI	CA	92553-494	HEISSER, GENE	316.49
2355	484092023	2	684277	SOZA, DANIEL J AND RACHEAL	25695	BRODIAEA AVE	MORENO VALLI	CA	92553-494	SOZA, DANIEL J AND I	356.26
4574	484060004	6	684277	TORRES, ANTONIA	25720	BRODIAEA AVE	MORENO VALLI	CA	92553-490	TORRES, ANTONIA	310.21
3773	484060001	3	684277	RICHARD, DONNELL	25756	BRODIAEA AVE	MORENO VALLI	CA	92553-490	RICHARD, DONNELL	412.76
1458	484071002	8	684277	TREJO, AMALIA	25780	BRODIAEA AVE	MORENO VALLI	CA	92553-490	TREJO, AMALIA	294.01
1608	484082027	5	684277	PALMER, ELVIE LEE	25805	BRODIAEA AVE	MORENO VALLI	CA	92553-294	PALMER, ELVIE LEE	412.76
9172	484072017	5	684277	SAGRERO, JESSECIA (RENT)	25824	BRODIAEA AVE	MORENO VALLI	CA	92553-494	SAGRERO, JESSECIA (I	155.03
7276	484072009	8	684277	RAMOS, MARCIA	25908	BRODIAEA AVE	MORENO VALLI	CA	92553-294	RAMOS, MARCIA	348.32
5298	484072006	5	684277	CHAVEZ, LATISHA (OWNR)	25938	BRODIAEA AVE	MORENO VALLI	CA	92553-491	CHAVEZ, LATISHA (OV	317.06
414	484072005	4	684277	STALLINGS, JIM AND TILLIE	25950	BRODIAEA AVE	MORENO VALLI	CA	92553-491	STALLINGS, JIM AND '	205.89
7575	478322002	8	684277	BALLARD, STEVE	28291	BRODIAEA AVE	MORENO VALLI	CA	92555-623	BALLARD, STEVE	149.11
5399	478330002	3	684277	RENDEROS, JOSE (OWNR)	28431	BRODIAEA AVE	MORENO VALLI	CA	92555-623	RENDEROS, JOSE (OW	149.80
2323	291535005	4	684277	FERNANDEZ, NATALIE	22691	BROMPTON ST	MORENO VALLI	CA	92553-183	FERNANDEZ, NATALIE	316.49
1366	291535002	1	684277	CURRIE, GORDON	22721	BROMPTON ST	MORENO VALLI	CA	92553-180	CURRIE, GORDON	346.01
6200	291533019	1	684277	KUMAR, ARUN (RENT)	22750	BROMPTON ST	MORENO VALLI	CA	92553-180	KUMAR, ARUN (RENT	211.78
6899	291533022	3	684277	OMORUYI, GENEVIEVE (RENT)	22780	BROMPTON ST	MORENO VALLI	CA	92553-180	OMORUYI, GENEVIEV	285.50
1015	291541032	7	684277	BLUCHE, LUIS	22900	BROMPTON ST	MORENO VALLI	CA	92553-184	BLUCHE, LUIS	134.76
947	291541036	1	684277	OLAIZ, RAUL	22940	BROMPTON ST	MORENO VALLI	CA	92553-184	OLAIZ, RAUL	306.92
6381	291541041	5	684277	HUESO, JOANNE (OWNR)	22971	BROMPTON ST	MORENO VALLI	CA	92553-180	HUESO, JOANNE (OW	296.98
7465	308530008	5	684277	CORMIER, TERESA (RENT)	17211	BRONCO LN	MORENO VALLI	CA	92555-337	CORMIER, TERESA (RI	79.76
4725	308530009	6	684277	TORRES, EMMA	17217	BRONCO LN	MORENO VALLI	CA	92555-337	TORRES, EMMA	290.30
6644	308530010	6	684277	HORTON, JOMO (RENT)	17223	BRONCO LN	MORENO VALLI	CA	92555-337	HORTON, JOMO (REN	158.23
6846	308530011	7	684277	HOWARD, TRACY (RENT)	17229	BRONCO LN	MORENO VALLI	CA	92555-337	HOWARD, TRACY (REI	317.06
5437	308530015	1	684277	MORENO, JULIETTE (RENT)	17253	BRONCO LN	MORENO VALLI	CA	92555-337	MORENO, JULIETTE (F	317.06
3407	308530018	4	684277	KUCSAN, MICHAEL	17271	BRONCO LN	MORENO VALLI	CA	92555-337	KUCSAN, MICHAEL	317.06
6925	308530021	6	684277	CESENA , DIVINA (RENT)	17289	BRONCO LN	MORENO VALLI	CA	92555-337	CESENA , DIVINA (REI	292.50
5204	308531008	8	684277	COVARUBIAS, MARIA (OWNR)	17298	BRONCO LN	MORENO VALLI	CA	92555-337	COVARUBIAS, MARIA	317.06
9228	308530025	0	684277	SERRATOS, OMAR (RENT)	17313	BRONCO LN	MORENO VALLI	CA	92555-337	SERRATOS, OMAR (RE	204.16
3360	312301029	7	684277	MILLER, AROL	25297	BRONSON CT	MORENO VALLI	CA	92551-241	MILLER, AROL	312.04
3386	312301033	0	684277	HERNANDEZ, PEDRO	25316	BRONSON CT	MORENO VALLI	CA	92551-241	HERNANDEZ, PEDRO	317.06
3628	312301026	4	684277	ROGERS, OFELIA	25327	BRONSON CT	MORENO VALLI	CA	92551-241	ROGERS, OFELIA	316.49
2638	479661019	9	684277	RAX, JONATHAN DR	25160	BRONZE DR	MORENO VALLI	CA	92557-744	RAX, JONATHAN DR	316.49
2509	479662011	4	684277	SOTELO, LETICIA	25215	BRONZE DR	MORENO VALLI	CA	92557-744	SOTELO, LETICIA	338.16
2543	479662009	3	684277	SWANIKER, GEORGE	25243	BRONZE DR	MORENO VALLI	CA	92557-744	SWANIKER, GEORGE	316.49
2360	479662004	8	684277	TERRY JR, CECIL	25252	BRONZE DR	MORENO VALLI	CA	92557-744	TERRY JR, CECIL	316.49
2384	479662007	1	684277	PLAYER, TATANISHA	25267	BRONZE DR	MORENO VALLI	CA	92557-744	PLAYER, TATANISHA	316.49
6591	292083001	1	684277	HERNANDEZ, RAMIRO	23260	BROOKHAVEN DR	MORENO VALLI	CA	92553-591	HERNANDEZ, RAMIRC	154.91
880	292084013	5	684277	RENDON, JAIME	23301	BROOKHAVEN DR	MORENO VALLI	CA	92553-592	RENDON, JAIME	316.49
8932	259381023	9	684277	ESQUIVEL, STEPHANIE (RENT)	22906	BROOKHOLLOW WAY	MORENO VALLI	CA	92557-184	ESQUIVEL, STEPHANI	34.72
5924	259381026	2	684277	WILLSON, SANDRA (OWNR)	22936	BROOKHOLLOW WAY	MORENO VALLI	CA	92557-184	WILLSON, SANDRA (O	146.49
960	259391002	1	684277	POATS, EUGENE (OWNR)	22937	BROOKHOLLOW WAY	MORENO VALLI	CA	92557-184	POATS, EUGENE (OW	412.76
7261	260252008	7	684277	ELLIOT, ALICIA AND MALCOLM (R	10312	BROOKMEAD DR	MORENO VALLI	CA	92557-261	ELLIOT, ALICIA AND M	317.06
1645	260252004	3	684277	SALOMON, DEBBIE	10344	BROOKMEAD DR	MORENO VALLI	CA	92557-261	SALOMON, DEBBIE	412.76
8417	260203001	8	684277	BELL, JAMES (OWNR)	10375	BROOKMEAD DR	MORENO VALLI	CA	92557-261	BELL, JAMES (OWNR)	246.77
1629	260202004	8	684277	ORNELAS, LORI	10408	BROOKMEAD DR	MORENO VALLI	CA	92557-268	ORNELAS, LORI	316.49
3787	260202001	5	684277	HAYNES, NATALIE	10432	BROOKMEAD DR	MORENO VALLI	CA	92557-268	HAYNES, NATALIE	316.49
4362	260205016	8	684277	GEORGE, JOHN	10479	BROOKMEAD DR	MORENO VALLI	CA	92557-261	GEORGE, JOHN	413.60
3605	260205017	9	684277	CASTELAN, ANTHONY (OWNR)	10487	BROOKMEAD DR	MORENO VALLI	CA	92557-261	CASTELAN, ANTHONY	238.50
5758	479551007	8	684277	CHAVEZ, JORGE (RENT)	25751	BRUMELIA CT	MORENO VALLI	CA	92553-478	CHAVEZ, JORGE (REN	317.06
9138	479551006	7	684277	RIOS, RAYMOND (RENT)	25759	BRUMELIA CT	MORENO VALLI	CA	92553-478	RIOS, RAYMOND (REI	396.47
6997	308382013	2	684277	GERMANY, RETTA L (RENT)	15521	BUCKBOARD LN	MORENO VALLI	CA	92555-296	GERMANY, RETTA L (I	423.74
5598	308382014	3	684277	ZORNES, PHILIP (RENT)	15531	BUCKBOARD LN	MORENO VALLI	CA	92555-296	ZORNES, PHILIP (REN	117.06

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6321	308383013	5	684277	ALEXANDER, CHARMAINE	15556	BUCKBOARD LN	MORENO VALLI	CA	92555-296	ALEXANDER, CHARM/	291.78
8407	308382019	8	684277	MEGEE, KRISTEN	15581	BUCKBOARD LN	MORENO VALLI	CA	92555-296	MEGEE, KRISTEN	94.53
9563	487243024	0	684277	SOLARES, KARLA (OWNR)	26699	BUCKEYE TERRACE	MORENO VALLI	CA	92555-353	SOLARES, KARLA (OW	63.82
7328	487561002	3	684277	GARCIA, MAGDALENA (OWNR)	26714	BUCKEYE TERRACE	MORENO VALLI	CA	92555-353	GARCIA, MAGDALEN/	296.91
5203	487243026	2	684277	BOND, TIFFANY	26723	BUCKEYE TERRACE	MORENO VALLI	CA	92555-353	BOND, TIFFANY	143.52
5137	479321021	9	684277	TREJO, ALFRED	25536	BUCKLAND LN	MORENO VALLI	CA	92553-483	TREJO, ALFRED	177.43
6511	292271001	2	684277	EMERY, LLOYD (OWNR)	12017	BUCKTHORN DR	MORENO VALLI	CA	92557-701	EMERY, LLOYD (OWN	317.06
7748	292271004	5	684277	GONZALEZ, FRANCISCO (OWNR)	12049	BUCKTHORN DR	MORENO VALLI	CA	92557-701	GONZALEZ, FRANCISC	211.78
7304	292272016	9	684277	CABRERA, CHRISTAN (RENT)	12056	BUCKTHORN DR	MORENO VALLI	CA	92557-701	CABRERA, CHRISTAN	291.87
169	292272014	7	684277	MAGDALENO, ESTER	12078	BUCKTHORN DR	MORENO VALLI	CA	92557-701	MAGDALENO, ESTER	316.49
6450	292271008	9	684277	BELL, SHERICO AND STEVE (RENT	12087	BUCKTHORN DR	MORENO VALLI	CA	92557-701	BELL, SHERICO AND S	287.53
4963	312123040	6	684277	THOMAS, IVORY	25634	BUENA FORTUNA LN	MORENO VALLI	CA	92551-204	THOMAS, IVORY	219.27
3278	304220015	5	684277	SOJOBI, ANGELA	15979	BUENA MESA CT	MORENO VALLI	CA	92555-592	SOJOBI, ANGELA	317.06
6429	304220017	7	684277	BERUMEN, ARTHUR (OWNR)	15990	BUENA MESA CT	MORENO VALLI	CA	92555-592	BERUMEN, ARTHUR (	394.07
7045	312123050	5	684277	COVARRUBIAS, MONICA	25634	BUENA VILLAGE CT	MORENO VALLI	CA	92551-209	COVARRUBIAS, MONI	317.06
6206	312123043	9	684277	WEISSENBACK II, KURT (OWNR)	25637	BUENA VILLAGE CT	MORENO VALLI	CA	92551-209	WEISSENBACK II, KUR	317.06
1638	487420004	9	684277	VILLA JR, PETER	13291	BURNEY PASS DR	MORENO VALLI	CA	92555-240	VILLA JR, PETER	316.49
5917	487430004	0	684277	ESPINOZA, ROSA (RENT)	13379	BURNEY PASS DR	MORENO VALLI	CA	92555-243	ESPINOZA, ROSA (REN	64.06
5551	487220004	1	684277	VALLE, DEBRA (OWNR)	26467	BUTTERNUT LN	MORENO VALLI	CA	92555-225	VALLE, DEBRA (OWNF	211.78
6464	485075009	4	684277	PILOLA, ELAINE (RENT)	15178	BUXTON AVE	MORENO VALLI	CA	92551-401	PILOLA, ELAINE (RENT	317.06
224	485075012	6	684277	HERNANDEZ, JUAN M	15214	BUXTON AVE	MORENO VALLI	CA	92551-408	HERNANDEZ, JUAN M	213.77
8583	486411014	3	684277	ARMSTRONG, PHILIP (RENT)	15328	CABALLO RD	MORENO VALLI	CA	92555-290	ARMSTRONG, PHILIP	352.48
5418	486412013	5	684277	IRIGOYEN, HERNESTO (RENT)	15335	CABALLO RD	MORENO VALLI	CA	92555-290	IRIGOYEN, HERNESTO	317.06
2924	486413001	7	684277	SENSEMAN, LISA (OWNR)	15362	CABALLO RD	MORENO VALLI	CA	92555-290	SENSEMAN, LISA (OW	403.17
1739	486413002	8	684277	MONTES, REGINA	15370	CABALLO RD	MORENO VALLI	CA	92555-290	MONTES, REGINA	56.01
3737	486417003	1	684277	ALVARADO, DIANA	15407	CABALLO RD	MORENO VALLI	CA	92555-291	ALVARADO, DIANA	292.85
4436	486413007	3	684277	GARCIA, JOSE LUIS	15410	CABALLO RD	MORENO VALLI	CA	92555-291	GARCIA, JOSE LUIS	317.06
3133	259492011	1	684277	RAMBAYON, RODERICK	9871	CABAZON CIR	MORENO VALLI	CA	92557-354	RAMBAYON, RODERIC	98.06
872	486290026	1	684277	JOHNSON, JONITH	27330	CACTUS AVE	MORENO VALLI	CA	92555-471	JOHNSON, JONITH	409.86
3091	486290027	2	684277	RUEDA, DORA	27350	CACTUS AVE	MORENO VALLI	CA	92555-471	RUEDA, DORA	317.06
9478	478090023	1	684277	OUTLAND, ERIC L AND VERONICA	28070	CACTUS AVE	MORENO VALLI	CA	92555-620	OUTLAND, ERIC L ANI	57.28
8170	304441011	4	684277	CONTREAS, YVETTE (OWNR)	14835	CADIZ CT	MORENO VALLI	CA	92555-731	CONTREAS, YVETTE (C	101.66
3370	304441035	6	684277	HOWARD, DEBORAH	14884	CADIZ CT	MORENO VALLI	CA	92555-731	HOWARD, DEBORAH	317.06
5049	482690012	6	684277	BALDEON, EFRAIN	14583	CAGNEY CT	MORENO VALLI	CA	92553-942	BALDEON, EFRAIN	388.03
7132	482690014	8	684277	RAMIREZ, ROCIO (RENT)	14603	CAGNEY CT	MORENO VALLI	CA	92553-942	RAMIREZ, ROCIO (REN	235.89
2229	482690016	0	684277	MARTINEZ, CARLOS	14623	CAGNEY CT	MORENO VALLI	CA	92553-942	MARTINEZ, CARLOS	316.49
7876	482690004	9	684277	HART, EDWIN (RENT)	14624	CAGNEY CT	MORENO VALLI	CA	92553-942	HART, EDWIN (RENT)	266.78
4884	482690022	5	684277	MEDINA, CHRISTINA AND JOHNN	14665	CAGNEY CT	MORENO VALLI	CA	92553-942	MEDINA, CHRISTINA /	314.21
6163	312112015	0	684277	DELEON, EMERITA (RENT)	25574	CALABRIA DR	MORENO VALLI	CA	92551-206	DELEON, EMERITA (RI	261.72
1037	312112019	4	684277	BERNAL, ERNESTO (OWNR)	25622	CALABRIA DR	MORENO VALLI	CA	92551-206	BERNAL, ERNESTO (O	156.36
7004	482534008	0	684277	JONES, SHIRLEY (RENT)	13855	CALADA DR	MORENO VALLI	CA	92553-339	JONES, SHIRLEY (REN	327.20
4808	482533013	1	684277	VALENZUELA, ERNIE	13870	CALADA DR	MORENO VALLI	CA	92553-339	VALENZUELA, ERNIE	314.21
874	482534006	8	684277	MABON, CRYSTAL	13881	CALADA DR	MORENO VALLI	CA	92553-339	MABON, CRYSTAL	734.67
179	482533014	2	684277	ROSA, PAUL AND MARIA	13890	CALADA DR	MORENO VALLI	CA	92553-339	ROSA, PAUL AND MAI	316.49
4684	304190031	7	684277	PRICE, SEAN (RENT)	27693	CALLANDER ST	MORENO VALLI	CA	92555-590	PRICE, SEAN (RENT)	350.88
2984	486461008	3	684277	ARCHER, SHANON	25680	CALLE AGUA	MORENO VALLI	CA	92551-204	ARCHER, SHANON	316.49
9445	486461012	6	684277	GREEN, LATANYA (RENT)	25720	CALLE AGUA	MORENO VALLI	CA	92551-200	GREEN, LATANYA (RE	132.17
3706	486462019	6	684277	LANGDON, YOLANDA	25731	CALLE AGUA	MORENO VALLI	CA	92551-200	LANGDON, YOLANDA	316.49
937	486462015	2	684277	RICE, TUNEAN	25771	CALLE AGUA	MORENO VALLI	CA	92553-	RICE, TUNEAN	409.86
5264	486462010	7	684277	DIXON, JACQUELINE (OWNR)	25791	CALLE AGUA	MORENO VALLI	CA	92551-204	DIXON, JACQUELINE (	243.08
1175	486461020	3	684277	BURNETT, WILLIAM	25800	CALLE AGUA	MORENO VALLI	CA	92551-200	BURNETT, WILLIAM	116.49
3524	486452008	5	684277	HOPKINS, APRIL	25921	CALLE AGUA	MORENO VALLI	CA	92551-162	HOPKINS, APRIL	317.06
9505	486442014	9	684277	MOLETTE, CHRISTINA (RENT)	26101	CALLE AGUA	MORENO VALLI	CA	92551-164	MOLETTE, CHRISTINA	122.23
2962	486442005	1	684277	MORENO, MATTHEW	26111	CALLE AGUA	MORENO VALLI	CA	92551-164	MORENO, MATTHEW	314.47
4664	486471004	0	684277	WILSON, AHSHAN	26120	CALLE AGUA	MORENO VALLI	CA	92551-164	WILSON, AHSHAN	298.30
2989	486442004	0	684277	MCQUEEN, NIA	26121	CALLE AGUA	MORENO VALLI	CA	92551-164	MCQUEEN, NIA	111.78
4141	486471001	7	684277	BALDERAS, VANESSA	26150	CALLE AGUA	MORENO VALLI	CA	92551-164	BALDERAS, VANESSA	289.00
6180	486442001	7	684277	BUTCHER, MICHAEL (OWNR)	26151	CALLE AGUA	MORENO VALLI	CA	92551-164	BUTCHER, MICHAEL (	111.15
1319	486462004	2	684277	MALECKE, LISA	16275	CALLE AURORA	MORENO VALLI	CA	92551-205	MALECKE, LISA	304.77
7352	486463012	2	684277	SALAZAR, ANDREA	16292	CALLE AURORA	MORENO VALLI	CA	92551-205	SALAZAR, ANDREA	111.33
3849	486462001	9	684277	TARKINGTON, HENRY	16305	CALLE AURORA	MORENO VALLI	CA	92551-205	TARKINGTON, HENRY	316.49
9490	486463017	7	684277	TRAN, KIM VAN (OWNR)	16342	CALLE AURORA	MORENO VALLI	CA	92551-205	TRAN, KIM VAN (OWI	31.20
6844	308453008	7	684277	LUNA, VALERIE (RENT)	26514	CALLE BELDING	MORENO VALLI	CA	92555-410	LUNA, VALERIE (RENT	299.91
4427	486413034	7	684277	LORA, ELIZABETH	15315	CALLE CAMELIA	MORENO VALLI	CA	92555-297	LORA, ELIZABETH	159.92
3501	486413030	3	684277	VILLANUEVA, FRANCISCO	15347	CALLE CAMELIA	MORENO VALLI	CA	92555-297	VILLANUEVA, FRANCI	197.99
7370	486413029	3	684277	CAMPER, JACQUELINE	15355	CALLE CAMELIA	MORENO VALLI	CA	92555-297	CAMPER, JACQUELINI	471.22
3711	486423015	1	684277	GILCHRIST, KEITH	15440	CALLE CAMELIA	MORENO VALLI	CA	92555-297	GILCHRIST, KEITH	316.49
5155	312350014	5	684277	ADORADOR, GEMMA (OWNR)	17761	CALLE CAPISTRANO	MORENO VALLI	CA	92551-635	ADORADOR, GEMMA	317.06
4683	312350015	6	684277	THOMAS, SHAVONNE	17769	CALLE CAPISTRANO	MORENO VALLI	CA	92551-635	THOMAS, SHAVONNE	314.21
6642	312350007	9	684277	PERKINS, KESHANNA	17776	CALLE CAPISTRANO	MORENO VALLI	CA	92551-635	PERKINS, KESHANNA	258.20
3697	312350018	9	684277	BARRON, JAIME	17793	CALLE CAPISTRANO	MORENO VALLI	CA	92551-635	BARRON, JAIME	316.49
3659	312350020	0	684277	IRIANTO, TUTY	17809	CALLE CAPISTRANO	MORENO VALLI	CA	92551-637	IRIANTO, TUTY	238.39
6435	312350022	2	684277	NOGALES, RUBEN AND PRISCILA	17825	CALLE CAPISTRANO	MORENO VALLI	CA	92551-637	NOGALES, RUBEN AN	303.10
4040	486423017	3	684277	COUCH, CHRIS	15411	CALLE CASTANO	MORENO VALLI	CA	92555-296	COUCH, CHRIS	316.49
4435	486423021	6	684277	RICHARDSON, CHETLANA (OWNF	15420	CALLE CASTANO	MORENO VALLI	CA	92555-296	RICHARDSON, CHETL/	286.18
4546	312290031	5	684277	JACKSON, EBONY	17415	CALLE DE AMIGOS	MORENO VALLI	CA	92551-630	JACKSON, EBONY	314.21

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5855	312291007	7	684277	BLANKENSHIP, KAYKEYSHA (RENT	17440	CALLE DE AMIGOS	MORENO VALLI	CA	92551-630	BLANKENSHIP, KAYKE	317.06
5610	312291005	5	684277	GOWDY, ALWANDA (RENT)	17456	CALLE DE AMIGOS	MORENO VALLI	CA	92551-630	GOWDY, ALWANDA (I	89.30
9050	312290038	2	684277	KENT, SHEBA (RENT)	17471	CALLE DE AMIGOS	MORENO VALLI	CA	92551-630	KENT, SHEBA (RENT)	331.43
4005	312322015	9	684277	ZENO, ZANAE	17507	CALLE DE AMIGOS	MORENO VALLI	CA	92551-634	ZENO, ZANAE	316.49
4024	312320003	2	684277	CHASE, KEITH	17522	CALLE DE AMIGOS	MORENO VALLI	CA	92551-634	CHASE, KEITH	316.49
9266	312320005	4	684277	CEBALLOS, JIAN (OWNR)	17542	CALLE DE AMIGOS	MORENO VALLI	CA	92551-634	CEBALLOS, JIAN (OWI	69.65
7524	312322008	3	684277	ORTIZ, MELISSA	17577	CALLE DE AMIGOS	MORENO VALLI	CA	92551-634	ORTIZ, MELISSA	264.72
3988	312320009	8	684277	ARIAS, MELISSA	17582	CALLE DE AMIGOS	MORENO VALLI	CA	92551-634	ARIAS, MELISSA	112.86
7510	312320011	9	684277	CARMONA, ANA	17602	CALLE DE AMIGOS	MORENO VALLI	CA	92551-635	CARMONA, ANA	310.37
8300	487140015	4	684277	YZAGUIRRE, ANDREW (OWNR)	12205	CALLE DE JIMENEZ	MORENO VALLI	CA	92555-204	YZAGUIRRE, ANDREW	289.82
4596	312332005	1	684277	WHITMAN, EVELYN AND JASON	25923	CALLE ENSENADA	MORENO VALLI	CA	92551-634	WHITMAN, EVELYN A	147.54
4835	312332004	0	684277	LACURE, TONYA	25929	CALLE ENSENADA	MORENO VALLI	CA	92551-634	LACURE, TONYA	314.21
3760	312332001	7	684277	MORALES, MONICA	25947	CALLE ENSENADA	MORENO VALLI	CA	92551-634	MORALES, MONICA	316.49
4498	486141013	8	684277	WINSTON, MYOHO	25900	CALLE FAMILIA	MORENO VALLI	CA	92551-704	WINSTON, MYOHO	256.91
7062	486143006	8	684277	CORELLA, EMMA (RENT)	25933	CALLE FAMILIA	MORENO VALLI	CA	92551-704	CORELLA, EMMA (REI	317.06
6814	486141010	5	684277	CURIEL, FELIPE (RENT)	25942	CALLE FAMILIA	MORENO VALLI	CA	92551-704	CURIEL, FELIPE (RENT	48.94
2361	486143005	7	684277	CURIEL, LEONARDO	25947	CALLE FAMILIA	MORENO VALLI	CA	92551-704	CURIEL, LEONARDO	146.08
2474	486452019	5	684277	CALLIER, TIM	25880	CALLE FUEGO	MORENO VALLI	CA	92551-161	CALLIER, TIM	316.49
3393	486454005	8	684277	HURD, L T	25901	CALLE FUEGO	MORENO VALLI	CA	92551-161	HURD, L T	317.06
6613	308282042	9	684277	MOSS, JEROME	26590	CALLE LINDA	MORENO VALLI	CA	92555-425	MOSS, JEROME	206.78
3079	308283008	2	684277	LEE, AVIA	26615	CALLE LINDA	MORENO VALLI	CA	92552	LEE, AVIA	317.06
3613	308451007	0	684277	WASHINGTON, MELVIN	26575	CALLE LUNA	MORENO VALLI	CA	92555-411	WASHINGTON, MELV	316.49
5664	308460001	2	684277	MCMORRIS, RHEAN (RENT)	26683	CALLE LUNA	MORENO VALLI	CA	92555-411	MCMORRIS, RHEAN (I	317.06
7540	308460002	3	684277	VU, MICHAEL (OWNR)	26701	CALLE LUNA	MORENO VALLI	CA	92555-411	VU, MICHAEL (OWNR	280.54
6987	308460004	5	684277	PENCE, JANNETTE AND DAVID	26737	CALLE LUNA	MORENO VALLI	CA	92555-411	PENCE, JANNETTE AN	20.36
4699	308460006	7	684277	TAYLOR THOMAS, CRYSTAL	26773	CALLE LUNA	MORENO VALLI	CA	92555-411	TAYLOR THOMAS, CR'	314.21
6512	308460007	8	684277	GEDDES, RICHARD AND CINDY (O	26791	CALLE LUNA	MORENO VALLI	CA	92555-411	GEDDES, RICHARD AN	83.63
8230	308460008	9	684277	LEVETT, JACKIE	26809	CALLE LUNA	MORENO VALLI	CA	92555-411	LEVETT, JACKIE	286.25
3541	308463013	2	684277	CHISM, LATOYA	26818	CALLE LUNA	MORENO VALLI	CA	92555-411	CHISM, LATOYA	206.78
5278	308460011	1	684277	GARCIA, SIMON (OWNR)	26863	CALLE LUNA	MORENO VALLI	CA	92555-411	GARCIA, SIMON (OWI	306.49
1723	256304001	9	684277	HARDY, WILLIAM AND LOFLIN	21500	CALLE MONACO	MORENO VALLI	CA	92557-853	HARDY, WILLIAM ANI	316.49
6527	256303021	4	684277	PAYNE, TERRY AND TERRENCE	21555	CALLE MONACO	MORENO VALLI	CA	92557-853	PAYNE, TERRY AND TI	293.93
5250	256343012	0	684277	COVARRUBIAS, ARTEMIO	21775	CALLE MONACO	MORENO VALLI	CA	92557-858	COVARRUBIAS, ARTEI	304.15
1885	312232010	6	684277	BROWN, KELLI	16749	CALLE PINATA	MORENO VALLI	CA	92551-211	BROWN, KELLI	317.06
901	312232009	6	684277	MARSHALL, WILLIE J	16759	CALLE PINATA	MORENO VALLI	CA	92551-211	MARSHALL, WILLIE J	317.06
494	312231004	8	684277	SWAUNCY, SHERMAN (OWNR)	16780	CALLE PINATA	MORENO VALLI	CA	92551-215	SWAUNCY, SHERMAN	139.51
8264	312241002	7	684277	MORALES, CELINA AND SANTIAG	16800	CALLE PINATA	MORENO VALLI	CA	92551-211	MORALES, CELINA AN	154.82
813	312242005	3	684277	HERNANDEZ, BENJAMIN	16839	CALLE PINATA	MORENO VALLI	CA	92551-211	HERNANDEZ, BENJAM	282.39
9319	312242004	2	684277	BRADFORD, CARRIE (RENT)	16849	CALLE PINATA	MORENO VALLI	CA	92551-211	BRADFORD, CARRIE (I	83.41
6426	312241010	4	684277	LOPEZ, RENEE (OWNR)	16880	CALLE PINATA	MORENO VALLI	CA	92551-211	LOPEZ, RENEE (OWNF	317.06
1036	256301008	7	684277	PESKO JR, DAVID	21643	CALLE PRIMA	MORENO VALLI	CA	92557-854	PESKO JR, DAVID	448.88
4452	256306012	5	684277	BONNER, MICHELLE	21701	CALLE PRIMA	MORENO VALLI	CA	92557-857	BONNER, MICHELLE	197.88
8689	256306001	5	684277	CHEN, YI (OWNR)	21709	CALLE PRIMA	MORENO VALLI	CA	92557-854	CHEN, YI (OWNR)	324.99
8184	486042032	9	684277	ESCAMILLA, MARTHA (OWNR)	15085	CALLE RENFRO	MORENO VALLI	CA	92551-700	ESCAMILLA, MARTHA	303.39
1932	486042034	1	684277	MILLER, WALTER	15109	CALLE RENFRO	MORENO VALLI	CA	92551-701	MILLER, WALTER	409.70
8233	486053009	3	684277	HOLT, KENNETH D AND MARGAR	15134	CALLE RENFRO	MORENO VALLI	CA	92551-700	HOLT, KENNETH D AN	563.93
7953	486052007	8	684277	URQUIETA, LETICIA	15135	CALLE RENFRO	MORENO VALLI	CA	92551-701	URQUIETA, LETICIA	156.72
9324	479251015	8	684277	VILLALOBOS, MARINA (RENT)	15159	CALLE RENFRO	MORENO VALLI	CA	92551-701	VILLALOBOS, MARINA	171.82
5053	312280013	8	684277	GARIBAY, ESTHER	17299	CALLE RIO VISTA	MORENO VALLI	CA	92551-632	GARIBAY, ESTHER	338.60
5810	312280016	1	684277	CANCHOLA, OMAR (OWNR)	17323	CALLE RIO VISTA	MORENO VALLI	CA	92551-632	CANCHOLA, OMAR (C	201.15
6466	312280018	3	684277	THOMAS, LYNNAE AND KEITH	17339	CALLE RIO VISTA	MORENO VALLI	CA	92551-632	THOMAS, LYNNAE AN	644.44
8891	312280019	4	684277	FRANUUEX, BACILIO (OWNR)	17347	CALLE RIO VISTA	MORENO VALLI	CA	92551-632	FRANUUEX, BACILIO (	277.20
5000	312290011	7	684277	TUEROS, LADY	17451	CALLE RIO VISTA	MORENO VALLI	CA	92551-632	TUEROS, LADY	304.36
3453	486422039	0	684277	ALLBEE, JANGE	15370	CALLE ROSA	MORENO VALLI	CA	92555-295	ALLBEE, JANGE	98.72
7286	486422040	0	684277	VINH, LUC	15380	CALLE ROSA	MORENO VALLI	CA	92555-295	VINH, LUC	221.62
3459	486423002	9	684277	HOEY, BRIAN	15397	CALLE ROSA	MORENO VALLI	CA	92555-295	HOEY, BRIAN	20.09
8544	486442020	4	684277	FLORES, DAISY (RENT)	16250	CALLE SERENA	MORENO VALLI	CA	92551-163	FLORES, DAISY (RENT	408.74
4764	486452005	2	684277	BARRERA, JORGE	16265	CALLE SERENA	MORENO VALLI	CA	92551-163	BARRERA, JORGE	314.21
2865	486452002	9	684277	RODRIGUEZ, JOEL	16295	CALLE SERENA	MORENO VALLI	CA	92551-163	RODRIGUEZ, JOEL	316.49
4778	486453003	3	684277	RODRIGUEZ, ROBERT	16302	CALLE SERENA	MORENO VALLI	CA	92551-163	RODRIGUEZ, ROBERT	79.62
5230	486453005	5	684277	CHANG, GINGER	16322	CALLE SERENA	MORENO VALLI	CA	92551-163	CHANG, GINGER	377.82
6045	308463004	4	684277	STEEN, LILLIE	26779	CALLE VEJAR	MORENO VALLI	CA	92555-411	STEEN, LILLIE	426.29
6273	308470018	9	684277	KEMP, SHANIKA (OWNR)	26854	CALLE VEJAR	MORENO VALLI	CA	92555-411	KEMP, SHANIKA (OWI	83.63
4573	312112005	1	684277	MORTON, SHANTE	25547	CALLITA ST	MORENO VALLI	CA	92551-205	MORTON, SHANTE	65.34
1495	312112004	0	684277	BUTLER, JAMES E	25559	CALLITA ST	MORENO VALLI	CA	92551-205	BUTLER, JAMES E	247.06
2350	259452008	5	684277	CERVANTES, ANGELICA (OWNR)	9951	CAMBRIA CIR	MORENO VALLI	CA	92557-350	CERVANTES, ANGELIC	60.89
7203	291493033	0	684277	ARNOLD, ROBERT (RENT)	12075	CAMBRIDGE CT	MORENO VALLI	CA	92557-683	ARNOLD, ROBERT (RE	448.69
6365	291493035	2	684277	FIGUEROA, DANNYS (OWNR)	12095	CAMBRIDGE CT	MORENO VALLI	CA	92557-683	FIGUEROA, DANNYS (	135.54
6860	291493036	3	684277	GOLDEN, REGINA (OWNR)	12107	CAMBRIDGE CT	MORENO VALLI	CA	92557-684	GOLDEN, REGINA (OV	287.30
4013	312212034	6	684277	MCGEE, TONI	25570	CAMINO BELLAGIO	MORENO VALLI	CA	92551-216	MCGEE, TONI	316.49
2255	312202030	1	684277	BUTLER, SALLIE	25638	CAMINO BELLAGIO	MORENO VALLI	CA	92551-214	BUTLER, SALLIE	405.85
3469	312202029	1	684277	OSORNIA, RAUL	25650	CAMINO BELLAGIO	MORENO VALLI	CA	92551-214	OSORNIA, RAUL	84.86
8285	312202028	0	684277	ESPITIA, SALUSTRIO (RENT)	25662	CAMINO BELLAGIO	MORENO VALLI	CA	92551-214	ESPITIA, SALUSTRIO (	36.87
2109	312191026	5	684277	JONES, BENNIE	25510	CAMINO CASTILLO	MORENO VALLI	CA	92551-211	JONES, BENNIE	412.76
612	312193007	4	684277	STONE, SANDRA AND CORY	25603	CAMINO CASTILLO	MORENO VALLI	CA	92551-212	STONE, SANDRA AND	316.49
1726	312192009	3	684277	JONES, MICHELLE (OWNR)	25630	CAMINO CASTILLO	MORENO VALLI	CA	92551-212	JONES, MICHELLE (OV	297.57

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1237	475220069	3	684277	SANCHEZ, SARA	11730	CAMINO DE LA VISTA DR	MORENO VALLI	CA	92557-641	SANCHEZ, SARA	316.49
4375	475220070	3	684277	TOVAR, TUPE (OWNR)	11744	CAMINO DE LA VISTA DR	MORENO VALLI	CA	92557-641	TOVAR, TUPE (OWNR	217.92
4757	475231035	6	684277	NGUYEN, ROSEMARY	11803	CAMINO DE LA VISTA DR	MORENO VALLI	CA	92557-641	NGUYEN, ROSEMARY	314.21
3438	475300038	2	684277	GOMEZ, TERESA (OWNR)	11877	CAMINO DE LA VISTA DR	MORENO VALLI	CA	92557-641	GOMEZ, TERESA (OW	310.11
3108	475300040	3	684277	MONTOYA, SILVIA (RENT)	11897	CAMINO DE LA VISTA DR	MORENO VALLI	CA	92557-641	MONTOYA, SILVIA (RE	213.60
8245	475233025	3	684277	ZUNIGA, IRA (RENT)	24928	CAMINO DE ORO WAY	MORENO VALLI	CA	92557	ZUNIGA, IRA (RENT)	305.63
2493	475233016	5	684277	BARRAGAN, ERNESTO	24945	CAMINO DE ORO WAY	MORENO VALLI	CA	92557-640	BARRAGAN, ERNESTC	316.49
7849	475233017	6	684277	RZEPKA, JAMES (RENT)	24963	CAMINO DE ORO WAY	MORENO VALLI	CA	92557-640	RZEPKA, JAMES (RENT	67.92
4681	475233023	1	684277	PASCUAL, ADRIENNE (OWNR)	24964	CAMINO DE ORO WAY	MORENO VALLI	CA	92557-640	PASCUAL, ADRIENNE	30.41
6076	475233021	9	684277	MENDEZ, LAURA (OWNR)	24986	CAMINO DE ORO WAY	MORENO VALLI	CA	92557-640	MENDEZ, LAURA (OW	392.95
6388	312340055	1	684277	RAMIREZ, ADRIANA	17693	CAMINO DEL REY	MORENO VALLI	CA	92551-635	RAMIREZ, ADRIANA	335.09
5164	312340052	8	684277	CANO, JUAN AND YECENIA (OWN	17696	CAMINO DEL REY	MORENO VALLI	CA	92551-635	CANO, JUAN AND YEC	120.15
6776	312340049	6	684277	LEON, ROBERT (RENT)	17718	CAMINO DEL REY	MORENO VALLI	CA	92551-635	LEON, ROBERT (RENT	51.47
4431	312340066	1	684277	VAXTER, ROSE	17779	CAMINO DEL REY	MORENO VALLI	CA	92551-635	VAXTER, ROSE	192.06
7075	312340070	4	684277	GIBSON, STACY (RENT)	17811	CAMINO DEL REY	MORENO VALLI	CA	92551-635	GIBSON, STACY (RENT	294.72
3632	312340035	3	684277	JONES, TABATHA	17830	CAMINO DEL REY	MORENO VALLI	CA	92551-635	JONES, TABATHA	413.20
5763	312342001	8	684277	GOODEN, DERWIN (OWNR)	17835	CAMINO DEL REY	MORENO VALLI	CA	92551-635	GOODEN, DERWIN (O	290.11
6916	312342005	2	684277	BOWDEN, RALPH (RENT)	17867	CAMINO DEL REY	MORENO VALLI	CA	92551-635	BOWDEN, RALPH (REI	209.90
7718	312342009	6	684277	THOMPSON, RICHARD (OWNR)	17899	CAMINO DEL REY	MORENO VALLI	CA	92551-635	THOMPSON, RICHARI	339.77
6720	486151010	6	684277	ROCHIN, RAMONA AND ARMANI	15473	CAMINO GRANDE	MORENO VALLI	CA	92551-706	ROCHIN, RAMONA AN	51.20
7386	486151009	6	684277	BLANK, GRACIA MAE (OWNR)	15485	CAMINO GRANDE	MORENO VALLI	CA	92551-706	BLANK, GRACIA MAE	317.06
5006	486422019	2	684277	REAVIS, LINDA (RENT)	26261	CAMINO LARGO	MORENO VALLI	CA	92555-297	REAVIS, LINDA (RENT	21.16
4944	486421014	4	684277	HENDRICKS, JOYCELAND	26290	CAMINO LARGO	MORENO VALLI	CA	92555-297	HENDRICKS, JOYCELA	412.00
8343	486421016	6	684277	MURILLO, FRANCISCA (OWNR)	26310	CAMINO LARGO	MORENO VALLI	CA	92555-297	MURILLO, FRANCISCA	298.70
3852	486421020	9	684277	SUMLIN, SHIRLEY	26350	CAMINO LARGO	MORENO VALLI	CA	92555-297	SUMLIN, SHIRLEY	412.76
4262	312212016	0	684277	SMOOT, JOANA	25584	CAMINO MARILENA	MORENO VALLI	CA	92551-219	SMOOT, JOANA	412.76
3165	304190016	4	684277	VALDEZ, SALVADOR	15835	CAMINO REAL	MORENO VALLI	CA	92555-592	VALDEZ, SALVADOR	367.32
7098	304190017	5	684277	WILBORN, ANNETTE (OWNR)	15847	CAMINO REAL	MORENO VALLI	CA	92555-592	WILBORN, ANNETTE (	317.06
3923	304220002	3	684277	PATTERSON, WILLIE J	15883	CAMINO REAL	MORENO VALLI	CA	92555-592	PATTERSON, WILLIE J	422.52
5225	312332006	2	684277	PALAFOX, VERONICA (OWNR)	25920	CAMINO ROSADA	MORENO VALLI	CA	92551-634	PALAFOX, VERONICA	119.73
3673	312322045	6	684277	CORREA, KATHY	25968	CAMINO ROSADA	MORENO VALLI	CA	92551-634	CORREA, KATHY	188.44
3672	312323004	2	684277	PARKER, TEASHA	25969	CAMINO ROSADA	MORENO VALLI	CA	92551-634	PARKER, TEASHA	210.89
3660	312323002	0	684277	BARRERA, JULIE AND WILLIAMS I	25981	CAMINO ROSADA	MORENO VALLI	CA	92551-634	BARRERA, JULIE AND	190.00
5021	312341012	5	684277	SMITH, JESSIE (OWNR)	17668	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-636	SMITH, JESSIE (OWNF	312.05
7551	312341010	3	684277	CORTEZ, KEVIN	17684	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-636	CORTEZ, KEVIN	333.92
3862	312341005	9	684277	NGATI, EMMANUEL	17724	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-636	NGATI, EMMANUEL	96.49
7199	312341003	7	684277	NUNNERY, ELLENA (OWNR)	17740	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-636	NUNNERY, ELLENA (O	300.12
7257	312340011	1	684277	MONTGOMERY, LAVOUN (RENT)	17778	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-636	MONTGOMERY, LAVC	311.18
4098	312340009	0	684277	BLIGEN, CHERON	17794	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-636	BLIGEN, CHERON	332.61
5913	312340013	3	684277	ELLIS, SHANICE (RENT)	17845	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-637	ELLIS, SHANICE (RENT	65.41
4459	312340074	8	684277	CRUZ, KATHRYN	17853	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-637	CRUZ, KATHRYN	411.78
6705	312334023	3	684277	HERNANDEZ, JANET AND JOSE	17495	CAMINO SONRISA	MORENO VALLI	CA	92551-633	HERNANDEZ, JANET A	317.06
9469	312334015	6	684277	RILEY, LASHAWN (OWNR)	17575	CAMINO SONRISA	MORENO VALLI	CA	92551-637	RILEY, LASHAWN (OW	122.23
3817	312334014	5	684277	BARGANIER, BEVERLY	17585	CAMINO SONRISA	MORENO VALLI	CA	92551-637	BARGANIER, BEVERLY	45.54
4370	312334007	9	684277	ROBINSON, ALTHEA	17655	CAMINO SONRISA	MORENO VALLI	CA	92551-634	ROBINSON, ALTHEA	423.74
3726	312334002	4	684277	BENNET, SHARON	17705	CAMINO SONRISA	MORENO VALLI	CA	92551-634	BENNET, SHARON	492.72
5984	485101024	7	684277	GARIBALDI, SANTIAGO (OWNR)	15328	CAMP CT	MORENO VALLI	CA	92551-406	GARIBALDI, SANTIAG(	74.58
1334	485101031	3	684277	FAJARDO, LETICIA	15331	CAMP CT	MORENO VALLI	CA	92551-407	FAJARDO, LETICIA	217.38
7645	485101032	4	684277	JONES, BETTY (RENT)	15345	CAMP CT	MORENO VALLI	CA	92551-407	JONES, BETTY (RENT)	381.27
7461	478131060	0	684277	SALAZAR, EMMA	28830	CAMPBELL AVE	MORENO VALLI	CA	92555-691	SALAZAR, EMMA	110.68
709	478132034	0	684277	PULSAKOWSKI, GEORGE	28847	CAMPBELL AVE	MORENO VALLI	CA	92555-691	PULSAKOWSKI, GEOR	575.23
7362	478131014	9	684277	JOHNSON, FRETTA (RENT)	28894	CAMPBELL AVE	MORENO VALLI	CA	92555-691	JOHNSON, FRETTA (RI	171.65
5894	478132036	2	684277	SANTANA, ANNALISA (OWNR)	28915	CAMPBELL AVE	MORENO VALLI	CA	92555-691	SANTANA, ANNALISA	69.65
3170	478132037	3	684277	VOGELER, DAVID (OWNR)	28963	CAMPBELL AVE	MORENO VALLI	CA	92555-691	VOGELER, DAVID (OW	192.88
2998	478420007	6	684277	ELDA, BENJAMIN	29020	CAMPBELL AVE	MORENO VALLI	CA	92555-720	ELDA, BENJAMIN	435.40
3395	478420006	5	684277	JIMENEZ, MINERVA	29178	CAMPBELL AVE	MORENO VALLI	CA	92555-720	JIMENEZ, MINERVA	72.71
766	478421008	0	684277	HOLT, THOMAS	29235	CAMPBELL AVE	MORENO VALLI	CA	92555-720	HOLT, THOMAS	342.58
4988	264132010	5	684277	GUITERREZ, RICARDO	23580	CANDLE SHOE CT	MORENO VALLI	CA	92557-621	GUITERREZ, RICARDO	316.49
5472	474522004	0	684277	SANTANA, NANCY (RENT)	24545	CANDLEBUSH CT	MORENO VALLI	CA	92557-413	SANTANA, NANCY (RE	106.78
448	474513003	1	684277	EVANS, JAMES SCOTT	24560	CANDLEBUSH CT	MORENO VALLI	CA	92557-413	EVANS, JAMES SCOTT	316.49
5318	474541006	1	684277	RILEY, KATHY (OWNR)	24703	CANDLENUT CT	MORENO VALLI	CA	92557-414	RILEY, KATHY (OWNR	77.58
3260	474541027	0	684277	SILVA, LISA	24712	CANDLENUT CT	MORENO VALLI	CA	92557	SILVA, LISA	258.29
896	474541026	9	684277	LOFTON, THOMAS	24732	CANDLENUT CT	MORENO VALLI	CA	92557-413	LOFTON, THOMAS	58.27
2400	474541011	5	684277	BURT, JEREMY (RENT)	24749	CANDLENUT CT	MORENO VALLI	CA	92557-414	BURT, JEREMY (RENT	106.35
3888	474541022	5	684277	JENKINS, RYAN	24784	CANDLENUT CT	MORENO VALLI	CA	92557-414	JENKINS, RYAN	412.76
6729	474541020	3	684277	LUNA, FABIOLA (OWNR)	24808	CANDLENUT CT	MORENO VALLI	CA	92557-414	LUNA, FABIOLA (OWN	217.06
3287	487202021	0	684277	KANG, YONG	12593	CANDLEWOOD LN	MORENO VALLI	CA	92555-224	KANG, YONG	317.06
3293	487202017	7	684277	TOMS, SANDY (RENT)	12649	CANDLEWOOD LN	MORENO VALLI	CA	92555-224	TOMS, SANDY (RENT)	289.82
4054	487203004	8	684277	HERRERA, ELIAS	12662	CANDLEWOOD LN	MORENO VALLI	CA	92555-224	HERRERA, ELIAS	316.49
1435	484182004	3	684277	PAYNE, DEBRA (OWNR)	14656	CANDOR CT	MORENO VALLI	CA	92553-497	PAYNE, DEBRA (OWN	316.49
8457	316133016	4	684277	MARTINEZ, MANUEL (RENT)	16702	CANOE COVE	MORENO VALLI	CA	92551-740	MARTINEZ, MANUEL	74.40
1690	316133017	5	684277	HOWARD, SANDRA	16709	CANOE COVE	MORENO VALLI	CA	92551-740	HOWARD, SANDRA	713.49
1620	316133011	9	684277	MC GINTY, DEBORAH	16740	CANOE COVE	MORENO VALLI	CA	92551-740	MC GINTY, DEBORAH	279.01
8685	316133022	9	684277	VALENCIA , JESS O AND ANA M ((	16749	CANOE COVE	MORENO VALLI	CA	92551-740	VALENCIA , JESS O AN	136.78
741	316133009	8	684277	HERNANDEZ, ALEXANDRA	16756	CANOE COVE	MORENO VALLI	CA	92551-740	HERNANDEZ, ALEXAN	69.65
6532	304434016	7	684277	BUHR, ANT	29015	CANTABRIA CT	MORENO VALLI	CA	92555-730	BUHR, ANT	306.48

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5502	304433023	0	684277	STEPHENSON, BRENT (OWNR)	29044	CANTABRIA CT	MORENO VALLI	CA	92555-730	STEPHENSON, BRENT	317.06
4483	478371001	9	684277	KYLES, LEOTA	13255	CANTERBURY DOWNS WAY	MORENO VALLI	CA	92555-840	KYLES, LEOTA	314.21
4366	478370012	6	684277	ESPELETA, MARCELINA	13278	CANTERBURY DOWNS WAY	MORENO VALLI	CA	92555-840	ESPELETA, MARCELIN	317.06
4380	478371003	1	684277	ELLIOT, RUBY	13295	CANTERBURY DOWNS WAY	MORENO VALLI	CA	92555-840	ELLIOT, RUBY	216.62
4939	264361015	8	684277	VELASQUEZ, MARICELA	11654	CANVASBACK CIR	MORENO VALLI	CA	92557-540	VELASQUEZ, MARICEI	316.49
4565	264361019	2	684277	SUAREZ, SIMONA	11663	CANVASBACK CIR	MORENO VALLI	CA	92557-541	SUAREZ, SIMONA	314.21
9502	264361012	5	684277	SCOTT, JAMES (RENT)	11682	CANVASBACK CIR	MORENO VALLI	CA	92557-540	SCOTT, JAMES (RENT)	64.65
9072	264361011	4	684277	MORLEY, JAMES AND TIFFANY (R	11692	CANVASBACK CIR	MORENO VALLI	CA	92557-540	MORLEY, JAMES AND	185.01
3353	264361023	5	684277	GONZALEZ, ANABELLE (OWNR)	11703	CANVASBACK CIR	MORENO VALLI	CA	92557-541	GONZALEZ, ANABELLI	317.06
3056	264361024	6	684277	WINBUSH, ELEANOR	11713	CANVASBACK CIR	MORENO VALLI	CA	92557-541	WINBUSH, ELEANOR	66.28
3443	474632001	7	684277	KEHNT, DANIELLE	10161	CANYON VISTA RD	MORENO VALLI	CA	92557-304	KEHNT, DANIELLE	291.52
378	474621010	1	684277	ZAMBRANO, SUSAN	10280	CANYON VISTA RD	MORENO VALLI	CA	92557-304	ZAMBRANO, SUSAN	241.49
2733	474621008	0	684277	BICE, JAMES	10300	CANYON VISTA RD	MORENO VALLI	CA	92557-304	BICE, JAMES	97.49
3332	474611017	7	684277	SMITH, GREGORY	10390	CANYON VISTA RD	MORENO VALLI	CA	92557-302	SMITH, GREGORY	97.14
379	474611013	3	684277	DONERSON-STONE, LAURA	10430	CANYON VISTA RD	MORENO VALLI	CA	92557-302	DONERSON-STONE, L	316.49
5791	474611011	1	684277	ALVIN, THORNTON (RENT)	10450	CANYON VISTA RD	MORENO VALLI	CA	92557-303	ALVIN, THORNTON (R	287.84
1467	474611009	0	684277	FERNANDEZ, ADEL FRANK	10470	CANYON VISTA RD	MORENO VALLI	CA	92557-303	FERNANDEZ, ADEL FR	167.09
2552	474612015	8	684277	WILSON, KEITH	10479	CANYON VISTA RD	MORENO VALLI	CA	92557-302	WILSON, KEITH	175.92
2443	474601007	7	684277	KEIZER, DOUGLAS	10570	CANYON VISTA RD	MORENO VALLI	CA	92557-303	KEIZER, DOUGLAS	316.49
2240	474602024	5	684277	NUGENT, LEFFORD	10589	CANYON VISTA RD	MORENO VALLI	CA	92557-303	NUGENT, LEFFORD	316.49
2581	474601004	4	684277	ESCHENDAL, CARROLL	10600	CANYON VISTA RD	MORENO VALLI	CA	92557-303	ESCHENDAL, CARROLI	123.56
983	474601003	3	684277	GALLEGOS, MIKE	10610	CANYON VISTA RD	MORENO VALLI	CA	92557-303	GALLEGOS, MIKE	314.21
3466	474601002	2	684277	DARDEN, DENISE	10620	CANYON VISTA RD	MORENO VALLI	CA	92557-303	DARDEN, DENISE	317.06
3776	474602017	9	684277	DURON, CHRISTINE	10711	CANYON VISTA RD	MORENO VALLI	CA	92557-300	DURON, CHRISTINE	316.49
3684	474602026	7	684277	PINTOR, ALICIA	24090	CANYON WOODS CIR	MORENO VALLI	CA	92557-300	PINTOR, ALICIA	497.22
1917	485151028	6	684277	JIMENEZ, JOSE M	15270	CANYONSTONE DR	MORENO VALLI	CA	92551-765	JIMENEZ, JOSE M	116.49
8752	485151031	8	684277	CEDILLO, KATHY (RENT)	15300	CANYONSTONE DR	MORENO VALLI	CA	92551-764	CEDILLO, KATHY (REN	309.62
1936	485151034	1	684277	CARTHELL, RACHEAL	15330	CANYONSTONE DR	MORENO VALLI	CA	92551-764	CARTHELL, RACHEAL	62.84
9331	485162003	7	684277	VALDEZ, JOSUE (RENT)	15380	CANYONSTONE DR	MORENO VALLI	CA	92551-762	VALDEZ, JOSUE (RENT	274.25
5937	485161054	0	684277	CAMPOS, MICHAEL DANKO (OWI	15385	CANYONSTONE DR	MORENO VALLI	CA	92551-763	CAMPOS, MICHAEL D.	39.76
8579	485162004	8	684277	YEVHIA, AFAF (RENT)	15390	CANYONSTONE DR	MORENO VALLI	CA	92551-762	YEVHIA, AFAF (RENT)	328.61
351	485162008	2	684277	JENSEN, TINA M	15422	CANYONSTONE DR	MORENO VALLI	CA	92551-765	JENSEN, TINA M	415.61
2579	485162010	3	684277	JOHNSON, WILLIAM	15434	CANYONSTONE DR	MORENO VALLI	CA	92551-762	JOHNSON, WILLIAM	282.12
7954	485161047	4	684277	MINNIFIELD, SHONNA (RENT)	15437	CANYONSTONE DR	MORENO VALLI	CA	92551-763	MINNIFIELD, SHONNA	304.98
4983	485162011	4	684277	HOLMES, ANDREW AND APRIL	15440	CANYONSTONE DR	MORENO VALLI	CA	92551-762	HOLMES, ANDREW AI	211.78
7436	485162016	9	684277	DOAN, QUANG THANH	15482	CANYONSTONE DR	MORENO VALLI	CA	92551-762	DOAN, QUANG THAN	274.94
5771	485162017	0	684277	LOZANO, RUBEN (RENT)	15490	CANYONSTONE DR	MORENO VALLI	CA	92551-762	LOZANO, RUBEN (REN	89.87
698	487400035	5	684277	PLUMMER, HOWARD	26202	CAPAY BAY CT	MORENO VALLI	CA	92555-247	PLUMMER, HOWARD	156.90
2643	487401002	8	684277	GIBBS, SUSAN	26221	CAPAY BAY CT	MORENO VALLI	CA	92555-247	GIBBS, SUSAN	38.41
6418	487421019	6	684277	TRIMBLE, MICHAEL (RENT)	26284	CAPAY BAY CT	MORENO VALLI	CA	92555-247	TRIMBLE, MICHAEL (R	303.71
358	487431032	8	684277	RHODEN, RICHARD C AND DENISI	26287	CAPAY BAY CT	MORENO VALLI	CA	92555-247	RHODEN, RICHARD C	390.22
3978	487431029	6	684277	SMITH, RANA	26325	CAPAY BAY CT	MORENO VALLI	CA	92555-244	SMITH, RANA	412.76
359	487421022	8	684277	ALLISON, SHERRY	26326	CAPAY BAY CT	MORENO VALLI	CA	92555-243	ALLISON, SHERRY	316.49
1946	487431024	1	684277	JIMERSON, LATASHA AND MICKE	26397	CAPAY BAY CT	MORENO VALLI	CA	92555-681	JIMERSON, LATASHA.	478.61
6809	482582032	0	684277	STOWELL, REGINA	24769	CAPE COD ST	MORENO VALLI	CA	92553-586	STOWELL, REGINA	277.47
4157	482582030	8	684277	REYES, LORENZA	24791	CAPE COD ST	MORENO VALLI	CA	92553-586	REYES, LORENZA	316.49
3282	482582021	0	684277	RODRIGUEZ, CHRISTINE	24816	CAPE COD ST	MORENO VALLI	CA	92553-582	RODRIGUEZ, CHRISTI	317.06
7468	482582028	7	684277	LENNON, WILLIAM	24819	CAPE COD ST	MORENO VALLI	CA	92553-582	LENNON, WILLIAM	436.53
1155	482582024	3	684277	BENEGAS, JUAN MANUEL	24866	CAPE COD ST	MORENO VALLI	CA	92553-582	BENEGAS, JUAN MAN	316.49
6557	479371005	0	684277	EDDINGTON, JAMES (OWNR)	12416	CAPE CT	MORENO VALLI	CA	92557-750	EDDINGTON, JAMES (	27.22
5355	487431057	1	684277	NUNEZ, OSCAR (OWNR)	26295	CAPE MENDOCINO CT	MORENO VALLI	CA	92555-243	NUNEZ, OSCAR (OWN	317.06
8969	260291013	2	684277	MAGEE, TRAVON (OWNR)	10170	CARIBOU CIR	MORENO VALLI	CA	92557-282	MAGEE, TRAVON (OV	261.49
506	260291014	3	684277	JORDAN, JERRY	10180	CARIBOU CIR	MORENO VALLI	CA	92557-282	JORDAN, JERRY	476.50
740	260291017	6	684277	LINARES, MANUEL	10199	CARIBOU CIR	MORENO VALLI	CA	92557-282	LINARES, MANUEL	354.50
8368	482305006	0	684277	MARTINEZ, JORGE ALFONSO (REI	14685	CARLA JEAN DR	MORENO VALLI	CA	92553-240	MARTINEZ, JORGE AL	71.78
6508	482306014	0	684277	SANCHEZ, ESMERALDA (OWNR)	14686	CARLA JEAN DR	MORENO VALLI	CA	92553-240	SANCHEZ, ESMERALD	317.06
167	482306016	2	684277	HARPIN, JEREMY	14706	CARLA JEAN DR	MORENO VALLI	CA	92553-351	HARPIN, JEREMY	63.43
1517	482306020	5	684277	ESPINOZA, MATILDA	14746	CARLA JEAN DR	MORENO VALLI	CA	92553-351	ESPINOZA, MATILDA	200.51
614	264322028	9	684277	COTTRELL, CALVIN G AND MARY	11765	CARLISLE CT	MORENO VALLI	CA	92557-613	COTTRELL, CALVIN G /	422.52
4670	264322029	0	684277	ENG, CARLY	11773	CARLISLE CT	MORENO VALLI	CA	92557-613	ENG, CARLY	283.81
2406	264322033	3	684277	CERVERA, DELORES	11805	CARLISLE CT	MORENO VALLI	CA	92557-613	CERVERA, DELORES	316.49
1487	264322021	2	684277	BUI, TRUNG	11814	CARLISLE CT	MORENO VALLI	CA	92557-613	BUI, TRUNG	316.49
1222	485213010	0	684277	MOSER, BILLY	24354	CARMAN LN	MORENO VALLI	CA	92551-694	MOSER, BILLY	89.85
4985	485212022	8	684277	SOSA, GRACIE AND OMAR	24410	CARMAN LN	MORENO VALLI	CA	92551-694	SOSA, GRACIE AND OI	104.96
7535	485212036	1	684277	JOHNSON, LASHELLE (RENT)	24437	CARMAN LN	MORENO VALLI	CA	92551-694	JOHNSON, LASHELLE (	55.46
7351	485212027	3	684277	MONTERO, FELICIA (OWNR)	24462	CARMAN LN	MORENO VALLI	CA	92551-694	MONTERO, FELICIA (C	29.33
3928	485212028	4	684277	GODOY, GERARDO (OWNR)	24474	CARMAN LN	MORENO VALLI	CA	92551-694	GODOY, GERARDO (O	316.49
1158	485212032	7	684277	ENRIQUEZ, NANCY	24485	CARMAN LN	MORENO VALLI	CA	92551-694	ENRIQUEZ, NANCY	308.08
5373	486352026	2	684277	MARQUEZ, ELIZABETH (RENT)	15566	CARMEL VERDE LN	MORENO VALLI	CA	92551-191	MARQUEZ, ELIZABETI	172.51
2086	486353005	6	684277	ROBINSON, EDWARD	15575	CARMEL VERDE LN	MORENO VALLI	CA	92551-195	ROBINSON, EDWARD	316.49
7119	486352029	5	684277	MERTELBACH, ALLEN	15596	CARMEL VERDE LN	MORENO VALLI	CA	92551-192	MERTELBACH, ALLEN	380.37
2570	486365007	5	684277	HARRIS, DONALD	15675	CARMEL VERDE LN	MORENO VALLI	CA	92551-192	HARRIS, DONALD	316.49
6063	486365006	4	684277	PALMA, ANA (OWNR)	15685	CARMEL VERDE LN	MORENO VALLI	CA	92551-192	PALMA, ANA (OWNR)	413.60
997	486364029	2	684277	BARKER, OLECIA	15706	CARMEL VERDE LN	MORENO VALLI	CA	92551-192	BARKER, OLECIA	413.60
978	486365013	0	684277	FLETCHER, LINDA	15735	CARMEL VERDE LN	MORENO VALLI	CA	92551-195	FLETCHER, LINDA	297.94
3838	304070044	8	684277	OTT, MICHAEL	28579	CARNOUSTIE AVE	MORENO VALLI	CA	92555-700	OTT, MICHAEL	316.49

Item No. E.2

Rec No	Parcel No	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6028	485175010	3	684277	STIGER, ANTHONY (RENT)	24423	CAROLEE AVE	MORENO VALLI	CA	92551-367	STIGER, ANTHONY (RI	317.06
6573	486021010	4	684277	AVATONGO, VAKE (RENT)	15042	CAROLINA AVE	MORENO VALLI	CA	92551-706	AVATONGO, VAKE (RI	84.57
2154	486025021	6	684277	FERREL, KARLA	15109	CAROLINA AVE	MORENO VALLI	CA	92551-700	FERREL, KARLA	316.49
3542	486022003	1	684277	COBERT, JULIE	15148	CAROLINA AVE	MORENO VALLI	CA	92551-700	COBERT, JULIE	306.91
7162	486022004	2	684277	BARRADAS, ROBERTO	15160	CAROLINA AVE	MORENO VALLI	CA	92551-700	BARRADAS, ROBERTO	399.96
4732	486022007	5	684277	GARCIA, TRAVIS	15198	CAROLINA AVE	MORENO VALLI	CA	92551-700	GARCIA, TRAVIS	39.71
607	486022008	6	684277	ESTRADA, JOSE (OWNR)	15210	CAROLINA AVE	MORENO VALLI	CA	92551-703	ESTRADA, JOSE (OWN	672.43
1831	482631023	3	684277	PEREA, NATALEE	24633	CAROLYN AVE	MORENO VALLI	CA	92553-388	PEREA, NATALEE	210.89
3148	482633044	8	684277	COLEMAN, LONNIE	24702	CAROLYN AVE	MORENO VALLI	CA	92553-388	COLEMAN, LONNIE	317.06
8441	482631030	9	684277	CASTRO-JUAREZ, VIANNEY (OWN	24703	CAROLYN AVE	MORENO VALLI	CA	92553-383	CASTRO-JUAREZ, VIAI	148.72
1951	482203003	2	684277	BLANCO, JESUS (OWNR)	24785	CAROLYN AVE	MORENO VALLI	CA	92553-383	BLANCO, JESUS (OWN	314.21
2833	482203006	5	684277	AGUILAR, THOMAS	24821	CAROLYN AVE	MORENO VALLI	CA	92553-386	AGUILAR, THOMAS	297.57
1040	482202015	0	684277	SHEGOG, DEBORAH	24848	CAROLYN AVE	MORENO VALLI	CA	92553-386	SHEGOG, DEBORAH	317.06
7859	482202014	9	684277	NEWSON, CLAUDETTE (RENT)	24860	CAROLYN AVE	MORENO VALLI	CA	92553-386	NEWSON, CLAUDETTI	169.18
2500	473180044	3	684277	TRUJILLO, HECTOR	11390	CARRIE LN	MORENO VALLI	CA	92555-520	TRUJILLO, HECTOR	100.00
4844	473180046	5	684277	RICHARDSON, WILLIAM	11430	CARRIE LN	MORENO VALLI	CA	92555-520	RICHARDSON, WILLIA	427.31
2060	259422017	0	684277	LOPEZ, SYLVIA	10010	CARTAGENA DR	MORENO VALLI	CA	92557-266	LOPEZ, SYLVIA	190.25
1257	260381011	8	684277	GREEN WOMACK, MADOLYN	10120	CARTAGENA DR	MORENO VALLI	CA	92557-266	GREEN WOMACK, MA	316.49
3830	260381012	9	684277	ROSS, GAYLE	10130	CARTAGENA DR	MORENO VALLI	CA	92557-266	ROSS, GAYLE	316.49
6962	260431016	7	684277	HOSKINS, RAYMOND (RENT)	10200	CARTAGENA DR	MORENO VALLI	CA	92557-902	HOSKINS, RAYMOND	83.63
4572	486121001	5	684277	GONZALES, MARIO (OWNR)	25504	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-707	GONZALES, MARIO (C	314.21
5330	486121002	6	684277	HEREDIA, LEYDI	25518	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-707	HEREDIA, LEYDI	186.30
2068	486123011	0	684277	DACAY, LEIMOMI	25543	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-707	DACAY, LEIMOMI	210.89
3984	486121004	8	684277	MARTINEZ, SANDRA	25546	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-707	MARTINEZ, SANDRA	134.53
6932	486142011	9	684277	VILLANUEVA, JESSICA (RENT)	25810	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-703	VILLANUEVA, JESSICA	385.65
5102	486151041	4	684277	WAITES, SHANNON	25843	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-705	WAITES, SHANNON	317.06
1902	486151047	0	684277	MANZANERO, GUADALUPE	25931	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-705	MANZANERO, GUADA	352.64
2351	486151051	3	684277	TAPIA, FRANCISCO	25991	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-705	TAPIA, FRANCISCO	316.49
7419	486415003	5	684277	MARTON, JEAN (RENT)	26051	CASA ENCANTADOR RD	MORENO VALLI	CA	92555-291	MARTON, JEAN (REN	413.60
5111	486413040	2	684277	PALASOX, GUADALUPE (RENT)	26161	CASA ENCANTADOR RD	MORENO VALLI	CA	92555-291	PALASOX, GUADALUP	229.44
5499	486421002	3	684277	OSBORNE, ONDRE (RENT)	26391	CASA ENCANTADOR RD	MORENO VALLI	CA	92555-296	OSBORNE, ONDRE (RI	438.84
5392	486421001	2	684277	BANKS, TEE (RENT)	26401	CASA ENCANTADOR RD	MORENO VALLI	CA	92555-296	BANKS, TEE (RENT)	356.59
833	486152014	3	684277	HILLIARD, DARRYL	25785	CASA FANTASTICO DR	MORENO VALLI	CA	92551-140	HILLIARD, DARRYL	268.30
8771	486153026	7	684277	LAWSON, SHERRI (RENT)	25800	CASA FANTASTICO DR	MORENO VALLI	CA	92551-705	LAWSON, SHERRI (REI	309.62
8099	486153024	5	684277	TILLMAN, DIANA (RENT)	25828	CASA FANTASTICO DR	MORENO VALLI	CA	92551-705	TILLMAN, DIANA (REN	308.08
4520	486153022	3	684277	JONES, JANET	25856	CASA FANTASTICO DR	MORENO VALLI	CA	92551-705	JONES, JANET	67.59
7861	486151003	0	684277	COATES, MENCIL (OWNR)	25913	CASA FANTASTICO DR	MORENO VALLI	CA	92551-706	COATES, MENCIL (OW	106.30
220	486151005	2	684277	MUHR, REX	25941	CASA FANTASTICO DR	MORENO VALLI	CA	92551-706	MUHR, REX	412.76
2778	486153015	7	684277	MUNOZ, EULISES A	25954	CASA FANTASTICO DR	MORENO VALLI	CA	92551-140	MUNOZ, EULISES A	316.49
8799	486151006	3	684277	MENDOZA, BERTHA(RENT)	25955	CASA FANTASTICO DR	MORENO VALLI	CA	92551-706	MENDOZA, BERTHA(F	97.20
2476	486131013	7	684277	PINEDA, RAFAEL	15293	CASA GRANDE ST	MORENO VALLI	CA	92551-140	PINEDA, RAFAEL	316.49
141	486132002	0	684277	GOMEZ, MARIO	15304	CASA GRANDE ST	MORENO VALLI	CA	92551-707	GOMEZ, MARIO	316.49
6022	486131010	4	684277	VILLA, LYVETTE (OWNR)	15329	CASA GRANDE ST	MORENO VALLI	CA	92551-708	VILLA, LYVETTE (OWN	257.30
4627	486131009	4	684277	ROMANO, JESUS	15341	CASA GRANDE ST	MORENO VALLI	CA	92551-708	ROMANO, JESUS	314.21
1169	486135019	5	684277	TAYLOR, HOMER	15401	CASA GRANDE ST	MORENO VALLI	CA	92551-708	TAYLOR, HOMER	316.49
347	486135021	6	684277	RIOS, ROBERT AND TERESA	15425	CASA GRANDE ST	MORENO VALLI	CA	92551-708	RIOS, ROBERT AND TE	510.63
5051	486136004	4	684277	SUAREZ, GEORGE (RENT)	15462	CASA GRANDE ST	MORENO VALLI	CA	92551-708	SUAREZ, GEORGE (RE	241.06
138	486135025	0	684277	AMES, ROBERT	15473	CASA GRANDE ST	MORENO VALLI	CA	92551-708	AMES, ROBERT	316.49
4606	487100005	1	684277	JONES JR, HARRY	12017	CASA LINDA PL	MORENO VALLI	CA	92555-188	JONES JR, HARRY	314.21
602	484242011	4	684277	BONILLA, CRUZ (OWNR)	14813	CASA LOMA DR	MORENO VALLI	CA	92553-717	BONILLA, CRUZ (OWN	28.29
6173	484242010	3	684277	HAVEN, ARACELY (RENT)	14819	CASA LOMA DR	MORENO VALLI	CA	92553-717	HAVEN, ARACELY (REI	23.61
3506	484242008	2	684277	MOLAND, EARLINE	14831	CASA LOMA DR	MORENO VALLI	CA	92553-717	MOLAND, EARLINE	317.06
8190	484242004	8	684277	WALKER, ROXANNE (RENT)	14855	CASA LOMA DR	MORENO VALLI	CA	92553-717	WALKER, ROXANNE (I	200.13
7896	484241014	4	684277	ROBERTSON, JENNIFER (RENT)	14866	CASA LOMA DR	MORENO VALLI	CA	92553-713	ROBERTSON, JENNIFE	134.07
3288	484241015	5	684277	PETERSON, CINDY	14872	CASA LOMA DR	MORENO VALLI	CA	92553-713	PETERSON, CINDY	279.17
5877	259470041	0	684277	SALUDARES, BENEDICTO (OWNR)	9772	CASMALIA CT	MORENO VALLI	CA	92557-351	SALUDARES, BENEDIC	211.78
2416	259470044	3	684277	GAINES, LEROY	9814	CASMALIA CT	MORENO VALLI	CA	92557-351	GAINES, LEROY	316.49
7137	259470033	3	684277	HSIEH, YI TE	9839	CASMALIA CT	MORENO VALLI	CA	92557-351	HSIEH, YI TE	53.74
4283	291241003	4	684277	GOMEZ, LUIS	13540	CASPER CT	MORENO VALLI	CA	92553-867	GOMEZ, LUIS	316.49
1432	291232012	4	684277	BECKHAM, CHERYL	13541	CASPER CT	MORENO VALLI	CA	92553-867	BECKHAM, CHERYL	315.79
6399	291241005	6	684277	MANCILLA, ARACEILA (OWNR)	13560	CASPER CT	MORENO VALLI	CA	92553-867	MANCILLA, ARACEILA	285.54
4911	296185028	9	684277	AMMONS, ARCHE (OWNR)	13630	CASPIAN WAY	MORENO VALLI	CA	92553-348	AMMONS, ARCHE (O\	314.21
936	296185026	7	684277	ROBLES, JOEL	13650	CASPIAN WAY	MORENO VALLI	CA	92553-348	ROBLES, JOEL	420.08
2433	296183022	7	684277	GREEN, TRACY	13677	CASPIAN WAY	MORENO VALLI	CA	92553-348	GREEN, TRACY	243.34
7093	296185022	3	684277	NCNAIR, EVELYN (OWNR)	13690	CASPIAN WAY	MORENO VALLI	CA	92553-348	NCNAIR, EVELYN (OW	317.06
6002	296213001	0	684277	QUINTERO, VALENTE	13754	CASPIAN WAY	MORENO VALLI	CA	92553-349	QUINTERO, VALENTE	325.63
4677	296212020	4	684277	MARTINEZ, REGINNA	13771	CASPIAN WAY	MORENO VALLI	CA	92553-346	MARTINEZ, REGINNA	314.21
3032	296213006	5	684277	SANTOS, JAVIER	13794	CASPIAN WAY	MORENO VALLI	CA	92553-349	SANTOS, JAVIER	623.78
4146	296213007	6	684277	VOGELER, DAVID	13802	CASPIAN WAY	MORENO VALLI	CA	92553-345	VOGELER, DAVID	210.89
7402	296213009	8	684277	VALDEZ, DAVID	13818	CASPIAN WAY	MORENO VALLI	CA	92553-345	VALDEZ, DAVID	305.63
8395	296213017	5	684277	ROSS, DILLON (RENT)	13882	CASPIAN WAY	MORENO VALLI	CA	92553-345	ROSS, DILLON (RENT)	289.82
1825	296213018	6	684277	ESPERANZA, MARILYN	13890	CASPIAN WAY	MORENO VALLI	CA	92553-345	ESPERANZA, MARILYI	302.52
9010	296222002	9	684277	HUTCHINS, DEBRA (RENT)	13930	CASPIAN WAY	MORENO VALLI	CA	92553-346	HUTCHINS, DEBRA (RI	251.03
7311	296212060	0	684277	DIAZ, RICARDO	13939	CASPIAN WAY	MORENO VALLI	CA	92553-346	DIAZ, RICARDO	64.65
8943	296212042	4	684277	DANLEY, KAMILAH (RENT)	14075	CASPIAN WAY	MORENO VALLI	CA	92553-962	DANLEY, KAMILAH (R	118.15
1280	486364034	6	684277	JOHNS, ROBERT	25580	CASTAS CT	MORENO VALLI	CA	92551-290	JOHNS, ROBERT	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7067	482266004	8	684277	SANCHEZ, JENNIFER (RENT)	24859	CASTLEBROOK AVE	MORENO VALLI	CA	92553-396	SANCHEZ, JENNIFER (	317.06
4792	486351004	9	684277	MARASCO, FRANK	25646	CATALEJO LN	MORENO VALLI	CA	92551-190	MARASCO, FRANK	314.21
3798	304441024	6	684277	JINNA, TARA	14858	CATALINA CT	MORENO VALLI	CA	92555-706	JINNA, TARA	316.49
3748	304441039	0	684277	ROCHA, JAVIER	14868	CATALINA CT	MORENO VALLI	CA	92555-706	ROCHA, JAVIER	306.35
7130	264261020	3	684277	MORROW, JESSIKA (OWNR)	22776	CATMINT CIR	MORENO VALLI	CA	92557-602	MORROW, JESSIKA (C	298.82
65	264261018	2	684277	MARSHALL, CRAIG B	22799	CATMINT CIR	MORENO VALLI	CA	92557-602	MARSHALL, CRAIG B	316.49
5677	264261022	5	684277	MONTES, FREDDIE (OWNR)	22804	CATMINT CIR	MORENO VALLI	CA	92557-602	MONTES, FREDDIE (O	199.17
7379	308551007	9	684277	KWOK, HEIDI (OWNR)	17350	CAVALCADE DR	MORENO VALLI	CA	92555-790	KWOK, HEIDI (OWNR)	296.98
2151	482571040	3	684277	INGRAM, CYNTHIA	13296	CAVANDISH LN	MORENO VALLI	CA	92553-624	INGRAM, CYNTHIA	316.49
7702	482571042	5	684277	BARAJAS, RAMON (RENT)	13308	CAVANDISH LN	MORENO VALLI	CA	92553-620	BARAJAS, RAMON (RE	311.07
5689	482572008	8	684277	TOLES, RYAN (OWNR)	13341	CAVANDISH LN	MORENO VALLI	CA	92553-620	TOLES, RYAN (OWNR)	179.36
8500	482571049	2	684277	HINES, SHEILA (RENT)	13350	CAVANDISH LN	MORENO VALLI	CA	92553-620	HINES, SHEILA (RENT)	293.23
6723	482571050	2	684277	CRETTY, BONNIE (RENT)	13356	CAVANDISH LN	MORENO VALLI	CA	92553-620	CRETTY, BONNIE (REN	80.94
8800	482571051	3	684277	FATA, AGASII (RENT)	13362	CAVANDISH LN	MORENO VALLI	CA	92553-620	FATA, AGASII (RENT)	298.47
6488	482572002	2	684277	SIAOSI, KOME (RENT)	13375	CAVANDISH LN	MORENO VALLI	CA	92553-620	SIAOSI, KOME (RENT)	277.95
6541	482572001	1	684277	CASTANEDA, JULIA (RENT)	13381	CAVANDISH LN	MORENO VALLI	CA	92553-620	CASTANEDA, JULIA (R	364.39
4691	482554020	2	684277	JACOBS, SHARON	13470	CAVANDISH LN	MORENO VALLI	CA	92553-338	JACOBS, SHARON	293.93
6350	479595013	9	684277	PICENO, OFELIA (OWNR)	25763	CAYENNE CT	MORENO VALLI	CA	92553-488	PICENO, OFELIA (OWI	188.51
1171	479595006	3	684277	OJEDA, TERESA	25812	CAYENNE CT	MORENO VALLI	CA	92553-485	OJEDA, TERESA	166.49
1665	486222038	1	684277	SMITH, BRIAN	25335	CAYMAN AVE	MORENO VALLI	CA	92551-460	SMITH, BRIAN	206.21
1153	486234001	4	684277	LOPEZ, JOSE	25371	CAYMAN AVE	MORENO VALLI	CA	92551-467	LOPEZ, JOSE	412.76
8905	486222051	2	684277	GOSETH, TONYA (RENT)	15756	CAYMAN CIR	MORENO VALLI	CA	92551-462	GOSETH, TONYA (REN	277.20
7129	486222053	4	684277	LOPEZ, SANDRA AND GEORGE (RI	15760	CAYMAN CIR	MORENO VALLI	CA	92551-462	LOPEZ, SANDRA AND	117.06
5105	486222042	4	684277	GOMEZ, JOSE	15761	CAYMAN CIR	MORENO VALLI	CA	92551-462	GOMEZ, JOSE	316.49
7813	260091019	0	684277	HOANG, TONY (RENT)	23654	CEDAR CREEK TER	MORENO VALLI	CA	92557-290	HOANG, TONY (RENT	134.76
859	260091009	1	684277	GUILLERMO, VICTORIA	23750	CEDAR CREEK TER	MORENO VALLI	CA	92557-290	GUILLERMO, VICTORI	306.92
2136	260091008	0	684277	GOULATTE, MIMIELLE	23758	CEDAR CREEK TER	MORENO VALLI	CA	92557-290	GOULATTE, MIMIELLE	306.54
3883	260101026	6	684277	EVANS, DONALD P	23854	CEDAR CREEK TER	MORENO VALLI	CA	92557-290	EVANS, DONALD P	247.78
3650	260101015	6	684277	BARRERA, MICHELLE	23950	CEDAR CREEK TER	MORENO VALLI	CA	92557-290	BARRERA, MICHELLE	316.49
5253	488190018	9	684277	RAMIREZ, MARYSOL (OWNR)	27271	CEDAR CT	MORENO VALLI	CA	92555-465	RAMIREZ, MARYSOL (	317.06
3212	488190014	5	684277	ANDERSON, EDDIE	27306	CEDAR CT	MORENO VALLI	CA	92555-465	ANDERSON, EDDIE	317.06
3355	260132012	9	684277	THESIAR, DENA AND DEREK	10779	CEDAR TREE DR	MORENO VALLI	CA	92557-391	THESIAR, DENA AND I	89.33
9095	260136010	9	684277	RUIZ, ARTURO AND NELLY (OWN	10800	CEDAR TREE DR	MORENO VALLI	CA	92557-393	RUIZ, ARTURO AND N	63.61
356	260133002	3	684277	SMITH, GILBERT	10809	CEDAR TREE DR	MORENO VALLI	CA	92557-392	SMITH, GILBERT	134.53
8274	260133004	5	684277	COPPOLA, LISA (RENT)	10833	CEDAR TREE DR	MORENO VALLI	CA	92557-392	COPPOLA, LISA (RENT	122.21
7705	479352008	4	684277	REESE, KIMBERLY Y (OWNR)	25605	CEDARBROOK AVE	MORENO VALLI	CA	92553-120	REESE, KIMBERLY Y (C	230.82
6290	312300017	3	684277	CHAVEZ, MARIA (RENT)	16512	CENTURY ST	MORENO VALLI	CA	92551-241	CHAVEZ, MARIA (REN	161.90
3336	312300028	3	684277	GUZMAN, BELINDA AND ALEX	16642	CENTURY ST	MORENO VALLI	CA	92551-240	GUZMAN, BELINDA A	306.92
3352	312300029	4	684277	MOUTON, FERNANDO L	16652	CENTURY ST	MORENO VALLI	CA	92551-240	MOUTON, FERNANDO	211.78
5286	312300031	5	684277	OROZCO, CHRISTINA (RENT)	16674	CENTURY ST	MORENO VALLI	CA	92551-240	OROZCO, CHRISTINA (	288.19
7457	312311004	5	684277	NELDER, KEITH	16890	CENTURY ST	MORENO VALLI	CA	92551-243	NELDER, KEITH	393.64
9116	312311003	4	684277	HSU, SAN NUN (OWNR)	16904	CENTURY ST	MORENO VALLI	CA	92551-242	HSU, SAN NUN (OWN	101.37
3559	312311001	2	684277	POTESTA, LORENZO AND CECILIA	16932	CENTURY ST	MORENO VALLI	CA	92551-242	POTESTA, LORENZO A	317.06
8973	312032007	6	684277	BARTON, DAVID (RENT)	25291	CEREMONY AVE	MORENO VALLI	CA	92551-928	BARTON, DAVID (REN	146.42
1748	312031028	2	684277	MALDONADO, IRENE	25300	CEREMONY AVE	MORENO VALLI	CA	92551-922	MALDONADO, IRENE	292.29
7935	312032006	5	684277	LARIOS, MELVIN	25307	CEREMONY AVE	MORENO VALLI	CA	92551-922	LARIOS, MELVIN	171.26
758	312031031	4	684277	JACOBS, ALVIN	25342	CEREMONY AVE	MORENO VALLI	CA	92551-922	JACOBS, ALVIN	210.85
1964	312042036	3	684277	SAUCER, TYRONE	25403	CEREMONY AVE	MORENO VALLI	CA	92551-928	SAUCER, TYRONE	314.21
4172	312042033	0	684277	GRIJARLVA, JUAN AND VERONICA	25439	CEREMONY AVE	MORENO VALLI	CA	92551-926	GRIJARLVA, JUAN ANI	300.19
1392	296191005	7	684277	RUIZ, AMELIA	13773	CHAGALL CT	MORENO VALLI	CA	92553-962	RUIZ, AMELIA	316.49
1601	296191004	6	684277	FIMBRES, FRANCISCA	13785	CHAGALL CT	MORENO VALLI	CA	92553-962	FIMBRES, FRANCISCA	253.10
5593	296221005	9	684277	SOLIS, ADAN (OWNR)	13905	CHAGALL CT	MORENO VALLI	CA	92553-964	SOLIS, ADAN (OWNR)	400.37
322	296221001	5	684277	DE WITT, JUNE	13955	CHAGALL CT	MORENO VALLI	CA	92553-964	DE WITT, JUNE	97.36
9202	296175001	3	684277	DIXON, KENT	23372	CHALLIS CT	MORENO VALLI	CA	92553-343	DIXON, KENT	26.76
5325	296175030	9	684277	MORENO, JUNNIE (RENT)	23381	CHALLIS CT	MORENO VALLI	CA	92553-343	MORENO, JUNNIE (RE	210.34
394	296175003	5	684277	DELHOYO, DOMINGO RAY	23388	CHALLIS CT	MORENO VALLI	CA	92553-343	DELHOYO, DOMINGO	412.76
5425	296175029	9	684277	BERMUDEZ, JONATHAN AND GIZ	23389	CHALLIS CT	MORENO VALLI	CA	92553-343	BERMUDEZ, JONATHA	69.65
2371	296175028	8	684277	HALL, KORCINDAL (OWNER)	23397	CHALLIS CT	MORENO VALLI	CA	92553-343	HALL, KORCINDAL (O\	42.89
1500	296175027	7	684277	MCNAIR, JEWEL	23405	CHALLIS CT	MORENO VALLI	CA	92553-346	MCNAIR, JEWEL	313.58
6378	296175025	5	684277	GREEN, DIANNE AND DOMINICK	23421	CHALLIS CT	MORENO VALLI	CA	92553-346	GREEN, DIANNE AND	211.78
3844	296175008	0	684277	VARGAS, GUADALUPE	23428	CHALLIS CT	MORENO VALLI	CA	92553-349	VARGAS, GUADALUPI	448.88
2960	296175012	3	684277	ALFARO, THEODORO	23460	CHALLIS CT	MORENO VALLI	CA	92553-346	ALFARO, THEODORO	316.49
6358	296175020	0	684277	LAFLORA, KIMMEKA AND MARIO	23461	CHALLIS CT	MORENO VALLI	CA	92553-346	LAFLORA, KIMMEKA /	341.54
7289	296175019	0	684277	SHORE, PRECIOUS	23469	CHALLIS CT	MORENO VALLI	CA	92553-346	SHORE, PRECIOUS	317.06
4697	296175018	9	684277	BURNS, ALESSANDRO	23477	CHALLIS CT	MORENO VALLI	CA	92553-346	BURNS, ALESSANDRO	212.07
1071	291344039	5	684277	GARCIA, MARLENE	22784	CHAMBRAY DR	MORENO VALLI	CA	92557-691	GARCIA, MARLENE	391.62
8620	291345001	3	684277	TUCKER, SARAH (RENT)	22789	CHAMBRAY DR	MORENO VALLI	CA	92557-691	TUCKER, SARAH (REN	226.02
1342	291344045	0	684277	BARNES, KEN (OWNR)	22844	CHAMBRAY DR	MORENO VALLI	CA	92557-691	BARNES, KEN (OWNR	192.83
1544	291334021	7	684277	ZEPEDA, SONIA AND VICENTE	22901	CHAMBRAY DR	MORENO VALLI	CA	92557-691	ZEPEDA, SONIA AND \	306.35
3135	291334011	8	684277	DIAZ, MIKE	22967	CHAMBRAY DR	MORENO VALLI	CA	92557-691	DIAZ, MIKE	423.74
4473	304151005	3	684277	RIVERA, SHERYL	28052	CHAMPIONSHIP DR	MORENO VALLI	CA	92555-641	RIVERA, SHERYL	367.59
7779	304153009	3	684277	JONES, LAMONICA	28107	CHAMPIONSHIP DR	MORENO VALLI	CA	92555-641	JONES, LAMONICA	379.32
2659	304132021	8	684277	POLANCO, ANNA (OWNR)	28370	CHAMPIONSHIP DR	MORENO VALLI	CA	92555-630	POLANCO, ANNA (OW	108.03
7938	304132018	6	684277	JERNIGAN, BAYLA	28394	CHAMPIONSHIP DR	MORENO VALLI	CA	92555-630	JERNIGAN, BAYLA	399.09
2388	304131013	8	684277	BALDWIN, GRAHAM	28401	CHAMPIONSHIP DR	MORENO VALLI	CA	92555-630	BALDWIN, GRAHAM	422.52
4621	304131015	0	684277	SHELTO, MARIAH	28417	CHAMPIONSHIP DR	MORENO VALLI	CA	92555-630	SHELTO, MARIAH	102.68

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8277	479432002	5	684277	ZUNIGA, CHRISTOPHER (OWNR)	12020	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	ZUNIGA, CHRISTOPHE	214.53
3707	479432008	1	684277	ALLEN, JUSTIN	12096	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	ALLEN, JUSTIN	284.96
330	479432009	2	684277	WRIGHT, HAZEL M	12110	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	WRIGHT, HAZEL M	229.92
5601	479433004	0	684277	JENKINS, LAJO (RENT)	12149	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	JENKINS, LAJO (RENT)	317.06
4629	487013019	5	684277	HUTCHCRAFT, DARLENE	12175	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	HUTCHCRAFT, DARLEI	209.34
2223	487013018	4	684277	ORTIZ, ALFONSO	12185	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	ORTIZ, ALFONSO	100.00
1655	487014002	2	684277	CORTEZ, LAURA	12186	CHAMPLAIN ST	MORENO VALLI	CA	92557-775	CORTEZ, LAURA	316.49
7320	487014004	4	684277	MATTHEWS, DIAMOND (RENT)	12208	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	MATTHEWS, DIAMON	211.70
5522	487014006	6	684277	LEMUS, ALEX (OWNR)	12230	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	LEMUS, ALEX (OWNR	354.50
1930	487015010	2	684277	BILL, TINA	12273	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	BILL, TINA	317.06
7177	487014012	1	684277	MC DANIEL, BRUCE (RENT)	12296	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	MC DANIEL, BRUCE (F	341.38
7418	487023021	7	684277	MENARD, WILLIAM	12349	CHAMPLAIN ST	MORENO VALLI	CA	92557-774	MENARD, WILLIAM	185.54
8318	487023019	6	684277	VALADEZ, MANUEL (RENT)	12373	CHAMPLAIN ST	MORENO VALLI	CA	92557-774	VALADEZ, MANUEL (F	350.92
9083	487024006	7	684277	CLARK, PETER (RENT)	12384	CHAMPLAIN ST	MORENO VALLI	CA	92557-774	CLARK, PETER (RENT)	130.32
2029	487023018	5	684277	MARTIN, ELANA	12385	CHAMPLAIN ST	MORENO VALLI	CA	92557-774	MARTIN, ELANA	362.45
1151	484153006	5	684277	MICHEL, SALVADOR	14462	CHANTRY DR	MORENO VALLI	CA	92553-494	MICHEL, SALVADOR	412.76
2619	484162031	5	684277	ROEL, JESUS	14512	CHANTRY DR	MORENO VALLI	CA	92553-494	ROEL, JESUS	316.49
2851	479441018	8	684277	CARBALLERO, SANTOS	13650	CHARA AVE	MORENO VALLI	CA	92553-483	CARBALLERO, SANTO:	316.49
7852	479441021	0	684277	WILSON, SHERRY	13651	CHARA AVE	MORENO VALLI	CA	92553-483	WILSON, SHERRY	319.23
7092	479441017	7	684277	MEDINA, FIDEL (RENT)	13662	CHARA AVE	MORENO VALLI	CA	92553-483	MEDINA, FIDEL (RENT	152.06
19	479441013	3	684277	DEANE, EDITH	13712	CHARA AVE	MORENO VALLI	CA	92553-487	DEANE, EDITH	229.28
419	479441026	5	684277	PEREZ, ALBERTO AND LAURA	13713	CHARA AVE	MORENO VALLI	CA	92553-483	PEREZ, ALBERTO AND	38.52
1809	479441012	2	684277	RODGERS, KIM	13724	CHARA AVE	MORENO VALLI	CA	92553-487	RODGERS, KIM	314.21
9102	479441028	7	684277	CASASOLA, ELMER A (OWNR)	13737	CHARA AVE	MORENO VALLI	CA	92553-483	CASASOLA, ELMER A (	91.95
3536	479623001	4	684277	WILSON, ERNESTO	13757	CHARA AVE	MORENO VALLI	CA	92553-488	WILSON, ERNESTO	58.72
2332	479622033	0	684277	GUIDOLIN, TERESITA	13814	CHARA AVE	MORENO VALLI	CA	92553-482	GUIDOLIN, TERESITA	168.52
8234	479622034	1	684277	DEL ROSARIO, JAVIER (OWNR)	13828	CHARA AVE	MORENO VALLI	CA	92553-482	DEL ROSARIO, JAVIER	322.70
6169	479622035	2	684277	MARQUEZ, SUSANA AND BERNAI	13842	CHARA AVE	MORENO VALLI	CA	92553-482	MARQUEZ, SUSANA A	415.61
5299	479633003	7	684277	MC CREA, CHRISTOPHER (OWNR)	13883	CHARA AVE	MORENO VALLI	CA	92553-482	MC CREA, CHRISTOPH	76.18
2080	479632015	5	684277	ROBINSON, BETTY	13926	CHARA AVE	MORENO VALLI	CA	92553-488	ROBINSON, BETTY	316.49
5699	479632018	8	684277	CASTANEDA, AMADO (OWNR)	13968	CHARA AVE	MORENO VALLI	CA	92553-488	CASTANEDA, AMADO	317.06
3716	308540020	6	684277	FLANNIGAN, KAROLYN	26146	CHARISMATIC CT	MORENO VALLI	CA	92555-338	FLANNIGAN, KAROLYI	291.40
7380	308540033	8	684277	WARNER, TANEAL MARIE (OWNF	26163	CHARISMATIC CT	MORENO VALLI	CA	92555-338	WARNER, TANEAL MA	317.06
4323	479670036	2	684277	SALLEY, TERESA	25278	CHARITY CT	MORENO VALLI	CA	92553-541	SALLEY, TERESA	141.44
8549	486025008	5	684277	PITTS, DESIREE (RENT)	15070	CHARLEE CT	MORENO VALLI	CA	92551-700	PITTS, DESIREE (RENT	133.62
68	486025011	7	684277	PADILLA, CAROLYN	15106	CHARLEE CT	MORENO VALLI	CA	92551-140	PADILLA, CAROLYN	205.89
4510	474361003	2	684277	HILL, KARINA	26014	CHATEAU CT	MORENO VALLI	CA	92555-177	HILL, KARINA	204.34
4265	474361004	3	684277	ROSILES, JOSE AND ANA	26026	CHATEAU CT	MORENO VALLI	CA	92555-177	ROSILES, JOSE AND AI	217.22
8494	256461019	2	684277	KIN, ERIC (RENT)	11375	CHAUCER ST	MORENO VALLI	CA	92557-832	KIN, ERIC (RENT)	176.78
3702	256451003	6	684277	HUME, PETER	11462	CHAUCER ST	MORENO VALLI	CA	92557-831	HUME, PETER	232.84
6080	256311010	9	684277	WHITTINGTON, TRACY (RENT)	11510	CHAUCER ST	MORENO VALLI	CA	92557-831	WHITTINGTON, TRAC	317.06
623	486061039	5	684277	CRUZ, AMANDA	15175	CHELBANA WAY	MORENO VALLI	CA	92551-145	CRUZ, AMANDA	316.49
1455	291553009	4	684277	SAAVEDRA, RICH (OWNR)	22650	CHELSEA ST	MORENO VALLI	CA	92553-187	SAAVEDRA, RICH (OW	91.47
6994	291622001	9	684277	RAYA, ZEFERINO AND ELENA (REI	13305	CHERRYLAUREL AVE	MORENO VALLI	CA	92553-691	RAYA, ZEFERINO AND	55.06
5243	291622002	0	684277	CHADWICK, TAMI AND MICHAEL	13315	CHERRYLAUREL AVE	MORENO VALLI	CA	92553-691	CHADWICK, TAMI AN	167.06
9557	479622008	8	684277	FLORENCE, SHABONDA (RENT)	13790	CHERVIL CT	MORENO VALLI	CA	92553-488	FLORENCE, SHABOND	137.15
5149	479622001	1	684277	CHAVEZ, AUGUSTINE (OWNR)	13861	CHERVIL CT	MORENO VALLI	CA	92553-481	CHAVEZ, AUGUSTINE	130.99
9316	479622014	3	684277	MOODY, DANNY (OWNR)	13862	CHERVIL CT	MORENO VALLI	CA	92553-481	MOODY, DANNY (OW	176.97
4359	479631003	1	684277	LOUQUE, ANGELA	13912	CHERVIL CT	MORENO VALLI	CA	92553-481	LOUQUE, ANGELA	247.46
2770	479631004	2	684277	ONUKOGU, SONJA	13926	CHERVIL CT	MORENO VALLI	CA	92553-481	ONUKOGU, SONJA	316.49
3297	487202023	2	684277	BENITEZ, LIZ	26214	CHESTNUT DR	MORENO VALLI	CA	92555-224	BENITEZ, LIZ	44.21
3499	487212001	3	684277	MORALES, TRINIDAD	26340	CHESTNUT DR	MORENO VALLI	CA	92555-224	MORALES, TRINIDAD	317.06
792	296175068	4	684277	ZAMBRANO, JAVIER	13370	CHIANTE CT	MORENO VALLI	CA	92553-349	ZAMBRANO, JAVIER	409.86
7305	484201048	1	684277	MERRILL, PAMELA	25393	CHIPMAN HILL CT	MORENO VALLI	CA	92553-713	MERRILL, PAMELA	359.52
6360	484201046	9	684277	RAMIREZ, JOYCE	25435	CHIPMAN HILL CT	MORENO VALLI	CA	92553-713	RAMIREZ, JOYCE	44.01
6697	484201044	7	684277	ROMERO, BERENICE (RENT)	25463	CHIPMAN HILL CT	MORENO VALLI	CA	92553-713	ROMERO, BERENICE (	391.92
5667	482582015	5	684277	SALDANA, CELERINO (OWNR)	24785	CHIPPENDALE ST	MORENO VALLI	CA	92553-586	SALDANA, CELERINO (	306.92
4559	482582014	4	684277	GONZALES, EDMUNDO	24799	CHIPPENDALE ST	MORENO VALLI	CA	92553-586	GONZALES, EDMUND	84.69
7522	482582004	5	684277	CARO, DENISSE (RENT)	24810	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	CARO, DENISSE (RENT	289.82
7546	482582013	3	684277	VEGA, TERESA	24813	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	VEGA, TERESA	172.13
8252	482582005	6	684277	SHIN, ANTHONY AND TIFFANY HE	24824	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	SHIN, ANTHONY AND	319.72
6354	482582006	7	684277	CHANG, MICHAEL K (OWNR)	24840	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	CHANG, MICHAEL K ((	216.31
588	482582007	8	684277	ARELLANO, JESSE	24850	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	ARELLANO, JESSE	339.91
8584	482582008	9	684277	SORIA, MAGDALENA (RENT)	24868	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	SORIA, MAGDALENA (	264.70
9364	482582009	0	684277	FREY, REHANNA (RENT)	24871	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	FREY, REHANNA (REN	66.70
838	475331002	5	684277	RUVALCABA, FRANCISCO	24102	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	RUVALCABA, FRANCIS	308.03
1975	475331003	6	684277	CLIME, LUANA	24118	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	CLIME, LUANA	232.08
2502	475331004	7	684277	BERDEJO, MARINO AND MARIA	24134	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	BERDEJO, MARINO AI	316.49
5646	475331007	0	684277	KHANG CHEN, KHAM YOT (RENT)	24158	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	KHANG CHEN, KHAM	306.92
4886	475332004	0	684277	GONZALEZ, CLARA (RENT)	24203	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	GONZALEZ, CLARA (RI	33.51
2990	475331012	4	684277	MONTGOMERY, JESSICA	24212	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	MONTGOMERY, JESSI	317.06
6373	475331013	5	684277	CHRISTIAN, ANDREW (OWNR)	24224	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	CHRISTIAN, ANDREW	413.60
911	475032021	8	684277	VITELA, SAMUEL	24263	CHIPPEWA TRL	MORENO VALLI	CA	92557-502	VITELA, SAMUEL	317.06
5261	475031001	7	684277	FINCH, AQURANIST (OWNR)	24330	CHIPPEWA TRL	MORENO VALLI	CA	92557-502	FINCH, AQURANIST ((	317.06
6419	475031002	8	684277	MHOON, ANGEINETTE (RENT)	24344	CHIPPEWA TRL	MORENO VALLI	CA	92557-502	MHOON, ANGEINETT	317.06
5777	475031006	2	684277	TORRES, NELLY (RENT)	24404	CHIPPEWA TRL	MORENO VALLI	CA	92557-502	TORRES, NELLY (RENT	334.77

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7910	475032001	0	684277	FELTENBERGER, MARK (RENT)	24533	CHIPPEWA TRL	MORENO VALLI	CA	92557-502	FELTENBERGER, MAR	643.88
4832	475321017	8	684277	WALKER, LISA (RENT)	24575	CHIPPEWA TRL	MORENO VALLI	CA	92557-502	WALKER, LISA (RENT)	384.46
163	484121028	6	684277	EVANS, TERI	14217	CHOLLA DR	MORENO VALLI	CA	92553-443	EVANS, TERI	422.52
1744	484121018	7	684277	BILTON, LUSHER AND MARY	14327	CHOLLA DR	MORENO VALLI	CA	92553-440	BILTON, LUSHER AND	316.49
1616	484121011	0	684277	BRUCE, TAMI	14397	CHOLLA DR	MORENO VALLI	CA	92553-440	BRUCE, TAMI	316.49
2157	484121009	9	684277	VELOZ, ESTHER	14417	CHOLLA DR	MORENO VALLI	CA	92553-443	VELOZ, ESTHER	412.76
3728	484121007	7	684277	BANUELOS, ADRIANA	14437	CHOLLA DR	MORENO VALLI	CA	92553-443	BANUELOS, ADRIANA	435.82
953	484122019	1	684277	GOERING, GARY	14446	CHOLLA DR	MORENO VALLI	CA	92553-443	GOERING, GARY	316.49
3810	484122020	1	684277	LEMUS, ELENA	14456	CHOLLA DR	MORENO VALLI	CA	92553-443	LEMUS, ELENA	214.35
2577	484121001	1	684277	HANDLEY, MARIA	14497	CHOLLA DR	MORENO VALLI	CA	92553-443	HANDLEY, MARIA	55.57
5237	484232013	5	684277	LOPEZ, VERONICA (OWNR)	14524	CHOLLA DR	MORENO VALLI	CA	92553-710	LOPEZ, VERONICA (O	290.64
6889	484232011	3	684277	HERNANDEZ, JESSICA (RENT)	14552	CHOLLA DR	MORENO VALLI	CA	92553-710	HERNANDEZ, JESSICA	492.66
2537	484231007	7	684277	HOOKS, YOLANDA (RENT)	14593	CHOLLA DR	MORENO VALLI	CA	92553-710	HOOKS, YOLANDA (RE	338.72
3162	487184002	8	684277	SHORT, DEVLON	12290	CHUKAR LN	MORENO VALLI	CA	92555-200	SHORT, DEVLON	317.06
4487	487184004	0	684277	GONZALEZ, VICTOR (OWNR)	12330	CHUKAR LN	MORENO VALLI	CA	92555-200	GONZALEZ, VICTOR ((	522.74
717	487183009	2	684277	ARELLANO, CIELO	12331	CHUKAR LN	MORENO VALLI	CA	92555-203	ARELLANO, CIELO	163.20
326	487183013	5	684277	SULLIVAN, RAY	12403	CHUKAR LN	MORENO VALLI	CA	92555-200	SULLIVAN, RAY	273.43
836	487184025	9	684277	WINBUSH, THOMAS	12432	CHUKAR LN	MORENO VALLI	CA	92555-200	WINBUSH, THOMAS	27.29
8299	308621009	7	684277	BREWSTER JR, HAMILTON (OWNI	26914	CIMARRON CANYON DR	MORENO VALLI	CA	92555-499	BREWSTER JR, HAMIL	319.28
4334	308601020	4	684277	VARGAS, JOHANNA	26941	CIMARRON CANYON DR	MORENO VALLI	CA	92555-499	VARGAS, JOHANNA	74.23
6631	308601015	0	684277	KEYES, KIMBERLY (OWNR)	26991	CIMARRON CANYON DR	MORENO VALLI	CA	92555-499	KEYES, KIMBERLY (OV	38.44
6188	264143017	6	684277	RIQUELME, HODTONIELK CT	23599	CINNAMON CREEK CT	MORENO VALLI	CA	92557-621	RIQUELME, HODTONI	55.12
6982	264143014	3	684277	EBERT, GEORGE	23600	CINNAMON CREEK CT	MORENO VALLI	CA	92557-621	EBERT, GEORGE	242.06
2146	264143019	8	684277	FLINT, JERRY	23617	CINNAMON CREEK CT	MORENO VALLI	CA	92557-621	FLINT, JERRY	412.76
1920	316092010	2	684277	BAEZ, JOE	24869	CITADEL ST	MORENO VALLI	CA	92551-722	BAEZ, JOE	317.06
1622	316092001	4	684277	MARTINEZ, WILLIAM J	24913	CITADEL ST	MORENO VALLI	CA	92551-720	MARTINEZ, WILLIAM	81.48
7659	474730004	3	684277	JARA, SANDRA (OWNR)	11861	CITRUS CT	MORENO VALLI	CA	92557-664	JARA, SANDRA (OWN	166.94
7238	474730008	7	684277	SATERFIELD, ARTHUR (OWNR)	11864	CITRUS CT	MORENO VALLI	CA	92557-664	SATERFIELD, ARTHUR	211.78
784	256320032	7	684277	IRVING, BEATRICE	11515	CLARK ST	MORENO VALLI	CA	92557-853	IRVING, BEATRICE	413.60
3956	256320033	8	684277	DELCID, CECELIA	11529	CLARK ST	MORENO VALLI	CA	92557-853	DELCID, CECELIA	292.79
4034	256333043	7	684277	JUDGE, KATHY	11693	CLARK ST	MORENO VALLI	CA	92557-853	JUDGE, KATHY	219.27
2212	482304030	8	684277	GOMEZ, MARISOL	14683	CLAUDINE ST	MORENO VALLI	CA	92553-240	GOMEZ, MARISOL	316.49
2491	482304027	6	684277	TYLER, ROBERT	14713	CLAUDINE ST	MORENO VALLI	CA	92553-353	TYLER, ROBERT	510.63
6917	482305014	7	684277	SEPULVEDA, PATRICIA (RENT)	14734	CLAUDINE ST	MORENO VALLI	CA	92553-351	SEPULVEDA, PATRICI/	317.06
9344	316052013	1	684277	REMILLO CRUZ, CHRISTINE (RENT	24705	CLEARWATER DR	MORENO VALLI	CA	92551-724	REMILLO CRUZ, CHRIS	168.90
9201	308491017	3	684277	RANGEL, SEAN (RENT)	16943	CLEVELAND BAY WAY	MORENO VALLI	CA	92555-335	RANGEL, SEAN (RENT	214.42
8750	308491016	2	684277	WILLIAMS, STEPHANIE (RENT)	16961	CLEVELAND BAY WAY	MORENO VALLI	CA	92555-335	WILLIAMS, STEPHANI	366.14
3717	308481004	0	684277	VILLALOBOS, RUBEN	17087	CLEVELAND BAY WAY	MORENO VALLI	CA	92555-335	VILLALOBOS, RUBEN	316.49
5370	308481012	7	684277	JOSHUEA, VANESSA (RENT)	17141	CLEVELAND BAY WAY	MORENO VALLI	CA	92555-335	JOSHUEA, VANESSA (I	317.06
8957	308480004	7	684277	LOMELI, GABRIELA (RENT)	17192	CLEVELAND BAY WAY	MORENO VALLI	CA	92555-335	LOMELI, GABRIELA (R	126.71
5991	308480001	4	684277	CASTRO, ADAM (OWNR)	17234	CLEVELAND BAY WAY	MORENO VALLI	CA	92555-335	CASTRO, ADAM (OWI	317.06
7710	482381004	4	684277	GILMORE, AARON	14825	CLIFFROSE CT	MORENO VALLI	CA	92553-360	GILMORE, AARON	639.27
5654	482384002	1	684277	LUJAN, SANDRA (RENT)	14848	CLIFFROSE CT	MORENO VALLI	CA	92553-360	LUJAN, SANDRA (REN	317.06
87	482353015	7	684277	ROMINE, KATHY	14868	CLIFFROSE CT	MORENO VALLI	CA	92553-360	ROMINE, KATHY	412.76
732	482353012	4	684277	THOMPSON, SHARON (OWNR)	14906	CLIFFROSE CT	MORENO VALLI	CA	92553-360	THOMPSON, SHARON	87.74
2801	482352012	1	684277	JOHNSON, LORETTE	14921	CLIFFROSE CT	MORENO VALLI	CA	92553-360	JOHNSON, LORETTE	274.83
1348	482353010	2	684277	HERNANDEZ, ALMA (OWNR)	14928	CLIFFROSE CT	MORENO VALLI	CA	92553-360	HERNANDEZ, ALMA ((	300.14
1887	482353009	2	684277	SMITH, DEBRA	14940	CLIFFROSE CT	MORENO VALLI	CA	92553-360	SMITH, DEBRA	409.86
4388	482352010	9	684277	JOHNSON, LORETTE	14945	CLIFFROSE CT	MORENO VALLI	CA	92553-360	JOHNSON, LORETTE	273.19
1209	482353002	5	684277	SANCHEZ, BRENDA	14988	CLIFFROSE CT	MORENO VALLI	CA	92553-360	SANCHEZ, BRENDA	412.76
4118	482353001	4	684277	JOHNSON, MARSHA	14996	CLIFFROSE CT	MORENO VALLI	CA	92553-360	JOHNSON, MARSHA	417.04
2525	484141015	6	684277	CERNA, MARTIN	25543	CLIFTON CT	MORENO VALLI	CA	92553-492	CERNA, MARTIN	210.89
5616	484142009	4	684277	ESPINOZA, ROSARIO (OWNR)	25616	CLIFTON CT	MORENO VALLI	CA	92553-490	ESPINOZA, ROSARIO (	317.06
490	264402007	7	684277	MARQUEZ, GOEL	22460	CLIMBING ROSE DR	MORENO VALLI	CA	92557-593	MARQUEZ, GOEL	316.49
1321	264352008	4	684277	RIDEAUX, LOUISE	22579	CLIMBING ROSE DR	MORENO VALLI	CA	92557-603	RIDEAUX, LOUISE	192.30
1534	264352009	5	684277	CAMPBELL, TERRA	22589	CLIMBING ROSE DR	MORENO VALLI	CA	92557-603	CAMPBELL, TERRA	316.49
1699	264352016	1	684277	DIXON, RICHARD	22659	CLIMBING ROSE DR	MORENO VALLI	CA	92557-603	DIXON, RICHARD	785.13
2928	264273001	3	684277	YANEZ, CYNTHIA	22728	CLIMBING ROSE DR	MORENO VALLI	CA	92557-600	YANEZ, CYNTHIA	277.57
2342	264273004	6	684277	ALEX, EDMOND	22766	CLIMBING ROSE DR	MORENO VALLI	CA	92557-600	ALEX, EDMOND	316.49
98	264271012	7	684277	BELL, JOHNNY AND YVONNE	22817	CLIMBING ROSE DR	MORENO VALLI	CA	92557-604	BELL, JOHNNY AND Y	316.49
1990	264273008	0	684277	GONZALES, HECTOR	22818	CLIMBING ROSE DR	MORENO VALLI	CA	92557-600	GONZALES, HECTOR	279.01
3217	264271010	5	684277	BENITES, ARMANDO	22845	CLIMBING ROSE DR	MORENO VALLI	CA	92557-604	BENITES, ARMANDO	396.94
8682	474552008	7	684277	AZADZOI, AHMAD (OWNR)	10792	CLOUD HAVEN DR	MORENO VALLI	CA	92557-422	AZADZOI, AHMAD (O	427.67
3527	474552004	3	684277	GORDON, MONIQUE	10860	CLOUD HAVEN DR	MORENO VALLI	CA	92557-421	GORDON, MONIQUE	64.65
1908	488281019	1	684277	BROWN, HOMER	12323	CLOUDBURST TRL	MORENO VALLI	CA	92555-542	BROWN, HOMER	391.89
2044	488292006	3	684277	HAHN, RAY AND KIM	12412	CLOUDBURST TRL	MORENO VALLI	CA	92555-542	HAHN, RAY AND KIM	132.79
4312	484201037	1	684277	WOOD, TIMOTHY	25405	CLOVELLY CT	MORENO VALLI	CA	92553-713	WOOD, TIMOTHY	316.49
4315	484201035	9	684277	FIELDS, PAMELA	25433	CLOVELLY CT	MORENO VALLI	CA	92553-713	FIELDS, PAMELA	316.49
7801	484201043	6	684277	HARVEY, HENRY AND ANNETTE	25462	CLOVELLY CT	MORENO VALLI	CA	92553-713	HARVEY, HENRY AND	285.54
3472	485033033	5	684277	MARTINEZ, GILBERT	24161	CLOVER AVE	MORENO VALLI	CA	92551-361	MARTINEZ, GILBERT	316.95
6974	482423005	4	684277	TRAN, TUAN (OWNR)	14834	CLOVERFIELD RD	MORENO VALLI	CA	92553-399	TRAN, TUAN (OWNR)	317.06
7662	482422016	1	684277	JUAREZ, ASA (RENT)	14875	CLOVERFIELD RD	MORENO VALLI	CA	92553-398	JUAREZ, ASA (RENT)	117.90
8654	308390010	4	684277	TAYLOR, EBONY (OWNR)	26161	CLYDESDALE LN	MORENO VALLI	CA	92555-330	TAYLOR, EBONY (OWI	438.92
6122	308390002	7	684277	PHILLIPS, PATRICIA (RENT)	26168	CLYDESDALE LN	MORENO VALLI	CA	92555-330	PHILLIPS, PATRICIA (R	99.68
5544	308390011	5	684277	GREER, BILLY JR (RENT)	26173	CLYDESDALE LN	MORENO VALLI	CA	92555-330	GREER, BILLY JR (REN	317.06
2993	308392001	2	684277	HUGHES, LISA	26204	CLYDESDALE LN	MORENO VALLI	CA	92555-330	HUGHES, LISA	97.89

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3001	308393019	2	684277	MCKENZIE, GLEN	26211	CLYDESDALE LN	MORENO VALLI	CA	92555-330	MCKENZIE, GLEN	89.00
8093	308430003	1	684277	JEFFERS, DANIEL A jr (OWNR)	26292	CLYDESDALE LN	MORENO VALLI	CA	92555-330	JEFFERS, DANIEL A jr (	211.78
3949	308431003	4	684277	MERELES, DOLORES S	26307	CLYDESDALE LN	MORENO VALLI	CA	92555-332	MERELES, DOLORES S	316.49
5062	308431021	0	684277	SKIPPER, LORNE G	26323	CLYDESDALE LN	MORENO VALLI	CA	92555-332	SKIPPER, LORNE G	316.49
4752	308411002	1	684277	HASS, YVONNE	26392	CLYDESDALE LN	MORENO VALLI	CA	92555-332	HASS, YVONNE	314.21
7324	308414006	4	684277	RAYE, CHEARON (OWNR)	26425	CLYDESDALE LN	MORENO VALLI	CA	92555-333	RAYE, CHEARON (OW	39.00
7021	308412001	3	684277	SERRANO, ROSA	26462	CLYDESDALE LN	MORENO VALLI	CA	92555-333	SERRANO, ROSA	317.06
5685	308412012	3	684277	HERNANDEZ, HENRY (OWNR)	26537	CLYDESDALE LN	MORENO VALLI	CA	92555-333	HERNANDEZ, HENRY (	317.06
3747	291331007	6	684277	MONREAL, DANIEL	12044	COACHMAN LN	MORENO VALLI	CA	92557-691	MONREAL, DANIEL	316.49
6166	291331006	5	684277	RILEY, JOHN (OWNR)	12056	COACHMAN LN	MORENO VALLI	CA	92557-691	RILEY, JOHN (OWNR)	317.06
3277	291331001	0	684277	OCHOA, RAPHAEL	12116	COACHMAN LN	MORENO VALLI	CA	92557-699	OCHOA, RAPHAEL	291.97
7571	260253020	0	684277	RODRIGUEZ, EDUIES	22455	COBBLE CREEK DR	MORENO VALLI	CA	92557-268	RODRIGUEZ, EDUIES	321.75
1877	260251013	8	684277	COOPER, FRANK	22502	COBBLE CREEK DR	MORENO VALLI	CA	92557-268	COOPER, FRANK	317.06
6191	260204006	6	684277	CHERRY, TONY	22551	COBBLE CREEK DR	MORENO VALLI	CA	92557-261	CHERRY, TONY	317.06
5123	488380039	5	684277	REIDY, MICHAEL AND BELINDA (C	12834	COBBLESTONE LN	MORENO VALLI	CA	92555-450	REIDY, MICHAEL AND	413.60
5139	488380040	5	684277	MCKEE, ROSA	12842	COBBLESTONE LN	MORENO VALLI	CA	92555-450	MCKEE, ROSA	575.41
8262	488110061	9	684277	LOVING, TONYA AND HARDING (	12899	COBBLESTONE LN	MORENO VALLI	CA	92555-451	LOVING, TONYA AND	299.03
5516	488122006	7	684277	HARRIEL, RODNEY (OWNR)	12954	COBBLESTONE LN	MORENO VALLI	CA	92555-451	HARRIEL, RODNEY (O	317.06
5756	488122027	6	684277	RODRIGUEZ, MIGUEL (OWNR)	12955	COBBLESTONE LN	MORENO VALLI	CA	92555-451	RODRIGUEZ, MIGUEL	53.49
7302	488122007	8	684277	BROWN, SANDRA (OWNR)	12960	COBBLESTONE LN	MORENO VALLI	CA	92555-451	BROWN, SANDRA (OV	292.84
5503	488122009	0	684277	ELMORE, DUPREE (OWNR)	12972	COBBLESTONE LN	MORENO VALLI	CA	92555-451	ELMORE, DUPREE (OV	317.06
4332	486202014	7	684277	SANCHEZ, JANET AND SERGIO	15767	COBRA DR	MORENO VALLI	CA	92551-462	SANCHEZ, JANET AND	34.53
2467	486203008	5	684277	CORRALES, VICTOR	15768	COBRA DR	MORENO VALLI	CA	92551-461	CORRALES, VICTOR	857.55
5083	486203005	2	684277	CARNEGIE, CELESTE (RENT)	15796	COBRA DR	MORENO VALLI	CA	92551-461	CARNEGIE, CELESTE (I	272.04
2208	486203003	0	684277	SANCHEZ, JOE	15824	COBRA DR	MORENO VALLI	CA	92551-130	SANCHEZ, JOE	83.63
1773	486213008	6	684277	LOPEZ, BERNIE	15848	COBRA DR	MORENO VALLI	CA	92551-462	LOPEZ, BERNIE	532.05
819	486212015	9	684277	HUNTER, STURGIS	15849	COBRA DR	MORENO VALLI	CA	92551-462	HUNTER, STURGIS	412.76
3669	486213005	3	684277	DEVINE, DANAE	15886	COBRA DR	MORENO VALLI	CA	92551-130	DEVINE, DANAE	316.49
7085	486212021	4	684277	SANCHEZ, MATTHEW (RENT)	15903	COBRA DR	MORENO VALLI	CA	92551-464	SANCHEZ, MATTHEW	238.24
1793	486212022	5	684277	MARTINEZ, PAUL S	15913	COBRA DR	MORENO VALLI	CA	92551-464	MARTINEZ, PAUL S	314.21
6564	486212023	6	684277	MOORE, MONICA (RENT)	15921	COBRA DR	MORENO VALLI	CA	92551-464	MOORE, MONICA (RE	317.06
135	484202013	2	684277	DRUMMOND, MITCHELL	14522	COCHITI DR	MORENO VALLI	CA	92553-713	DRUMMOND, MITCH	316.49
6475	484201003	0	684277	HERNANDEZ, BRANDY (OWNR)	14533	COCHITI DR	MORENO VALLI	CA	92553-714	HERNANDEZ, BRAND'	202.92
357	484201007	4	684277	HUDSON, NATHANIEL	14581	COCHITI DR	MORENO VALLI	CA	92553-714	HUDSON, NATHANIEL	39.43
6494	264293012	5	684277	LEWIS, THELMA (RENT)	23625	COCKATIEL DR	MORENO VALLI	CA	92557-620	LEWIS, THELMA (REN'	243.25
9097	264293011	4	684277	PEREZ, JOSE (OWNR)	23637	COCKATIEL DR	MORENO VALLI	CA	92557-620	PEREZ, JOSE (OWNR)	285.75
6219	264293006	0	684277	SAUNDERS, KATHLEEN (RENT)	23697	COCKATIEL DR	MORENO VALLI	CA	92557-620	SAUNDERS, KATHLEEI	134.45
4311	264293003	7	684277	DIAZ, SANDRA	23733	COCKATIEL DR	MORENO VALLI	CA	92557-620	DIAZ, SANDRA	353.85
5741	264292017	7	684277	CARLISLE, EARNESTINE (RENT)	23742	COCKATIEL DR	MORENO VALLI	CA	92557-623	CARLISLE, EARNESTIN	447.59
5923	264292018	8	684277	SMITH, HOWARD (OWNR)	23754	COCKATIEL DR	MORENO VALLI	CA	92557-623	SMITH, HOWARD (OV	71.28
475	264431018	7	684277	MC LEOD, ROSEMARY	23931	COCKATIEL DR	MORENO VALLI	CA	92557-792	MC LEOD, ROSEMARY	316.49
510	487303007	0	684277	LEBOW-FULLER, DANA	26440	COCONUT LN	MORENO VALLI	CA	92555-232	LEBOW-FULLER, DAN/	316.49
6261	487304014	9	684277	VILLALVA, MARIA LOURDES	26465	COCONUT LN	MORENO VALLI	CA	92555-232	VILLALVA, MARIA LOU	317.06
514	487303004	7	684277	MEDICUS, GARY AND KATE	26470	COCONUT LN	MORENO VALLI	CA	92555-232	MEDICUS, GARY AND	532.79
6859	487304015	0	684277	THOMAS, TIFFANY (RENT)	26475	COCONUT LN	MORENO VALLI	CA	92555-232	THOMAS, TIFFANY (RI	52.38
8730	479601002	7	684277	REYNOSO, DAMASO (RENT)	12208	COCOPAH CT	MORENO VALLI	CA	92557-762	REYNOSO, DAMASO (	134.76
5523	488140017	3	684277	WILLIAMS, JOHN	27298	COLD CREEK CT	MORENO VALLI	CA	92555-453	WILLIAMS, JOHN	317.06
5313	488140016	2	684277	ROBLES, ANDREA AND ANTHONY	27310	COLD CREEK CT	MORENO VALLI	CA	92555-453	ROBLES, ANDREA ANI	306.92
9213	264083015	9	684277	AGUILAR, SARA (RENT)	23697	COLD SPRING	MORENO VALLI	CA	92557-494	AGUILAR, SARA (RENT	69.65
7979	264083016	0	684277	MORAN, FLOR (RENT)	23701	COLD SPRING	MORENO VALLI	CA	92557-494	MORAN, FLOR (RENT)	292.79
4821	264083019	3	684277	DEGARMO, NEAL AND ALAYNE	23713	COLD SPRING	MORENO VALLI	CA	92557-494	DEGARMO, NEAL ANI	314.21
6194	264083020	3	684277	NOLEN, TIMOTHY (OWNR)	23717	COLD SPRING	MORENO VALLI	CA	92557-494	NOLEN, TIMOTHY (OV	219.56
6196	264092017	9	684277	GONZALEZ, JORGE N	23799	COLD SPRING	MORENO VALLI	CA	92557-495	GONZALEZ, JORGE N	317.06
1527	264091024	2	684277	WALLS, KAREN	23852	COLD SPRING	MORENO VALLI	CA	92557-495	WALLS, KAREN	123.48
1762	260340003	4	684277	BERQUIST, SHAILA	23755	COLDWATER CT	MORENO VALLI	CA	92557-286	BERQUIST, SHAILA	421.08
2160	474073003	2	684277	ORDORICA, HALDO (OWNR)	11341	COLEMAN ST	MORENO VALLI	CA	92557-575	ORDORICA, HALDO (C	316.49
3339	474292001	7	684277	FLAMENCO, PATRICIA (OWNR)	11411	COLEMAN ST	MORENO VALLI	CA	92557-575	FLAMENCO, PATRICIA	422.17
4099	264322043	2	684277	JOHNSON, ANNEKE (RENT)	11782	COLLINGSWOOD DR	MORENO VALLI	CA	92557-614	JOHNSON, ANNEKE (F	26.48
4521	264322042	1	684277	ELIZARRARAS, MARTHA	11790	COLLINGSWOOD DR	MORENO VALLI	CA	92557-614	ELIZARRARAS, MARTH	251.67
2450	264322041	0	684277	OREHEL, FRANCISCO	11798	COLLINGSWOOD DR	MORENO VALLI	CA	92557-614	OREHEL, FRANCISCO	316.49
6187	264301047	1	684277	HERNANDEZ, GEORGINA (RENT)	11910	COLLINGSWOOD DR	MORENO VALLI	CA	92557-614	HERNANDEZ, GEORGI	527.51
2991	308393011	4	684277	CHAVEZ, VERONICA AND HUGO	16520	COLT WAY	MORENO VALLI	CA	92555-330	CHAVEZ, VERONICA A	317.06
2992	308393010	3	684277	HOUSIE, WAYNE	16530	COLT WAY	MORENO VALLI	CA	92555-330	HOUSIE, WAYNE	211.78
5731	308510010	4	684277	MARSHAL, WILLIE (RENT)	16620	COLT WAY	MORENO VALLI	CA	92555-334	MARSHAL, WILLIE (RE	316.49
6600	308502030	7	684277	CHAPPEL, TAMEKA	16751	COLT WAY	MORENO VALLI	CA	92555-334	CHAPPEL, TAMEKA	289.82
8645	308502019	8	684277	SIMON, DEAN (RENT)	16780	COLT WAY	MORENO VALLI	CA	92555-334	SIMON, DEAN (RENT)	211.78
7741	308502027	5	684277	LEWIS, VIC (RENT)	16799	COLT WAY	MORENO VALLI	CA	92555-334	LEWIS, VIC (RENT)	185.49
5241	308502024	2	684277	LOPEZ, LUZ (OWNR)	16839	COLT WAY	MORENO VALLI	CA	92555-334	LOPEZ, LUZ (OWNR)	207.20
2663	256253011	1	684277	JUAREZ, VICTOR	11810	COLUMBO ST	MORENO VALLI	CA	92557-852	JUAREZ, VICTOR	87.36
3159	256253012	2	684277	TAYLOR, KATRINA	11820	COLUMBO ST	MORENO VALLI	CA	92557-852	TAYLOR, KATRINA	69.43
6780	482382014	6	684277	MCCLAIN-YANCEY, TORI (RENT)	24322	COMFORT CT	MORENO VALLI	CA	92553-368	MCCLAIN-YANCEY, TC	563.87
3169	487450021	7	684277	DICK, FAKUMOH	26928	COMMONS DR	MORENO VALLI	CA	92555-372	DICK, FAKUMOH	155.88
6480	487450024	0	684277	BOWEN, TRACY (RENT)	26964	COMMONS DR	MORENO VALLI	CA	92555-372	BOWEN, TRACY (REN'	296.98
3410	487450026	2	684277	GIBSON, KATRINA	26975	COMMONS DR	MORENO VALLI	CA	92555-372	GIBSON, KATRINA	799.22
78	482473001	5	684277	SMITH, ARVENSON	24666	CONLEY CT	MORENO VALLI	CA	92553-587	SMITH, ARVENSON	412.76
5183	482473002	6	684277	CUELLAR, ANDREA (RENT)	24680	CONLEY CT	MORENO VALLI	CA	92553-587	CUELLAR, ANDREA (R	95.41

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5227	482473011	4	684277	PARKER, LASHAWN (RENT)	24693	CONLEY CT	MORENO VALLI	CA	92553-587	PARKER, LASHAWN (F	509.97
3721	304172046	5	684277	MORAN, CLAUDIA	15676	CONNEMARA CT	MORENO VALLI	CA	92555-493	MORAN, CLAUDIA	139.53
1903	304172049	8	684277	FLETES, ISRAEL	15695	CONNEMARA CT	MORENO VALLI	CA	92555-493	FLETES, ISRAEL	301.62
4404	264373009	0	684277	BOYD, TAMI	11780	CONSTANTINE CIR	MORENO VALLI	CA	92557-594	BOYD, TAMI	179.29
9157	264373016	6	684277	MALAPITINA, PATRICIA (RENT)	11875	CONSTANTINE CIR	MORENO VALLI	CA	92557-591	MALAPITINA, PATRICI	134.76
8622	264373017	7	684277	JOSE, ANDRES (OWNR)	11895	CONSTANTINE CIR	MORENO VALLI	CA	92557-591	JOSE, ANDRES (OWNI	438.92
4704	316072005	6	684277	OBUGE, MICHAEL	24648	CONSTELLATION WAY	MORENO VALLI	CA	92551-729	OBUGE, MICHAEL	314.21
7789	316073018	1	684277	RIOS, RAMON	24673	CONSTELLATION WAY	MORENO VALLI	CA	92551-729	RIOS, RAMON	382.70
9453	316072008	9	684277	GAMAGE, ANNISSA (RENT)	24678	CONSTELLATION WAY	MORENO VALLI	CA	92551-729	GAMAGE, ANNISSA (F	132.17
1973	296151024	0	684277	BROWN, TINA	13615	COPE CT	MORENO VALLI	CA	92553-964	BROWN, TINA	448.88
5535	296161064	7	684277	HINDS, DANIEL	13644	COPE CT	MORENO VALLI	CA	92553-964	HINDS, DANIEL	307.57
3808	296161055	9	684277	ATKINS, SYDNEY (RENT)	13645	COPE CT	MORENO VALLI	CA	92553-964	ATKINS, SYDNEY (REN	25.79
4415	296161063	6	684277	MANNING, CHERYL	13648	COPE CT	MORENO VALLI	CA	92553-964	MANNING, CHERYL	317.06
8002	296161056	0	684277	SMITH, KIM (RENT)	13651	COPE CT	MORENO VALLI	CA	92553-964	SMITH, KIM (RENT)	34.58
1991	296161062	5	684277	AKERLUNDH, ISABEL CHRISTINA	13652	COPE CT	MORENO VALLI	CA	92553-964	AKERLUNDH, ISABEL (	316.49
5211	296161057	1	684277	BARROJAS, JOSE (OWNR)	13657	COPE CT	MORENO VALLI	CA	92553-964	BARROJAS, JOSE (OW	304.07
6471	296161060	3	684277	PULIDO, ROSA (RENT)	13660	COPE CT	MORENO VALLI	CA	92553-964	PULIDO, ROSA (RENT)	317.06
8336	308572018	4	684277	COOPER, AKAYME (RENT)	15609	COPPER MOUNTAIN RD	MORENO VALLI	CA	92555-496	COOPER, AKAYME (RE	298.70
8503	488122036	4	684277	WYNN, VICKI AND LARRY (RENT)	27069	COPPER RUN LN	MORENO VALLI	CA	92555-451	WYNN, VICKI AND LAI	134.76
4314	482162001	4	684277	CARRILLO, ANNA	13412	CORA PL	MORENO VALLI	CA	92553-382	CARRILLO, ANNA	134.53
6782	482162010	2	684277	CASTANON, IRMA (OWNR)	13441	CORA PL	MORENO VALLI	CA	92553-382	CASTANON, IRMA (O\	317.06
7912	482162005	8	684277	GUDDE, DANIEL (OWNR)	13470	CORA PL	MORENO VALLI	CA	92553-382	GUDDE, DANIEL (OWI	306.92
7584	260470009	2	684277	AYRES MICHAEL AND AYRES JO A	10131	CORAL LN	MORENO VALLI	CA	92557-287	AYRES MICHAEL AND	71.46
8344	260470008	1	684277	PATT, STORMIE (OWNR)	10141	CORAL LN	MORENO VALLI	CA	92557-287	PATT, STORMIE (OWN	297.95
3195	260472010	8	684277	BLUNT, JAQUELIN	10162	CORAL LN	MORENO VALLI	CA	92557-287	BLUNT, JAQUELIN	396.95
4853	260472006	5	684277	VELASCOS, JESUS	10210	CORAL LN	MORENO VALLI	CA	92557-287	VELASCOS, JESUS	314.21
2644	260471022	6	684277	BROWN, LASHANDA	10269	CORAL LN	MORENO VALLI	CA	92557-287	BROWN, LASHANDA	412.76
1465	479532002	4	684277	ELIZARRARZ, GEORGE	12927	CORALBERRY ST	MORENO VALLI	CA	92553-471	ELIZARRARZ, GEORGE	90.57
1667	482272019	1	684277	PEREZ, ROBERTO	14556	CORDON PL	MORENO VALLI	CA	92553-353	PEREZ, ROBERTO	316.49
5757	482272022	3	684277	FLORES, ELIZABETH (RENT)	14596	CORDON PL	MORENO VALLI	CA	92553-353	FLORES, ELIZABETH (F	317.06
7251	482272010	2	684277	WILSON, STEVE (RENT)	14599	CORDON PL	MORENO VALLI	CA	92553-351	WILSON, STEVE (RENT	130.51
7981	482272023	4	684277	ROCHA-HERNANDEZ, ALICIA (REN	14610	CORDON PL	MORENO VALLI	CA	92553-353	ROCHA-HERNANDEZ,	55.81
1700	482272009	2	684277	WHITE, BETTY	14615	CORDON PL	MORENO VALLI	CA	92553-353	WHITE, BETTY	316.49
5915	484311017	3	684277	LANDRY, DIANE (RENT)	25762	CORIANDER CT	MORENO VALLI	CA	92553-506	LANDRY, DIANE (REN	64.20
7802	484311011	7	684277	SALAZAR, NATALIE	25791	CORIANDER CT	MORENO VALLI	CA	92553-506	SALAZAR, NATALIE	224.72
7209	484311009	6	684277	MACIAS, MARISELA (RENT)	25811	CORIANDER CT	MORENO VALLI	CA	92553-502	MACIAS, MARISELA (F	127.83
7153	484311008	5	684277	GUERINGER, LUELLA	25821	CORIANDER CT	MORENO VALLI	CA	92553-502	GUERINGER, LUELLA	211.78
7401	484311024	9	684277	PENA, MARIA (RENT)	25832	CORIANDER CT	MORENO VALLI	CA	92553-502	PENA, MARIA (RENT)	375.92
7914	484311006	3	684277	BROWN, JENNIE (RENT)	25841	CORIANDER CT	MORENO VALLI	CA	92553-502	BROWN, JENNIE (REN	64.65
5736	484311004	1	684277	CARREON, EDGAR (OWNR)	25861	CORIANDER CT	MORENO VALLI	CA	92553-502	CARREON, EDGAR (O\	316.49
3076	484312008	8	684277	HERNANDEZ, FRANCISCO	25864	CORIANDER CT	MORENO VALLI	CA	92553-504	HERNANDEZ, FRANCI	317.06
4678	484312013	2	684277	THOMAS, FLOYD AND DEBRA	25898	CORIANDER CT	MORENO VALLI	CA	92553-504	THOMAS, FLOYD AND	314.21
8235	484312017	6	684277	POPE, CHRISTOPHER (OWNR)	25930	CORIANDER CT	MORENO VALLI	CA	92553-506	POPE, CHRISTOPHER (	232.43
8663	484321056	9	684277	METZLER, JEFFERY	25981	CORIANDER CT	MORENO VALLI	CA	92553-504	METZLER, JEFFERY	231.93
4921	484321053	6	684277	JACOBS, YOLANDA (RENT)	25988	CORIANDER CT	MORENO VALLI	CA	92553-501	JACOBS, YOLANDA (R	312.02
3313	484321054	7	684277	ARMENTA, PAULINA	25996	CORIANDER CT	MORENO VALLI	CA	92553-501	ARMENTA, PAULINA	317.06
3232	482152031	0	684277	O'QUIN, MAUWALEKA	24851	CORLEY CT	MORENO VALLI	CA	92553-382	O'QUIN, MAUWALEK/	413.60
4121	487041040	0	684277	GAVEIS, JESSICA	26090	CORONADA DR	MORENO VALLI	CA	92555-182	GAVEIS, JESSICA	316.49
6383	487042001	8	684277	O'NEILL, JOHN (RENT)	26121	CORONADA DR	MORENO VALLI	CA	92555-185	O'NEILL, JOHN (RENT)	103.10
6843	487031011	3	684277	REYES, ANDREA (OWNR)	26138	CORONADA DR	MORENO VALLI	CA	92555-182	REYES, ANDREA (OWI	46.22
2971	487032006	2	684277	WILLIAMS, PAUL AND KIM	26147	CORONADA DR	MORENO VALLI	CA	92555-183	WILLIAMS, PAUL AND	222.57
2941	487032008	4	684277	DIEHL, CHRISTINA	26157	CORONADA DR	MORENO VALLI	CA	92555-183	DIEHL, CHRISTINA	268.91
5167	308501004	1	684277	MARTINEZ, EDUARDO G (OWNR)	26007	CORONET CIR	MORENO VALLI	CA	92555-334	MARTINEZ, EDUARDC	127.72
8643	312330007	7	684277	COOK, DESTINY (RENT)	25930	CORTE ANTIGUA	MORENO VALLI	CA	92551-634	COOK, DESTINY (RENT	211.78
5094	304220012	2	684277	GOMEZ, HORACIO AND STEPHAN	27585	CORTE DEL SOL	MORENO VALLI	CA	92555-592	GOMEZ, HORACIO AN	289.77
7713	304220041	8	684277	HAYES, CARLENE	27610	CORTE DEL SOL	MORENO VALLI	CA	92555-592	HAYES, CARLENE	152.88
7152	304220020	9	684277	MONTOYA, GILBERT (OWNR)	27645	CORTE DEL SOL	MORENO VALLI	CA	92555-592	MONTOYA, GILBERT (	317.06
5240	304220034	2	684277	JENKINS, SHEENA (RENT)	27694	CORTE DEL SOL	MORENO VALLI	CA	92555-593	JENKINS, SHEENA (RE	413.60
2426	304220030	8	684277	PITTMAN, AMADEUS	27742	CORTE DEL SOL	MORENO VALLI	CA	92555-593	PITTMAN, AMADEUS	212.57
7820	312351042	3	684277	CASTRO, VERONICA (OWNR)	25929	CORTE SAN LEANDRO	MORENO VALLI	CA	92551-636	CASTRO, VERONICA ((	69.61
5840	312351045	6	684277	BIBIANO, MARIO(RENT)	25953	CORTE SAN LEANDRO	MORENO VALLI	CA	92551-636	BIBIANO, MARIO(REN	317.06
5653	312351046	7	684277	LOPEZ, ANNA (OWNR)	25961	CORTE SAN LEANDRO	MORENO VALLI	CA	92551-636	LOPEZ, ANNA (OWNR	69.72
5680	312350040	8	684277	HARVEY, TANYA (RENT)	17701	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	HARVEY, TANYA (REN	317.06
7373	312350041	9	684277	AYALA, ERCILIA	17707	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	AYALA, ERCILIA	209.10
5507	312350034	3	684277	SINCLAIR, ROLAND	17734	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	SINCLAIR, ROLAND	317.06
6103	312350033	2	684277	WOOD, JOSHUA (RENT)	17740	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	WOOD, JOSHUA (REN	31.89
7151	312351007	2	684277	BARAJAS, OCTAVIO (OWNR)	17767	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	BARAJAS, OCTAVIO (C	144.31
4552	312351009	4	684277	BURKS, LACHELLE	17783	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	BURKS, LACHELLE	70.34
5752	312351010	4	684277	LOREDO, NIDIA (OWNR)	17791	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	LOREDO, NIDIA (OWN	111.78
5207	312351013	7	684277	MITCHELL, BRUCE (RENT)	17815	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	MITCHELL, BRUCE (RE	317.06
6046	312351018	2	684277	JONES, PAMELA (OWNR)	17855	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	JONES, PAMELA (OWI	252.06
3543	259451026	8	684277	GUTIERREZ, KAREN	23008	COTATI CT	MORENO VALLI	CA	92557-350	GUTIERREZ, KAREN	355.88
3473	259451024	6	684277	FOURNIER, LESLIE	23021	COTATI CT	MORENO VALLI	CA	92557-350	FOURNIER, LESLIE	317.06
3460	259451030	1	684277	JAMES, BEVERLY	23062	COTATI CT	MORENO VALLI	CA	92557-350	JAMES, BEVERLY	288.84
4302	263160038	1	684277	EMERSON, JIM	21738	COTTONWOOD AVE	MORENO VALLI	CA	92553-813	EMERSON, JIM	653.52
7613	263200008	7	684277	MARTINES, ALEJANDRO	21883	COTTONWOOD AVE	MORENO VALLI	CA	92553-817	MARTINES, ALEJANDI	317.06

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6989	291130024	0	684277	DUDLEY, TOMMIE	22015	COTTONWOOD AVE	MORENO VALLI	CA	92553-833	DUDLEY, TOMMIE	224.61
7549	291130018	5	684277	GARCIA, MARTHA	22209	COTTONWOOD AVE	MORENO VALLI	CA	92553-832	GARCIA, MARTHA	190.76
6387	291140006	5	684277	ZUNIGA, JUAN (OWNR)	22385	COTTONWOOD AVE	MORENO VALLI	CA	92553-834	ZUNIGA, JUAN (OWN	632.84
1870	291211003	1	684277	TRUJILLO, VICENTE	22561	COTTONWOOD AVE	MORENO VALLI	CA	92553-843	TRUJILLO, VICENTE	316.49
2408	291221008	7	684277	GORDILLO, EDGAR	22705	COTTONWOOD AVE	MORENO VALLI	CA	92553-842	GORDILLO, EDGAR	289.05
1736	482113005	6	684277	HERNANDEZ, MIGUEL AND MARI	24330	COTTONWOOD AVE	MORENO VALLI	CA	92553-331	HERNANDEZ, MIGUEL	80.45
6841	482170047	1	684277	MCINTYRE, LOVEY (RENT)	24395	COTTONWOOD AVE	MORENO VALLI	CA	92553-625	MCINTYRE, LOVEY (RI	317.06
1530	482170052	5	684277	MASON, RICK	24451	COTTONWOOD AVE	MORENO VALLI	CA	92553-331	MASON, RICK	474.04
8335	482152022	2	684277	GARCIA, AMPARO (RENT)	24830	COTTONWOOD AVE	MORENO VALLI	CA	92553-381	GARCIA, AMPARO (RE	62.52
7827	482152050	7	684277	ATILANO, ARACELI (RENT)	24862	COTTONWOOD AVE	MORENO VALLI	CA	92553-381	ATILANO, ARACELI (RI	142.16
2381	482152051	8	684277	SANCHEZ, MARIA	24894	COTTONWOOD AVE	MORENO VALLI	CA	92553-381	SANCHEZ, MARIA	316.49
1893	482152052	9	684277	VONGSAK, SAMPHONE	24904	COTTONWOOD AVE	MORENO VALLI	CA	92553-382	VONGSAK, SAMPHON	163.74
7091	482152053	0	684277	COAKLEY,VICTORIA	24916	COTTONWOOD AVE	MORENO VALLI	CA	92553-382	COAKLEY,VICTORIA	317.06
4105	479160001	4	684277	MACIEL, CHARLES (OWN)	25654	COTTONWOOD AVE	MORENO VALLI	CA	92553-480	MACIEL, CHARLES (OV	159.64
1367	479160006	9	684277	ALEMAN, CONSUELO	25752	COTTONWOOD AVE	MORENO VALLI	CA	92553-487	ALEMAN, CONSUELO	397.51
940	479160014	6	684277	BROWN, HANK/DEWAIN	25754	COTTONWOOD AVE	MORENO VALLI	CA	92553-487	BROWN, HANK/DEW/	216.22
759	479170018	1	684277	WASS, PETE AND LINDA	25947	COTTONWOOD AVE	MORENO VALLI	CA	92553-480	WASS, PETE AND LINI	104.01
1997	479170004	8	684277	CARRION, JOHN	25961	COTTONWOOD AVE	MORENO VALLI	CA	92553-480	CARRION, JOHN	309.20
5473	488190001	3	684277	MCDONALD, LETICIA (RENT) APT:	27041	COTTONWOOD AVE	MORENO VALLI	CA	92555-460	MCDONALD, LETICIA	1,082.78
1443	488190003	5	684277	MORELAND, KAREN	27115	COTTONWOOD AVE	MORENO VALLI	CA	92555-462	MORELAND, KAREN	74.22
3083	488180021	0	684277	CORDENIS, ANTONIO (OWNR)	27132	COTTONWOOD AVE	MORENO VALLI	CA	92555-462	CORDENIS, ANTONIO	88.70
7140	488190010	1	684277	RAMIREZ, NANCY (OWNR)	27331	COTTONWOOD AVE	MORENO VALLI	CA	92555-460	RAMIREZ, NANCY (OV	335.10
6624	488190028	8	684277	SCHULER, KAREN (OWNR)	27381	COTTONWOOD AVE	MORENO VALLI	CA	92555-460	SCHULER, KAREN (OW	253.09
3708	488190025	5	684277	PANTELAKIS, MICHAEL (RENT)	27499	COTTONWOOD AVE	MORENO VALLI	CA	92555-463	PANTELAKIS, MICHAE	315.00
2724	488200014	5	684277	LASTER, RODNEY	27521	COTTONWOOD AVE	MORENO VALLI	CA	92555-460	LASTER, RODNEY	159.01
2835	263170007	4	684277	TILA CHOPRA, KETTY HUANG (AP	21800	COTTONWOOD AVE UNIT I	MORENO VALLI	CA	92553-734	TILA CHOPRA, KETTY I	435.83
2189	256292002	4	684277	MARTIN, DANIEL	11430	COUNT FLEET CT	MORENO VALLI	CA	92557-830	MARTIN, DANIEL	316.49
2127	256292001	3	684277	SEELEY, JIM	11440	COUNT FLEET CT	MORENO VALLI	CA	92557-830	SEELEY, JIM	211.88
1127	474612023	5	684277	GORDON, LEE	24160	COUNTRY CANYON RD	MORENO VALLI	CA	92557-300	GORDON, LEE	80.61
3784	259443009	8	684277	HERNANDEZ, TONY	22404	COUNTRY CREST DR	MORENO VALLI	CA	92557-171	HERNANDEZ, TONY	412.76
8603	259444003	5	684277	MOORE, ETHAN (RENT)	22423	COUNTRY CREST DR	MORENO VALLI	CA	92557-171	MOORE, ETHAN (REN	143.93
7038	259421005	6	684277	BARNETT, LINDA (OWNR)	22520	COUNTRY CREST DR	MORENO VALLI	CA	92557-171	BARNETT, LINDA (OW	425.14
1494	259421004	5	684277	THOMAS, HAROLD AND DONNA	22530	COUNTRY CREST DR	MORENO VALLI	CA	92557-171	THOMAS, HAROLD AN	366.89
1499	259423005	2	684277	CHIAFFINO, RON	22545	COUNTRY CREST DR	MORENO VALLI	CA	92557-172	CHIAFFINO, RON	277.56
7970	259423003	0	684277	WEST, JOYCELYN	22565	COUNTRY CREST DR	MORENO VALLI	CA	92557-172	WEST, JOYCELYN	87.78
1536	259423002	9	684277	BARRERA, LOUIE AND MARY	22575	COUNTRY CREST DR	MORENO VALLI	CA	92557-172	BARRERA, LOUIE AND	316.49
6837	264343008	6	684277	YOUNG, ANITA (RENT)	11705	COUNTRY FLOWER LN	MORENO VALLI	CA	92557-600	YOUNG, ANITA (RENT	51.47
2916	264275004	2	684277	FLORES JR, WILLIAM	11748	COUNTRY FLOWER LN	MORENO VALLI	CA	92557-600	FLORES JR, WILLIAM	230.08
2899	260392015	6	684277	BECERRA, ROSEMARY	22470	COUNTRY GATE RD	MORENO VALLI	CA	92557-266	BECERRA, ROSEMARY	301.39
3653	260392017	8	684277	GARCIA, ELIZABETH	22490	COUNTRY GATE RD	MORENO VALLI	CA	92557-266	GARCIA, ELIZABETH	503.17
5093	260205001	4	684277	HAWKINS, DERWIN	22491	COUNTRY GATE RD	MORENO VALLI	CA	92557-266	HAWKINS, DERWIN	267.06
1454	260204017	6	684277	JOHNSON, RENE	22540	COUNTRY GATE RD	MORENO VALLI	CA	92557-266	JOHNSON, RENE	484.64
5305	260204015	4	684277	FARAH, YOUSSEF (OWNR)	22560	COUNTRY GATE RD	MORENO VALLI	CA	92557-266	FARAH, YOUSSEF (OW	314.51
2592	260353001	2	684277	ROSS, DENISE	22760	COUNTRY GATE RD	MORENO VALLI	CA	92557-263	ROSS, DENISE	316.49
9062	260321014	5	684277	MORGAN, SKYE (RENT)	22781	COUNTRY GATE RD	MORENO VALLI	CA	92557-263	MORGAN, SKYE (REN	67.29
8053	291282002	0	684277	IMMANUEL HOUSE	13837	COURAGE ST	MORENO VALLI	CA	92553-874	IMMANUEL HOUSE	325.80
7504	291282003	1	684277	DAVIS, DANIEL JR	13853	COURAGE ST	MORENO VALLI	CA	92553-874	DAVIS, DANIEL JR	422.76
7726	291282004	2	684277	LOPEZ , ELOBIA	13867	COURAGE ST	MORENO VALLI	CA	92553-874	LOPEZ , ELOBIA	266.62
3631	312301037	4	684277	WILLIAMS-RODWELL, WYTOSHEF	25305	COURTNEY DR	MORENO VALLI	CA	92551-241	WILLIAMS-RODWELL,	156.62
1203	482632005	0	684277	MAGANA, OSCAR AND MARIBEL	13876	COVEY QUAIL LN	MORENO VALLI	CA	92553-387	MAGANA, OSCAR ANI	35.23
8483	482632002	7	684277	JACKSON, SHARONNA	13924	COVEY QUAIL LN	MORENO VALLI	CA	92553-387	JACKSON, SHARONNA	285.54
7400	482631032	1	684277	AVALOS, AGUSTINA (RENT)	13972	COVEY QUAIL LN	MORENO VALLI	CA	92553-380	AVALOS, AGUSTINA (I	312.36
8334	482631031	0	684277	MCMULLEN, TERRI (OWNR)	13986	COVEY QUAIL LN	MORENO VALLI	CA	92553-380	MCMULLEN, TERRI (O	214.84
386	474576006	9	684277	RAYO, TIRSO AND SOCORRO	24701	COVEY RD	MORENO VALLI	CA	92557-421	RAYO, TIRSO AND SO	316.49
6202	474573003	7	684277	CANAL, RAUL AND VERONICA	24738	COVEY RD	MORENO VALLI	CA	92557-421	CANAL, RAUL AND VE	117.64
942	474574007	4	684277	PLEDGER, DENISE	24874	COVEY RD	MORENO VALLI	CA	92557-422	PLEDGER, DENISE	314.21
5127	475240019	0	684277	MONTOYA, MARTINA AND MART	24536	COVINGTON WAY	MORENO VALLI	CA	92557-642	MONTOYA, MARTINA	277.47
690	475240028	8	684277	MARINEZ, ROSA	24596	COVINGTON WAY	MORENO VALLI	CA	92557-642	MARINEZ, ROSA	316.49
8600	486471014	9	684277	BANKSTON, ADRIENNE (RENT)	16077	COYOTE SPRINGS CT	MORENO VALLI	CA	92551-163	BANKSTON, ADRIENN	341.47
4863	486471019	4	684277	FREGOSOS, CLELIA	16082	COYOTE SPRINGS CT	MORENO VALLI	CA	92551-163	FREGOSOS, CLELIA	113.00
136	482561033	6	684277	WILLIAMS, STEPHEN S	24110	CRAIG DR	MORENO VALLI	CA	92553-359	WILLIAMS, STEPHEN S	316.49
6657	482561029	3	684277	BARRERA, MIGUEL (RENT)	24156	CRAIG DR	MORENO VALLI	CA	92553-359	BARRERA, MIGUEL (R	317.06
173	482561018	3	684277	MC GREGOR, WILLIAM R	24203	CRAIG DR	MORENO VALLI	CA	92553-357	MC GREGOR, WILLIAI	205.89
5520	482561023	7	684277	MCLAUGHLIN, JOSE (OWNR)	24230	CRAIG DR	MORENO VALLI	CA	92553-356	MCLAUGHLIN, JOSE ((	386.98
3939	482561022	6	684277	GRANADOS, MIRIAM (OWNR)	24244	CRAIG DR	MORENO VALLI	CA	92553-356	GRANADOS, MIRIAM	316.49
593	264194014	1	684277	HOPKINS, MARY	11669	CRANE CT	MORENO VALLI	CA	92557-620	HOPKINS, MARY	316.49
6749	264194018	5	684277	SOLLANO, MARIO (OWNR)	11680	CRANE CT	MORENO VALLI	CA	92557-620	SOLLANO, MARIO (OV	317.04
2168	264194012	9	684277	RAMIREZ, ERIC	11689	CRANE CT	MORENO VALLI	CA	92557-620	RAMIREZ, ERIC	89.53
2681	264194011	8	684277	ROGERS, ALBERTO	11699	CRANE CT	MORENO VALLI	CA	92557-620	ROGERS, ALBERTO	300.16
4114	264194021	7	684277	BRECINO, MARIA AND JOSE LOUI	11710	CRANE CT	MORENO VALLI	CA	92557-620	BRECINO, MARIA ANI	316.49
7120	264293021	3	684277	SMITH, IRMA (RENT)	11711	CRANE CT	MORENO VALLI	CA	92557-620	SMITH, IRMA (RENT)	317.06
3026	479482062	4	684277	CLARK, JACK	13576	CRAPE MYRTLE DR	MORENO VALLI	CA	92553-439	CLARK, JACK	64.76
4798	479482061	3	684277	NICKELL, MARISSA	13580	CRAPE MYRTLE DR	MORENO VALLI	CA	92553-439	NICKELL, MARISSA	213.90
1399	479482058	1	684277	WILLIAMS, MELINDA	13608	CRAPE MYRTLE DR	MORENO VALLI	CA	92553-439	WILLIAMS, MELINDA	352.85
8534	479482057	0	684277	RODRIGUEZ, DAVID SERNA (OWN	13616	CRAPE MYRTLE DR	MORENO VALLI	CA	92553-439	RODRIGUEZ, DAVID S	644.20
4196	479471001	5	684277	VARELA, MARIA	13625	CRAPE MYRTLE DR	MORENO VALLI	CA	92553-439	VARELA, MARIA	263.17

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
649	479474003	6	684277	ARRUDA, JEFF (OWNR)	13654	CRAPE MYRTLE DR	MORENO VALLI	CA	92553-439	ARRUDA, JEFF (OWNF	453.90
4259	488121016	3	684277	ZAPATA, RENE	13028	CREEKSIDE WAY	MORENO VALLI	CA	92555-454	ZAPATA, RENE	67.78
8743	488121023	9	684277	REYES, MARIA (RENT)	13077	CREEKSIDE WAY	MORENO VALLI	CA	92555-454	REYES, MARIA (RENT)	126.99
4272	488133023	6	684277	ARCHIGA, NANCI	13136	CREEKSIDE WAY	MORENO VALLI	CA	92555-454	ARCHIGA, NANCI	205.89
5761	488131002	1	684277	SILVA, HALENA (RENT)	13161	CREEKSIDE WAY	MORENO VALLI	CA	92555-454	SILVA, HALENA (RENT	499.48
3884	260081023	2	684277	GREENE, DARYL	23887	CREEKWOOD DR	MORENO VALLI	CA	92557-292	GREENE, DARYL	72.05
2624	260073014	9	684277	POLANCO, SONIA (OWNER)	23948	CREEKWOOD DR	MORENO VALLI	CA	92557-292	POLANCO, SONIA (OV	238.41
7488	308541010	0	684277	MCFARLAND, RICK (OWNR)	17296	CREMELLO WAY	MORENO VALLI	CA	92555-339	MCFARLAND, RICK (O	262.03
3907	308541012	2	684277	IRWIN, LEAHANNE AND DISHAWI	17308	CREMELLO WAY	MORENO VALLI	CA	92555-339	IRWIN, LEAHANNE AN	84.07
6159	308531002	2	684277	MOLINA, JENNY	17317	CREMELLO WAY	MORENO VALLI	CA	92555-336	MOLINA, JENNY	317.06
6174	304500023	7	684277	VALEDEVIA, MARCELA (RENT)	27898	CRESCENT CT	MORENO VALLI	CA	92555-573	VALEDEVIA, MARCEL/	317.06
7992	304500018	3	684277	LEVINGSTON, DELVON (RENT)	27903	CRESCENT CT	MORENO VALLI	CA	92555-573	LEVINGSTON, DELVOI	140.00
4624	260191027	6	684277	HERRICK, MARY AND STEVEN	10338	CREST BROOK DR	MORENO VALLI	CA	92557-260	HERRICK, MARY AND	561.84
5012	478352013	1	684277	WILLIAMS, MICHAEL	28385	CRISPIN DR	MORENO VALLI	CA	92555-602	WILLIAMS, MICHAEL	97.57
961	473411002	8	684277	WHITESIDE, HUESTON (OWNR)	11302	CROCKER CIR	MORENO VALLI	CA	92555-523	WHITESIDE, HUESTOI	412.76
1790	260322008	3	684277	ATKINSONS, BRYAN	10310	CROSSING GREEN CIR	MORENO VALLI	CA	92557-262	ATKINSONS, BRYAN	141.22
3145	260322006	1	684277	SCOTT, ALVADA	10320	CROSSING GREEN CIR	MORENO VALLI	CA	92557-262	SCOTT, ALVADA	514.11
6771	260322019	3	684277	MORGAN, JANNET (RENT)	10333	CROSSING GREEN CIR	MORENO VALLI	CA	92557-268	MORGAN, JANNET (R	306.92
863	260321027	7	684277	WHITSETT, DAVID AND VALERIE	10386	CROSSING GREEN CIR	MORENO VALLI	CA	92557-262	WHITSETT, DAVID AN	316.49
6423	260321026	6	684277	LEARY, ALVIN (RENT)	10392	CROSSING GREEN CIR	MORENO VALLI	CA	92557-262	LEARY, ALVIN (RENT)	317.06
3518	292127002	7	684277	MORALES, HEROLINDA	12675	CROSSMONT PL	MORENO VALLI	CA	92553-561	MORALES, HEROLIND	394.53
7322	292122002	2	684277	DORATI, CICEY (RENT)	12844	CROSSMONT PL	MORENO VALLI	CA	92553-561	DORATI, CICEY (RENT	189.32
6731	292127019	3	684277	DORSEY, DANIEL	12851	CROSSMONT PL	MORENO VALLI	CA	92553-561	DORSEY, DANIEL	206.14
739	292122003	3	684277	CONTRERRAS, PEDRO AND PATTI	12854	CROSSMONT PL	MORENO VALLI	CA	92553-561	CONTRERRAS, PEDRO	134.76
1804	292133002	6	684277	CASTILLO, ROSALBA	12908	CROSSMONT PL	MORENO VALLI	CA	92553-566	CASTILLO, ROSALBA	20.22
674	292134010	6	684277	ROBERSON, AUBREY	12935	CROSSMONT PL	MORENO VALLI	CA	92553-566	ROBERSON, AUBREY	253.69
8128	292134008	5	684277	RIOS, CHAD (RENT)	12955	CROSSMONT PL	MORENO VALLI	CA	92553-566	RIOS, CHAD (RENT)	217.62
1686	479622021	9	684277	ELIZARRARAS, YVONNE (OWNR)	13791	CUMIN ST	MORENO VALLI	CA	92553-489	ELIZARRARAS, YVONN	89.27
2042	479622018	7	684277	RODRIGUEZ, SAMANTHA	13825	CUMIN ST	MORENO VALLI	CA	92553-485	RODRIGUEZ, SAMANT	316.49
2527	479621016	2	684277	HALLOWAY, DIONNE	13850	CUMIN ST	MORENO VALLI	CA	92553-485	HALLOWAY, DIONNE	422.52
2205	479622015	4	684277	RODRIGUEZ, OSCAR	13861	CUMIN ST	MORENO VALLI	CA	92553-485	RODRIGUEZ, OSCAR	30.16
3296	484321030	5	684277	SANCHEZ, MARTHA	14808	CURRY ST	MORENO VALLI	CA	92553-501	SANCHEZ, MARTHA	317.06
3262	484321031	6	684277	GONZALEZ, JOSE	14818	CURRY ST	MORENO VALLI	CA	92553-501	GONZALEZ, JOSE	354.50
3899	484321032	7	684277	SOLARES, BERTHA	14826	CURRY ST	MORENO VALLI	CA	92553-501	SOLARES, BERTHA	425.69
1960	484321044	8	684277	ELY, DARLENE	14918	CURRY ST	MORENO VALLI	CA	92553-505	ELY, DARLENE	286.73
5652	484321045	9	684277	HAYS, TRACI (RENT)	14924	CURRY ST	MORENO VALLI	CA	92553-505	HAYS, TRACI (RENT)	143.11
3470	484322004	5	684277	AGUILAR, LUIS AND MARIBEL	14925	CURRY ST	MORENO VALLI	CA	92553-501	AGUILAR, LUIS AND M	306.92
7632	484312019	8	684277	RAMIERZ, FERNANDO (OWNR)	14952	CURRY ST	MORENO VALLI	CA	92553-501	RAMIERZ, FERNANDO	111.53
4926	484312028	6	684277	PRADO, FLORA (RENT)	14953	CURRY ST	MORENO VALLI	CA	92553-501	PRADO, FLORA (RENT	282.44
4215	484312021	9	684277	VACCAINOR, VIVIANA	14964	CURRY ST	MORENO VALLI	CA	92553-501	VACCAINOR, VIVIANA	616.26
4966	484312022	0	684277	ENRIQUEZ, JOSE	14970	CURRY ST	MORENO VALLI	CA	92553-501	ENRIQUEZ, JOSE	216.49
7455	484312023	1	684277	HICAS, JOSEPH (RENT)	14978	CURRY ST	MORENO VALLI	CA	92553-501	HICAS, JOSEPH (RENT	217.05
1907	296103021	8	684277	MCCOY, ANN	23810	CUSHENBURY RD	MORENO VALLI	CA	92553-323	MCCOY, ANN	403.86
6696	484060019	0	684277	GUERRERO, SANDRA (RENT)	14159	CYPRESS SANDS LN	MORENO VALLI	CA	92553-291	GUERRERO, SANDRA	284.43
1218	484060026	6	684277	PEREGRINO, ROSARIO	14160	CYPRESS SANDS LN	MORENO VALLI	CA	92553-291	PEREGRINO, ROSARIC	52.86
8551	484060028	8	684277	YEPEZ, SERGIO (RENT)	14180	CYPRESS SANDS LN	MORENO VALLI	CA	92553-291	YEPEZ, SERGIO (RENT	206.78
2387	484060016	7	684277	HARVEY, HENRY AND ANNETTE	14185	CYPRESS SANDS LN	MORENO VALLI	CA	92553-291	HARVEY, HENRY AND	268.15
5430	484060033	2	684277	BARAJAS, MARIA (RENT)	14222	CYPRESS SANDS LN	MORENO VALLI	CA	92553-291	BARAJAS, MARIA (REI	350.21
525	482533030	6	684277	GANTT, CINDY	24344	DABNEY DR	MORENO VALLI	CA	92553-339	GANTT, CINDY	70.30
662	482320013	3	684277	SHARMA, VIKAS	13705	DAHL DR	MORENO VALLI	CA	92553-337	SHARMA, VIKAS	365.30
2558	482320015	5	684277	AVERY, ERIC	13731	DAHL DR	MORENO VALLI	CA	92553-337	AVERY, ERIC	116.49
9386	479441001	2	684277	MACIAS, ALFREDO (RENT)	13637	DAIMLER ST	MORENO VALLI	CA	92553-484	MACIAS, ALFREDO (RI	156.96
6681	479443008	5	684277	TILLER, PHYLLIS (OWNR)	13664	DAIMLER ST	MORENO VALLI	CA	92553-484	TILLER, PHYLLIS (OWN	73.21
1357	474482017	9	684277	FIELDER, PHILLIP	10671	DAISY FIELD LN	MORENO VALLI	CA	92557-302	FIELDER, PHILLIP	163.53
2969	474482014	6	684277	HERRERA, ERICA	10684	DAISY FIELD LN	MORENO VALLI	CA	92557-302	HERRERA, ERICA	279.86
1264	474260005	2	684277	WORTMAN, CRYSTAL	11621	DALEHURST RD	MORENO VALLI	CA	92555-190	WORTMAN, CRYSTAL	316.49
2305	474272018	1	684277	VOSS, VICTOR	11750	DALEHURST RD	MORENO VALLI	CA	92555-190	VOSS, VICTOR	316.49
7891	292127008	3	684277	GALLOWAY, MICHAEL(RENT)	23561	DAMIAN ST	MORENO VALLI	CA	92553-561	GALLOWAY, MICHAEL	58.72
1486	292127005	0	684277	CARRILLO, VICTOR (OWNR)	23597	DAMIAN ST	MORENO VALLI	CA	92553-561	CARRILLO, VICTOR (O'	88.92
3064	486193037	1	684277	RODRIGUEZ, ROCIO	25050	DANA LN	MORENO VALLI	CA	92551-465	RODRIGUEZ, ROCIO	588.39
534	486193029	4	684277	DUPREE, TOMMIE	25055	DANA LN	MORENO VALLI	CA	92551-461	DUPREE, TOMMIE	316.49
4990	486193027	2	684277	BRUNT, JOSHLYN (RENT)	25079	DANA LN	MORENO VALLI	CA	92551-132	BRUNT, JOSHLYN (REI	313.31
1069	486193024	9	684277	JIMENEZ, JUAN	25111	DANA LN	MORENO VALLI	CA	92551-466	JIMENEZ, JUAN	66.49
5085	486192021	3	684277	ARTERBERRY, ISSAC (RENT)	25118	DANA LN	MORENO VALLI	CA	92551-465	ARTERBERRY, ISSAC (I	331.25
3144	486193023	8	684277	MELGOZA, FELIPE	25121	DANA LN	MORENO VALLI	CA	92551-466	MELGOZA, FELIPE	317.06
8688	486193022	7	684277	GARIBAY, EFREN AND MARIA (OV	25129	DANA LN	MORENO VALLI	CA	92551-466	GARIBAY, EFREN AND	438.92
5223	486193014	0	684277	MEZA, ALVARO (OWNR)	25189	DANA LN	MORENO VALLI	CA	92551-466	MEZA, ALVARO (OWN	317.06
195	486193012	8	684277	GOODRICH, CRAIG	25205	DANA LN	MORENO VALLI	CA	92551-465	GOODRICH, CRAIG	316.49
2131	486193011	7	684277	VILLARREAL, RALPH AND ELAINA	25211	DANA LN	MORENO VALLI	CA	92551-465	VILLARREAL, RALPH A	64.65
2233	486192032	3	684277	VARSAMAS, ZACHARIAS	25216	DANA LN	MORENO VALLI	CA	92551-465	VARSAMAS, ZACHARI	410.82
1605	486184012	0	684277	BENITEZ, RODRIGO	25294	DANA LN	MORENO VALLI	CA	92551-461	BENITEZ, RODRIGO	310.15
8860	486183012	7	684277	ENRIQUEZ, ULYSSES (RENT)	25303	DANA LN	MORENO VALLI	CA	92551-469	ENRIQUEZ, ULYSSES (I	226.77
1031	479582016	2	684277	CARREON, JESUS	25692	DANDELION CT	MORENO VALLI	CA	92553-489	CARREON, JESUS	316.49
2125	479582023	8	684277	GONZALEZ, RUBEN	25703	DANDELION CT	MORENO VALLI	CA	92553-489	GONZALEZ, RUBEN	316.49
7340	479582022	7	684277	GARCIA, ADRIANA	25715	DANDELION CT	MORENO VALLI	CA	92553-489	GARCIA, ADRIANA	284.66
9420	487532006	7	684277	BOWIE, SHANNON (RENT)	26536	DANUBE WAY	MORENO VALLI	CA	92555-381	BOWIE, SHANNON (R	147.12

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5202	487532003	4	684277	HIDALGO, ERICA (OWNR)	26578	DANUBE WAY	MORENO VALLI	CA	92555-381	HIDALGO, ERICA (OW	120.64
5443	487531017	4	684277	GONZALEZ, ARTEMIO (OWNR)	26579	DANUBE WAY	MORENO VALLI	CA	92555-381	GONZALEZ, ARTEMIO	262.50
7936	487531018	5	684277	LEE, ANGELA (OWNR)	26593	DANUBE WAY	MORENO VALLI	CA	92555-381	LEE, ANGELA (OWNR)	315.56
2522	479541005	5	684277	COREA, BENJAMIN	25771	DAPHNE CT	MORENO VALLI	CA	92553-479	COREA, BENJAMIN	200.56
2610	479541010	9	684277	MASTERS, TIFFANY	25780	DAPHNE CT	MORENO VALLI	CA	92553-479	MASTERS, TIFFANY	371.03
4413	487411002	9	684277	GOBLE, LORETTA	26159	DARDANELLE CT	MORENO VALLI	CA	92555-682	GOBLE, LORETTA	512.09
9245	487411011	7	684277	ZAYAS, SHELLEY (RENT)	26206	DARDANELLE CT	MORENO VALLI	CA	92555-246	ZAYAS, SHELLEY (REN	154.34
2471	487411006	3	684277	EDWARDS, RONALD AND DONNA	26207	DARDANELLE CT	MORENO VALLI	CA	92555-246	EDWARDS, RONALD A	46.40
9078	474581009	8	684277	GARCIA, ELIZABETH (RENT)	24706	DARKSTAR DR	MORENO VALLI	CA	92557-320	GARCIA, ELIZABETH (I	195.53
993	474581011	9	684277	JOHNSON, LENDELL	24728	DARKSTAR DR	MORENO VALLI	CA	92557-320	JOHNSON, LENDELL	316.49
1356	488071003	7	684277	WALL, JAMES	27280	DARLENE DR	MORENO VALLI	CA	92555-212	WALL, JAMES	413.60
4094	308390023	6	684277	ORTIZ, RALPH	16512	DARTMOOR CIR	MORENO VALLI	CA	92555-331	ORTIZ, RALPH	316.49
7175	487501001	6	684277	LEE, JERI	13621	DARWIN DR	MORENO VALLI	CA	92555-255	LEE, JERI	132.20
3769	487500051	8	684277	TOBIAS, MATT AND MARY	13668	DARWIN DR	MORENO VALLI	CA	92555-255	TOBIAS, MATT AND M	316.49
1329	292222032	8	684277	VIVANCO, MARIA	23511	DAVID LN	MORENO VALLI	CA	92557-820	VIVANCO, MARIA	412.76
7356	292222031	7	684277	LIEHR, LINDA (RENT)	23521	DAVID LN	MORENO VALLI	CA	92557-820	LIEHR, LINDA (RENT)	48.80
5004	292222028	5	684277	AGUIRRE, MONICA	23551	DAVID LN	MORENO VALLI	CA	92557-820	AGUIRRE, MONICA	316.49
7043	292221009	5	684277	ALMARIZ, RICARDO (OWNR)	23610	DAVID LN	MORENO VALLI	CA	92557-820	ALMARIZ, RICARDO ((	296.98
571	292222010	8	684277	PAZEJ, CHRISTINE	23648	DAVID LN	MORENO VALLI	CA	92557-821	PAZEJ, CHRISTINE	316.49
3762	475030017	9	684277	CAZARES, ERMELINDA	11080	DAVIS ST	MORENO VALLI	CA	92557-503	CAZARES, ERMELINDA	316.49
4603	475032023	0	684277	FITZPATRICK, KELLY	11200	DAVIS ST	MORENO VALLI	CA	92557-500	FITZPATRICK, KELLY	304.07
9471	475032024	1	684277	NORZAGARAY, NOE (OWNR)	11220	DAVIS ST	MORENO VALLI	CA	92557-500	NORZAGARAY, NOE ((	185.69
77	475090012	0	684277	HILLARD-LAWLESS, ANNE (OWNF	11260	DAVIS ST	MORENO VALLI	CA	92557-504	HILLARD-LAWLESS, AI	300.00
9207	475100072	4	684277	ROBINSON, KEVIN (RENT)	11267	DAVIS ST	MORENO VALLI	CA	92557-504	ROBINSON, KEVIN (RI	132.75
6197	475100071	3	684277	ADAMS, WAYNE (OWNR)	11273	DAVIS ST	MORENO VALLI	CA	92557-504	ADAMS, WAYNE (OW	317.06
176	475100008	7	684277	PLAXCO, DON P (OWNR) APTS	11275	DAVIS ST	MORENO VALLI	CA	92557-504	PLAXCO, DON P (OWI	314.21
1181	475100009	8	684277	PLAXCO, DON P (OWNR) APTS	11277	DAVIS ST	MORENO VALLI	CA	92557-504	PLAXCO, DON P (OWI	316.49
2826	475100003	2	684277	BOWLDS, JOHN (APTS)	11279	DAVIS ST	MORENO VALLI	CA	92557-504	BOWLDS, JOHN (APTS	422.52
1140	475100073	5	684277	PLAXCO, DON P (OWNR) APTS	11281	DAVIS ST	MORENO VALLI	CA	92557-504	PLAXCO, DON P (OWI	316.49
6672	475100068	1	684277	HERNANDEZ, CRYSTAL (RENT)	11343	DAVIS ST	MORENO VALLI	CA	92557-500	HERNANDEZ, CRYSTA	71.04
4046	475111051	9	684277	VILLANUEVA, GABRIEL	11421	DAVIS ST	MORENO VALLI	CA	92557-553	VILLANUEVA, GABRIE	306.35
335	475111053	1	684277	MALTA, ALBERT	11475	DAVIS ST	MORENO VALLI	CA	92557-553	MALTA, ALBERT	412.76
7236	475182042	1	684277	JONES, BRYAN	11533	DAVIS ST	MORENO VALLI	CA	92557-553	JONES, BRYAN	591.32
6363	475170008	4	684277	MALTA, ALBERT	11558	DAVIS ST	MORENO VALLI	CA	92557-552	MALTA, ALBERT	317.06
4445	475182045	4	684277	VACA, CARLOS	11561	DAVIS ST	MORENO VALLI	CA	92557-553	VACA, CARLOS	534.45
933	475200002	0	684277	PLAXCO, DONALD	11664	DAVIS ST	MORENO VALLI	CA	92557-630	PLAXCO, DONALD	914.07
5032	475190021	7	684277	BOLAJEH, ABIN (RENT)	11667	DAVIS ST	MORENO VALLI	CA	92557-633	BOLAJEH, ABIN (RENT	316.49
1648	475200003	1	684277	PLAXCO, DON AND IDA (OWNR) /	11672	DAVIS ST	MORENO VALLI	CA	92557-630	PLAXCO, DON AND ID	316.49
79	475263030	0	684277	ANDREWS, JOHN (OWNR) APTS	11761	DAVIS ST	MORENO VALLI	CA	92557-631	ANDREWS, JOHN (OW	873.42
846	475250073	9	684277	CABELLO, ELYAS	11830	DAVIS ST	MORENO VALLI	CA	92557-630	CABELLO, ELYAS	186.16
7805	475280068	8	684277	GOULD, SCOTT (RENT)	11890	DAVIS ST	MORENO VALLI	CA	92557-633	GOULD, SCOTT (RENT	246.56
178	475280072	1	684277	ROBERTS, MARGARET (OWNR) A	11950	DAVIS ST	MORENO VALLI	CA	92557-632	ROBERTS, MARGARET	316.49
1310	475280073	2	684277	GIBBONS, CINDY	11952	DAVIS ST	MORENO VALLI	CA	92557-632	GIBBONS, CINDY	879.15
7878	256242017	3	684277	AVALOS, ERIK	11981	DAY ST	MORENO VALLI	CA	92557-851	AVALOS, ERIK	318.01
412	256242016	2	684277	REYNOLDS, EUGENIA	11991	DAY ST	MORENO VALLI	CA	92557-851	REYNOLDS, EUGENIA	149.36
9531	263180008	6	684277	VIRGEN, RICARDO (RENT)	13335	DAY ST	MORENO VALLI	CA	92553-812	VIRGEN, RICARDO (RE	131.43
6189	263180077	8	684277	CABANAS, ROSALBA (OWNR)	13361	DAY ST	MORENO VALLI	CA	92553-812	CABANAS, ROSALBA (	317.06
1229	291130003	1	684277	ARCHER, MARY	13562	DAY ST	MORENO VALLI	CA	92553-813	ARCHER, MARY	804.11
6618	291171004	9	684277	MARINO, STEPHANIE (RENT) APT	13792	DAY ST	MORENO VALLI	CA	92553-825	MARINO, STEPHANIE	743.02
979	475120011	1	684277	SLAUGHTER, RONALD	11383	DAYBREAK TRL	MORENO VALLI	CA	92557-550	SLAUGHTER, RONALD	412.76
6444	475121006	0	684277	ZAPATA, NUBIA	11448	DAYBREAK TRL	MORENO VALLI	CA	92557-550	ZAPATA, NUBIA	43.17
376	475120005	6	684277	GILMORE, JERI	11455	DAYBREAK TRL	MORENO VALLI	CA	92557-550	GILMORE, JERI	316.49
5528	475121007	1	684277	MORANTE, ERNESTO (OWNR)	11464	DAYBREAK TRL	MORENO VALLI	CA	92557-550	MORANTE, ERNESTO	317.06
3682	475170014	9	684277	PARSON, REGINA	11559	DAYBREAK TRL	MORENO VALLI	CA	92557-550	PARSON, REGINA	316.49
6343	475170016	1	684277	JONES, BOBBY (OWNR)	11585	DAYBREAK TRL	MORENO VALLI	CA	92557-550	JONES, BOBBY (OWNI	189.04
8722	475172014	5	684277	TUCKER, MILLIE (RENT)	11586	DAYBREAK TRL	MORENO VALLI	CA	92557-550	TUCKER, MILLIE (REN	332.15
2024	304190035	1	684277	PATTON, BARBARA	27797	DE LA VALLE DR	MORENO VALLI	CA	92555-591	PATTON, BARBARA	316.49
7266	304330002	3	684277	WINE, RANDY	27952	DE LA VALLE DR	MORENO VALLI	CA	92555-592	WINE, RANDY	440.16
4642	484293035	4	684277	MUNOZ, JAIME JR	14858	DE SOTO PL	MORENO VALLI	CA	92553-503	MUNOZ, JAIME JR	383.40
9035	484293030	9	684277	MONTOYA, TAMI (RENT)	14881	DE SOTO PL	MORENO VALLI	CA	92553-503	MONTOYA, TAMI (REI	151.79
5916	484284010	3	684277	AGUILAR, JESUS (RENT)	14904	DE SOTO PL	MORENO VALLI	CA	92553-503	AGUILAR, JESUS (REN	337.70
2513	487072005	5	684277	GROVE, LISA	26245	DEANA CT	MORENO VALLI	CA	92555-186	GROVE, LISA	683.38
5622	487072003	3	684277	HENISH, CHRISTIAN (OWNR)	26252	DEANA CT	MORENO VALLI	CA	92555-186	HENISH, CHRISTIAN ((	278.85
3819	264072044	1	684277	HERNANDEZ, BRENDA (RENT)	11055	DEBRA WAY	MORENO VALLI	CA	92557-495	HERNANDEZ, BRENDA	122.96
4641	264082052	9	684277	FLORES, ALEJANDRA (OWNR)	11086	DEBRA WAY	MORENO VALLI	CA	92557-495	FLORES, ALEJANDRA (	307.24
3586	264072037	5	684277	JUAREZ, MARTHA	11109	DEBRA WAY	MORENO VALLI	CA	92557-495	JUAREZ, MARTHA	58.06
1393	264082046	4	684277	MACIEL, CHARLES	11126	DEBRA WAY	MORENO VALLI	CA	92557-492	MACIEL, CHARLES	126.70
6665	264082045	3	684277	CLEVELAND, WILLIAM AND R(REI	11134	DEBRA WAY	MORENO VALLI	CA	92557-492	CLEVELAND, WILLIAM	53.72
719	260312022	4	684277	MAGANA, MARIE	10049	DEEP CANYON RD	MORENO VALLI	CA	92557-286	MAGANA, MARIE	413.60
4190	488280004	4	684277	FINKELSTEIN, LAWRENCE AND CI	12341	DEEP VALLEY TRL	MORENO VALLI	CA	92555-543	FINKELSTEIN, LAWREI	316.49
3578	488290001	2	684277	SMITH, MATTIE	12369	DEEP VALLEY TRL	MORENO VALLI	CA	92555-543	SMITH, MATTIE	344.69
234	488290002	3	684277	WILLIAMS, LARRY	12397	DEEP VALLEY TRL	MORENO VALLI	CA	92555-543	WILLIAMS, LARRY	95.00
1241	259363015	6	684277	LEWIS, ARTHUR (OWNR)	9780	DEER CREEK RD	MORENO VALLI	CA	92557-183	LEWIS, ARTHUR (OWI	295.41
8797	259362019	7	684277	AGUIRRE, LOUBETH (RENT)	9829	DEER CREEK RD	MORENO VALLI	CA	92557-180	AGUIRRE, LOUBETH (I	294.53
7210	259362021	8	684277	TORRES, EDGAR AND ANGIE(OWI	9847	DEER CREEK RD	MORENO VALLI	CA	92557-180	TORRES, EDGAR AND	76.29
4100	259362022	9	684277	THOMAS, R C (OWNR)	9857	DEER CREEK RD	MORENO VALLI	CA	92557-180	THOMAS, R C (OWNR	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3413	259362024	1	684277	MURPHY, SHAUN AND TAMMY	9877	DEER CREEK RD	MORENO VALLI	CA	92557-180	MURPHY, SHAUN ANI	296.98
457	259363004	6	684277	RUIZ, RICHARD AND NANCY	9880	DEER CREEK RD	MORENO VALLI	CA	92557-180	RUIZ, RICHARD AND I	317.06
3115	479333020	5	684277	WILLIAMS, SHAWN	13695	DEER HILL PL	MORENO VALLI	CA	92553-436	WILLIAMS, SHAWN	206.78
5265	479544016	4	684277	MANRIQUEZ, STEVEN (OWNR)	25950	DEERBERRY DR	MORENO VALLI	CA	92553-472	MANRIQUEZ, STEVEN	317.06
7408	479544017	5	684277	COLEMAN, WILLIAM	25962	DEERBERRY DR	MORENO VALLI	CA	92553-472	COLEMAN, WILLIAM	305.74
4712	296134008	3	684277	HALEY, CHARLES AND DELORES	23890	DEERFERN AVE	MORENO VALLI	CA	92553-328	HALEY, CHARLES AND	446.77
797	296134011	5	684277	CARPIO, YOLANDA	23922	DEERFERN AVE	MORENO VALLI	CA	92553-323	CARPIO, YOLANDA	311.10
1796	296134010	4	684277	NUNEZ, ANDREW	23938	DEERFERN AVE	MORENO VALLI	CA	92553-323	NUNEZ, ANDREW	429.32
7280	296134012	6	684277	HERNANDEZ, NORMA (RENT)	23954	DEERFERN AVE	MORENO VALLI	CA	92553-323	HERNANDEZ, NORMA	689.42
7925	292193018	7	684277	SOLIS, MANUEL(OWNR)	12076	DEERWOOD LN	MORENO VALLI	CA	92557-714	SOLIS, MANUEL(OWN	245.54
905	292193020	8	684277	CERDA, MARTHA	12094	DEERWOOD LN	MORENO VALLI	CA	92557-714	CERDA, MARTHA	128.12
8468	292193010	9	684277	DELGADO, MARIA (RENT)	12123	DEERWOOD LN	MORENO VALLI	CA	92557-710	DELGADO, MARIA (RE	134.76
563	292181029	0	684277	RIOS, JENNIE	12177	DEERWOOD LN	MORENO VALLI	CA	92557-710	RIOS, JENNIE	316.49
6499	292181032	2	684277	LEON, CRISTINE	12205	DEERWOOD LN	MORENO VALLI	CA	92557-710	LEON, CRISTINE	317.06
787	292181033	3	684277	BRUNSTON, DELORES	12225	DEERWOOD LN	MORENO VALLI	CA	92557-710	BRUNSTON, DELORES	317.06
3092	475211001	3	684277	MORALES, MONICA	11631	DEFIANCE WAY	MORENO VALLI	CA	92557-564	MORALES, MONICA	276.04
2385	475211004	6	684277	RAMOS, ALANA	11671	DEFIANCE WAY	MORENO VALLI	CA	92557-564	RAMOS, ALANA	316.49
5477	475212013	7	684277	ALLEN, BRYAN (OWNR)	11672	DEFIANCE WAY	MORENO VALLI	CA	92557-564	ALLEN, BRYAN (OWNI	566.08
1051	475211005	7	684277	PETERSON, SHIRLEY	11685	DEFIANCE WAY	MORENO VALLI	CA	92557-564	PETERSON, SHIRLEY	154.06
8565	475212009	4	684277	GARCIA , STELLA (RENT)	11728	DEFIANCE WAY	MORENO VALLI	CA	92557-564	GARCIA , STELLA (REN	364.86
7494	256341010	2	684277	STRAIGHT, KELLY	21570	DEL AMO ST	MORENO VALLI	CA	92557-855	STRAIGHT, KELLY	272.48
3587	256341011	3	684277	AJAWARA, CECILIA	21600	DEL AMO ST	MORENO VALLI	CA	92557-855	AJAWARA, CECILIA	139.53
731	256306007	1	684277	LOZANO, ANDY (OWNR)	21645	DEL AMO ST	MORENO VALLI	CA	92557-855	LOZANO, ANDY (OWN	394.36
1123	256306002	6	684277	NAPOLES, JACKIE (OWNR)	21680	DEL AMO ST	MORENO VALLI	CA	92557-855	NAPOLES, JACKIE (OW	116.49
8085	260412014	6	684277	ROSTHWELL, RAYMOND (RENT)	10060	DELCRESTA DR	MORENO VALLI	CA	92557-900	ROSTHWELL, RAYMO!	169.02
7566	482253008	2	684277	CASTILLO, MARCELA	14832	DELFBUSH ST	MORENO VALLI	CA	92553-391	CASTILLO, MARCELA	215.93
4513	482372024	4	684277	VALENCIA, ALANA	24121	DELGADO CT	MORENO VALLI	CA	92553-331	VALENCIA, ALANA	220.93
5375	482372040	8	684277	HERNANDEZ, XAVIER (OWNR)	24161	DELGADO CT	MORENO VALLI	CA	92553-331	HERNANDEZ, XAVIER	317.06
80	482372028	8	684277	JOHNSON, ELVEE	24178	DELGADO CT	MORENO VALLI	CA	92553-337	JOHNSON, ELVEE	412.76
4444	482372031	0	684277	HERNANDEZ, DOLORES	24226	DELGADO CT	MORENO VALLI	CA	92553-332	HERNANDEZ, DOLORI	456.88
4036	482372035	4	684277	DEANS, CHRISTINA	24237	DELGADO CT	MORENO VALLI	CA	92553-338	DEANS, CHRISTINA	316.49
5315	482384025	2	684277	LOPEZ, GLORIA (OWNR)	24323	DELPHINIUM AVE	MORENO VALLI	CA	92553-352	LOPEZ, GLORIA (OWN	142.91
1857	482384027	4	684277	MONTES, DELIA	24343	DELPHINIUM AVE	MORENO VALLI	CA	92553-352	MONTES, DELIA	103.12
7897	482304013	3	684277	MARTINEZ, ARTURO	24352	DELPHINIUM AVE	MORENO VALLI	CA	92553-352	MARTINEZ, ARTURO	129.92
1164	482304015	5	684277	REBOLLAR, ISAEL	24372	DELPHINIUM AVE	MORENO VALLI	CA	92553-352	REBOLLAR, ISAEL	40.00
2458	482304018	8	684277	BIRTS, MARIA	24402	DELPHINIUM AVE	MORENO VALLI	CA	92553-241	BIRTS, MARIA	316.49
5134	482384033	9	684277	PACHECO, EVELIA (RENT)	24421	DELPHINIUM AVE	MORENO VALLI	CA	92553-350	PACHECO, EVELIA (RE	317.06
799	482384034	0	684277	NUNEZ, NIMIA	24431	DELPHINIUM AVE	MORENO VALLI	CA	92553-350	NUNEZ, NIMIA	317.06
4982	482384037	3	684277	AFFORDABLE SERVICES	24475	DELPHINIUM AVE	MORENO VALLI	CA	92553-350	AFFORDABLE SERVICE	421.89
5697	482421005	8	684277	BAHEMA, AMALIA (RENT)	24575	DELPHINIUM AVE	MORENO VALLI	CA	92553-581	BAHEMA, AMALIA (RI	317.06
2750	482423014	2	684277	RODRIGUEZ, GREGORIO	24667	DELPHINIUM AVE	MORENO VALLI	CA	92553-581	RODRIGUEZ, GREGOR	315.00
6919	486503009	3	684277	OOTEN, LEEVON (RENT)	24770	DELPHINIUM AVE	MORENO VALLI	CA	92555	OOTEN, LEEVON (REN	1,586.34
2250	484241006	7	684277	DUVALL, COREY	25185	DELPHINIUM AVE	MORENO VALLI	CA	92553-719	DUVALL, COREY	316.49
5112	484241005	6	684277	ZAMARRIPA, ANGEL (RENT)	25197	DELPHINIUM AVE	MORENO VALLI	CA	92553-719	ZAMARRIPA, ANGEL (	513.75
430	484241004	5	684277	OWENS, JOHN	25209	DELPHINIUM AVE	MORENO VALLI	CA	92553-711	OWENS, JOHN	83.63
6529	484212041	8	684277	JOHNSON, RAVEN (RENT)	25252	DELPHINIUM AVE	MORENO VALLI	CA	92553-711	JOHNSON, RAVEN (RE	387.14
8679	484212038	6	684277	LONG JAMES, L TRUST (OWNR)	25294	DELPHINIUM AVE	MORENO VALLI	CA	92553-711	LONG JAMES, L TRUS	245.96
8833	484265020	3	684277	SANCHEZ, IRENE (RENT)	25335	DELPHINIUM AVE	MORENO VALLI	CA	92553-715	SANCHEZ, IRENE (REN	281.64
2	484212035	3	684277	PETERSON, GEORGE	25336	DELPHINIUM AVE	MORENO VALLI	CA	92553-719	PETERSON, GEORGE	525.92
4734	484201028	3	684277	DAVIS, DANIELLE	25404	DELPHINIUM AVE	MORENO VALLI	CA	92553-715	DAVIS, DANIELLE	298.68
196	484273041	7	684277	BOYD, WILLIAM AND SHARON	25463	DELPHINIUM AVE	MORENO VALLI	CA	92553-715	BOYD, WILLIAM AND	268.19
977	484191006	3	684277	HARDY, DEREK	25552	DELPHINIUM AVE	MORENO VALLI	CA	92553-505	HARDY, DEREK	317.06
6367	484291001	7	684277	ROBINSON, CHINIQUE (RENT)	25601	DELPHINIUM AVE	MORENO VALLI	CA	92553-506	ROBINSON, CHINIQUE	425.35
7154	484191010	6	684277	TORRES, KARLA (RENT)	25604	DELPHINIUM AVE	MORENO VALLI	CA	92553-506	TORRES, KARLA (REN	231.74
3891	484181001	7	684277	DURLEY, TRUMAN	25760	DELPHINIUM AVE	MORENO VALLI	CA	92553-506	DURLEY, TRUMAN	317.06
7345	484181004	0	684277	MALDONADO, ANGEL(OWNR)	25794	DELPHINIUM AVE	MORENO VALLI	CA	92553-506	MALDONADO, ANGEL	317.06
9018	484303036	5	684277	CORPUS, ANTHONY (OWNR)	25829	DELPHINIUM AVE	MORENO VALLI	CA	92553-503	CORPUS, ANTHONY ((	251.03
5290	484183007	9	684277	MARTINEZ, DANIEL (OWNR)	25916	DELPHINIUM AVE	MORENO VALLI	CA	92553-501	MARTINEZ, DANIEL ((	395.53
5281	486492019	9	684277	ZAMORA, OSCAR (RENT)	27084	DELPHINIUM AVE	MORENO VALLI	CA	92555-473	ZAMORA, OSCAR (REI	300.50
4042	486492021	0	684277	MINUT, DON	27112	DELPHINIUM AVE	MORENO VALLI	CA	92555-473	MINUT, DON	83.96
3740	486492029	8	684277	UDOKA, FRANK AND MARIE	27224	DELPHINIUM AVE	MORENO VALLI	CA	92555-473	UDOKA, FRANK AND I	317.06
6437	486500006	1	684277	ESTELL, EARL (OWNR)	27280	DELPHINIUM AVE	MORENO VALLI	CA	92555-473	ESTELL, EARL (OWNR)	400.37
8938	486520001	8	684277	SCOTT, CAMERON VANCE (OWNI	27385	DELPHINIUM AVE	MORENO VALLI	CA	92555-474	SCOTT, CAMERON VA	239.03
6369	486505008	8	684277	CARROLL, VALERIE K	27397	DELPHINIUM AVE	MORENO VALLI	CA	92555-474	CARROLL, VALERIE K	317.06
7565	486503010	3	684277	GILMORE, TIFFANY (RENT)	27454	DELPHINIUM AVE	MORENO VALLI	CA	92555-474	GILMORE, TIFFANY (R	186.73
3887	296034040	2	684277	MCADORY, MARY	23160	DENVER CT	MORENO VALLI	CA	92553-592	MCADORY, MARY	316.49
4123	296034039	2	684277	CERVANTES, JOSE	23174	DENVER CT	MORENO VALLI	CA	92553-592	CERVANTES, JOSE	448.74
7633	259491042	6	684277	HERNANDEZ, MANUEL (OWNR)	23532	DESCANSO DR	MORENO VALLI	CA	92557-354	HERNANDEZ, MANUE	317.06
3385	259491045	9	684277	WILLIAMS, TAMIKO	23574	DESCANSO DR	MORENO VALLI	CA	92557-354	WILLIAMS, TAMIKO	216.56
3205	259491046	0	684277	KING, DENISE	23588	DESCANSO DR	MORENO VALLI	CA	92557-354	KING, DENISE	69.74
3284	259510007	3	684277	JOHNSON, BRUCE	23610	DESCANSO DR	MORENO VALLI	CA	92557-354	JOHNSON, BRUCE	317.06
6615	259510008	4	684277	HARKINS, JESSICA (RENT)	23622	DESCANSO DR	MORENO VALLI	CA	92557-354	HARKINS, JESSICA (RE	413.60
5018	259510010	5	684277	PEREZ, AMANCIO	23646	DESCANSO DR	MORENO VALLI	CA	92557-354	PEREZ, AMANCIO	337.88
8904	260241034	6	684277	NORWOOD, ANNIE (RENT)	10044	DESERT MALLOW	MORENO VALLI	CA	92557-284	NORWOOD, ANNIE (R	265.99
5787	260241026	9	684277	RANGEL, RUDY (RENT)	10087	DESERT MALLOW	MORENO VALLI	CA	92557-284	RANGEL, RUDY (RENT	71.05
4027	260241039	1	684277	ALLEN, RON	10120	DESERT MALLOW	MORENO VALLI	CA	92557-284	ALLEN, RON	111.90

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2642	260073009	5	684277	GIBSON, JAMES AND JACKLYN	10322	DESERT STAR ST	MORENO VALLI	CA	92557-292	GIBSON, JAMES AND.	316.49
3176	260073010	5	684277	JOHNSON, DONALD R	10332	DESERT STAR ST	MORENO VALLI	CA	92557-292	JOHNSON, DONALD R	211.78
2717	260073012	7	684277	WILSON, ARTHUR	10352	DESERT STAR ST	MORENO VALLI	CA	92557-292	WILSON, ARTHUR	316.49
3100	260082033	4	684277	BRYSON, DONALD (OWNR)	10369	DESERT STAR ST	MORENO VALLI	CA	92557-293	BRYSON, DONALD (O	409.82
2081	484221007	6	684277	BRADLEY, ROBERT AND STEPHAN	25142	DESERT WILLOW DR	MORENO VALLI	CA	92553-714	BRADLEY, ROBERT AN	316.49
315	484221010	8	684277	PARRA, JOSEPH	25149	DESERT WILLOW DR	MORENO VALLI	CA	92553-714	PARRA, JOSEPH	89.51
2235	484221011	9	684277	ARREOLA, EVELIA	25161	DESERT WILLOW DR	MORENO VALLI	CA	92553-714	ARREOLA, EVELIA	392.25
162	292051025	4	684277	DUNCAN, RICK	23260	DEWDROP CIR	MORENO VALLI	CA	92553-598	DUNCAN, RICK	316.49
2599	292051032	0	684277	MINA, IMELDA	23265	DEWDROP CIR	MORENO VALLI	CA	92553-590	MINA, IMELDA	297.57
7562	292051030	8	684277	CAMACHO, ISRAEL AND GENOVE	23295	DEWDROP CIR	MORENO VALLI	CA	92553-590	CAMACHO, ISRAEL AN	377.81
8937	256274009	5	684277	MOSLEY, TAMMY (RENT)	21177	DICKINSON RD	MORENO VALLI	CA	92557-841	MOSLEY, TAMMY (RE	265.99
6018	256272032	9	684277	STONE, LEONARDA (OWNR)	21190	DICKINSON RD	MORENO VALLI	CA	92557-841	STONE, LEONARDA (C	296.45
606	256272033	0	684277	KNOX, RICK	21212	DICKINSON RD	MORENO VALLI	CA	92557-843	KNOX, RICK	316.49
5043	256331007	9	684277	VEGA, RAQUEL (OWNR)	21318	DICKINSON RD	MORENO VALLI	CA	92557-843	VEGA, RAQUEL (OWN	331.25
809	256331006	8	684277	BURNS, LOLA	21330	DICKINSON RD	MORENO VALLI	CA	92557-841	BURNS, LOLA	294.02
7035	256331005	7	684277	TANON, CHRISTINA (RENT)	21342	DICKINSON RD	MORENO VALLI	CA	92557-841	TANON, CHRISTINA (F	346.82
9038	256333030	5	684277	EVANS, GEORGE (OWNR)	21359	DICKINSON RD	MORENO VALLI	CA	92557-841	EVANS, GEORGE (OW	245.81
4355	256331003	5	684277	NGUYEN, TUYETNGA	21366	DICKINSON RD	MORENO VALLI	CA	92557-841	NGUYEN, TUYETNGA	317.06
4836	256333031	6	684277	HERNANDEZ, GLENN	21377	DICKINSON RD	MORENO VALLI	CA	92557-841	HERNANDEZ, GLENN	314.21
823	256333032	7	684277	BURNETT, PHILIP	21389	DICKINSON RD	MORENO VALLI	CA	92557-841	BURNETT, PHILIP	317.06
5562	256332007	2	684277	ENNIS, DALE AND PAULA (RENT)	21432	DICKINSON RD	MORENO VALLI	CA	92557-842	ENNIS, DALE AND PAU	120.00
817	256332005	0	684277	JOHNSON, MARK	21454	DICKINSON RD	MORENO VALLI	CA	92557-842	JOHNSON, MARK	316.49
6372	479690008	9	684277	FIGUEROA, JORGE	12019	DIEGO CT	MORENO VALLI	CA	92557-655	FIGUEROA, JORGE	305.63
9529	479690006	7	684277	SALAS, RONALD (RENT)	12038	DIEGO CT	MORENO VALLI	CA	92557-655	SALAS, RONALD (REN	112.28
9286	482111006	1	684277	CARR, ELIZABETH AND DENNIS (C	13325	DILBECK DR	MORENO VALLI	CA	92553-335	CARR, ELIZABETH ANI	138.61
161	482111001	6	684277	DOEHLE, HANS	13330	DILBECK DR	MORENO VALLI	CA	92553-335	DOEHLE, HANS	337.14
157	482111009	4	684277	BELLINO, MICHAEL P (OWNR)	13349	DILBECK DR	MORENO VALLI	CA	92553-335	BELLINO, MICHAEL P (	485.56
2000	482111010	4	684277	TELLES, JOSE	13357	DILBECK DR	MORENO VALLI	CA	92553-335	TELLES, JOSE	316.49
186	482112008	6	684277	MARTIN, RICHARD (OWNR)	13380	DILBECK DR	MORENO VALLI	CA	92553-335	MARTIN, RICHARD (O	253.54
9412	482112005	3	684277	TAYLOR, LAUREN (RENT)	13408	DILBECK DR	MORENO VALLI	CA	92553-623	TAYLOR, LAUREN (REI	87.44
5726	482111020	3	684277	RUIZ, ALFREDO AND LUCIA (OWN	13455	DILBECK DR	MORENO VALLI	CA	92553-623	RUIZ, ALFREDO AND L	446.78
1033	482492013	5	684277	BEASLEY, MARVIN J	24121	DIMITRA DR	MORENO VALLI	CA	92553-675	BEASLEY, MARVIN J	316.49
1910	482492014	6	684277	HERNANDEZ, TERREL	24127	DIMITRA DR	MORENO VALLI	CA	92553-671	HERNANDEZ, TERREL	316.49
7681	482492016	8	684277	BONILLA, ANA (RENT)	24149	DIMITRA DR	MORENO VALLI	CA	92553-671	BONILLA, ANA (RENT)	203.23
165	482492021	2	684277	FREEMAN III, WILLIAM H	24215	DIMITRA DR	MORENO VALLI	CA	92553-675	FREEMAN III, WILLIAM	316.49
1634	482443002	3	684277	GARCIA, MANUEL	24289	DIMITRA DR	MORENO VALLI	CA	92553-677	GARCIA, MANUEL	116.49
303	296212056	7	684277	HUFFER, DONALD	23370	DIZA ST	MORENO VALLI	CA	92553-342	HUFFER, DONALD	316.49
4623	482622015	8	684277	CORTEZ, ANGELICA	24683	DODGE WAY	MORENO VALLI	CA	92553-584	CORTEZ, ANGELICA	317.06
9117	482622012	5	684277	CERVANTES, ANGEL (OWNR)	24717	DODGE WAY	MORENO VALLI	CA	92553-583	CERVANTES, ANGEL (	359.03
2822	296135014	1	684277	PALOMINO, LUIS	23909	DOE CT	MORENO VALLI	CA	92553-323	PALOMINO, LUIS	316.49
3745	487211003	2	684277	DAVID, RAUL	12654	DOGWOOD WAY	MORENO VALLI	CA	92555-224	DAVID, RAUL	117.89
5639	482241009	6	684277	MORALES, MARIA (RENT)	24244	DOLAN DR	MORENO VALLI	CA	92553-332	MORALES, MARIA (RE	557.70
4597	482242013	2	684277	CORTEZ, GABRIELA	24257	DOLAN DR	MORENO VALLI	CA	92553-339	CORTEZ, GABRIELA	200.54
1717	482242014	3	684277	TAPIA, VERONICA	24269	DOLAN DR	MORENO VALLI	CA	92553-339	TAPIA, VERONICA	316.49
3616	482242019	8	684277	KOEPP, EDWINA	24325	DOLAN DR	MORENO VALLI	CA	92553-332	KOEPP, EDWINA	293.28
4308	488110015	8	684277	COLBY, JENNIFER	12791	DOLOMITE LN	MORENO VALLI	CA	92555-451	COLBY, JENNIFER	316.49
4305	488110070	7	684277	NIETO, RUBEN AND YESENIA	12840	DOLOMITE LN	MORENO VALLI	CA	92555-451	NIETO, RUBEN AND Y	77.00
8605	488122019	9	684277	ODAY, BRIDGET (RENT)	12935	DOLOMITE LN	MORENO VALLI	CA	92555-451	ODAY, BRIDGET (REN	78.72
4186	488122031	9	684277	ALVARADO, MARIA	12936	DOLOMITE LN	MORENO VALLI	CA	92555-451	ALVARADO, MARIA	130.71
4373	488122015	5	684277	JONES, ERICA	12967	DOLOMITE LN	MORENO VALLI	CA	92555-451	JONES, ERICA	154.26
4728	488380006	5	684277	MERCED, WILFERDO AND MADEI	27082	DOLOSTONE WAY	MORENO VALLI	CA	92555-450	MERCED, WILFERDO /	314.21
4727	488380007	6	684277	SALAS, MICHELLE	27090	DOLOSTONE WAY	MORENO VALLI	CA	92555-450	SALAS, MICHELLE	278.70
7541	488380018	6	684277	SATURNINO, PAULETTE	27097	DOLOSTONE WAY	MORENO VALLI	CA	92555-450	SATURNINO, PAULET	246.87
4747	488380016	4	684277	OJIMAGA, NKECHI	27115	DOLOSTONE WAY	MORENO VALLI	CA	92555-450	OJIMAGA, NKECHI	495.62
6448	488380013	1	684277	REYNOLDS, DASHONNA (RENT)	27139	DOLOSTONE WAY	MORENO VALLI	CA	92555-450	REYNOLDS, DASHONN	218.67
6710	296185004	7	684277	MADRID, JOSEPH	23373	DOME ST	MORENO VALLI	CA	92553-348	MADRID, JOSEPH	306.92
2064	296185010	2	684277	LEMLE, CHARLES	23425	DOME ST	MORENO VALLI	CA	92553-343	LEMLE, CHARLES	316.49
4920	296183016	2	684277	CASTILLO, DANIEL	23436	DOME ST	MORENO VALLI	CA	92553-348	CASTILLO, DANIEL	276.51
6756	296185012	4	684277	RODRIGUEZ, CESAR	23441	DOME ST	MORENO VALLI	CA	92553-348	RODRIGUEZ, CESAR	220.38
5774	296183018	4	684277	SOLIS, LUZ (OWNR)	23456	DOME ST	MORENO VALLI	CA	92553-348	SOLIS, LUZ (OWNR)	284.26
5543	292022012	2	684277	GOMEZ, MARIA (RENT)	23146	DONAHUE CT	MORENO VALLI	CA	92553-520	GOMEZ, MARIA (REN	88.41
5091	292152030	0	684277	GONZALEZ, SANDRA (RENT)	23721	DONCASTER DR	MORENO VALLI	CA	92553-563	GONZALEZ, SANDRA (	74.19
1786	292152028	9	684277	PEARSON, FONTAINE	23755	DONCASTER DR	MORENO VALLI	CA	92553-563	PEARSON, FONTAINE	317.06
5406	292152027	8	684277	VALASCO, COREY (OWNR)	23771	DONCASTER DR	MORENO VALLI	CA	92553-563	VALASCO, COREY (OW	90.86
170	292152023	4	684277	MARQUIS, JANE	23841	DONCASTER DR	MORENO VALLI	CA	92553-566	MARQUIS, JANE	316.49
9054	304232012	9	684277	VILLALBA, FABIAN (OWNR)	28590	DORAL WAY	MORENO VALLI	CA	92555-701	VILLALBA, FABIAN (O	289.13
4809	304231004	9	684277	GILCREASE, CLEVELAND (OWNR)	28615	DORAL WAY	MORENO VALLI	CA	92555-702	GILCREASE, CLEVELAN	143.12
1459	482243007	0	684277	BEAN, MARILYN (OWNR)	24303	DORNER DR	MORENO VALLI	CA	92553-332	BEAN, MARILYN (OWI	430.13
1545	482243008	1	684277	TOFA, TOLUA	24313	DORNER DR	MORENO VALLI	CA	92553-332	TOFA, TOLUA	412.76
5116	482242005	5	684277	DAVIDSON, STEFANIE	24322	DORNER DR	MORENO VALLI	CA	92553-332	DAVIDSON, STEFANIE	317.06
1302	482243009	2	684277	VILLEGAS, GRISELDA (OWNR)	24323	DORNER DR	MORENO VALLI	CA	92553-332	VILLEGAS, GRISELDA (	352.85
3925	482243010	2	684277	REYNA, VICTOR AND VICKY	24333	DORNER DR	MORENO VALLI	CA	92553-332	REYNA, VICTOR AND '	270.32
7430	482243011	3	684277	GROSSMAN, BOBBY (RENT)	24343	DORNER DR	MORENO VALLI	CA	92553-332	GROSSMAN, BOBBY (I	116.29
168	482243012	4	684277	HOWARD, JIM	24357	DORNER DR	MORENO VALLI	CA	92553-332	HOWARD, JIM	397.39
4517	482170019	6	684277	PORTER, FELICIA AND ANTHONY	24382	DORNER DR	MORENO VALLI	CA	92553-332	PORTER, FELICIA AND	69.23
1437	482170020	6	684277	ALTAMIRANO, MARTINIANO	24396	DORNER DR	MORENO VALLI	CA	92553-332	ALTAMIRANO, MARTI	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7756	482170032	7	684277	HARDNETT, GRACIE	24461	DORNER DR	MORENO VALL	CA	92553-332	HARDNETT, GRACIE	32.13
869	482170030	5	684277	CICERO'S HOPE YOUTH CENTER	24487	DORNER DR	MORENO VALL	CA	92553-332	CICERO'S HOPE YOUT	352.56
4578	256213011	7	684277	SMITH, AMY (OWNR)	21350	DOUGLASIS CT	MORENO VALL	CA	92557-863	SMITH, AMY (OWNR)	209.34
5216	256216004	0	684277	LEDESMA, AMELIA (RENT)	21379	DOUGLASIS CT	MORENO VALL	CA	92557-863	LEDESMA, AMELIA (R	27.22
4626	256214003	3	684277	JIMENEZ, APRIL (RENT)	21438	DOUGLASIS CT	MORENO VALL	CA	92557-861	JIMENEZ, APRIL (REN	314.21
8413	256192023	4	684277	FARHA, ANWAR (RENT)	21479	DOUGLASIS CT	MORENO VALL	CA	92557-861	FARHA, ANWAR (REN	989.79
932	256192017	9	684277	KENNEDY, LINDA	21480	DOUGLASIS CT	MORENO VALL	CA	92557-861	KENNEDY, LINDA	317.06
447	256192022	3	684277	CAMERON, RONALD	21489	DOUGLASIS CT	MORENO VALL	CA	92557-861	CAMERON, RONALD	316.49
4857	256192021	2	684277	SAOULI, MOHAMAD	21499	DOUGLASIS CT	MORENO VALL	CA	92557-861	SAOULI, MOHAMAD	293.93
8130	482263010	4	684277	QURESHI, NAEEM (OWNR)	14955	DOVEHURST ST	MORENO VALL	CA	92553-391	QURESHI, NAEEM (O	304.46
5401	486551004	7	684277	MARTE, ANABELLE (RENT)	27729	DOVER DR	MORENO VALL	CA	92555-575	MARTE, ANABELLE (R	317.06
6149	486552020	4	684277	SISCO, SHALEYAH (OWNR)	27764	DOVER DR	MORENO VALL	CA	92555-575	SISCO, SHALEYAH (OV	317.06
7285	486551010	2	684277	BROWN, DEBRA (OWNR)	27813	DOVER DR	MORENO VALL	CA	92555-575	BROWN, DEBRA (OWI	321.91
4059	486551011	3	684277	JUDON, DELORIS	27827	DOVER DR	MORENO VALL	CA	92555-575	JUDON, DELORIS	316.49
1722	291551004	3	684277	JONES, MARIA MYRIAM	22620	DOWNING ST	MORENO VALL	CA	92553-181	JONES, MARIA MYRIA	316.49
673	291552002	4	684277	TARTAGLIA, LOUIS A	22659	DOWNING ST	MORENO VALL	CA	92553-181	TARTAGLIA, LOUIS A	314.21
856	291537001	6	684277	EVANS, HAROLD	22680	DOWNING ST	MORENO VALL	CA	92553-187	EVANS, HAROLD	38.84
816	291537002	7	684277	WEATHERSPOON, SARA	22690	DOWNING ST	MORENO VALL	CA	92553-187	WEATHERSPOON, SAI	316.49
3390	291538001	9	684277	TELLEZ, MIRIAM	22729	DOWNING ST	MORENO VALL	CA	92553-187	TELLEZ, MIRIAM	103.10
727	291531001	8	684277	PSINAS, EMILIA AND RODNEY	22750	DOWNING ST	MORENO VALL	CA	92553-187	PSINAS, EMILIA AND I	304.07
4192	291538007	5	684277	WILLIAMS, ELISE ANN	22789	DOWNING ST	MORENO VALL	CA	92553-187	WILLIAMS, ELISE ANN	301.24
2690	291531006	3	684277	SHAH, KHALID	22800	DOWNING ST	MORENO VALL	CA	92553-187	SHAH, KHALID	344.40
5008	263132034	0	684277	ESQUIVEL, JOSEPH (RENT)	21574	DRACAEA AVE	MORENO VALL	CA	92553-801	ESQUIVEL, JOSEPH (RI	603.68
6379	263170027	2	684277	KWANG, CHARLES (OWNR)	21723	DRACAEA AVE	MORENO VALL	CA	92553-803	KWANG, CHARLES (O	122.33
433	263160005	1	684277	COLEMAN, MARIETTA AND TIM	21739	DRACAEA AVE	MORENO VALL	CA	92553-801	COLEMAN, MARIETTA	764.12
5408	263140012	5	684277	LEGGETTE, TANYA (RENT) APTS	21760	DRACAEA AVE	MORENO VALL	CA	92553-803	LEGGETTE, TANYA (RI	185.54
3816	263140014	7	684277	RAMIREZ, LIONCIO (OWNR) APTS	21814	DRACAEA AVE	MORENO VALL	CA	92553-802	RAMIREZ, LIONCIO (O	3,444.64
7228	263180004	2	684277	DEL CAMPO, REFUGIO M(RENT)	21947	DRACAEA AVE	MORENO VALL	CA	92553-808	DEL CAMPO, REFUGIC	292.96
1921	263180005	3	684277	NAVARRO, MARIA (OWNR) APTS	21957	DRACAEA AVE	MORENO VALL	CA	92553-808	NAVARRO, MARIA (O'	375.39
7697	291620006	8	684277	MARSHALL, TAMMY (RENT)	22491	DRACAEA AVE	MORENO VALL	CA	92553-691	MARSHALL, TAMMY (	101.89
7930	291314011	6	684277	RIVERA, NADIA (RENT)	22765	DRACAEA AVE	MORENO VALL	CA	92553-786	RIVERA, NADIA (RENT	385.07
7626	291311007	4	684277	FRANCIS, DAVID JAMES	22891	DRACAEA AVE	MORENO VALL	CA	92553-641	FRANCIS, DAVID JAMI	317.06
8607	291372019	4	684277	JONES, CHRIS (OWNR)	22934	DRACAEA AVE	MORENO VALL	CA	92553-781	JONES, CHRIS (OWNR	205.29
5386	291372017	2	684277	CUEVA, EVELYN	22954	DRACAEA AVE	MORENO VALL	CA	92553-781	CUEVA, EVELYN	317.06
4168	296031013	9	684277	ESTER, M	23048	DRACAEA AVE	MORENO VALL	CA	92553-327	ESTER, M	434.90
7359	296034001	7	684277	BARNES, JAKI (RENT)	23244	DRACAEA AVE	MORENO VALL	CA	92553-328	BARNES, JAKI (RENT)	415.61
516	296052033	2	684277	THURMAN, ROBERT	23338	DRACAEA AVE	MORENO VALL	CA	92553-327	THURMAN, ROBERT	316.49
1183	296111007	1	684277	OTOOLE, VIRGINIA	23583	DRACAEA AVE	MORENO VALL	CA	92553-327	OTOOLE, VIRGINIA	350.20
9075	296112013	9	684277	SESE, ROSANNA	23595	DRACAEA AVE	MORENO VALL	CA	92553-328	SESE, ROSANNA	202.93
929	296112019	5	684277	EVANS, PHILIP	23681	DRACAEA AVE	MORENO VALL	CA	92553-327	EVANS, PHILIP	501.81
8850	296112021	6	684277	LARRY, SANDRA (RENT)	23705	DRACAEA AVE	MORENO VALL	CA	92553-329	LARRY, SANDRA (REN	140.74
6675	296112022	7	684277	QUINTANILLA, KARLY (RENT)	23717	DRACAEA AVE	MORENO VALL	CA	92553-329	QUINTANILLA, KARLY	44.99
8280	296103007	6	684277	AGUILA, NATHALIE (RENT)	23792	DRACAEA AVE	MORENO VALL	CA	92553-329	AGUILA, NATHALIE (R	149.33
1791	296103006	5	684277	BUSH, WILMA	23806	DRACAEA AVE	MORENO VALL	CA	92553-327	BUSH, WILMA	317.06
7398	296133016	7	684277	TEGGERS, ERICA (RENT)	23821	DRACAEA AVE	MORENO VALL	CA	92553-321	TEGGERS, ERICA (REN	317.06
2958	296103004	3	684277	MENDOZA, ARTURO AND MARIA	23834	DRACAEA AVE	MORENO VALL	CA	92553-327	MENDOZA, ARTURO /	327.48
1941	296103001	0	684277	POZOS, MARIA	23874	DRACAEA AVE	MORENO VALL	CA	92553-327	POZOS, MARIA	314.21
841	296134005	0	684277	SANCHEZ, LETICIA (OWNR)	23923	DRACAEA AVE	MORENO VALL	CA	92553-327	SANCHEZ, LETICIA (O'	497.05
7099	296134004	9	684277	AVELAR, CONNIE (RENT)	23939	DRACAEA AVE	MORENO VALL	CA	92553-327	AVELAR, CONNIE (REI	211.78
2685	296134001	6	684277	ALVARADO, MICHAELA	23987	DRACAEA AVE	MORENO VALL	CA	92553-327	ALVARADO, MICHAEL	189.58
4070	482600057	8	684277	GALLEGOS, MARCOS	24115	DRACAEA AVE	MORENO VALL	CA	92553-313	GALLEGOS, MARCOS	316.49
1764	482600055	6	684277	RODRIGUEZ, RALPH	24141	DRACAEA AVE	MORENO VALL	CA	92553-313	RODRIGUEZ, RALPH	94.79
7672	482090008	9	684277	GONZALEZ, MARICELA (RENT) AP	24158	DRACAEA AVE	MORENO VALL	CA	92553-314	GONZALEZ, MARICEL/	161.55
3512	482571017	3	684277	ABAD, LUIS AND VANESSA	24173	DRACAEA AVE	MORENO VALL	CA	92553-316	ABAD, LUIS AND VAN	317.06
1746	482090006	7	684277	BORGES, JEFFREY	24176	DRACAEA AVE	MORENO VALL	CA	92553-289	BORGES, JEFFREY	298.14
7716	482571016	2	684277	VILLAREAL, JAZMIN (OWNR)	24183	DRACAEA AVE	MORENO VALL	CA	92553-316	VILLAREAL, JAZMIN ((	384.79
6593	482090002	3	684277	DURON, LUCY (OWNR)	24208	DRACAEA AVE	MORENO VALL	CA	92553-319	DURON, LUCY (OWNF	54.12
8117	482571010	6	684277	PLASCENCIA, MARTIN (OWNR)	24239	DRACAEA AVE	MORENO VALL	CA	92553-316	PLASCENCIA, MARTIN	306.48
6577	482571008	5	684277	LIGGINS, CAMESHA (RENT)	24259	DRACAEA AVE	MORENO VALL	CA	92553-316	LIGGINS, CAMESHA (F	35.72
3507	482571007	4	684277	ACENCIO, DAVID	24269	DRACAEA AVE	MORENO VALL	CA	92553-316	ACENCIO, DAVID	343.31
8795	482070024	1	684277	CURRENT, TENANT	24616	DRACAEA AVE	MORENO VALL	CA	92553	CURRENT, TENANT	294.53
5836	482070016	4	684277	GUTIERREZ, RICHARD	24716	DRACAEA AVE	MORENO VALL	CA	92553-376	GUTIERREZ, RICHARD	217.23
6790	482060041	5	684277	MANSELL, CLARENCE AND HARNI	24804	DRACAEA AVE	MORENO VALL	CA	92553-374	MANSELL, CLARENCE	317.06
8632	482141017	4	684277	HIM, SOMALY (OWNR)	24825	DRACAEA AVE	MORENO VALL	CA	92553-374	HIM, SOMALY (OWNF	147.49
3972	482060009	7	684277	MARTINEZ, AURORA (OWNR) AP	24876	DRACAEA AVE	MORENO VALL	CA	92553-374	MARTINEZ, AURORA (	633.55
7660	482060026	2	684277	SMITH, BRANDON (RENT)	24908	DRACAEA AVE	MORENO VALL	CA	92553-377	SMITH, BRANDON (RE	515.93
1057	479120028	5	684277	RIVERA, ARTEMIO	25074	DRACAEA AVE	MORENO VALL	CA	92553-423	RIVERA, ARTEMIO	314.21
2246	479121020	0	684277	SALAS, ISAIAS (RENT) APTS	25230	DRACAEA AVE	MORENO VALL	CA	92553-423	SALAS, ISAIAS (RENT)	191.49
4668	479670005	4	684277	GONZALEZ, JOSE	25261	DRACAEA AVE	MORENO VALL	CA	92553-426	GONZALEZ, JOSE	314.21
4350	479670003	2	684277	GALVAN, EMA	25293	DRACAEA AVE	MORENO VALL	CA	92553-426	GALVAN, EMA	317.06
718	479113005	2	684277	FIGUEROA, MADELYN	25330	DRACAEA AVE	MORENO VALL	CA	92553-424	FIGUEROA, MADELYN	317.06
6903	479113003	0	684277	VELASQUEZ, NELLIE (RENT)	25350	DRACAEA AVE	MORENO VALL	CA	92553-424	VELASQUEZ, NELLIE (I	527.20
1693	479251004	8	684277	ARIAS, JOSE	25425	DRACAEA AVE	MORENO VALL	CA	92553-423	ARIAS, JOSE	101.92
9166	479453013	0	684277	CRUZ, OLENE (RENT)	25528	DRACAEA AVE	MORENO VALL	CA	92553-680	CRUZ, OLENE (RENT)	213.46
1165	479644005	3	684277	WILLIAMS, ANN M	25821	DRACAEA AVE	MORENO VALL	CA	92553-686	WILLIAMS, ANN M	316.49
8392	479572008	4	684277	LAIRD, LATONJA (RENT)	25896	DRACAEA AVE	MORENO VALL	CA	92553-689	LAIRD, LATONJA (REN	382.88

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2656	479572005	1	684277	FERREIRA, JOSE GUADALUPE	25932	DRACAEA AVE	MORENO VALLI	CA	92553-686	FERREIRA, JOSE GUAL	195.14
7264	479572004	0	684277	LEW, SHIRLEY	25944	DRACAEA AVE	MORENO VALLI	CA	92557-686	LEW, SHIRLEY	168.65
3727	487361058	6	684277	STOVALL, ANDREA	26114	DRACAEA AVE	MORENO VALLI	CA	92555-240	STOVALL, ANDREA	43.57
9258	487361063	0	684277	YOUNZ, KAHMIA (RENT)	26164	DRACAEA AVE	MORENO VALLI	CA	92555-241	YOUNZ, KAHMIA (REI	198.94
1394	487361068	5	684277	DOUCET, EMANUEL	26214	DRACAEA AVE	MORENO VALLI	CA	92555-680	DOUCET, EMANUEL	116.49
3772	487422024	3	684277	RUIZ, ARMANDO	26267	DRACAEA AVE	MORENO VALLI	CA	92555-680	RUIZ, ARMANDO	316.49
2363	487422026	5	684277	LEAKE, STEPHANIE	26295	DRACAEA AVE	MORENO VALLI	CA	92555-680	LEAKE, STEPHANIE	212.21
364	487422029	8	684277	JONES, MICHAEL	26337	DRACAEA AVE	MORENO VALLI	CA	92555-245	JONES, MICHAEL	316.49
4877	487422032	0	684277	PUENTES, DELORES (SEE SCREEN	26379	DRACAEA AVE	MORENO VALLI	CA	92555-245	PUENTES, DELORES (S	371.51
7830	487422039	7	684277	GOLDMAS, GENICKIA (RENT)	26477	DRACAEA AVE	MORENO VALLI	CA	92555-245	GOLDMAS, GENICKIA	64.57
4188	488131016	4	684277	TAPIA, JOSE	27090	DRACAEA AVE	MORENO VALLI	CA	92555-450	TAPIA, JOSE	25.42
1029	478312017	1	684277	SILVA, CAROLYN	28690	DRACAEA AVE	MORENO VALLI	CA	92555-673	SILVA, CAROLYN	185.38
7467	478312014	8	684277	RODRIGUEZ, CARLOS (OWNR)	28754	DRACAEA AVE	MORENO VALLI	CA	92555-673	RODRIGUEZ, CARLOS	130.36
5100	478381021	8	684277	ARRINGTON, ANTHONY	28775	DRACAEA AVE	MORENO VALLI	CA	92555-842	ARRINGTON, ANTHOI	316.49
3619	422070035	3	684277	LOPEZ, HEIDI MICHELLE AND BRA	30220	DRACAEA AVE	MORENO VALLI	CA	92555-670	LOPEZ, HEIDI MICHEL	628.36
9171	479120026	3	684277	HERNANDEZ, MARIA (RENT)	25090	DRACAEA AVE UNIT B	MORENO VALLI	CA	92553-420	HERNANDEZ, MARIA	206.93
7559	479672015	9	684277	WYSINGER, STEPHANIE	25275	DRAKE DR	MORENO VALLI	CA	92553-541	WYSINGER, STEPHAN	312.14
4689	264162033	9	684277	EARWOOD, CHRISTOPHER	11857	DREAM ST	MORENO VALLI	CA	92557-612	EARWOOD, CHRISTOI	285.68
1185	264153016	6	684277	PINEDA, ROSA MARIA	11876	DREAM ST	MORENO VALLI	CA	92557-612	PINEDA, ROSA MARIA	316.49
6095	264154001	5	684277	ROSS, TAHEISHA (RENT)	11881	DREAM ST	MORENO VALLI	CA	92557-612	ROSS, TAHEISHA (REN	280.54
950	264154003	7	684277	GARCIA, LETICIA	11897	DREAM ST	MORENO VALLI	CA	92557-612	GARCIA, LETICIA	316.49
8375	264154007	1	684277	SMITH , GABRIEL (RENT)	11929	DREAM ST	MORENO VALLI	CA	92557-612	SMITH , GABRIEL (REI	297.21
5310	264154008	2	684277	FUJIMA, TAD (OWNR)	11937	DREAM ST	MORENO VALLI	CA	92557-612	FUJIMA, TAD (OWNR)	453.49
6064	264153005	6	684277	CHAVEZ, NORMA (OWNR)	11964	DREAM ST	MORENO VALLI	CA	92557-612	CHAVEZ, NORMA (OV	139.76
2566	264153002	3	684277	BRADLEY, MYKELLE	11988	DREAM ST	MORENO VALLI	CA	92557-612	BRADLEY, MYKELLE	316.49
4347	482674031	3	684277	BROWN, JAMAHL	24167	DRESSIN DR	MORENO VALLI	CA	92553-510	BROWN, JAMAHL	523.67
9118	482674029	2	684277	RANGEL, JOHN AND ALLISON (OV	24187	DRESSIN DR	MORENO VALLI	CA	92553-510	RANGEL, JOHN AND A	323.69
2454	482674028	1	684277	MCGRIFF, MAYO	24197	DRESSIN DR	MORENO VALLI	CA	92553-510	MCGRIFF, MAYO	316.49
4674	482674027	0	684277	OROZCO, MARTIN AND GUADALI	24209	DRESSIN DR	MORENO VALLI	CA	92553-760	OROZCO, MARTIN AN	314.21
5508	482674026	9	684277	BANKS, LAURA (RENT)	24211	DRESSIN DR	MORENO VALLI	CA	92553-760	BANKS, LAURA (RENT	223.18
216	482674025	8	684277	SCARVERS, UWANDA	24219	DRESSIN DR	MORENO VALLI	CA	92553-760	SCARVERS, UWANDA	63.31
3315	482663009	0	684277	ZUNIGA, ALICIA	24230	DRESSIN DR	MORENO VALLI	CA	92553-760	ZUNIGA, ALICIA	317.06
537	292113028	8	684277	ARMAS, JOSE (OWNR)	12644	DREW CT	MORENO VALLI	CA	92553-561	ARMAS, JOSE (OWNR	81.14
7683	292113031	0	684277	GONZALEZ, JOSE J MONTELONGC	12682	DREW CT	MORENO VALLI	CA	92553-561	GONZALEZ, JOSE J MC	300.20
842	292113024	4	684277	FREES, LARRY	12683	DREW CT	MORENO VALLI	CA	92553-561	FREES, LARRY	316.49
7141	292113021	1	684277	TRUONG, LINDA (OWNR)	12721	DREW CT	MORENO VALLI	CA	92553-566	TRUONG, LINDA (OW	171.28
9197	292113020	0	684277	PELAYO, JUAN (OWNR)	12731	DREW CT	MORENO VALLI	CA	92553-566	PELAYO, JUAN (OWNI	164.42
5177	291492015	1	684277	CASTRO, ROBIN (OWNR)	12040	DRURY LN	MORENO VALLI	CA	92557-682	CASTRO, ROBIN (OWI	31.80
7330	291493014	3	684277	MARTE, ANNABELL (OWNR)	12063	DRURY LN	MORENO VALLI	CA	92557-682	MARTE, ANNABELL (C	345.81
1701	291493018	7	684277	WASSON, WENDI	12105	DRURY LN	MORENO VALLI	CA	92557-682	WASSON, WENDI	316.49
2560	487073034	4	684277	ALEXANDER, WILLY	26200	DUNBAR CT	MORENO VALLI	CA	92555-186	ALEXANDER, WILLY	283.61
2561	487073030	0	684277	CHOUINARD, MIKE	26211	DUNBAR CT	MORENO VALLI	CA	92555-186	CHOUINARD, MIKE	256.80
6574	478361019	5	684277	MBUGUA, STEVEN (OWNR)	13515	DUNCAN DR	MORENO VALLI	CA	92555-603	MBUGUA, STEVEN (O	316.49
4093	478361022	7	684277	DANDRIDGE, ROY AND DEBBIE	28446	DUNCAN DR	MORENO VALLI	CA	92555-603	DANDRIDGE, ROY AN	141.78
2867	304152042	9	684277	FINLEY, GENISE	15265	DUNES WAY	MORENO VALLI	CA	92555-641	FINLEY, GENISE	219.27
3207	304152032	0	684277	SAPP, ROBYN AND BRIAN	15345	DUNES WAY	MORENO VALLI	CA	92555-640	SAPP, ROBYN AND BR	317.06
5614	296151004	2	684277	MORENO, JUANA (RENT)	23133	DUNHILL DR	MORENO VALLI	CA	92553-965	MORENO, JUANA (RE	317.06
7523	296152004	5	684277	ALDREDGE, ARAMIS AND KYRA ((	23160	DUNHILL DR	MORENO VALLI	CA	92553-965	ALDREDGE, ARAMIS A	86.99
8424	296151007	5	684277	REYES, LUIS (RENT)	23163	DUNHILL DR	MORENO VALLI	CA	92553-965	REYES, LUIS (RENT)	69.62
1216	296153004	8	684277	LOPEZ, GUSTAVO	23232	DUNHILL DR	MORENO VALLI	CA	92553-345	LOPEZ, GUSTAVO	175.88
6815	475251012	7	684277	DANN, RICH (RENT)	24360	DUNLAVY CT	MORENO VALLI	CA	92557-631	DANN, RICH (RENT)	86.12
966	475251011	6	684277	KHAN, ILYAS	24372	DUNLAVY CT	MORENO VALLI	CA	92557-631	KHAN, ILYAS	217.06
7826	475250060	7	684277	HERNANDEZ, CARMEN	24423	DUNLAVY CT	MORENO VALLI	CA	92557-631	HERNANDEZ, CARMEI	639.07
5143	475250063	0	684277	PATRICK, LISA (OWNR)	24463	DUNLAVY CT	MORENO VALLI	CA	92557-631	PATRICK, LISA (OWNF	227.54
3917	304110047	4	684277	GOMEZ, MARCO A	14880	DURHAM CIR	MORENO VALLI	CA	92555-730	GOMEZ, MARCO A	156.35
5245	304110046	3	684277	GUERRERO, JANELLE LEON (RENT	14885	DURHAM CIR	MORENO VALLI	CA	92555-730	GUERRERO, JANELLE I	317.06
6142	486552008	4	684277	MCCOY, DAPHNE (OWNR)	14400	DUSTY COYOTE AVE	MORENO VALLI	CA	92555-575	MCCOY, DAPHNE (OW	317.06
5404	486552005	1	684277	MONROE, LETICIA (OWNR)	14442	DUSTY COYOTE AVE	MORENO VALLI	CA	92555-575	MONROE, LETICIA (O'	317.06
6228	486552001	7	684277	JACKSON, LORETTA (OWNR)	14498	DUSTY COYOTE AVE	MORENO VALLI	CA	92555-575	JACKSON, LORETTA ((	69.30
5300	485174013	3	684277	AMAO, JORGE (OWNR)	24281	DYNA PL	MORENO VALLI	CA	92551-768	AMAO, JORGE (OWNI	305.95
6821	485172002	7	684277	GIBSON, TISHA (RENT)	24288	DYNA PL	MORENO VALLI	CA	92551-768	GIBSON, TISHA (RENT	127.43
9119	485174011	1	684277	BUIE, JOHN AND CHERRY (OWNR	24301	DYNA PL	MORENO VALLI	CA	92551-367	BUIE, JOHN AND CHEI	259.03
8987	485174010	0	684277	FAVELA, JORGE (RENT)	24309	DYNA PL	MORENO VALLI	CA	92551-367	FAVELA, JORGE (RENT	221.24
5144	485172004	9	684277	GONZALEZ, KAREN (RENT)	24310	DYNA PL	MORENO VALLI	CA	92551-367	GONZALEZ, KAREN (R	134.76
5563	485173001	9	684277	MORALES, JACQUELIN (OWNR)	24346	DYNA PL	MORENO VALLI	CA	92551-367	MORALES, JACQUELIN	317.06
4086	485173020	6	684277	CARLOS, SIMON	24347	DYNA PL	MORENO VALLI	CA	92551-367	CARLOS, SIMON	413.60
1371	485173004	2	684277	MILLS, SANDRA G	24372	DYNA PL	MORENO VALLI	CA	92551-367	MILLS, SANDRA G	216.49
352	485173005	3	684277	IRBY, CLIFFORD	24378	DYNA PL	MORENO VALLI	CA	92551-367	IRBY, CLIFFORD	316.49
415	485173016	3	684277	CARISOZA, SHARON AND DEBRA	24379	DYNA PL	MORENO VALLI	CA	92551-367	CARISOZA, SHARON A	234.21
4528	485173008	6	684277	HIDALGO, NELSON	24404	DYNA PL	MORENO VALLI	CA	92551-768	HIDALGO, NELSON	309.77
913	296192005	0	684277	SIMMONS, IRIS (OWNER)	23222	DYNASTY CT	MORENO VALLI	CA	92553-965	SIMMONS, IRIS (OWN	314.21
1550	296212040	2	684277	SALAS, CHRISTOPHER	23235	DYNASTY CT	MORENO VALLI	CA	92553-965	SALAS, CHRISTOPHER	216.49
2959	296212035	8	684277	TORRES, GLORIA	23280	DYNASTY CT	MORENO VALLI	CA	92553-965	TORRES, GLORIA	316.49
1338	296212036	9	684277	PADILLA, VICTOR	23283	DYNASTY CT	MORENO VALLI	CA	92553-965	PADILLA, VICTOR	316.49
4006	304384004	2	684277	ASIEAU, JUSTIN	28380	EAGLE ST	MORENO VALLI	CA	92555-633	ASIEAU, JUSTIN	148.02
5897	304392015	7	684277	SN.COM GEOFFREY (RENT)	28440	EAGLE ST	MORENO VALLI	CA	92555-633	SN.COM GEOFFREY (F	117.75

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2708	304392014	6	684277	MCCLENNEY, KATHY	28452	EAGLE ST	MORENO VALLI	CA	92555-633	MCCLENNEY, KATHY	39.13
2710	304392007	0	684277	MORAN, HECTOR	28528	EAGLE ST	MORENO VALLI	CA	92555-634	MORAN, HECTOR	316.49
2712	304392006	9	684277	PINA, MARY HELEN	28538	EAGLE ST	MORENO VALLI	CA	92555-634	PINA, MARY HELEN	410.34
3602	304392005	8	684277	PAYAN, RICARDO (OWNR)	28548	EAGLE ST	MORENO VALLI	CA	92555-634	PAYAN, RICARDO (OV	316.49
986	474563012	4	684277	STEININGER, MICHAEL	24792	EARLY MORN LN	MORENO VALLI	CA	92557-421	STEININGER, MICHAE	317.06
6755	474563011	3	684277	FARUQ, ALLITHA	24793	EARLY MORN LN	MORENO VALLI	CA	92557-421	FARUQ, ALLITHA	68.64
405	312031021	5	684277	WOODAND, MARGO	16061	EBONY AVE	MORENO VALLI	CA	92551-922	WOODAND, MARGO	316.49
9494	312031016	1	684277	BROWN, ROBIN (RENT)	16121	EBONY AVE	MORENO VALLI	CA	92551-923	BROWN, ROBIN (REN	64.65
1082	312033003	5	684277	MOORE, PATRICIA	16146	EBONY AVE	MORENO VALLI	CA	92551-922	MOORE, PATRICIA	316.49
4567	291671032	9	684277	FUENTES, YVAN	22321	ECHO PARK WAY	MORENO VALLI	CA	92553-204	FUENTES, YVAN	41.90
4568	291671038	5	684277	OSUNA, BILLY	22322	ECHO PARK WAY	MORENO VALLI	CA	92553-204	OSUNA, BILLY	314.21
4705	291671044	0	684277	HENRY-CORNILIUS, ROMULDA	22369	ECHO PARK WAY	MORENO VALLI	CA	92553-204	HENRY-CORNILIUS, R	264.21
6336	484293022	2	684277	WITRON, FERNANDO (OWNR)	14881	EDELWEISS PL	MORENO VALLI	CA	92553-503	WITRON, FERNANDO	67.76
1581	484282006	4	684277	ORTIZ, EDIE	14928	EDELWEISS PL	MORENO VALLI	CA	92553-507	ORTIZ, EDIE	389.07
5643	484282001	9	684277	HOWSE, SYLVIA (OWNR)	14950	EDELWEISS PL	MORENO VALLI	CA	92553-507	HOWSE, SYLVIA (OWI	61.74
5078	263140001	5	684277	LOPEZ, ESPERANZA (RENT)	13128	EDGEMONT ST	MORENO VALLI	CA	92553-804	LOPEZ, ESPERANZA (R	316.49
5356	263132032	8	684277	ZHANG, YANTING	13129	EDGEMONT ST	MORENO VALLI	CA	92553-804	ZHANG, YANTING	317.06
1724	263140004	8	684277	VARGAS, GUILLERMO	13160	EDGEMONT ST	MORENO VALLI	CA	92553-804	VARGAS, GUILLERMO	316.49
8342	263132026	3	684277	SANTANA, ANTONIO (OWNR)	13199	EDGEMONT ST	MORENO VALLI	CA	92553-804	SANTANA, ANTONIO	139.76
8329	263160033	6	684277	DEAM, MIKE AND BOBBIE	13397	EDGEMONT ST	MORENO VALLI	CA	92553-803	DEAM, MIKE AND BO	347.70
7855	263170012	8	684277	QUINONES, HERMELINDA (RENT)	13442	EDGEMONT ST	MORENO VALLI	CA	92553-804	QUINONES, HERMELI	615.53
8358	263160035	8	684277	GUTIERREZ, SANDRA (RENT)	13445	EDGEMONT ST	MORENO VALLI	CA	92553-804	GUTIERREZ, SANDRA	64.65
6380	263210019	8	684277	SOLIS, CRISTINA PEREZ	13694	EDGEMONT ST	MORENO VALLI	CA	92553-805	SOLIS, CRISTINA PERE	305.63
463	473401003	8	684277	ROSS, DAVID	11335	EDMONSON AVE	MORENO VALLI	CA	92555-527	ROSS, DAVID	189.81
6626	304190029	6	684277	ELLIOT, DWAYNE (OWNR)	27680	EL CABRILLO CT	MORENO VALLI	CA	92555-594	ELLIOT, DWAYNE (OW	317.06
4016	304190027	4	684277	TORRES, JOSE	27704	EL CABRILLO CT	MORENO VALLI	CA	92555-594	TORRES, JOSE	328.47
177	475070031	5	684277	RIX, PEGGY	24792	EL DORADO ST	MORENO VALLI	CA	92557-511	RIX, PEGGY	316.49
745	475070029	4	684277	MALAKOUTI, STEPHANIE	24798	EL DORADO ST	MORENO VALLI	CA	92557-511	MALAKOUTI, STEPHAI	317.06
6123	475070028	3	684277	ZAFRA, MARIU (RENT)	24810	EL DORADO ST	MORENO VALLI	CA	92557-511	ZAFRA, MARIU (RENT	72.95
1154	484253009	7	684277	WATSON, JANNIE	25148	EL GRECO DR	MORENO VALLI	CA	92553-718	WATSON, JANNIE	166.10
7005	484253007	5	684277	MESTA, HELEN (RENT)	25159	EL GRECO DR	MORENO VALLI	CA	92553-718	MESTA, HELEN (RENT	317.06
3350	484252002	7	684277	VEGA, JAIME (OWNR)	25231	EL GRECO DR	MORENO VALLI	CA	92553-717	VEGA, JAIME (OWNR)	301.15
2278	484261008	1	684277	TUCKER, AMANDA	25279	EL GRECO DR	MORENO VALLI	CA	92553-719	TUCKER, AMANDA	273.16
9150	484261007	0	684277	RAMOS, ANGEL (OWNR)	25291	EL GRECO DR	MORENO VALLI	CA	92553-719	RAMOS, ANGEL (OWI	131.84
9034	484263011	9	684277	SANTACRUZ, TANYA (RENT)	25316	EL GRECO DR	MORENO VALLI	CA	92553-712	SANTACRUZ, TANYA (	50.46
2421	484261002	5	684277	PEREZ, ELIZABETH	25351	EL GRECO DR	MORENO VALLI	CA	92553-713	PEREZ, ELIZABETH	272.37
8967	484263015	3	684277	ADAMS, NICKY (RENT)	25364	EL GRECO DR	MORENO VALLI	CA	92553-712	ADAMS, NICKY (RENT	284.26
1808	484261001	4	684277	RIOS, LOURDES	25365	EL GRECO DR	MORENO VALLI	CA	92553-713	RIOS, LOURDES	314.21
3864	484263016	4	684277	SAUCEDO, CARLOS	25374	EL GRECO DR	MORENO VALLI	CA	92553-712	SAUCEDO, CARLOS	316.49
577	484273005	5	684277	GASCA, EDWARD	25421	EL GRECO DR	MORENO VALLI	CA	92553-712	GASCA, EDWARD	210.89
684	484273006	6	684277	SEGOVIA, SILVIA	25433	EL GRECO DR	MORENO VALLI	CA	92553-712	SEGOVIA, SILVIA	147.08
1777	484273008	8	684277	ROBLEDO, DEBRA (OWNER)	25455	EL GRECO DR	MORENO VALLI	CA	92553-712	ROBLEDO, DEBRA (OV	81.75
7875	484273012	1	684277	HILL, SHARAE (OWNR)	25499	EL GRECO DR	MORENO VALLI	CA	92553-150	HILL, SHARAE (OWNR	285.54
3078	484273016	5	684277	ESTRADA, TANGIE	25543	EL GRECO DR	MORENO VALLI	CA	92553-713	ESTRADA, TANGIE	413.60
990	484273045	1	684277	PATRON, CARLOS (OWNR)	25561	EL GRECO DR	MORENO VALLI	CA	92553-714	PATRON, CARLOS (OV	283.00
5349	484273026	4	684277	GONZALES, ROSARIO (RENT)	25620	EL GRECO DR	MORENO VALLI	CA	92553-150	GONZALES, ROSARIO	246.97
5590	474381013	3	684277	RODRIGUEZ, JOSE	11970	ELAHL CT	MORENO VALLI	CA	92555-175	RODRIGUEZ, JOSE	317.06
2615	474381012	2	684277	LARA, ALAN	11991	ELAHL CT	MORENO VALLI	CA	92555-175	LARA, ALAN	412.76
6100	479301009	7	684277	RAMIREZ, RICARDO (OWNR)	25127	ELDER AVE	MORENO VALLI	CA	92557-740	RAMIREZ, RICARDO ((	301.53
565	479301005	3	684277	JONES, EILEEN	25181	ELDER AVE	MORENO VALLI	CA	92557-740	JONES, EILEEN	316.49
4588	479372009	7	684277	SANDERS, DEANNA (OWNR)	25357	ELDER AVE	MORENO VALLI	CA	92557-750	SANDERS, DEANNA ((	211.03
6263	479372014	1	684277	JUAREZ, RAFAEL (RENT)	25417	ELDER AVE	MORENO VALLI	CA	92557-750	JUAREZ, RAFAEL (REN	75.61
9124	479372015	2	684277	GARCIA, NICOLE (RENT)	25429	ELDER AVE	MORENO VALLI	CA	92557-750	GARCIA, NICOLE (REN	235.32
3059	479372019	6	684277	RAMOS, SANDRA	25477	ELDER AVE	MORENO VALLI	CA	92557-750	RAMOS, SANDRA	248.34
184	479423023	6	684277	DAUGHENBAUGH, BOBBI	25521	ELDER AVE	MORENO VALLI	CA	92557-760	DAUGHENBAUGH, BC	412.76
1017	479423031	3	684277	ESPINOSA, DIANE	25601	ELDER AVE	MORENO VALLI	CA	92557-763	ESPINOSA, DIANE	314.21
4216	479423033	5	684277	DAVIS, PETER	25621	ELDER AVE	MORENO VALLI	CA	92557-763	DAVIS, PETER	316.49
7580	479423034	6	684277	GUTIEREZ, HECTOR & LUCY (OWI	25631	ELDER AVE	MORENO VALLI	CA	92557-763	GUTIEREZ, HECTOR &	283.82
7889	479423040	1	684277	HUSSAINI, SYED M	25691	ELDER AVE	MORENO VALLI	CA	92557-763	HUSSAINI, SYED M	114.06
7919	487021001	3	684277	CAZARES, ROSA (RENT)	25705	ELDER AVE	MORENO VALLI	CA	92557-760	CAZARES, ROSA (REN	318.76
3194	487053009	0	684277	TUCKER, MARILYN	26083	ELDER AVE	MORENO VALLI	CA	92555-184	TUCKER, MARILYN	317.06
240	487053004	5	684277	BIAEZ, ANNA	26143	ELDER AVE	MORENO VALLI	CA	92555-180	BIAEZ, ANNA	316.49
6167	487082004	5	684277	MARTINEZ, LUCILA (RENT)	26273	ELDER AVE	MORENO VALLI	CA	92555-183	MARTINEZ, LUCILA (R	106.77
676	487121001	2	684277	DE MELO, RAMIRO	26276	ELDER AVE	MORENO VALLI	CA	92555-183	DE MELO, RAMIRO	317.06
1751	486082029	1	684277	PICIARDE, ANTHONY	15344	ELEANOR LN	MORENO VALLI	CA	92551-452	PICIARDE, ANTHONY	317.06
3383	486094009	0	684277	SANCHEZ, RAUL	15394	ELEANOR LN	MORENO VALLI	CA	92551-452	SANCHEZ, RAUL	212.58
3130	486094004	5	684277	PORCAYO, MIGUEL	15452	ELEANOR LN	MORENO VALLI	CA	92551-450	PORCAYO, MIGUEL	317.06
7765	486094001	2	684277	BARRETT, DEBORAH (RENT)	15498	ELEANOR LN	MORENO VALLI	CA	92551-450	BARRETT, DEBORAH (	196.22
2744	485182023	7	684277	PALACIOS, GLORIA	24267	ELECTRA CT	MORENO VALLI	CA	92551-690	PALACIOS, GLORIA	422.52
5206	485182028	2	684277	JIMENEZ, ANGEL (OWNR)	24300	ELECTRA CT	MORENO VALLI	CA	92551-695	JIMENEZ, ANGEL (OW	317.06
3414	485182017	2	684277	MORRIS, NICHOLE	24315	ELECTRA CT	MORENO VALLI	CA	92551-690	MORRIS, NICHOLE	317.06
2297	485182015	0	684277	BRANCARTO, CHRIS	24331	ELECTRA CT	MORENO VALLI	CA	92551-690	BRANCARTO, CHRIS	316.49
6847	485181009	2	684277	HENRY, ERIC	24394	ELECTRA CT	MORENO VALLI	CA	92551-690	HENRY, ERIC	306.92
7107	485182007	3	684277	GARCIA, ROSA	24395	ELECTRA CT	MORENO VALLI	CA	92551-690	GARCIA, ROSA	296.98
3778	485181031	1	684277	LERMA, ROGELIO	24411	ELECTRA CT	MORENO VALLI	CA	92551-690	LERMA, ROGELIO	316.49
3929	485181013	5	684277	GUTIERREZ, JOSE A AND MARIA I	24418	ELECTRA CT	MORENO VALLI	CA	92551-691	GUTIERREZ, JOSE A AI	820.01

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3187	485181028	9	684277	SEPULVEDA, OSCAR M	24435	ELECTRA CT	MORENO VALLI	CA	92551-690	SEPULVEDA, OSCAR M	246.55
76	485181018	0	684277	HIERS, RADENE	24460	ELECTRA CT	MORENO VALLI	CA	92551-690	HIERS, RADENE	412.76
1588	487181001	8	684277	STURGIS III, ABRAHAM	12274	ELF OWL LN	MORENO VALLI	CA	92555-200	STURGIS III, ABRAHAM	414.42
8355	487180017	0	684277	LOVELL, BRANDICE	12385	ELF OWL LN	MORENO VALLI	CA	92555-200	LOVELL, BRANDICE	417.11
752	487180016	9	684277	LUKASHEVSKY, SYLVIA (OWNR)	12405	ELF OWL LN	MORENO VALLI	CA	92555-203	LUKASHEVSKY, SYLVIA	313.58
1502	264162011	9	684277	RODDA, SARA	23254	ELFIN PL	MORENO VALLI	CA	92557-612	RODDA, SARA	435.35
2167	264162009	8	684277	EASTERLING, ANTHONY	23270	ELFIN PL	MORENO VALLI	CA	92557-612	EASTERLING, ANTHOI	326.99
3253	264162019	7	684277	GRIFFIN, ODETTE (RENT)	23305	ELFIN PL	MORENO VALLI	CA	92557-612	GRIFFIN, ODETTE (REI	212.18
6017	264162002	1	684277	ARMSTRONG, NICOLE (RENT)	23326	ELFIN PL	MORENO VALLI	CA	92557-612	ARMSTRONG, NICOLE	413.60
3847	264162001	0	684277	SHACKLEFORD, BARRY LEE	23334	ELFIN PL	MORENO VALLI	CA	92557-612	SHACKLEFORD, BARR	278.71
2596	487031002	5	684277	HILL, CHARLES AND NARISSA	26015	ELIOT AVE	MORENO VALLI	CA	92555-181	HILL, CHARLES AND N	412.76
5185	487031004	7	684277	LARA, HUGO AND MARIA (OWNR	26031	ELIOT AVE	MORENO VALLI	CA	92555-181	LARA, HUGO AND MA	299.22
7637	487031005	8	684277	PRICE, CHAUNA (OWNR)	26039	ELIOT AVE	MORENO VALLI	CA	92555-181	PRICE, CHAUNA (OWI	108.72
4322	487030013	2	684277	JOHNSON, CYRIL	26058	ELIOT AVE	MORENO VALLI	CA	92555-180	JOHNSON, CYRIL	435.70
206	291161013	6	684277	PEREZ, JOAQUIN	22362	ELLA AVE	MORENO VALLI	CA	92553-833	PEREZ, JOAQUIN	284.77
7002	291162010	6	684277	VEGA, ANA (RENT)	22375	ELLA AVE	MORENO VALLI	CA	92553-833	VEGA, ANA (RENT)	317.06
4	291161014	7	684277	WILSON, MATTHEW	22376	ELLA AVE	MORENO VALLI	CA	92553-833	WILSON, MATTHEW	316.49
4155	291162003	0	684277	SALGADO, EVELIO (OWNER)	22461	ELLA AVE	MORENO VALLI	CA	92553-834	SALGADO, EVELIO (O\	316.49
1211	291162001	8	684277	PARTIDA, HENRY (RENT)	22487	ELLA AVE	MORENO VALLI	CA	92553-834	PARTIDA, HENRY (REI	414.42
7944	291161023	5	684277	FERREIRO, SARITA	22488	ELLA AVE	MORENO VALLI	CA	92553-834	FERREIRO, SARITA	140.09
9237	474431023	6	684277	PARSONS, WILLIAM (RENT)	24251	ELM CREEK CIR	MORENO VALLI	CA	92557-402	PARSONS, WILLIAM (I	140.71
2430	485032006	8	684277	PHAM, TUAN (OWNR) APTS	15128	ELM CT UNIT A	MORENO VALLI	CA	92551-369	PHAM, TUAN (OWNR	1,597.59
3820	487223001	7	684277	DE LA CRUZ, VICTOR	12595	ELMHURST DR	MORENO VALLI	CA	92555-225	DE LA CRUZ, VICTOR	84.07
3735	487301010	6	684277	HERNANDEZ, RUFINO	12665	ELMHURST DR	MORENO VALLI	CA	92555-221	HERNANDEZ, RUFINO	72.03
7892	487301002	9	684277	HENDERSON, NICOLE	12745	ELMHURST DR	MORENO VALLI	CA	92555-220	HENDERSON, NICOLE	83.09
4545	487304001	7	684277	CARAVEO, SHERRY	12765	ELMHURST DR	MORENO VALLI	CA	92555-235	CARAVEO, SHERRY	219.03
1876	479462058	9	684277	DOTY, ALBERT	13871	ELMWOOD CT	MORENO VALLI	CA	92553-435	DOTY, ALBERT	413.60
2503	479462057	8	684277	MAYER, STEVIE	13881	ELMWOOD CT	MORENO VALLI	CA	92553-435	MAYER, STEVIE	316.49
3730	479462039	2	684277	OLLARZABAL, OMAR (OWNR)	13900	ELMWOOD CT	MORENO VALLI	CA	92553-435	OLLARZABAL, OMAR (	211.88
4339	479462054	5	684277	RAMOS, JOSE	13911	ELMWOOD CT	MORENO VALLI	CA	92553-435	RAMOS, JOSE	317.06
1345	479462041	3	684277	LA ROSA, ALBERT	13920	ELMWOOD CT	MORENO VALLI	CA	92553-435	LA ROSA, ALBERT	215.16
6306	479462053	4	684277	RAMAN, NOEMI (OWNR)	13921	ELMWOOD CT	MORENO VALLI	CA	92553-435	RAMAN, NOEMI (OW	220.84
1172	479462048	0	684277	FIERRO, MARIA	13971	ELMWOOD CT	MORENO VALLI	CA	92553-435	FIERRO, MARIA	412.76
1362	291140013	1	684277	HERNANDEZ, ARMANDO AND M/	13549	ELSWORTH ST	MORENO VALLI	CA	92553-846	HERNANDEZ, ARMAN	448.88
1504	291211019	6	684277	ZAMORA, JOSE	13660	ELSWORTH ST	MORENO VALLI	CA	92553-846	ZAMORA, JOSE	412.76
4193	291211020	6	684277	BLANCO, MANUEL	13672	ELSWORTH ST	MORENO VALLI	CA	92553-846	BLANCO, MANUEL	316.49
1147	291181019	4	684277	ANTONIO, OSCAR	13777	ELSWORTH ST	MORENO VALLI	CA	92553-846	ANTONIO, OSCAR	77.55
6931	291261012	4	684277	OCAMPO, RAUL (OWNR)	13778	ELSWORTH ST	MORENO VALLI	CA	92553-846	OCAMPO, RAUL (OWI	247.06
3256	291261017	9	684277	STRICK, LAWRENCE	13844	ELSWORTH ST	MORENO VALLI	CA	92553-852	STRICK, LAWRENCE	439.31
460	296092001	7	684277	GORE, ELIZABETH	23794	ELYCE CT	MORENO VALLI	CA	92553-329	GORE, ELIZABETH	317.06
4293	296092012	7	684277	GARCIA, PAULA (RENT)	23817	ELYCE CT	MORENO VALLI	CA	92553-324	GARCIA, PAULA (REN	211.78
3623	296092004	0	684277	AMOS, RICKY	23834	ELYCE CT	MORENO VALLI	CA	92553-324	AMOS, RICKY	31.77
3785	487513024	4	684277	MORA, BALTAZAR	26565	EMERALD AVE	MORENO VALLI	CA	92555-383	MORA, BALTAZAR	78.29
5084	487513017	8	684277	VEJAR, MARYSOL	26649	EMERALD AVE	MORENO VALLI	CA	92555-383	VEJAR, MARYSOL	200.00
1514	316064002	8	684277	TREVINO, GUMARO	16176	EMMA LN	MORENO VALLI	CA	92551-725	TREVINO, GUMARO	106.35
2515	316064018	3	684277	MCCART, RODNEY	16224	EMMA LN	MORENO VALLI	CA	92551-725	MCCART, RODNEY	364.42
4893	316052019	7	684277	DUENAS, ESTER	16231	EMMA LN	MORENO VALLI	CA	92551-725	DUENAS, ESTER	409.86
3325	316073021	3	684277	WILLIAMS, WADZELL	16409	EMMA LN	MORENO VALLI	CA	92551-728	WILLIAMS, WADZELL	413.60
6638	316083035	7	684277	BALEANU, GABRIEL (OWNR)	16416	EMMA LN	MORENO VALLI	CA	92551-728	BALEANU, GABRIEL (C	317.06
1546	316083034	6	684277	GRAY, TERRIAN	16428	EMMA LN	MORENO VALLI	CA	92551-728	GRAY, TERRIAN	316.49
6234	316073025	7	684277	VELA, JUANITA (OWNR)	16457	EMMA LN	MORENO VALLI	CA	92551-728	VELA, JUANITA (OWN	599.08
5352	316083031	3	684277	LUCIDO, MARK (OWNR)	16464	EMMA LN	MORENO VALLI	CA	92551-728	LUCIDO, MARK (OWN	343.65
2704	291613012	1	684277	VALDIVIA, ELVIA	13218	EMPRESS ST	MORENO VALLI	CA	92553-693	VALDIVIA, ELVIA	316.49
4043	291613008	8	684277	CAGUIM BAGA, RACHEL	13250	EMPRESS ST	MORENO VALLI	CA	92553-693	CAGUIM BAGA, RACH	371.16
3644	291613001	1	684277	EVERETT, MARLENE	22165	EMPRESS ST	MORENO VALLI	CA	92553-693	EVERETT, MARLENE	330.90
3903	291612005	2	684277	SANCHEZ, JUAN (OWNR)	22199	EMPRESS ST	MORENO VALLI	CA	92553-693	SANCHEZ, JUAN (OWI	698.67
3534	291613017	6	684277	PINEDA, LUPE	22200	EMPRESS ST	MORENO VALLI	CA	92553-693	PINEDA, LUPE	302.64
9477	291613005	5	684277	ASCENCIO, MARIA LOZANO (OWI	22205	EMPRESS ST	MORENO VALLI	CA	92553-693	ASCENCIO, MARIA LO	206.77
9281	475231022	4	684277	WILSON, WILLIAM (RENT)	24772	ENCHANTED WAY	MORENO VALLI	CA	92557-642	WILSON, WILLIAM (RI	194.45
3174	475231025	7	684277	NICKELL, JIM	24802	ENCHANTED WAY	MORENO VALLI	CA	92557-640	NICKELL, JIM	142.62
1782	475231026	8	684277	FERNANDEZ, JAVIER	24812	ENCHANTED WAY	MORENO VALLI	CA	92557-640	FERNANDEZ, JAVIER	317.06
3513	475233010	9	684277	COLEMAN, TERRENCE	24960	ENCHANTED WAY	MORENO VALLI	CA	92557-641	COLEMAN, TERRENCE	317.06
7728	304171011	0	684277	CASTRO, PAUL	27298	ENGLEWOOD ST	MORENO VALLI	CA	92555-493	CASTRO, PAUL	400.24
5521	304171019	8	684277	CHANG, CRYSTAL (RENT)	27394	ENGLEWOOD ST	MORENO VALLI	CA	92555-492	CHANG, CRYSTAL (REI	28.52
4718	304181012	2	684277	GARCIA, MICHAEL	27490	ENGLEWOOD ST	MORENO VALLI	CA	92555-492	GARCIA, MICHAEL	425.68
4254	484291009	5	684277	STOKES, DONNA	25594	ERICSON DR	MORENO VALLI	CA	92553-505	STOKES, DONNA	316.49
5744	484293002	4	684277	ADRIANO, CLAUDIA (RENT)	25611	ERICSON DR	MORENO VALLI	CA	92553-502	ADRIANO, CLAUDIA (I	469.52
5657	484293006	8	684277	MORALES, FRANCES (RENT)	25651	ERICSON DR	MORENO VALLI	CA	92553-502	MORALES, FRANCES (	322.42
3892	484292013	1	684277	RIOS, MARCOS AND ERIKA	25658	ERICSON DR	MORENO VALLI	CA	92553-502	RIOS, MARCOS AND E	202.51
1197	484292011	9	684277	LOPEZ, RUBEN AND CATALINA	25684	ERICSON DR	MORENO VALLI	CA	92553-502	LOPEZ, RUBEN AND C	234.14
2138	487492012	9	684277	LUCAS, ASTRID	13630	ERIN DR	MORENO VALLI	CA	92555-252	LUCAS, ASTRID	316.49
8328	475300055	7	684277	CALDERON, CHRIS (RENT)	24904	ESCONDIDO CT	MORENO VALLI	CA	92557-641	CALDERON, CHRIS (RE	70.43
1834	475300043	6	684277	PAEZ, JAVIER	24911	ESCONDIDO CT	MORENO VALLI	CA	92557-641	PAEZ, JAVIER	316.49
1934	475300054	6	684277	MCKINLEY, CHAROLETTE	24920	ESCONDIDO CT	MORENO VALLI	CA	92557-641	MCKINLEY, CHAROLE	317.06
7453	260411006	6	684277	NGUYEN, HIEU T	10149	ESCORIAL CT	MORENO VALLI	CA	92557-903	NGUYEN, HIEU T	305.63
4266	478401005	5	684277	HENDERSON, RANDY	13100	ESSEN LN	MORENO VALLI	CA	92555-675	HENDERSON, RANDY	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4827	486056025	6	684277	MCIVER, JOE	25563	ESTRELLAS LN	MORENO VALLI	CA	92551-703	MCIVER, JOE	314.21
4793	486056024	5	684277	MURPHY, MIKE	25573	ESTRELLAS LN	MORENO VALLI	CA	92551-703	MURPHY, MIKE	314.21
3530	486056022	3	684277	LOPEZ, NELSON DAVID	25599	ESTRELLAS LN	MORENO VALLI	CA	92551-703	LOPEZ, NELSON DAVII	315.40
5282	486056019	1	684277	JACKSON, W C (RENT)	25635	ESTRELLAS LN	MORENO VALLI	CA	92551-701	JACKSON, W C (RENT)	354.50
304	486056016	8	684277	IRISH, ROBERT	25671	ESTRELLAS LN	MORENO VALLI	CA	92551-701	IRISH, ROBERT	412.76
9108	486056015	7	684277	AREVALOS, CORINA (RENT)	25691	ESTRELLAS LN	MORENO VALLI	CA	92551-701	AREVALOS, CORINA (I	134.76
1864	482562003	2	684277	VALENTINE, YOLANDA	14435	ETERNAL DR	MORENO VALLI	CA	92553-359	VALENTINE, YOLAND/	316.49
2650	482562005	4	684277	ZAVALA, MARISELA	14459	ETERNAL DR	MORENO VALLI	CA	92553-359	ZAVALA, MARISELA	414.42
6971	482562006	5	684277	SEDURA, SANDRA (RENT)	14471	ETERNAL DR	MORENO VALLI	CA	92553-359	SEDURA, SANDRA (RE	317.06
53	482562007	6	684277	GOODE, WILLIAM R	14487	ETERNAL DR	MORENO VALLI	CA	92553-359	GOODE, WILLIAM R	200.92
44	291090010	4	684277	FRANKLIN, CHERYL	21634	EUCALYPTUS AVE	MORENO VALLI	CA	92553-806	FRANKLIN, CHERYL	316.49
4304	291090005	0	684277	WILLIAMS, LEONARD	21696	EUCALYPTUS AVE	MORENO VALLI	CA	92553-806	WILLIAMS, LEONARD	138.43
3323	291090034	6	684277	SALGADO, PABLO	21748	EUCALYPTUS AVE	MORENO VALLI	CA	92553-814	SALGADO, PABLO	183.51
5435	481270036	3	684277	DUDEK, RANDY	24052	EUCALYPTUS AVE	MORENO VALLI	CA	92553-283	DUDEK, RANDY	47.18
7477	482020028	0	684277	ESTRADA, ADELA (RENT)	24085	EUCALYPTUS AVE	MORENO VALLI	CA	92553-283	ESTRADA, ADELA (REI	312.90
6883	482020029	1	684277	RAYA, YOLANDA (RENT) APTS	24095	EUCALYPTUS AVE	MORENO VALLI	CA	92553-283	RAYA, YOLANDA (REN	117.06
6032	482020032	3	684277	GARCIA, JESSICA A AND RAPHAEL	24149	EUCALYPTUS AVE	MORENO VALLI	CA	92553-310	GARCIA, JESSICA A AN	39.30
320	482020046	6	684277	STEWART, LORI	24245	EUCALYPTUS AVE	MORENO VALLI	CA	92553-310	STEWART, LORI	602.85
2440	482030001	6	684277	GREEN, DELIA	24273	EUCALYPTUS AVE	MORENO VALLI	CA	92553-310	GREEN, DELIA	231.71
9481	482030008	3	684277	GARCIA, MARILU AND MIGUEL	24355	EUCALYPTUS AVE	MORENO VALLI	CA	92553-280	GARCIA, MARILU AND	228.91
7293	482030011	5	684277	MORA, ANA	24411	EUCALYPTUS AVE	MORENO VALLI	CA	92553-310	MORA, ANA	353.25
2484	481250023	9	684277	SERRANO, PRISCILLA (RENT) APTS	24462	EUCALYPTUS AVE	MORENO VALLI	CA	92553-310	SERRANO, PRISCILLA (	301.73
617	481230033	6	684277	HENRICKSON, EUGENE AND YOSI	24510	EUCALYPTUS AVE	MORENO VALLI	CA	92553-377	HENRICKSON, EUGEN	316.49
7947	481230045	7	684277	COVENANT CHRISTIAN CENTER ((	24556	EUCALYPTUS AVE	MORENO VALLI	CA	92553-377	COVENANT CHRISTIAI	215.40
8933	481230030	3	684277	OPORTO, KATHERINE (OWNR)	24582	EUCALYPTUS AVE	MORENO VALLI	CA	92553-377	OPORTO, KATHERINE	192.40
7866	481230029	3	684277	HENRIQUEZ, OBID (RENT)	24600	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	HENRIQUEZ, OBID (RE	46.93
159	481230026	0	684277	CAPPER, AUDREY	24626	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	CAPPER, AUDREY	134.45
7847	482040017	2	684277	MORALES, IRENE (RENT)	24635	EUCALYPTUS AVE	MORENO VALLI	CA	92553-377	MORALES, IRENE (REI	637.41
7948	482040018	3	684277	PALMER, LATRECE (RENT)	24653	EUCALYPTUS AVE	MORENO VALLI	CA	92553-377	PALMER, LATRECE (RE	580.19
3944	481230022	6	684277	AGUAYO, ALBERTO AND MARIA (	24680	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	AGUAYO, ALBERTO AI	1,264.86
1004	482040019	4	684277	JENKINS, CHARLES	24695	EUCALYPTUS AVE	MORENO VALLI	CA	92553-372	JENKINS, CHARLES	317.06
6504	481210042	2	684277	RICASA, BRUCE (OWNR)	24784	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	RICASA, BRUCE (OWN	194.60
7102	481210039	0	684277	MEDINA, YVONNE (RENT)	24788	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	MEDINA, YVONNE (RE	317.06
6264	482050026	1	684277	NUNGARAY, MARIA G	24791	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	NUNGARAY, MARIA G	307.11
6265	481210045	5	684277	THEPHAVONG, EVITA (RENT)	24796	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	THEPHAVONG, EVITA	292.08
2751	482050002	9	684277	HURTADO, DAVID	24797	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	HURTADO, DAVID	294.48
1084	481210034	5	684277	COLE, CLARENCE	24804	EUCALYPTUS AVE	MORENO VALLI	CA	92553-377	COLE, CLARENCE	559.11
1005	482050003	0	684277	GONZALEZ, FRANCISCO (RENT) A	24817	EUCALYPTUS AVE	MORENO VALLI	CA	92553-376	GONZALEZ, FRANCISC	633.55
131	479090038	2	684277	GALARZA, DAN	25119	EUCALYPTUS AVE	MORENO VALLI	CA	92553-412	GALARZA, DAN	422.52
2814	479090011	7	684277	LLAMAS, LILIA	25213	EUCALYPTUS AVE	MORENO VALLI	CA	92553-412	LLAMAS, LILIA	286.01
2563	479090012	8	684277	MONTENEGRO, MARIA	25241	EUCALYPTUS AVE	MORENO VALLI	CA	92553-413	MONTENEGRO, MARI	275.90
5858	479531025	2	684277	MCEACHERN, SHELLY (OWNR)	25620	EUCALYPTUS AVE	MORENO VALLI	CA	92553-471	MCEACHERN, SHELLY	518.78
5662	263112008	5	684277	YONKO, DANNY (RENT)	21737	EUCALYPTUS AVE UNIT A	MORENO VALLI	CA	92553-812	YONKO, DANNY (REN	307.98
6744	482202001	7	684277	CHAVEZ, EXSAUL	24763	EUGENA AVE	MORENO VALLI	CA	92553-383	CHAVEZ, EXSAUL	81.85
7969	482202002	8	684277	OLIVER, ALBERT	24775	EUGENA AVE	MORENO VALLI	CA	92553-383	OLIVER, ALBERT	282.14
4095	482201003	6	684277	TAPIA, SYLVIA	24786	EUGENA AVE	MORENO VALLI	CA	92553-383	TAPIA, SYLVIA	520.41
4089	473412007	6	684277	BARRIOS, EVER AND ALBA	11269	EVANS CT	MORENO VALLI	CA	92555-523	BARRIOS, EVER AND /	262.36
2709	260231003	7	684277	McCUNE, CAROL AND STEVE	23385	EVENING SNOW	MORENO VALLI	CA	92557-280	McCUNE, CAROL AND	49.32
3254	260232002	9	684277	LEPORE, RICHARD (RENT)	23425	EVENING SNOW	MORENO VALLI	CA	92557-280	LEPORE, RICHARD (RE	456.16
3959	260241045	6	684277	MORRIS, CLARICE	23545	EVENING SNOW	MORENO VALLI	CA	92557-281	MORRIS, CLARICE	316.49
5338	304290037	2	684277	ORTIZ, RAFAEL AND MARY (OWN	14525	EVEREST WAY	MORENO VALLI	CA	92555-702	ORTIZ, RAFAEL AND M	289.98
1627	487352040	1	684277	LISARDO, MICHELLE	13031	EYOTA DR	MORENO VALLI	CA	92555-241	LISARDO, MICHELLE	413.60
2393	487352039	1	684277	GONZALEZ, RAFAEL	13041	EYOTA DR	MORENO VALLI	CA	92555-241	GONZALEZ, RAFAEL	201.69
203	487353007	5	684277	LEE, TOSHIO	13092	EYOTA DR	MORENO VALLI	CA	92555-241	LEE, TOSHIO	317.06
3305	487352032	4	684277	GUZMAN, JUAN C	13109	EYOTA DR	MORENO VALLI	CA	92555-248	GUZMAN, JUAN C	59.93
1287	487353010	7	684277	BAILEY, MARIE (OWNR)	13122	EYOTA DR	MORENO VALLI	CA	92555-241	BAILEY, MARIE (OWN	317.06
1283	487353012	9	684277	CUESTAS, LUIS	13142	EYOTA DR	MORENO VALLI	CA	92555-241	CUESTAS, LUIS	53.04
4856	487353014	1	684277	LANATHOUA, DORA AND AVELAF	13162	EYOTA DR	MORENO VALLI	CA	92555-241	LANATHOUA, DORA A	290.18
332	487352024	7	684277	GALLAGHER, PEGGY (OWNR)	13171	EYOTA DR	MORENO VALLI	CA	92555-240	GALLAGHER, PEGGY (	284.96
6565	487353015	2	684277	BRITO, MARISOL (OWNR)	13172	EYOTA DR	MORENO VALLI	CA	92555-241	BRITO, MARISOL (OW	206.78
3367	487353017	4	684277	MUHAMMAD, KEVIN	13192	EYOTA DR	MORENO VALLI	CA	92555-241	MUHAMMAD, KEVIN	249.91
1433	487353019	6	684277	MORALES, MIGUEL AND ALMA	13212	EYOTA DR	MORENO VALLI	CA	92555-248	MORALES, MIGUEL AI	111.58
3378	487023007	5	684277	AREVALO, MARIA	12371	EYRE CT	MORENO VALLI	CA	92557-773	AREVALO, MARIA	317.06
7226	487023015	2	684277	SANCHEZ, KARINA (RENT)	12380	EYRE CT	MORENO VALLI	CA	92557-773	SANCHEZ, KARINA (RI	197.17
2193	487023006	4	684277	SANCHEZ, RICHARD	12381	EYRE CT	MORENO VALLI	CA	92557-773	SANCHEZ, RICHARD	39.33
5303	487023005	3	684277	SUTTON, CHARLES (RENT)	12391	EYRE CT	MORENO VALLI	CA	92557-773	SUTTON, CHARLES (RI	317.06
4558	474576011	3	684277	HERNANDEZ, MANUEL	24792	FAIR DAWN LN	MORENO VALLI	CA	92557-421	HERNANDEZ, MANUE	70.34
8087	474576012	4	684277	FERNANDEZ, FRANKLIN AND DAI	24814	FAIR DAWN LN	MORENO VALLI	CA	92557-421	FERNANDEZ, FRANKLI	347.66
3539	304512006	9	684277	TIEHES, ALANNA	14935	FAIR MEADOW LN	MORENO VALLI	CA	92555-582	TIEHES, ALANNA	139.76
7439	304512003	6	684277	FABELA, ANNA (OWNR)	14971	FAIR MEADOW LN	MORENO VALLI	CA	92555-582	FABELA, ANNA (OWN	302.76
3416	304512002	5	684277	PALMER, DEMERIAN AND MONIC	14983	FAIR MEADOW LN	MORENO VALLI	CA	92555-582	PALMER, DEMERIAN /	317.06
3487	304512001	4	684277	ULLOA, JOSE LUIS AND EMMA	14995	FAIR MEADOW LN	MORENO VALLI	CA	92555-582	ULLOA, JOSE LUIS ANI	69.65
8246	304490021	5	684277	MCGUIRE, EDWARD A AND SYLVI	27636	FAIRMOUNT DR	MORENO VALLI	CA	92555-572	MCGUIRE, EDWARD A	200.17
7354	304490015	0	684277	STOKES, SHERENE (OWNR)	27706	FAIRMOUNT DR	MORENO VALLI	CA	92555-572	STOKES, SHERENE (O\	317.06
7563	304491004	3	684277	KIAMA, EPHRAIM (OWNR)	27735	FAIRMOUNT DR	MORENO VALLI	CA	92555-572	KIAMA, EPHRAIM (OV	70.16
4866	304391025	3	684277	ELAM, INDIA	14927	FAIRWAY CIR	MORENO VALLI	CA	92555-634	ELAM, INDIA	314.21

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6822	487183007	0	684277	JONES, JENNIFER	12320	FALCON LN	MORENO VALLI	CA	92555-204	JONES, JENNIFER	415.61
3558	487182021	9	684277	VILLALPANDO, IRMA	12461	FALCON LN	MORENO VALLI	CA	92555-201	VILLALPANDO, IRMA	109.82
8142	487183001	4	684277	NEWBREY, MARLANA (RENT)	12490	FALCON LN	MORENO VALLI	CA	92555-201	NEWBREY, MARLANA	64.45
6623	264302024	3	684277	CHAVEZ, MARIA (OWNR)	23012	FALL RIVER RD	MORENO VALLI	CA	92557-615	CHAVEZ, MARIA (OWI	646.95
42	264302019	9	684277	DAVIS, KIM	23051	FALL RIVER RD	MORENO VALLI	CA	92557-615	DAVIS, KIM	210.89
365	264302018	8	684277	DIAZ, DOMINGO	23061	FALL RIVER RD	MORENO VALLI	CA	92557-615	DIAZ, DOMINGO	134.53
2898	264302017	7	684277	VILLAGRANA, CELILIO	23071	FALL RIVER RD	MORENO VALLI	CA	92557-615	VILLAGRANA, CELILIO	316.49
1922	264302001	2	684277	HARVEY, SUSANA	23081	FALL RIVER RD	MORENO VALLI	CA	92557-615	HARVEY, SUSANA	326.44
6754	264302002	3	684277	ACOSTA, XAVIER (RENT)	23089	FALL RIVER RD	MORENO VALLI	CA	92557-615	ACOSTA, XAVIER (REI	317.06
530	264302010	0	684277	FRAGOSO, ELIASIN	23161	FALL RIVER RD	MORENO VALLI	CA	92557-615	FRAGOSO, ELIASIN	216.49
6192	264302011	1	684277	URIOSTEGUI, ARTURO (OWNR)	23171	FALL RIVER RD	MORENO VALLI	CA	92557-615	URIOSTEGUI, ARTURC	70.11
9192	264282036	3	684277	SANTACRUZ, ELENA (RENT)	23241	FALL RIVER RD	MORENO VALLI	CA	92557-615	SANTACRUZ, ELENA (I	423.14
4395	486235037	0	684277	WASHINGTON, DEDRICK	15760	FARMSTEAD ST	MORENO VALLI	CA	92551-466	WASHINGTON, DEDR	317.06
1525	486233006	6	684277	ONTIVEROS, CARLOS AND MARLE	15761	FARMSTEAD ST	MORENO VALLI	CA	92551-466	ONTIVEROS, CARLOS	316.49
6416	486235036	9	684277	OCHOA, REYNA (OWNR)	15762	FARMSTEAD ST	MORENO VALLI	CA	92551-466	OCHOA, REYNA (OWI	50.68
2674	486235035	8	684277	CLONINGER, LISA	15764	FARMSTEAD ST	MORENO VALLI	CA	92551-466	CLONINGER, LISA	113.99
6970	486235034	7	684277	JACKSON, WANJUKU (OWNR)	15766	FARMSTEAD ST	MORENO VALLI	CA	92551-466	JACKSON, WANJUKU	317.06
2839	486235033	6	684277	PADILLA, MARTHA	15768	FARMSTEAD ST	MORENO VALLI	CA	92551-466	PADILLA, MARTHA	142.09
1221	486235031	4	684277	INFANTE, JAVIER AND ANABETH	15772	FARMSTEAD ST	MORENO VALLI	CA	92551-466	INFANTE, JAVIER AND	104.08
4686	484135004	7	684277	LENARD, DAVISHA	14398	FARMWOOD DR	MORENO VALLI	CA	92553-440	LENARD, DAVISHA	449.80
231	291182004	3	684277	MELENDREZ, THERESA	22367	FARRAGUT AVE	MORENO VALLI	CA	92553-831	MELENDREZ, THERES/	316.49
9080	291182012	0	684277	VARRAGA, CARLOS (RENT)	22471	FARRAGUT AVE	MORENO VALLI	CA	92553-831	VARRAGA, CARLOS (R	135.32
9122	291182013	1	684277	ZAMBRANO, LUIS (RENT)	22487	FARRAGUT AVE	MORENO VALLI	CA	92553-831	ZAMBRANO, LUIS (RE	359.03
5837	482600023	7	684277	TAN, RICHARD (OWNR)	24088	FAWN ST	MORENO VALLI	CA	92553-624	TAN, RICHARD (OWNI	216.75
7343	482553034	2	684277	MARTINEZ, DANIEL (RENT)	24145	FAWN ST	MORENO VALLI	CA	92553-339	MARTINEZ, DANIEL (F	317.06
2602	482553037	5	684277	MACIEL, CHARLES	24165	FAWN ST	MORENO VALLI	CA	92553-339	MACIEL, CHARLES	126.70
7258	482553038	6	684277	MARTINEZ, JOSE	24173	FAWN ST	MORENO VALLI	CA	92553-339	MARTINEZ, JOSE	260.77
1539	482553040	7	684277	CONTRERAS, JOSE	24189	FAWN ST	MORENO VALLI	CA	92553-339	CONTRERAS, JOSE	316.49
2812	482553041	8	684277	MOYSES, ALBA	24195	FAWN ST	MORENO VALLI	CA	92553-339	MOYSES, ALBA	414.42
5368	482553042	9	684277	IBARRA, JOSE (RENT)	24199	FAWN ST	MORENO VALLI	CA	92553-339	IBARRA, JOSE (RENT)	315.78
7297	482553044	1	684277	WHITE, GLENN (OWNR)	24213	FAWN ST	MORENO VALLI	CA	92553-625	WHITE, GLENN (OWN	317.06
6518	482553045	2	684277	LOYD, DONNIE (RENT)	24221	FAWN ST	MORENO VALLI	CA	92553-625	LOYD, DONNIE (RENT	317.06
1630	485131002	0	684277	MACIAS, LETICIA	24522	FAY AVE	MORENO VALLI	CA	92551-404	MACIAS, LETICIA	167.06
7224	485131007	5	684277	ROBERSON, LINDSEY (RENT)	24580	FAY AVE	MORENO VALLI	CA	92551-404	ROBERSON, LINDSEY	317.06
6649	485133014	7	684277	PEREZ, LUIS (OWNR)	24601	FAY AVE	MORENO VALLI	CA	92551-404	PEREZ, LUIS (OWNR)	206.78
2658	485133012	5	684277	BARRETT, DEENA	24621	FAY AVE	MORENO VALLI	CA	92551-404	BARRETT, DEENA	413.60
4745	485131011	8	684277	HAIGHT, BRENDA	24624	FAY AVE	MORENO VALLI	CA	92551-407	HAIGHT, BRENDA	317.06
194	485103003	4	684277	DEAN, ANN	24795	FAY AVE	MORENO VALLI	CA	92551-407	DEAN, ANN	413.60
1112	485103004	5	684277	SILVA, FRANCISCO	24807	FAY AVE	MORENO VALLI	CA	92551-400	SILVA, FRANCISCO	24.55
2447	485103005	6	684277	DURIO, MARION (OWNR)	24819	FAY AVE	MORENO VALLI	CA	92551-400	DURIO, MARION (OW	315.86
99	485103013	3	684277	ONTIVEROS, MARTIN	24915	FAY AVE	MORENO VALLI	CA	92551-404	ONTIVEROS, MARTIN	413.60
9120	485103014	4	684277	FABIAN, ANGEL AND LETICIA (OW	24927	FAY AVE	MORENO VALLI	CA	92551-404	FABIAN, ANGEL AND I	339.65
637	486083004	1	684277	ANGULO, CARLOS	25107	FAY AVE	MORENO VALLI	CA	92551-450	ANGULO, CARLOS	413.60
5797	486082040	0	684277	ESPINOZA, JUAN (OWNR)	25130	FAY AVE	MORENO VALLI	CA	92551-450	ESPINOZA, JUAN (OW	317.06
4790	486083010	6	684277	HARMON, MARY AND LEONARD	25177	FAY AVE	MORENO VALLI	CA	92551-450	HARMON, MARY AND	26.92
853	486082035	6	684277	TRIGUERO, JOSE J	25188	FAY AVE	MORENO VALLI	CA	92551-450	TRIGUERO, JOSE J	317.06
526	486082034	5	684277	SAUCEDO, LUIS M	25200	FAY AVE	MORENO VALLI	CA	92551-453	SAUCEDO, LUIS M	78.37
2207	486102022	5	684277	ARNOLD, LAURI	25328	FAY AVE	MORENO VALLI	CA	92551-456	ARNOLD, LAURI	64.07
7985	486103011	8	684277	TEXIDOR, JULIA (RENT)	25375	FAY AVE	MORENO VALLI	CA	92551-457	TEXIDOR, JULIA (RENT	79.50
9507	486102027	0	684277	GUTIERREZ, ROBERT (RENT)	25388	FAY AVE	MORENO VALLI	CA	92551-456	GUTIERREZ, ROBERT (	333.02
1201	486103005	3	684277	SHURSON, CAROL	25449	FAY AVE	MORENO VALLI	CA	92551-450	SHURSON, CAROL	109.05
8811	486103002	0	684277	VARGAS, RAFAEL (RENT)	25485	FAY AVE	MORENO VALLI	CA	92551-450	VARGAS, RAFAEL (REI	111.52
1713	259371008	5	684277	AGUIRRE, DANNY AND DIANE	22760	FEATHERBROOK CT	MORENO VALLI	CA	92557-180	AGUIRRE, DANNY ANI	412.76
2683	479563011	8	684277	LINGLE-VELASQUEZ, BRENDA	13077	FELISA ST	MORENO VALLI	CA	92553-687	LINGLE-VELASQUEZ, E	412.76
2238	479371029	2	684277	VILLALOBOS, MARIA	12394	FELT CT	MORENO VALLI	CA	92557-750	VILLALOBOS, MARIA	87.83
1258	479371030	2	684277	ESPINOZA, LISA	12395	FELT CT	MORENO VALLI	CA	92557-750	ESPINOZA, LISA	1,128.46
2919	479371027	0	684277	FLORES, GABRIEL (OWNR)	12406	FELT CT	MORENO VALLI	CA	92557-750	FLORES, GABRIEL (OW	459.61
4402	479371032	4	684277	BRONAUGH, BONNIE AND GARY	12415	FELT CT	MORENO VALLI	CA	92557-750	BRONAUGH, BONNIE	242.52
1847	488232009	0	684277	BARBER, GERRY AND LESLIE (OW	12155	FENIMORE DR	MORENO VALLI	CA	92555-541	BARBER, GERRY AND	450.41
1662	482441025	8	684277	NAU, LANI	14106	FENNER CT	MORENO VALLI	CA	92553-675	NAU, LANI	216.49
7168	482482015	6	684277	IBARRA, ELIZABETH (RENT)	14121	FENNER CT	MORENO VALLI	CA	92553-675	IBARRA, ELIZABETH (F	542.65
1293	474461010	7	684277	FARLEY, EMILY (OWNR)	10827	FENTON RD	MORENO VALLI	CA	92557-403	FARLEY, EMILY (OWN	312.05
4012	474461011	8	684277	PONCE, ALFREDO AND EDITH	10843	FENTON RD	MORENO VALLI	CA	92557-403	PONCE, ALFREDO ANI	244.50
496	474461012	9	684277	NICKS, FRANKIE	10859	FENTON RD	MORENO VALLI	CA	92557-403	NICKS, FRANKIE	59.53
464	474452002	2	684277	EVANS, TRACY	10920	FENTON RD	MORENO VALLI	CA	92557-403	EVANS, TRACY	509.03
6713	474451005	2	684277	BROWN, ROBERT (OWNR)	10969	FENTON RD	MORENO VALLI	CA	92557-403	BROWN, ROBERT (OV	25.99
2518	474452005	5	684277	WILLIAMS, GEORGE	10972	FENTON RD	MORENO VALLI	CA	92557-403	WILLIAMS, GEORGE	94.19
4818	479453012	9	684277	MARKS, DEBRA	25529	FERNBUSH ST	MORENO VALLI	CA	92553-683	MARKS, DEBRA	370.10
2256	479452005	0	684277	AVALOS, DAVID	25540	FERNBUSH ST	MORENO VALLI	CA	92553-682	AVALOS, DAVID	69.65
1224	487411017	3	684277	FESTE, DARLA K	26147	FERNDALE CT	MORENO VALLI	CA	92555-682	FESTE, DARLA K	306.71
3515	487411021	6	684277	PHILLIPS, AMY	26195	FERNDALE CT	MORENO VALLI	CA	92555-682	PHILLIPS, AMY	34.76
7170	482412010	4	684277	MARTINEZ, ROSARIO (RENT)	24591	FERNDELL ST	MORENO VALLI	CA	92553-571	MARTINEZ, ROSARIO	93.78
2290	482413014	1	684277	SACARIAS, RUTH	24653	FERNDELL ST	MORENO VALLI	CA	92553-399	SACARIAS, RUTH	154.32
1252	482413003	1	684277	MAYNEZ, JOSE	24676	FERNDELL ST	MORENO VALLI	CA	92553-398	MAYNEZ, JOSE	316.49
1981	482413011	8	684277	WADE, VIVIAN (OWNR)	24711	FERNDELL ST	MORENO VALLI	CA	92553-399	WADE, VIVIAN (OWN	210.89
3299	482413006	4	684277	CHAVEZ, GABRIEL	24724	FERNDELL ST	MORENO VALLI	CA	92553-399	CHAVEZ, GABRIEL	223.83

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1178	482413008	6	684277	VALENCIA, GEORGE	24744	FERNDELL ST	MORENO VALLI	CA	92553-399	VALENCIA, GEORGE	316.49
3681	260331023	4	684277	DARDEN, DENISE	10225	FERNLEAF DR	MORENO VALLI	CA	92557-284	DARDEN, DENISE	355.85
8181	475312005	9	684277	ELDER, KENNY (RENT)	11174	FERNVIEW PL	MORENO VALLI	CA	92557-511	ELDER, KENNY (RENT)	218.35
7358	475312015	8	684277	PINEDA, JOSE (RENT)	11221	FERNVIEW PL	MORENO VALLI	CA	92557-511	PINEDA, JOSE (RENT)	149.89
6074	487502012	9	684277	WILLIAMS, EDWARD AND PRISCI	26347	FIELD ST	MORENO VALLI	CA	92555-254	WILLIAMS, EDWARD /	413.60
9257	487500027	7	684277	BROCKMAN, STEVEN	26416	FIELD ST	MORENO VALLI	CA	92555-255	BROCKMAN, STEVEN	199.52
4743	487500013	4	684277	DEL LA CRUZ, GLORIA	26479	FIELD ST	MORENO VALLI	CA	92555-255	DEL LA CRUZ, GLORIA	314.21
2445	296123023	2	684277	JOHNSON, SHANE	13435	FIELDCREST CT	MORENO VALLI	CA	92553-321	JOHNSON, SHANE	423.74
1556	484181020	4	684277	ROMERO, HECTOR	25763	FIGWOOD WAY	MORENO VALLI	CA	92553-292	ROMERO, HECTOR	316.49
2603	484182010	8	684277	HOLMES, TOREY	25834	FIGWOOD WAY	MORENO VALLI	CA	92553-494	HOLMES, TOREY	422.52
2032	484181014	9	684277	MARTINEZ, ARTHUR	25847	FIGWOOD WAY	MORENO VALLI	CA	92553-492	MARTINEZ, ARTHUR	35.17
1146	484181012	7	684277	CORNING, ALAN E	25875	FIGWOOD WAY	MORENO VALLI	CA	92553-492	CORNING, ALAN E	113.43
459	485211001	6	684277	BARNETT, LOUIS	24294	FIJI DR	MORENO VALLI	CA	92551-693	BARNETT, LOUIS	316.49
3094	485213006	7	684277	WRIGHT JR, EUGENE	24317	FIJI DR	MORENO VALLI	CA	92551-693	WRIGHT JR, EUGENE	413.60
23	485213005	6	684277	BLACKBURN, LYNNE	24325	FIJI DR	MORENO VALLI	CA	92551-693	BLACKBURN, LYNNE	316.49
1703	485213002	3	684277	TREJO, LISA	24353	FIJI DR	MORENO VALLI	CA	92551-693	TREJO, LISA	316.49
1186	485212019	6	684277	AGUILAR, DEBRA	24389	FIJI DR	MORENO VALLI	CA	92551-694	AGUILAR, DEBRA	306.35
2367	485212001	9	684277	PEARROW, SHARON	24390	FIJI DR	MORENO VALLI	CA	92551-693	PEARROW, SHARON	335.08
9520	485212018	5	684277	TORRES, RAMIRO (RENT)	24399	FIJI DR	MORENO VALLI	CA	92551-694	TORRES, RAMIRO (RE	117.25
3063	485212004	2	684277	NELSON, MAGGIE	24426	FIJI DR	MORENO VALLI	CA	92551-693	NELSON, MAGGIE	317.06
3585	485212014	1	684277	TEJUOSO, MARY	24441	FIJI DR	MORENO VALLI	CA	92551-694	TEJUOSO, MARY	48.11
1859	485212007	5	684277	GONZALEZ, JAVIER	24462	FIJI DR	MORENO VALLI	CA	92551-694	GONZALEZ, JAVIER	283.03
5168	485212012	9	684277	ZEELENBERG, FAITH (RENT)	24465	FIJI DR	MORENO VALLI	CA	92551-694	ZEELENBERG, FAITH (	129.03
6730	485053019	5	684277	LOPEZ, RACHEL	24406	FILAREE AVE	MORENO VALLI	CA	92551-363	LOPEZ, RACHEL	439.85
8570	485054003	3	684277	MARTINEZ, ZOILA (RENT)	24425	FILAREE AVE	MORENO VALLI	CA	92551-363	MARTINEZ, ZOILA (RE	206.39
6182	485054007	7	684277	VASQUEZ, ALBERT (RENT)	24465	FILAREE AVE	MORENO VALLI	CA	92551-363	VASQUEZ, ALBERT (RI	672.91
4840	485054008	8	684277	MCGINNIS, GREGORY	24475	FILAREE AVE	MORENO VALLI	CA	92551-363	MCGINNIS, GREGORY	314.21
88	485074004	6	684277	SPIGNER, DENISE	24568	FILAREE AVE	MORENO VALLI	CA	92551-401	SPIGNER, DENISE	316.49
2230	485074005	7	684277	HENARD, MYRNA	24584	FILAREE AVE	MORENO VALLI	CA	92551-401	HENARD, MYRNA	509.03
2664	486081005	6	684277	JIMENEZ, ADRIANA	25094	FILAREE AVE	MORENO VALLI	CA	92551-450	JIMENEZ, ADRIANA	626.44
3593	486081007	8	684277	SOLORZANO, DAVID AND JENNIF	25118	FILAREE AVE	MORENO VALLI	CA	92551-457	SOLORZANO, DAVID /	302.47
5489	486082005	9	684277	PORTER, BETTY	25119	FILAREE AVE	MORENO VALLI	CA	92551-451	PORTER, BETTY	305.63
7824	486081009	0	684277	RAMIREZ, ARMANDO (RENT)	25140	FILAREE AVE	MORENO VALLI	CA	92551-457	RAMIREZ, ARMANDO	289.82
2260	486082015	8	684277	ESPARZA, PRUDENCIA	25237	FILAREE AVE	MORENO VALLI	CA	92551-457	ESPARZA, PRUDENCIA	296.33
8442	486081018	8	684277	ZARAGOZA, MIROSLAVA (RENT)	25248	FILAREE AVE	MORENO VALLI	CA	92551-457	ZARAGOZA, MIROSLA	295.52
5955	486082017	0	684277	DAVISON, MELISSA (RENT)	25261	FILAREE AVE	MORENO VALLI	CA	92551-457	DAVISON, MELISSA (R	165.80
3065	486101004	6	684277	WHITE, SHARON J	25328	FILAREE AVE	MORENO VALLI	CA	92551-458	WHITE, SHARON J	302.74
939	486102014	8	684277	HERNANDEZ, DAVID	25339	FILAREE AVE	MORENO VALLI	CA	92551-458	HERNANDEZ, DAVID	409.86
6087	486101005	7	684277	BAUCHAM, MELINDA (RENT)	25340	FILAREE AVE	MORENO VALLI	CA	92551-458	BAUCHAM, MELINDA	191.76
6082	486101011	2	684277	GREENE, RONALD (RENT)	25414	FILAREE AVE	MORENO VALLI	CA	92551-451	GREENE, RONALD (RE	128.60
4037	486102005	0	684277	BAYLOR, DAVID	25449	FILAREE AVE	MORENO VALLI	CA	92551-451	BAYLOR, DAVID	216.21
8466	486102004	9	684277	SANDOVAL, ANITA AND EDWARD	25461	FILAREE AVE	MORENO VALLI	CA	92551-451	SANDOVAL, ANITA AN	150.86
2557	486101017	8	684277	NEGRON, MARIA	25486	FILAREE AVE	MORENO VALLI	CA	92551-451	NEGRON, MARIA	45.52
3685	308490011	4	684277	ROMERO, SALVADOR	26223	FILLY LN	MORENO VALLI	CA	92555-335	ROMERO, SALVADOR	412.76
9498	304401021	9	684277	CALIFORNIA ANCHOR CONSILUTI	27064	FINA CT	MORENO VALLI	CA	92555-495	CALIFORNIA ANCHOR	206.77
3329	304401022	0	684277	GRAY, CREASY	27074	FINA CT	MORENO VALLI	CA	92555-495	GRAY, CREASY	288.83
711	482343006	8	684277	COLLINS, DEBRA	24211	FINLEY DR	MORENO VALLI	CA	92553-355	COLLINS, DEBRA	409.86
395	482342024	1	684277	RIDDER, BEVERLY	24212	FINLEY DR	MORENO VALLI	CA	92553-354	RIDDER, BEVERLY	173.94
8440	482342028	5	684277	WILLIAMS, BETTY (RENT)	24276	FINLEY DR	MORENO VALLI	CA	92553-354	WILLIAMS, BETTY (RE	127.75
5864	482314002	4	684277	PINTO, LUZ (RENT)	24308	FINLEY DR	MORENO VALLI	CA	92553-353	PINTO, LUZ (RENT)	317.06
7082	482313023	0	684277	PINEDA, ADOLFO (RENT)	24343	FINLEY DR	MORENO VALLI	CA	92553-353	PINEDA, ADOLFO (REI	51.56
5863	481130033	7	684277	AVILA, ISIDRO AND HILDA	24134	FIR AVE	MORENO VALLI	CA	92553-284	AVILA, ISIDRO AND HI	317.06
4706	481130020	5	684277	MANZANO, GABRIAEL (OWNR) A	24162	FIR AVE	MORENO VALLI	CA	92553-284	MANZANO, GABRIAEI	629.49
6785	481150036	2	684277	MONTES, RUBEN AND MELIDA	24262	FIR AVE	MORENO VALLI	CA	92553-284	MONTES, RUBEN ANI	225.64
4579	481150033	9	684277	MARISCAL, ROSIE (RENT) APTS	24268	FIR AVE	MORENO VALLI	CA	92553-284	MARISCAL, ROSIE (RE	879.97
618	481150031	7	684277	MONTES, RUBEN	24276	FIR AVE	MORENO VALLI	CA	92553-284	MONTES, RUBEN	316.49
6235	481240006	3	684277	TORRES, MARTHA AND PEDRO	24355	FIR AVE	MORENO VALLI	CA	92553-283	TORRES, MARTHA AN	31.06
1756	481240010	6	684277	AGUIRRE, ANNAMARIA	24417	FIR AVE	MORENO VALLI	CA	92553-284	AGUIRRE, ANNAMARI	211.78
8876	481150020	7	684277	ALVAREZ, ARACELI (RENT) APTS	24438	FIR AVE	MORENO VALLI	CA	92553-311	ALVAREZ, ARACELI (RI	79.92
7664	481150046	1	684277	REST FOR YOUR SOULS (RENT)	24458	FIR AVE	MORENO VALLI	CA	92553-311	REST FOR YOUR SOUL	215.61
3529	481150017	5	684277	DURAN, JULIO (OWNR) APTS	24460	FIR AVE	MORENO VALLI	CA	92553-311	DURAN, JULIO (OWNI	78.07
6654	481240013	9	684277	CHAVEZ, HECTOR (OWNR)	24465	FIR AVE	MORENO VALLI	CA	92553-284	CHAVEZ, HECTOR (OV	317.06
703	481171035	6	684277	MARTINEZ, FLORENCIO (OWNR)	24602	FIR AVE	MORENO VALLI	CA	92553-371	MARTINEZ, FLORENCI	314.21
4708	481223014	7	684277	SMITHSON, PATRICIA	24657	FIR AVE	MORENO VALLI	CA	92553-930	SMITHSON, PATRICIA	89.84
6981	481223019	2	684277	VAZQUEZ, IRMA (RENT) APTS	24719	FIR AVE	MORENO VALLI	CA	92553-930	VAZQUEZ, IRMA (REN	357.01
175	481171026	8	684277	PEIKERT, JOHN (OWNR) APTS	24730	FIR AVE	MORENO VALLI	CA	92553-930	PEIKERT, JOHN (OWN	435.82
6789	481200043	2	684277	RIVERA, CORTNEY (RENT)	24921	FIR AVE	MORENO VALLI	CA	92553-931	RIVERA, CORTNEY (RE	122.89
6007	479040014	5	684277	GARCIA, GLORIA	25060	FIR AVE	MORENO VALLI	CA	92553-411	GARCIA, GLORIA	1,336.59
5793	479261006	1	684277	CARILLO, DAISY (RENT)	25175	FIR AVE	MORENO VALLI	CA	92553-231	CARILLO, DAISY (RENT	317.06
6594	479341005	7	684277	VACA, GUSTAVO (RENT)	25200	FIR AVE	MORENO VALLI	CA	92553-412	VACA, GUSTAVO (REN	71.11
1963	479261004	9	684277	SANCHEZ, LIBERTY	25205	FIR AVE	MORENO VALLI	CA	92553-412	SANCHEZ, LIBERTY	279.13
2788	479261003	8	684277	MARIN, CARLOS	25219	FIR AVE	MORENO VALLI	CA	92553-412	MARIN, CARLOS	353.85
3245	479261001	6	684277	PEREZ, MIGUEL AND KATRINA (O	25243	FIR AVE	MORENO VALLI	CA	92553-412	PEREZ, MIGUEL AND I	317.06
1001	479272001	0	684277	ANGUIANO, STELLA AND ALFRED	25253	FIR AVE	MORENO VALLI	CA	92553-412	ANGUIANO, STELLA A	144.01
3208	479062023	1	684277	HERNANDEZ, ELIZABETH	25318	FIR AVE	MORENO VALLI	CA	92553-419	HERNANDEZ, ELIZABE	377.12
532	479062019	8	684277	NOYLES, GERALD	25374	FIR AVE	MORENO VALLI	CA	92553-419	NOYLES, GERALD	306.35

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4582	479062018	7	684277	MORA, OSCAR	25388	FIR AVE	MORENO VALLI	CA	92553-419	MORA, OSCAR	314.21
4004	479391030	4	684277	ROQUE, TERESA AND JOSE (OWN	25401	FIR AVE	MORENO VALLI	CA	92553-412	ROQUE, TERESA AND	116.49
6521	479391022	7	684277	QURESHI, NAEEM AND ANIS (OW	25451	FIR AVE	MORENO VALLI	CA	92553-412	QURESHI, NAEEM AN	317.06
3687	479351002	5	684277	ORDAZ, ADRIANNA	25525	FIR AVE	MORENO VALLI	CA	92553-475	ORDAZ, ADRIANNA	316.49
7627	479361002	6	684277	TYLER, BOBBY (OWNR)	25532	FIR AVE	MORENO VALLI	CA	92553-474	TYLER, BOBBY (OWNI	222.57
6270	479351004	7	684277	NUNEZ,JOSE	25553	FIR AVE	MORENO VALLI	CA	92553-475	NUNEZ,JOSE	317.06
4735	479361004	8	684277	PEREZ, ELIZABETH	25578	FIR AVE	MORENO VALLI	CA	92553-474	PEREZ, ELIZABETH	70.34
6269	479361005	9	684277	FLINT, MARY	25592	FIR AVE	MORENO VALLI	CA	92553-474	FLINT, MARY	317.06
2999	479352026	0	684277	BERNABE, JAVIER	25703	FIR AVE	MORENO VALLI	CA	92553-473	BERNABE, JAVIER	290.94
7159	479541014	3	684277	ARREDONDO, CRISTINA (RENT)	25775	FIR AVE	MORENO VALLI	CA	92553-473	ARREDONDO, CRISTI	317.06
8515	479541011	0	684277	DUPREE, TIFFANY (OWNR)	25791	FIR AVE	MORENO VALLI	CA	92553-473	DUPREE, TIFFANY (OV	94.79
3425	479402001	1	684277	THOMPSON, CHRISTINA	25834	FIR AVE	MORENO VALLI	CA	92553-470	THOMPSON, CHRISTI	509.97
5515	479411021	7	684277	ABARCA, CHRISTOPHER (OWNR)	25888	FIR AVE	MORENO VALLI	CA	92553-473	ABARCA, CHRISTOPHI	258.14
3704	479544009	8	684277	JOHNSON, RAQUEL	25901	FIR AVE	MORENO VALLI	CA	92553-479	JOHNSON, RAQUEL	316.49
4182	479544008	7	684277	GALLEGOS, AUGUSTINA (RENT)	25913	FIR AVE	MORENO VALLI	CA	92553-479	GALLEGOS, AUGUSTI	409.79
2639	479544006	5	684277	CENTENO, IRIS	25937	FIR AVE	MORENO VALLI	CA	92553-479	CENTENO, IRIS	297.44
2194	479544005	4	684277	MOORE, GAIL	25949	FIR AVE	MORENO VALLI	CA	92553-479	MOORE, GAIL	260.48
5929	479411016	3	684277	ZAMARRIPA, LIZETTE (OWNR)	25958	FIR AVE	MORENO VALLI	CA	92553-470	ZAMARRIPA, LIZETTE	280.54
2818	479411014	1	684277	BROOKS, ANDREDA	25986	FIR AVE	MORENO VALLI	CA	92553-470	BROOKS, ANDREDA	382.39
5228	479411013	0	684277	MILLANES, JECILIA (OWNR)	25998	FIR AVE	MORENO VALLI	CA	92553-470	MILLANES, JECILIA (O	543.75
3285	487280002	5	684277	MARTINEZ, EFREN	26141	FIR AVE	MORENO VALLI	CA	92555-220	MARTINEZ, EFREN	61.87
7724	487204008	5	684277	OSTELO, JUANA (RENT)	26166	FIR AVE	MORENO VALLI	CA	92555-220	OSTELO, JUANA (REN	50.72
1851	487281001	7	684277	COLEMAN, SUSAN	26211	FIR AVE	MORENO VALLI	CA	92555-220	COLEMAN, SUSAN	260.22
553	487281005	1	684277	BENGARD, ANGELA	26251	FIR AVE	MORENO VALLI	CA	92555-220	BENGARD, ANGELA	24.98
3950	487290003	7	684277	ZERMENO, GUADALUPE	26315	FIR AVE	MORENO VALLI	CA	92555-221	ZERMENO, GUADALU	316.49
3739	487290004	8	684277	RICHARD, DONNA	26325	FIR AVE	MORENO VALLI	CA	92555-221	RICHARD, DONNA	210.89
4525	487230002	0	684277	JOHNSON, BRENDA	26576	FIR AVE	MORENO VALLI	CA	92555-352	JOHNSON, BRENDA	314.21
6271	487243014	1	684277	ROMAN, ANNA	26716	FIR AVE	MORENO VALLI	CA	92555-353	ROMAN, ANNA	287.20
4593	487243015	2	684277	COLEY-WALK, LINDA	26728	FIR AVE	MORENO VALLI	CA	92555-353	COLEY-WALK, LINDA	314.21
4358	487560001	9	684277	JOHNSON, LES	26752	FIR AVE	MORENO VALLI	CA	92555-353	JOHNSON, LES	211.78
4343	487560007	5	684277	DE LEON, CARMELITA	26824	FIR AVE	MORENO VALLI	CA	92555-353	DE LEON, CARMELITA	317.06
5103	481223033	4	684277	DAVIS FAMILY TRUST (OWNR)	24667	FIR AVE UNIT 01	MORENO VALLI	CA	92553-935	DAVIS FAMILY TRUST	1,268.24
6047	308383017	9	684277	KAYOMI, RICHARD (RENT)	15539	FIREROCK LN	MORENO VALLI	CA	92555-297	KAYOMI, RICHARD (RI	317.06
9128	485195029	3	684277	VALLE VIEYRA, JULIAN (OWNR)	24276	FITZ ST	MORENO VALLI	CA	92551-511	VALLE VIEYRA, JULIAN	359.03
7983	485194006	9	684277	NAVARRO, IDA (RENT)	24277	FITZ ST	MORENO VALLI	CA	92551-762	NAVARRO, IDA (RENT	105.30
8473	485195030	3	684277	JUAREZ, GEORGINA	24286	FITZ ST	MORENO VALLI	CA	92551-511	JUAREZ, GEORGINA	292.92
5589	485195032	5	684277	CHAUDHRY,ZAHID AKRAM,MOHA	24304	FITZ ST	MORENO VALLI	CA	92551-761	CHAUDHRY,ZAHID AK	66.83
2583	485194003	6	684277	CABRERA, JOSE	24305	FITZ ST	MORENO VALLI	CA	92551-511	CABRERA, JOSE	316.49
4654	485194002	5	684277	JIMENEZ, ISIDRO	24313	FITZ ST	MORENO VALLI	CA	92551-511	JIMENEZ, ISIDRO	314.21
204	485194001	4	684277	LOZANO, MANUEL J	24323	FITZ ST	MORENO VALLI	CA	92551-511	LOZANO, MANUEL J	316.49
3789	485195036	9	684277	FANO, BEN	24334	FITZ ST	MORENO VALLI	CA	92551-761	FANO, BEN	605.01
7629	485195038	1	684277	WILLIAMS, ROBERT (OWNR)	24348	FITZ ST	MORENO VALLI	CA	92551-761	WILLIAMS, ROBERT (C	317.06
7406	485193013	2	684277	CONSTON, BARBARA (RENT)	24349	FITZ ST	MORENO VALLI	CA	92551-760	CONSTON, BARBARA	111.78
6085	485193007	7	684277	ORTIZ, STEPHANIE (RENT)	24403	FITZ ST	MORENO VALLI	CA	92551-762	ORTIZ, STEPHANIE (RI	415.61
5862	479280006	0	684277	STARR, KENNETH (RENT)	13916	FLAMING ARROW DR	MORENO VALLI	CA	92553-433	STARR, KENNETH (REI	113.86
6609	479280001	5	684277	WANDER, GEORGIA AND CAMPB	13986	FLAMING ARROW DR	MORENO VALLI	CA	92553-433	WANDER, GEORGIA A	317.06
5762	484072019	7	684277	GONZALEZ, REYNA (RENT)	14130	FLAMINGO BAY LN	MORENO VALLI	CA	92553-291	GONZALEZ, REYNA (R	208.49
3556	484072020	7	684277	AMES, JEREMY	14140	FLAMINGO BAY LN	MORENO VALLI	CA	92553-291	AMES, JEREMY	413.60
6474	484071012	7	684277	BOWEN, SHERRI (RENT)	14151	FLAMINGO BAY LN	MORENO VALLI	CA	92553-291	BOWEN, SHERRI (REN	306.92
518	484071009	5	684277	DELGADO, ALFRED	14179	FLAMINGO BAY LN	MORENO VALLI	CA	92553-291	DELGADO, ALFRED	316.49
2536	484072027	4	684277	WOODS, AHASUERUS	14204	FLAMINGO BAY LN	MORENO VALLI	CA	92553-291	WOODS, AHASUERUS	412.76
2009	292230014	7	684277	LOPEZ, MARTIN C	23610	FLIGHT ST	MORENO VALLI	CA	92553-300	LOPEZ, MARTIN C	316.49
4838	484082008	8	684277	TORRES, LORENA	25776	FLINT DR	MORENO VALLI	CA	92553-492	TORRES, LORENA	195.06
6430	484082009	9	684277	ROMANO, YANCY (RENT)	25792	FLINT DR	MORENO VALLI	CA	92553-492	ROMANO, YANCY (RE	94.40
8951	484082012	1	684277	GOMEZ, FERNANDA (RENT)	25834	FLINT DR	MORENO VALLI	CA	92553-294	GOMEZ, FERNANDA (	79.58
2339	484083005	8	684277	DAVIS, SONIA	25893	FLINT DR	MORENO VALLI	CA	92553-492	DAVIS, SONIA	369.06
81	484083004	7	684277	GARDNER, CURTIS	25907	FLINT DR	MORENO VALLI	CA	92553-294	GARDNER, CURTIS	318.98
927	484082018	7	684277	SABEL, KENNETH	25908	FLINT DR	MORENO VALLI	CA	92553-492	SABEL, KENNETH	392.45
1375	479501023	7	684277	MONGE, MAGDALENA	12034	FLINTLOCK TRL	MORENO VALLI	CA	92557-755	MONGE, MAGDALEN	304.42
5196	479502002	1	684277	MARYHOOD, CATHERINE (OWNR	12043	FLINTLOCK TRL	MORENO VALLI	CA	92557-755	MARYHOOD, CATHER	153.69
1404	479502023	0	684277	SUTTON, ELENORE	12063	FLINTLOCK TRL	MORENO VALLI	CA	92557-755	SUTTON, ELENORE	316.49
1590	479501029	3	684277	SCOTT, NORMA	12094	FLINTLOCK TRL	MORENO VALLI	CA	92557-755	SCOTT, NORMA	412.76
4405	487291001	8	684277	RODRIGUEZ, JOSE	12809	FONTAINEBLEAU DR	MORENO VALLI	CA	92555-232	RODRIGUEZ, JOSE	309.28
4842	487291003	0	684277	MONTEROSO, MYNOR	12829	FONTAINEBLEAU DR	MORENO VALLI	CA	92555-232	MONTEROSO, MYNOI	314.21
952	487291004	1	684277	WHITE, STANLEY	12839	FONTAINEBLEAU DR	MORENO VALLI	CA	92555-232	WHITE, STANLEY	316.49
8313	487292008	8	684277	HOUSE, ANTHONY (OWNR)	12880	FONTAINEBLEAU DR	MORENO VALLI	CA	92555-232	HOUSE, ANTHONY (O	289.82
7579	487292006	6	684277	DAY, MICHELLE	12900	FONTAINEBLEAU DR	MORENO VALLI	CA	92555-236	DAY, MICHELLE	447.42
3551	487292003	3	684277	FOSTER, FLIDA	12930	FONTAINEBLEAU DR	MORENO VALLI	CA	92555-233	FOSTER, FLIDA	317.06
443	479272002	1	684277	GILANI, PIR SYED Z (OWNR)	12759	FOREMAN AVE	MORENO VALLI	CA	92553-231	GILANI, PIR SYED Z (O	268.29
8290	479272003	2	684277	TENORIO, JULIO (OWNR)	12771	FOREMAN AVE	MORENO VALLI	CA	92553-231	TENORIO, JULIO (OWI	172.40
5684	479272016	4	684277	MIRANDA, JOSE (RENT)	12941	FOREMAN AVE	MORENO VALLI	CA	92553-412	MIRANDA, JOSE (REN	177.84
2147	479270025	6	684277	CARDENAS, LORRAINE	12964	FOREMAN AVE	MORENO VALLI	CA	92553-412	CARDENAS, LORRAINI	316.49
3259	479272020	7	684277	ALI, MARICELA AND LUIS	12985	FOREMAN AVE	MORENO VALLI	CA	92553-412	ALI, MARICELA AND L	296.98
2617	479270022	3	684277	FREILING, CHAD	12996	FOREMAN AVE	MORENO VALLI	CA	92553-412	FREILING, CHAD	298.65
8538	304122004	2	684277	ADCOCK, BRITTANY (RENT)	28299	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	ADCOCK, BRITTANY (I	211.78
7700	304122006	4	684277	PEARSON, LAURIE AND KEVIN	28319	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	PEARSON, LAURIE AN	138.46

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
851	304122008	6	684277	TOSTADO, PAT	28339	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	TOSTADO, PAT	316.49
5247	304122011	8	684277	BLANCO, GEORGE AND LUCIA (O	28369	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	BLANCO, GEORGE AN	69.20
2576	304122016	3	684277	SANDOVAL, JENNY	28419	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	SANDOVAL, JENNY	316.49
2085	304122018	5	684277	HEALY, THOMAS (OWNR)	28439	FOREST OAKS WAY	MORENO VALLI	CA	92555-632	HEALY, THOMAS (OW	413.60
2784	304121009	4	684277	ALLEN, JOSEPH	28470	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	ALLEN, JOSEPH	427.58
6851	304121008	3	684277	ALLEN, AMEER	28480	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	ALLEN, AMEER	357.22
2819	304121003	8	684277	TRAINOR, DONNA	28530	FOREST OAKS WAY	MORENO VALLI	CA	92555-632	TRAINOR, DONNA	316.49
2964	304450003	5	684277	WATSON, RHONDA	28578	FOREST OAKS WAY	MORENO VALLI	CA	92555-701	WATSON, RHONDA	127.78
9123	291391005	0	684277	PAZ, RUBEN (OWNR)	12202	FORMBY DR	MORENO VALLI	CA	92557-692	PAZ, RUBEN (OWNR)	128.40
7671	291393036	4	684277	PORTER, ROSE	12225	FORMBY DR	MORENO VALLI	CA	92557-692	PORTER, ROSE	322.13
5390	291391008	3	684277	BURGUENO, YADIRA (RENT)	12236	FORMBY DR	MORENO VALLI	CA	92557-692	BURGUENO, YADIRA (	317.06
891	475335007	2	684277	CRANDALL, ROBERT AND LUANN	24008	FORSYTE ST	MORENO VALLI	CA	92557-500	CRANDALL, ROBERT A	316.49
8681	475335005	0	684277	GORMAN, WILLIAM (OWNR)	24018	FORSYTE ST	MORENO VALLI	CA	92557-500	GORMAN, WILLIAM (	346.99
7479	475335002	7	684277	EVANS, RENEALL (OWNR)	24030	FORSYTE ST	MORENO VALLI	CA	92557-500	EVANS, RENEALL (OW	292.84
3280	475341025	7	684277	BURO, TIMOTHY AND ERICA	24050	FORSYTE ST	MORENO VALLI	CA	92557-500	BURO, TIMOTHY AND	60.11
2534	475341021	3	684277	SCHMIDT, RYAN	24070	FORSYTE ST	MORENO VALLI	CA	92557-500	SCHMIDT, RYAN	316.49
4019	475342035	9	684277	GONZALES, CYNTHIA	24103	FORSYTE ST	MORENO VALLI	CA	92557-500	GONZALES, CYNTHIA	412.76
2077	475341015	8	684277	GARIBAY, GRACIANO	24104	FORSYTE ST	MORENO VALLI	CA	92557-500	GARIBAY, GRACIANO	352.64
58	475341014	7	684277	BLYTH, DOROTHY	24108	FORSYTE ST	MORENO VALLI	CA	92557-500	BLYTH, DOROTHY	674.25
7787	475342039	3	684277	IGLESIAS, ANDREA (RENT)	24123	FORSYTE ST	MORENO VALLI	CA	92557-500	IGLESIAS, ANDREA (RI	88.09
7326	475341008	2	684277	ACOSTA, GUS	24156	FORSYTE ST	MORENO VALLI	CA	92557-500	ACOSTA, GUS	323.33
9297	475341002	6	684277	LUNA, MARTIN (RENT)	24228	FORSYTE ST	MORENO VALLI	CA	92557-500	LUNA, MARTIN (RENT	111.90
8877	316141043	3	684277	DUPREE, JENELLE (RENT)	24720	FORTUNE BAY LN	MORENO VALLI	CA	92551-743	DUPREE, JENELLE (RE	217.90
904	316141046	6	684277	PENUNURI, CHARLES	24756	FORTUNE BAY LN	MORENO VALLI	CA	92551-743	PENUNURI, CHARLES	317.06
6800	316153023	2	684277	GUIGNARD, RENE	24816	FORTUNE BAY LN	MORENO VALLI	CA	92551-743	GUIGNARD, RENE	157.78
4861	316152010	7	684277	CASTILLO, NORMA	24833	FORTUNE BAY LN	MORENO VALLI	CA	92551-744	CASTILLO, NORMA	70.34
8270	316152012	9	684277	THE MARIA ELENA MUNOZ LIVIN	24857	FORTUNE BAY LN	MORENO VALLI	CA	92551-744	THE MARIA ELENA MI	244.15
6506	475300031	5	684277	LOPEZ, ANA (OWNR)	11944	FOUCH LN	MORENO VALLI	CA	92557-641	LOPEZ, ANA (OWNR)	107.87
1234	475300057	9	684277	SALSEDO, SILVIA	11965	FOUCH LN	MORENO VALLI	CA	92557-641	SALSEDO, SILVIA	154.32
9230	308513003	7	684277	JIMERSON, LATASHA (RENT)	16699	FOX TROT LN	MORENO VALLI	CA	92555-335	JIMERSON, LATASHA	214.60
8656	308513002	6	684277	REEDMAN, JAMES D (OWNR)	16711	FOX TROT LN	MORENO VALLI	CA	92555-335	REEDMAN, JAMES D (	64.65
4633	308510001	6	684277	YOUNGBLOOD, CHANTAY	16720	FOX TROT LN	MORENO VALLI	CA	92555-335	YOUNGBLOOD, CHAN	314.21
5068	308502012	1	684277	HOWARD, STEPHANIE	16799	FOX TROT LN	MORENO VALLI	CA	92555-335	HOWARD, STEPHANIE	316.49
7760	308500002	6	684277	LOWE, REBECCA	16832	FOX TROT LN	MORENO VALLI	CA	92555-335	LOWE, REBECCA	139.76
3661	308490014	7	684277	DE LAO, GERSON	16912	FOX TROT LN	MORENO VALLI	CA	92555-335	DE LAO, GERSON	621.92
1745	292113044	2	684277	ANDREWS, MICHAEL	12655	FOXDALE DR	MORENO VALLI	CA	92553-560	ANDREWS, MICHAEL	317.06
3993	292111005	1	684277	HENRY, SUE	12718	FOXDALE DR	MORENO VALLI	CA	92553-560	HENRY, SUE	221.06
3936	292122010	9	684277	STOKES, CLINTON V	12829	FOXDALE DR	MORENO VALLI	CA	92553-567	STOKES, CLINTON V	212.25
9395	292126015	6	684277	VASQUEZ, CHRISTIAN (OWNR)	12840	FOXDALE DR	MORENO VALLI	CA	92553-567	VASQUEZ, CHRISTIAN	152.04
1623	292122009	9	684277	BANKS, JERRY	12843	FOXDALE DR	MORENO VALLI	CA	92553-567	BANKS, JERRY	399.53
551	292133009	3	684277	CHAGOLLA, REBECCA	12935	FOXDALE DR	MORENO VALLI	CA	92553-560	CHAGOLLA, REBECCA	316.49
3933	482263001	6	684277	TORRES, RUBEN VEJAR	14916	FOXSHIELD ST	MORENO VALLI	CA	92553-391	TORRES, RUBEN VEJA	134.53
6961	482263004	9	684277	FORTNER, AMANDA	14946	FOXSHIELD ST	MORENO VALLI	CA	92553-391	FORTNER, AMANDA	320.35
3992	482263006	1	684277	HARTMAN, CHRISTOPHER	14966	FOXSHIELD ST	MORENO VALLI	CA	92553-391	HARTMAN, CHRISTOP	134.53
5413	474064003	4	684277	COOPER, ELICIA (RENT)	25031	FRAN LOU DR	MORENO VALLI	CA	92557-520	COOPER, ELICIA (REN	101.59
5709	474065003	7	684277	VARELA, DAVID AND JUDY (OWN	25201	FRAN LOU DR	MORENO VALLI	CA	92557-520	VARELA, DAVID AND .	175.00
5531	474063006	4	684277	MORENO, JESUS H (OWNR)	25250	FRAN LOU DR	MORENO VALLI	CA	92557-520	MORENO, JESUS H (O	64.65
830	474720007	5	684277	FLOURNOY, JAMES L	25426	FRAN LOU DR	MORENO VALLI	CA	92557-521	FLOURNOY, JAMES L	609.77
1265	474320009	1	684277	YOUNG, KIM	25900	FRAN LOU DR	MORENO VALLI	CA	92557-530	YOUNG, KIM	316.49
5398	474320002	4	684277	MEADOWS, JEFF (OWNR)	25920	FRAN LOU DR	MORENO VALLI	CA	92557-530	MEADOWS, JEFF (OW	192.37
1673	256313013	8	684277	VAUGHN, STEPHANIE	11589	FRANKHALE RD	MORENO VALLI	CA	92557-841	VAUGHN, STEPHANIE	236.57
3640	474151029	7	684277	SANCHEZ, JOE	11776	FRANKLIN ST	MORENO VALLI	CA	92557-652	SANCHEZ, JOE	169.70
7087	474153008	4	684277	MERCER, KEVIN (RENT)	11835	FRANKLIN ST	MORENO VALLI	CA	92557-652	MERCER, KEVIN (REN	172.28
6439	479662044	4	684277	MANCINAS, RAMON (OWNR)	12051	FRANKLIN ST	MORENO VALLI	CA	92557-756	MANCINAS, RAMON (	317.06
5466	479663002	9	684277	CARILLO, FRANCISCO AND BETTY	12098	FRANKLIN ST	MORENO VALLI	CA	92557-755	CARILLO, FRANCISCO	317.06
8530	479662033	4	684277	WOODS, ROBIN	12157	FRANKLIN ST	MORENO VALLI	CA	92557-743	WOODS, ROBIN	138.61
3261	479663011	7	684277	VILLEDA, CARLOS . (OWNR)	12170	FRANKLIN ST	MORENO VALLI	CA	92557-743	VILLEDA, CARLOS . (O	81.78
5796	475050026	9	684277	SHEPERD, DEISHAT	24780	FREEDOM CT	MORENO VALLI	CA	92557-510	SHEPERD, DEISHAT	699.08
5452	475050029	2	684277	GARCIA, JOSE AND MARIA (OWN	24824	FREEDOM CT	MORENO VALLI	CA	92557-510	GARCIA, JOSE AND M	28.57
8253	316122040	1	684277	ARAMBURO, CARLOS (OWNR)	24501	FREEPORT DR	MORENO VALLI	CA	92551-741	ARAMBURO, CARLOS	75.52
466	316122036	8	684277	LERMA, MARIANNE (RENT)	24525	FREEPORT DR	MORENO VALLI	CA	92551-741	LERMA, MARIANNE (I	138.13
774	316121007	9	684277	BRADFORD, BEVERLY	24564	FREEPORT DR	MORENO VALLI	CA	92551-741	BRADFORD, BEVERLY	316.49
898	316121008	0	684277	BAUTISTA, CHRISTINA	24576	FREEPORT DR	MORENO VALLI	CA	92551-741	BAUTISTA, CHRISTINA	28.72
2948	316122031	3	684277	GONZALEZ, JOSE AND AGUSTO	24597	FREEPORT DR	MORENO VALLI	CA	92551-741	GONZALEZ, JOSE AND	139.53
468	316121011	2	684277	HERNANDEZ, MANUEL	24612	FREEPORT DR	MORENO VALLI	CA	92551-745	HERNANDEZ, MANUE	210.89
2023	316122029	2	684277	HURKMANS, JEROME	24621	FREEPORT DR	MORENO VALLI	CA	92551-741	HURKMANS, JEROME	139.53
7641	316121012	3	684277	PARSONS, KENNETH (RENT)	24624	FREEPORT DR	MORENO VALLI	CA	92551-745	PARSONS, KENNETH (	592.66
450	316122026	9	684277	CASTRO, ALFRED	24657	FREEPORT DR	MORENO VALLI	CA	92551-741	CASTRO, ALFRED	412.76
5628	316121015	6	684277	SIGALA, FROYLAN (RENT)	24660	FREEPORT DR	MORENO VALLI	CA	92551-741	SIGALA, FROYLAN (RE	317.06
6325	316122025	8	684277	GOVEA, JESSE CHAVEZ	24669	FREEPORT DR	MORENO VALLI	CA	92551-741	GOVEA, JESSE CHAVE	317.06
6077	316121016	7	684277	GARCIA, CHRISTINA AND ANGEL	24672	FREEPORT DR	MORENO VALLI	CA	92551-741	GARCIA, CHRISTINA A	391.11
5511	316121021	1	684277	ARROYO, MYNOR (OWNR)	24726	FREEPORT DR	MORENO VALLI	CA	92551-745	ARROYO, MYNOR (OV	157.56
1681	484083001	4	684277	CAMPOS, MARCOS (OWNR)	25906	FRESCA DR	MORENO VALLI	CA	92553-495	CAMPOS, MARCOS (C	318.57
9008	484151034	4	684277	VOGELER, DAVID (OWNR)	25949	FRESCA DR	MORENO VALLI	CA	92553-499	VOGELER, DAVID (OW	86.59
7844	484151036	6	684277	RODRIGUEZ, MIGUEL	25969	FRESCA DR	MORENO VALLI	CA	92553-499	RODRIGUEZ, MIGUEL	205.09
2321	479651013	2	684277	RICHERDSON, BESSIE	25528	FRUIT TREE ST	MORENO VALLI	CA	92553-480	RICHERDSON, BESSIE	161.49

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7094	479652012	4	684277	PINHEIRO, CARMEN (RENT)	25549	FRUIT TREE ST	MORENO VALLI	CA	92553-482	PINHEIRO, CARMEN (	412.50
6124	479651008	8	684277	GRAZIANO, JONATHAN (OWNR)	25580	FRUIT TREE ST	MORENO VALLI	CA	92553-480	GRAZIANO, JONATHA	317.06
483	479651035	2	684277	FOLLINS, EUGENE (RENT)	25610	FRUIT TREE ST	MORENO VALLI	CA	92553-487	FOLLINS, EUGENE (RE	191.33
8723	312281007	6	684277	LATHON, LIZETH (RENT)	25946	FUENTE CT	MORENO VALLI	CA	92551-632	LATHON, LIZETH (REN	74.17
5360	312292013	5	684277	WOODS, VERNON (OWNR)	25955	FUENTE CT	MORENO VALLI	CA	92551-632	WOODS, VERNON (OV	83.60
7482	485161004	5	684277	JAMES, KATRINA	15379	FUGATE CT	MORENO VALLI	CA	92551-361	JAMES, KATRINA	220.70
542	485161007	8	684277	DUPREE, JERRY	15414	FUGATE CT	MORENO VALLI	CA	92551-361	DUPREE, JERRY	74.53
348	485161010	0	684277	REYNOLDS, THELMA	15438	FUGATE CT	MORENO VALLI	CA	92551-361	REYNOLDS, THELMA	316.49
583	485161011	1	684277	ABEL, TIM	15446	FUGATE CT	MORENO VALLI	CA	92551-361	ABEL, TIM	316.49
2985	485163014	0	684277	BELT, JUDITH AND TIBOR	15461	FUGATE CT	MORENO VALLI	CA	92551-361	BELT, JUDITH AND TIE	283.48
5209	485042027	8	684277	GARCIA, MARIA PONCE (RENT)	24300	GABRIEL ST	MORENO VALLI	CA	92551-363	GARCIA, MARIA PONC	315.61
6084	485052001	5	684277	WEATHERSPOON, DEANNA (REN	24311	GABRIEL ST	MORENO VALLI	CA	92551-364	WEATHERSPOON, DE,	301.68
2399	485051003	4	684277	ESCOBAR, GUILLERMO AND YOLA	24330	GABRIEL ST	MORENO VALLI	CA	92551-363	ESCOBAR, GUILLERMO	39.53
1000	485052007	1	684277	HALE, JAMES	24377	GABRIEL ST	MORENO VALLI	CA	92551-364	HALE, JAMES	413.60
958	485051009	0	684277	LARA, DANILO	24390	GABRIEL ST	MORENO VALLI	CA	92551-363	LARA, DANILO	405.46
8594	485052008	2	684277	RAYFORD, DAQUIESHA	24393	GABRIEL ST	MORENO VALLI	CA	92551-364	RAYFORD, DAQUIESH	220.07
4772	485052009	3	684277	AGUADO, VIRIDIANA	24405	GABRIEL ST	MORENO VALLI	CA	92551-364	AGUADO, VIRIDIANA	134.30
8126	485052016	9	684277	RAMIREZ, ANGEL (RENT)	24499	GABRIEL ST	MORENO VALLI	CA	92551-767	RAMIREZ, ANGEL (REI	231.02
7335	485052021	3	684277	HERRERA, ZABRINA	24539	GABRIEL ST	MORENO VALLI	CA	92551-364	HERRERA, ZABRINA	100.56
8847	485052022	4	684277	ALANIS, CANDACE (RENT)	24547	GABRIEL ST	MORENO VALLI	CA	92551-364	ALANIS, CANDACE (RE	192.96
6548	485052025	7	684277	GUZMAN, FILADELFO (OWNR)	24571	GABRIEL ST	MORENO VALLI	CA	92551-364	GUZMAN, FILADELFO	211.78
5262	485052026	8	684277	AGUILAR, ABRAHAM (OWNR)	24579	GABRIEL ST	MORENO VALLI	CA	92551-364	AGUILAR, ABRAHAM	294.38
8792	479371020	3	684277	WILLIS, RODNEY (RENT)	12406	GAIN CT	MORENO VALLI	CA	92557-750	WILLIS, RODNEY (REN	160.72
5941	256291016	4	684277	ROMERO, ENRIQUE	21085	GALLANT FOX DR	MORENO VALLI	CA	92557-830	ROMERO, ENRIQUE	99.34
4956	256291017	5	684277	GUZMAN, LESLIE (RENT)	21095	GALLANT FOX DR	MORENO VALLI	CA	92557-830	GUZMAN, LESLIE (REI	134.53
7256	256291027	4	684277	METOYER, RAKIESHA	21231	GALLANT FOX DR	MORENO VALLI	CA	92557-830	METOYER, RAKIESHA	197.20
5371	308512002	3	684277	LORENZANA, LINDA (OWNR)	26011	GALT WAY	MORENO VALLI	CA	92555-334	LORENZANA, LINDA (	317.06
6394	482462018	7	684277	PAYAN, ANNETTE	14150	GALVIN CT	MORENO VALLI	CA	92553-399	PAYAN, ANNETTE	317.06
7182	482462022	0	684277	GOMEZ, FERNANDO (OWNR)	14222	GALVIN CT	MORENO VALLI	CA	92553-399	GOMEZ, FERNANDO (	317.06
1915	482462023	1	684277	MAYES, ROBERT	14240	GALVIN CT	MORENO VALLI	CA	92553-399	MAYES, ROBERT	316.49
6957	292111027	1	684277	GODEA, GEORGINA (RENT)	23683	GAMMA ST	MORENO VALLI	CA	92553-563	GODEA, GEORGINA (F	270.56
8221	292112006	5	684277	ORTEGA, ADRIANA (RENT)	23694	GAMMA ST	MORENO VALLI	CA	92553-567	ORTEGA, ADRIANA (R	116.59
2533	292112007	6	684277	PENA, ANGELITA	23700	GAMMA ST	MORENO VALLI	CA	92553-563	PENA, ANGELITA	316.49
7791	292152004	7	684277	LUMPKIN, AMBER	23734	GAMMA ST	MORENO VALLI	CA	92553-563	LUMPKIN, AMBER	64.65
293	292152005	8	684277	SHUKLA, PRAVIN	23750	GAMMA ST	MORENO VALLI	CA	92553-563	SHUKLA, PRAVIN	316.49
3475	292151021	9	684277	BENITO, SAL	23927	GAMMA ST	MORENO VALLI	CA	92553-563	BENITO, SAL	317.06
8634	292151020	8	684277	AZIZI, FARAMARZ (OWNR)	23939	GAMMA ST	MORENO VALLI	CA	92553-563	AZIZI, FARAMARZ (OV	208.84
1571	292201004	8	684277	JONES, CHARLOTTE	23570	GARY CT	MORENO VALLI	CA	92557-816	JONES, CHARLOTTE	529.88
7058	292201006	0	684277	PERKINS, SHAWN	23660	GARY CT	MORENO VALLI	CA	92557-815	PERKINS, SHAWN	134.07
4913	316064013	8	684277	YOUNG, PAULA	24780	GATEWOOD ST	MORENO VALLI	CA	92551-728	YOUNG, PAULA	314.21
1600	316064014	9	684277	LOZA, HILDA	24794	GATEWOOD ST	MORENO VALLI	CA	92551-728	LOZA, HILDA	224.20
1577	316063008	1	684277	BERRY, ROBBIE	24831	GATEWOOD ST	MORENO VALLI	CA	92551-729	BERRY, ROBBIE	412.76
2446	316063007	0	684277	HAYWOOD, FAYE	24843	GATEWOOD ST	MORENO VALLI	CA	92551-729	HAYWOOD, FAYE	316.49
1628	316062015	4	684277	MURILLO, RALPH (OWNR)	24872	GATEWOOD ST	MORENO VALLI	CA	92551-728	MURILLO, RALPH (OW	70.89
1660	316063003	6	684277	ROGERS, DION L	24897	GATEWOOD ST	MORENO VALLI	CA	92551-729	ROGERS, DION L	316.49
1448	316062013	2	684277	PEREZ, GERRE	24900	GATEWOOD ST	MORENO VALLI	CA	92551-727	PEREZ, GERRE	298.02
6690	482201016	8	684277	GUZMAN, CARLOS (RENT)	13936	GAYE ST	MORENO VALLI	CA	92553-386	GUZMAN, CARLOS (RI	422.62
8702	482201018	0	684277	KADE, ROSALYN (RENT)	13960	GAYE ST	MORENO VALLI	CA	92553-386	KADE, ROSALYN (REN	193.88
7593	482203011	9	684277	DE LA CRUZ, FRANCISCO	13975	GAYE ST	MORENO VALLI	CA	92553-380	DE LA CRUZ, FRANCIS	159.40
7470	308420004	1	684277	NUNEZ, FRANCISCO	16466	GELDING WAY	MORENO VALLI	CA	92555-331	NUNEZ, FRANCISCO	289.82
3227	308420020	5	684277	VEGA, JAMES	16476	GELDING WAY	MORENO VALLI	CA	92555-331	VEGA, JAMES	317.06
2727	475141035	8	684277	LAZANO, GLORIA	24950	GEM CT	MORENO VALLI	CA	92557-562	LAZANO, GLORIA	325.08
3617	475141036	9	684277	WITTER, LUCLEN	24980	GEM CT	MORENO VALLI	CA	92557-562	WITTER, LUCLEN	316.49
7078	485161035	3	684277	CHESNUT, LAURA	15395	GEMSTONE CT	MORENO VALLI	CA	92551-511	CHESNUT, LAURA	83.63
6806	485161041	8	684277	OCHOA, JESSE OMAR,VALDOVIN(	15430	GEMSTONE CT	MORENO VALLI	CA	92551-511	OCHOA, JESSE OMAR,	317.06
8254	485161043	0	684277	DELANO, HENRY (OWNR)	15446	GEMSTONE CT	MORENO VALLI	CA	92551-511	DELANO, HENRY (OW	180.36
6834	485161029	8	684277	BARNES, WILLIE (RENT)	15449	GEMSTONE CT	MORENO VALLI	CA	92551-360	BARNES, WILLIE (REN	317.06
769	486095001	5	684277	GUTIERREZ, YOLANDA (RENT)	25071	GENTIAN AVE	MORENO VALLI	CA	92551-130	GUTIERREZ, YOLANDA	463.62
4855	486093024	0	684277	SNELL, EVELYN	25094	GENTIAN AVE	MORENO VALLI	CA	92551-130	SNELL, EVELYN	297.87
7081	486095006	0	684277	DALY, CHANELL	25131	GENTIAN AVE	MORENO VALLI	CA	92551-460	DALY, CHANELL	63.84
6803	486093020	6	684277	RIOS, WALTER	25140	GENTIAN AVE	MORENO VALLI	CA	92551-460	RIOS, WALTER	331.25
8655	486095009	3	684277	SANDOVAL, EDDY (RENT)	25165	GENTIAN AVE	MORENO VALLI	CA	92551-460	SANDOVAL, EDDY (RE	211.78
6765	486093015	2	684277	FLORES-TORRES, JUAN (RENT)	25200	GENTIAN AVE	MORENO VALLI	CA	92551-130	FLORES-TORRES, JUAI	289.98
4465	486093014	1	684277	AVERY, GLEN	25212	GENTIAN AVE	MORENO VALLI	CA	92551-130	AVERY, GLEN	290.24
7165	486095014	7	684277	OLIVEROS, SERGIO (OWNR)	25225	GENTIAN AVE	MORENO VALLI	CA	92551-460	OLIVEROS, SERGIO (O	428.75
338	486170008	4	684277	PARKER, WILLIE	25315	GENTIAN AVE	MORENO VALLI	CA	92551-460	PARKER, WILLIE	409.86
1263	486112034	7	684277	PATTERSON JR, SHELTON	25316	GENTIAN AVE	MORENO VALLI	CA	92551-460	PATTERSON JR, SHELT	322.89
7287	486170012	7	684277	HAKIM, SALEEM (RENT)	25329	GENTIAN AVE	MORENO VALLI	CA	92551-460	HAKIM, SALEEM (REN	99.89
6797	486170004	0	684277	GAUDETTE, CRISTY (RENT)	25367	GENTIAN AVE	MORENO VALLI	CA	92551-460	GAUDETTE, CRISTY (R	306.92
1436	486112025	9	684277	ARES, EUGENE	25426	GENTIAN AVE	MORENO VALLI	CA	92551-460	ARES, EUGENE	316.49
8896	486112022	6	684277	LANOIX, NICOLE (RENT)	25462	GENTIAN AVE	MORENO VALLI	CA	92551-460	LANOIX, NICOLE (REN	69.30
2947	486112019	4	684277	VAZQUEZ, DALIA	25498	GENTIAN AVE	MORENO VALLI	CA	92551-460	VAZQUEZ, DALIA	663.18
1672	316040008	0	684277	HERNANDEZ, BARBARA	16015	GERANIUM CT	MORENO VALLI	CA	92551-727	HERNANDEZ, BARBAF	284.08
8713	316040012	3	684277	SYHARATH, MACKEY (RENT)	16028	GERANIUM CT	MORENO VALLI	CA	92551-727	SYHARATH, MACKEY (	268.19
4807	316040014	5	684277	PHILLIPS, JESSIE AND BETTY	16052	GERANIUM CT	MORENO VALLI	CA	92551-727	PHILLIPS, JESSIE AND	304.07
4145	316040001	3	684277	MIRANDA, SENIA	16099	GERANIUM CT	MORENO VALLI	CA	92551-729	MIRANDA, SENIA	292.23

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2479	316062019	8	684277	ELAZAROV, GUY	16112	GERANIUM CT	MORENO VALLI	CA	92551-729	ELAZAROV, GUY	266.49
2192	296223031	8	684277	SOSA, MARICELA	23261	GERBERA ST	MORENO VALLI	CA	92553-960	SOSA, MARICELA	316.49
7136	296222014	0	684277	WOMACK, SHACOBY	23300	GERBERA ST	MORENO VALLI	CA	92553-960	WOMACK, SHACOBY	101.19
8617	296222015	1	684277	CAMPOS, YVONNE (RENT)	23306	GERBERA ST	MORENO VALLI	CA	92553-960	CAMPOS, YVONNE (R	232.92
2451	296222022	7	684277	LIZARRAGA, DORA AND MARIO	23364	GERBERA ST	MORENO VALLI	CA	92553-960	LIZARRAGA, DORA AN	316.49
8635	296222023	8	684277	REYES, LUIS W AND MARIA A (OV	23374	GERBERA ST	MORENO VALLI	CA	92553-960	REYES, LUIS W AND M	130.59
1425	296223006	6	684277	SMITH, MICHAEL	23445	GERBERA ST	MORENO VALLI	CA	92553-960	SMITH, MICHAEL	32.01
7366	296222025	0	684277	DEL RIO, MARIA (RENT)	23450	GERBERA ST	MORENO VALLI	CA	92553-968	DEL RIO, MARIA (REN	342.77
72	296223003	3	684277	QUINONEZ, RICHARD	23475	GERBERA ST	MORENO VALLI	CA	92553-960	QUINONEZ, RICHARD	316.49
8003	296222028	3	684277	RODRIGUEZ, CONSUELO	23490	GERBERA ST	MORENO VALLI	CA	92553-968	RODRIGUEZ, CONSUE	105.74
2427	291536006	8	684277	BALL, ULYIOUS	12789	GERRARD ST	MORENO VALLI	CA	92553-184	BALL, ULYIOUS	178.02
4162	291536004	6	684277	FORDHAM, LAQUITTA	12809	GERRARD ST	MORENO VALLI	CA	92553-184	FORDHAM, LAQUITTA	336.57
6812	291535011	9	684277	BUI, THUY T	12909	GERRARD ST	MORENO VALLI	CA	92553-184	BUI, THUY T	144.30
7269	291535008	7	684277	SUMMNONES, CLAUDIA (RENT)	12939	GERRARD ST	MORENO VALLI	CA	92553-184	SUMMNONES, CLAUD	106.78
917	478301012	2	684277	GERARD, ROBERT	13077	GERSHWIN WAY	MORENO VALLI	CA	92555-673	GERARD, ROBERT	466.23
5812	478171013	2	684277	MORENO, SARAH (RENT)	28787	GIFFORD AVE	MORENO VALLI	CA	92555-824	MORENO, SARAH (RE	428.75
2756	478172012	4	684277	SOLI, LINDA	28851	GIFFORD AVE	MORENO VALLI	CA	92555-824	SOLI, LINDA	357.41
2815	478202057	7	684277	QUINTANILLA, TABITHA	28984	GIFFORD AVE	MORENO VALLI	CA	92555-826	QUINTANILLA, TABITH	125.89
9195	478192057	7	684277	TRAN, TUAN (OWNR)	29046	GIFFORD AVE	MORENO VALLI	CA	92555-832	TRAN, TUAN (OWNR)	258.21
8459	478181023	2	684277	ROMERO, TINA (RENT)	29085	GIFFORD AVE	MORENO VALLI	CA	92555-832	ROMERO, TINA (RENT	294.98
5707	478192038	0	684277	HAYES, JAMES (OWNR)	29120	GIFFORD AVE	MORENO VALLI	CA	92555-831	HAYES, JAMES (OWNI	527.20
244	478192045	6	684277	ELLIS, TERRY	29160	GIFFORD AVE	MORENO VALLI	CA	92555-831	ELLIS, TERRY	78.45
488	478181059	5	684277	ANDRES, MARIA AND MARCELIN	29233	GIFFORD AVE	MORENO VALLI	CA	92555-832	ANDRES, MARIA AND	313.58
1799	263132006	5	684277	ADAMS, DAN	13188	GINA AVE	MORENO VALLI	CA	92553-806	ADAMS, DAN	314.21
981	263131007	3	684277	RIVERA, MARGARET	13201	GINA AVE	MORENO VALLI	CA	92553-803	RIVERA, MARGARET	422.52
3437	304510033	7	684277	SEARS, MAURICE	27630	GLADSTONE DR	MORENO VALLI	CA	92555-583	SEARS, MAURICE	643.90
9556	304512015	7	684277	ORNELAS, RICARDO AND FABIOL	27631	GLADSTONE DR	MORENO VALLI	CA	92555-582	ORNELAS, RICARDO A	275.73
5828	304510040	3	684277	MARTIN, ROBERT (RENT)	27714	GLADSTONE DR	MORENO VALLI	CA	92555-583	MARTIN, ROBERT (RE	131.21
6891	304510004	1	684277	MOORE-EGUABOR, ELEANOR (O\	27786	GLADSTONE DR	MORENO VALLI	CA	92555-582	MOORE-EGUABOR, EI	298.47
5101	304510005	2	684277	DIXON, BISHOP (RENT)	27798	GLADSTONE DR	MORENO VALLI	CA	92555-582	DIXON, BISHOP (RENT	406.27
3465	304510007	4	684277	KITE, REGINA	27822	GLADSTONE DR	MORENO VALLI	CA	92555-582	KITE, REGINA	413.60
5538	256241001	5	684277	GRAY, ANITA (RENT)	21757	GLEN VIEW DR	MORENO VALLI	CA	92557-851	GRAY, ANITA (RENT)	287.62
6146	256241002	6	684277	RODRIGUEZ, MARTHA (RENT)	21771	GLEN VIEW DR	MORENO VALLI	CA	92557-851	RODRIGUEZ, MARTHA	306.92
2908	256241004	8	684277	NICOMEDE, DEBBI	21799	GLEN VIEW DR	MORENO VALLI	CA	92557-851	NICOMEDE, DEBBI	316.49
3546	256242027	2	684277	MACALPINE, EILEEN	21862	GLEN VIEW DR	MORENO VALLI	CA	92557-851	MACALPINE, EILEEN	372.48
7606	256242008	5	684277	HERRERA, MARIBEL (RENT)	21863	GLEN VIEW DR	MORENO VALLI	CA	92557-851	HERRERA, MARIBEL (I	317.06
7407	482273005	1	684277	NORIEGA, JESUS	24337	GLENCREST DR	MORENO VALLI	CA	92553-353	NORIEGA, JESUS	413.60
1926	482272024	5	684277	HANGER, ROSAMARIA	24366	GLENCREST DR	MORENO VALLI	CA	92553-353	HANGER, ROSAMARIA	283.60
1738	482274004	3	684277	WAUGH, GLEN AND FRANCIS	24411	GLENCREST DR	MORENO VALLI	CA	92553-352	WAUGH, GLEN AND F	116.49
245	482274008	7	684277	FRALEY, L	24451	GLENCREST DR	MORENO VALLI	CA	92553-352	FRALEY, L	69.45
7972	482272045	4	684277	GALLEGOS , SOFIE (OWNR)	24472	GLENCREST DR	MORENO VALLI	CA	92553-354	GALLEGOS , SOFIE (O\	306.17
1231	291344012	0	684277	REYES, GRECIA	22711	GLENDON DR	MORENO VALLI	CA	92557-690	REYES, GRECIA	387.75
4354	291344013	1	684277	MARTINEZ, JAVIER	22714	GLENDON DR	MORENO VALLI	CA	92557-690	MARTINEZ, JAVIER	303.43
1336	291344016	4	684277	GRAY, HARDY	22752	GLENDON DR	MORENO VALLI	CA	92557-690	GRAY, HARDY	412.76
3249	291344008	7	684277	BURNSIDE, ROBERT	22767	GLENDON DR	MORENO VALLI	CA	92557-698	BURNSIDE, ROBERT	317.06
826	291344004	3	684277	AZADZOI, FATEMA	22817	GLENDON DR	MORENO VALLI	CA	92557-691	AZADZOI, FATEMA	481.56
5024	291333001	6	684277	BROOKS, KYM	22871	GLENDON DR	MORENO VALLI	CA	92557-691	BROOKS, KYM	39.45
9125	292092021	7	684277	SUAREZ, OMERO AND ANGELICA	12815	GLENMERE DR	MORENO VALLI	CA	92553-598	SUAREZ, OMERO ANC	258.21
1143	292092022	8	684277	POLLARD, MARK	12816	GLENMERE DR	MORENO VALLI	CA	92553-598	POLLARD, MARK	212.57
2929	292092020	6	684277	MERCHANT LEE, VICTOR	12829	GLENMERE DR	MORENO VALLI	CA	92553-598	MERCHANT LEE, VICT	306.54
686	292092026	2	684277	NGUYEN, GUY	12870	GLENMERE DR	MORENO VALLI	CA	92553-598	NGUYEN, GUY	414.42
4442	291633019	0	684277	GARIA, DAISY	13427	GLORYBOWER ST	MORENO VALLI	CA	92553-698	GARIA, DAISY	213.69
6930	291634005	0	684277	LEVESTON, STEPHANIE (RENT)	13436	GLORYBOWER ST	MORENO VALLI	CA	92553-698	LEVESTON, STEPHANI	133.07
3058	291634003	8	684277	RODRIGUEZ, ESTHER	13456	GLORYBOWER ST	MORENO VALLI	CA	92553-698	RODRIGUEZ, ESTHER	39.07
7185	475142010	8	684277	ARGUELEZ, LAURA (RENT)	11440	GOLD BLUFF RD	MORENO VALLI	CA	92557-562	ARGUELEZ, LAURA (RI	77.09
721	479252014	0	684277	KEMMERER, CHRISTINE (OWNR)	13370	GOLD PL	MORENO VALLI	CA	92553-427	KEMMERER, CHRISTI	315.86
318	479252012	8	684277	WILLIAMS, RICKIE	13390	GOLD PL	MORENO VALLI	CA	92553-427	WILLIAMS, RICKIE	316.49
4820	479252009	6	684277	JAIMES, SALVADOR AND AMARIA	13420	GOLD PL	MORENO VALLI	CA	92553-428	JAIMES, SALVADOR A	446.77
5661	479252008	5	684277	MENDOZA, JUAN (RENT)	13430	GOLD PL	MORENO VALLI	CA	92553-428	MENDOZA, JUAN (REI	37.00
2953	479253004	4	684277	VAN HAVERMAAT, LEE E	13431	GOLD PL	MORENO VALLI	CA	92553-428	VAN HAVERMAAT, LE	297.57
2413	479253006	6	684277	GONZALEZ, CARLOS	13451	GOLD PL	MORENO VALLI	CA	92553-428	GONZALEZ, CARLOS	393.96
2103	479252003	0	684277	HOLBACH, FRED	13470	GOLD PL	MORENO VALLI	CA	92553-428	HOLBACH, FRED	116.20
5090	479253009	9	684277	SNOW, CHRISTEN (OWNR)	13481	GOLD PL	MORENO VALLI	CA	92553-428	SNOW, CHRISTEN (OV	226.35
5861	485072011	6	684277	SALTER, NANCY (RENT)	24650	GOLD STAR DR	MORENO VALLI	CA	92551-401	SALTER, NANCY (RENT	189.82
4923	485132001	2	684277	WILLIAMS, CHARLES	24675	GOLD STAR DR	MORENO VALLI	CA	92551-408	WILLIAMS, CHARLES	229.28
4424	485072017	2	684277	ROTH, SANDRA (OWNR)	24710	GOLD STAR DR	MORENO VALLI	CA	92551-408	ROTH, SANDRA (OWN	378.87
7106	485132008	9	684277	GEORGE, ALEXANDRA (RENT)	24745	GOLD STAR DR	MORENO VALLI	CA	92551-405	GEORGE, ALEXANDRA	317.06
9104	485101015	9	684277	FIELDS, LITISHA	24779	GOLD STAR DR	MORENO VALLI	CA	92551-408	FIELDS, LITISHA	402.70
4657	485101011	5	684277	MEJIA, VICTOR	24827	GOLD STAR DR	MORENO VALLI	CA	92551-403	MEJIA, VICTOR	114.21
2621	485093023	2	684277	NORIEGA, RAMON (OWNR)	24858	GOLD STAR DR	MORENO VALLI	CA	92551-401	NORIEGA, RAMON (O	284.01
6226	485093022	1	684277	GUTIERREZ, MAYRA (RENT)	24874	GOLD STAR DR	MORENO VALLI	CA	92551-401	GUTIERREZ, MAYRA (I	492.02
5637	485101006	1	684277	STOKES, STEFANIE (OWNR)	24887	GOLD STAR DR	MORENO VALLI	CA	92551-403	STOKES, STEFANIE (O'	70.11
8812	485101004	9	684277	DOMINGUEZ, ABEL (RENT)	24911	GOLD STAR DR	MORENO VALLI	CA	92551-409	DOMINGUEZ, ABEL (R	298.47
4064	296232020	6	684277	RAMIREZ, ALEYDA	13588	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-345	RAMIREZ, ALEYDA	316.49
3732	296232015	2	684277	HAMMONDS, VANESSA	13609	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-345	HAMMONDS, VANESS	316.49
2591	296243005	7	684277	MARTINEZ, LUIS	13670	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-340	MARTINEZ, LUIS	316.49

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4773	296243006	8	684277	GUILLEN, TERESA	13680	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-340	GUILLEN, TERESA	314.21
189	296243011	2	684277	POWELL, MAURICE	13738	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-345	POWELL, MAURICE	316.49
5114	296271007	6	684277	OLIVER, CHARLES	13775	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-606	OLIVER, CHARLES	317.06
1792	296273002	7	684277	MIOTTO, MARIELA	13838	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-600	MIOTTO, MARIELA	225.59
5488	296273001	6	684277	ALCANTARA, SERGIO (OWNR)	13848	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-600	ALCANTARA, SERGIO	317.06
4038	264361048	8	684277	SAMUELS, LOLA (OWNR)	23061	GOLDEN EYE LN	MORENO VALLI	CA	92557-543	SAMUELS, LOLA (OWI	292.55
8529	264362007	4	684277	SMITH, FERDIANN (RENT)	23171	GOLDEN EYE LN	MORENO VALLI	CA	92557-543	SMITH, FERDIANN (RI	292.66
6203	488120013	7	684277	ROGERS, SYDNEY (OWNR)	27132	GOLDEN FIELD CT	MORENO VALLI	CA	92555-453	ROGERS, SYDNEY (OV	317.06
6405	488120006	1	684277	BROOKS, MONIQUE (OWNR)	27202	GOLDEN FIELD CT	MORENO VALLI	CA	92555-453	BROOKS, MONIQUE (	317.06
4208	487310005	0	684277	PEREZ, PEDRO	12909	GOLDEN LANTERN DR	MORENO VALLI	CA	92555-230	PEREZ, PEDRO	316.49
4826	487310003	8	684277	MURRAY, JOHN (RENT)	12941	GOLDEN LANTERN DR	MORENO VALLI	CA	92555-230	MURRAY, JOHN (REN	304.07
5337	256231016	8	684277	HASSELL, JUSTIN (RENT)	21729	GOLDEN OAKS DR	MORENO VALLI	CA	92557-851	HASSELL, JUSTIN (REI	50.90
2007	256231021	2	684277	JOHNSON, PAULA	21811	GOLDEN OAKS DR	MORENO VALLI	CA	92557-856	JOHNSON, PAULA	50.76
6006	291623039	7	684277	DANG, KEITH	22031	GOLDENCHAIN ST	MORENO VALLI	CA	92553-695	DANG, KEITH	356.66
3962	291624019	2	684277	CONTRERAS, FERNANDO AND LI	22050	GOLDENCHAIN ST	MORENO VALLI	CA	92553-695	CONTRERAS, FERNAN	41.98
1750	296072019	2	684277	CAPARELLI, PAOLA	13023	GOLDFINCH ST	MORENO VALLI	CA	92553-569	CAPARELLI, PAOLA	200.94
2529	296073016	2	684277	HERNANDEZ, ANITA	13062	GOLDFINCH ST	MORENO VALLI	CA	92553-569	HERNANDEZ, ANITA	316.49
1820	296072015	8	684277	JUAREZ, WALTER	13067	GOLDFINCH ST	MORENO VALLI	CA	92553-569	JUAREZ, WALTER	413.60
3517	296072014	7	684277	PADILLA, RENEE	13083	GOLDFINCH ST	MORENO VALLI	CA	92553-569	PADILLA, RENEE	303.31
2880	296072013	6	684277	GRAHAM, TANIA	13093	GOLDFINCH ST	MORENO VALLI	CA	92553-569	GRAHAM, TANIA	316.49
3571	296073010	6	684277	EDMOND, DWAYNE	13182	GOLDFINCH ST	MORENO VALLI	CA	92553-569	EDMOND, DWAYNE	365.46
9127	296083044	8	684277	CERVANTES, MARINA (OWNR)	13183	GOLDFINCH ST	MORENO VALLI	CA	92553-569	CERVANTES, MARINA	359.03
6946	485064014	4	684277	GREEN, JESSICA (RENT)	24681	GOLDSTON CT	MORENO VALLI	CA	92551-409	GREEN, JESSICA (REN	372.96
5872	485064012	2	684277	GALVEZ, LUIS	24701	GOLDSTON CT	MORENO VALLI	CA	92551-406	GALVEZ, LUIS	214.85
6422	485064011	1	684277	MULVERHILL, JEREMY (OWNR)	24711	GOLDSTON CT	MORENO VALLI	CA	92551-406	MULVERHILL, JEREMY	296.98
8705	485064007	8	684277	CHAPARRO, JOANNA (RENT)	24720	GOLDSTON CT	MORENO VALLI	CA	92551-406	CHAPARRO, JOANNA	326.38
7761	485064009	0	684277	ALAMILLO, JULIAN	24731	GOLDSTON CT	MORENO VALLI	CA	92551-406	ALAMILLO, JULIAN	424.27
2915	484222032	1	684277	VARGAS, JAIME	25135	GORGONIO WAY	MORENO VALLI	CA	92553-712	VARGAS, JAIME	316.49
8406	484222029	9	684277	WHITE, JOMICA (RENT)	25154	GORGONIO WAY	MORENO VALLI	CA	92553-712	WHITE, JOMICA (REN	227.31
1377	484222028	8	684277	LAWLER, THEODORE	25166	GORGONIO WAY	MORENO VALLI	CA	92553-712	LAWLER, THEODORE	294.57
1246	484222036	5	684277	TURNER, NELLIE	25183	GORGONIO WAY	MORENO VALLI	CA	92553-712	TURNER, NELLIE	316.49
2150	484222025	5	684277	CONDE, GINA	25202	GORGONIO WAY	MORENO VALLI	CA	92553-150	CONDE, GINA	412.76
2752	484222039	8	684277	SALAZAR, SYLVIA	25219	GORGONIO WAY	MORENO VALLI	CA	92553-150	SALAZAR, SYLVIA	172.51
3017	292113002	4	684277	MARTIN, ERICA	12729	GORHAM ST	MORENO VALLI	CA	92553-562	MARTIN, ERICA	317.06
1574	292113018	9	684277	MAYA, DANIEL AND JUANA (OWI	12744	GORHAM ST	MORENO VALLI	CA	92553-567	MAYA, DANIEL AND J	306.35
4330	292127011	5	684277	WHITE, SHAYLIA (RENT)	12810	GORHAM ST	MORENO VALLI	CA	92553-560	WHITE, SHAYLIA (REN	313.18
2279	292127012	6	684277	CROMER, BEATRIZ	12820	GORHAM ST	MORENO VALLI	CA	92553-560	CROMER, BEATRIZ	316.49
5704	292127014	8	684277	HAINES, WANDA (RENT)	12844	GORHAM ST	MORENO VALLI	CA	92553-560	HAINES, WANDA (REI	251.73
2318	292121002	9	684277	SEROGGINS, STEVEN	12865	GORHAM ST	MORENO VALLI	CA	92553-560	SEROGGINS, STEVEN	316.49
4987	292127016	0	684277	LOZANO, NORBERTO	12870	GORHAM ST	MORENO VALLI	CA	92553-560	LOZANO, NORBERTO	510.63
776	292134007	4	684277	BRAVO, LUIS R	12960	GORHAM ST	MORENO VALLI	CA	92553-567	BRAVO, LUIS R	216.49
6468	292135016	5	684277	GOTTIEB, LAWRENCE (OWNR)	12991	GORHAM ST	MORENO VALLI	CA	92553-567	GOTTIEB, LAWRENCE	317.06
3231	292135015	4	684277	SALAZAR, JUANA (OWNR)	13001	GORHAM ST	MORENO VALLI	CA	92553-560	SALAZAR, JUANA (OW	186.51
5927	292135010	9	684277	CASTELLON, HECTOR RAYMOND	13071	GORHAM ST	MORENO VALLI	CA	92553-560	CASTELLON, HECTOR	67.06
4726	292135008	8	684277	CEGUERO, MARIA	13095	GORHAM ST	MORENO VALLI	CA	92553-560	CEGUERO, MARIA	314.21
9164	292135007	7	684277	GONZALEZ, ELENA (RENT)	13111	GORHAM ST	MORENO VALLI	CA	92553-560	GONZALEZ, ELENA (RI	134.76
7943	292135005	5	684277	SANCHEZ,JENNIFER (RENT)	13135	GORHAM ST	MORENO VALLI	CA	92553-560	SANCHEZ,JENNIFER (F	350.40
7639	292132014	4	684277	HEARN, BARBARA (RENT)	13136	GORHAM ST	MORENO VALLI	CA	92553-562	HEARN, BARBARA (RE	189.10
3334	292132015	5	684277	VERGARA, CESAR	13156	GORHAM ST	MORENO VALLI	CA	92553-562	VERGARA, CESAR	143.08
6850	486352038	3	684277	FEYER, DANIEL (OWNR)	15556	GORRION CT	MORENO VALLI	CA	92551-192	FEYER, DANIEL (OWN	276.00
9235	486352039	4	684277	SIMS, KHAYRA	15566	GORRION CT	MORENO VALLI	CA	92551-192	SIMS, KHAYRA	69.72
2578	486352031	6	684277	ACEVEDO, ALFONSO	15585	GORRION CT	MORENO VALLI	CA	92551-192	ACEVEDO, ALFONSO	316.49
7109	486352042	6	684277	SANTIAGO, MELODIE	15596	GORRION CT	MORENO VALLI	CA	92551-192	SANTIAGO, MELODIE	111.78
2878	316052022	9	684277	SCAFFER, PETE	24704	GOYA AVE	MORENO VALLI	CA	92551-726	SCAFFER, PETE	316.49
1044	316052021	8	684277	WINSOR, DANIEL L	24722	GOYA AVE	MORENO VALLI	CA	92551-726	WINSOR, DANIEL L	310.37
8037	474391022	2	684277	MASAKAYAN, ELORGINA (RENT)	25053	GRADUAR CT	MORENO VALLI	CA	92557-651	MASAKAYAN, ELORGI	82.38
951	264164058	8	684277	LOZANO, MARIBEL	11861	GRAHAM ST	MORENO VALLI	CA	92557-615	LOZANO, MARIBEL	341.44
7558	264151015	9	684277	MILLER, TOREY (RENT)	11897	GRAHAM ST	MORENO VALLI	CA	92557-615	MILLER, TOREY (RENT	167.00
8205	264151018	2	684277	CANTON, JONATHAN (OWNR)	11921	GRAHAM ST	MORENO VALLI	CA	92557-615	CANTON, JONATHAN	315.87
3412	264151019	3	684277	LEONGUERRERO, DOLEEN	11929	GRAHAM ST	MORENO VALLI	CA	92557-615	LEONGUERRERO, DOI	317.06
1732	264144008	1	684277	ALFIER, LUANNE	11938	GRAHAM ST	MORENO VALLI	CA	92557-615	ALFIER, LUANNE	84.41
910	264151020	3	684277	FORD, JAMES E	11939	GRAHAM ST	MORENO VALLI	CA	92557-615	FORD, JAMES E	69.67
8796	264151021	4	684277	LUDWIG, SYLVIA (RENT)	11945	GRAHAM ST	MORENO VALLI	CA	92557-615	LUDWIG, SYLVIA (REN	245.30
375	264144007	0	684277	GREEN, JOAN	11946	GRAHAM ST	MORENO VALLI	CA	92557-615	GREEN, JOAN	352.64
8083	264144006	9	684277	PARTIDA, JESUS JULIAN (RENT)	11954	GRAHAM ST	MORENO VALLI	CA	92557-615	PARTIDA, JESUS JULIA	200.00
187	292202014	0	684277	BAKER, CHRISTINE (OWNR)	12060	GRAHAM ST	MORENO VALLI	CA	92557-701	BAKER, CHRISTINE (O	1,019.71
6374	292202013	9	684277	MARTINEZ,MERCEDS	12074	GRAHAM ST	MORENO VALLI	CA	92557-701	MARTINEZ,MERCEDS	232.08
3890	292202042	5	684277	HENDRIX, ALONDA	12110	GRAHAM ST	MORENO VALLI	CA	92557-704	HENDRIX, ALONDA	605.10
4080	292202046	9	684277	SAMS, SUSANNE	12134	GRAHAM ST	MORENO VALLI	CA	92557-704	SAMS, SUSANNE	79.15
467	292213004	5	684277	GIL, ALFONSO	12152	GRAHAM ST	MORENO VALLI	CA	92557-704	GIL, ALFONSO	316.49
2734	292213009	0	684277	ANDERSON, SHERRY L	12182	GRAHAM ST	MORENO VALLI	CA	92557-701	ANDERSON, SHERRY L	217.31
4931	486352048	2	684277	ALEGRIA, ROGER	15535	GRANADA DR	MORENO VALLI	CA	92551-193	ALEGRIA, ROGER	403.40
8638	486352049	3	684277	HOLT, RAHIMAH (RENT)	15536	GRANADA DR	MORENO VALLI	CA	92551-193	HOLT, RAHIMAH (REN	170.68
3274	486352050	3	684277	CORDERO, HECTOR	15546	GRANADA DR	MORENO VALLI	CA	92551-193	CORDERO, HECTOR	413.60
7751	486451014	7	684277	LEI, XIANCE (OWNR)	16110	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	LEI, XIANCE (OWNR)	310.80
6099	486451007	1	684277	DO, LOAN (RENT)	16155	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	DO, LOAN (RENT)	100.99

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2933	486451022	4	684277	LEE, PHILLIP	16190	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	LEE, PHILLIP	316.49
3715	486451003	7	684277	PEREZ, MIRIAM RIVERA	16195	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	PEREZ, MIRIAM RIVEF	83.63
7668	486451002	6	684277	HELLER, MARILYN (OWNER)	16205	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	HELLER, MARILYN (O\	213.61
2944	486451001	5	684277	ROBLES, NORMA AND DONALDO	16215	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	ROBLES, NORMA ANC	60.89
2590	486452011	7	684277	FLORES, SANDRA	16275	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	FLORES, SANDRA	336.91
5234	304320029	7	684277	SEGAL, RICHARD AND DEBRA (OV	14680	GRANDVIEW DR	MORENO VALLI	CA	92555-703	SEGAL, RICHARD AND	25.11
2625	304320033	0	684277	SALCIDO, ALFONSO AND VICTORI	14696	GRANDVIEW DR	MORENO VALLI	CA	92555-704	SALCIDO, ALFONSO A	316.49
5970	304320012	1	684277	JONES, CARLETTA	14715	GRANDVIEW DR	MORENO VALLI	CA	92555-704	JONES, CARLETTA	285.49
2955	304300029	5	684277	ROY, PATRICIA	28270	GRANDVIEW DR	MORENO VALLI	CA	92555	ROY, PATRICIA	316.49
5950	304310061	4	684277	CLARK, PERLITA (OWNR)	28353	GRANDVIEW DR	MORENO VALLI	CA	92555-635	CLARK, PERLITA (OWI	317.06
6915	291181024	8	684277	PAEA, SILIA (RENT)	13830	GRANT ST	MORENO VALLI	CA	92553-831	PAEA, SILIA (RENT)	571.77
8636	291172026	2	684277	TRAN, TUAN D AND HA N	13831	GRANT ST	MORENO VALLI	CA	92553-834	TRAN, TUAN D AND H	436.49
8109	291192015	4	684277	VILLAGOMEZ, MIRIAM (RENT)	13875	GRANT ST	MORENO VALLI	CA	92553-834	VILLAGOMEZ, MIRIAN	617.64
6236	291192017	6	684277	ESTRADA,HECTOR	13899	GRANT ST	MORENO VALLI	CA	92553-834	ESTRADA,HECTOR	268.23
2282	291192020	8	684277	LOPEZ, OMAR	13929	GRANT ST	MORENO VALLI	CA	92553-832	LOPEZ, OMAR	316.49
7589	291200010	3	684277	ROBLES, JOSE AND ELVA (RENT)	13964	GRANT ST	MORENO VALLI	CA	92553-832	ROBLES, JOSE AND EL	131.19
6190	312141011	6	684277	GUO, CHANG-XIN (OWNR)	25016	GRANVILLE ST	MORENO VALLI	CA	92551-254	GUO, CHANG-XIN (OV	51.47
5197	312141012	7	684277	BARAJAS, MARCOS (OWNR)	25026	GRANVILLE ST	MORENO VALLI	CA	92551-254	BARAJAS, MARCOS (C	317.06
4524	312141013	8	684277	JUAREZ, PATRICIA	25036	GRANVILLE ST	MORENO VALLI	CA	92551-254	JUAREZ, PATRICIA	128.05
6745	312141017	2	684277	PEETE, KIMBERLY (OWNR)	25076	GRANVILLE ST	MORENO VALLI	CA	92551-254	PEETE, KIMBERLY (OV	170.82
6223	312141019	4	684277	MALDONADO, HERMES (RENT)	25096	GRANVILLE ST	MORENO VALLI	CA	92551-254	MALDONADO, HERMI	34.65
7243	312141020	4	684277	KELSEY, ALBERT	25106	GRANVILLE ST	MORENO VALLI	CA	92551-257	KELSEY, ALBERT	129.51
1937	312143009	1	684277	BRANDON, CORRAINE	25121	GRANVILLE ST	MORENO VALLI	CA	92551-254	BRANDON, CORRAINE	409.86
2386	312141026	0	684277	CEE, CATHERINE	25166	GRANVILLE ST	MORENO VALLI	CA	92551-254	CEE, CATHERINE	289.45
2636	312143014	5	684277	DELGADO, IRMA	25171	GRANVILLE ST	MORENO VALLI	CA	92551-254	DELGADO, IRMA	316.49
5038	260154023	7	684277	SHELTON, PERCY	10947	GRASS VALLEY CIR	MORENO VALLI	CA	92557-391	SHELTON, PERCY	422.52
3812	260154024	8	684277	HAWTHORNE, GARRET	10957	GRASS VALLEY CIR	MORENO VALLI	CA	92557-391	HAWTHORNE, GARRE	316.49
4703	312143021	1	684277	WHITE, SHAUN (OWNR)	25130	GRAYLAG CIR	MORENO VALLI	CA	92551-259	WHITE, SHAUN (OWN	245.00
5698	312143019	0	684277	ALVAREZ, JENNIE (RENT)	25150	GRAYLAG CIR	MORENO VALLI	CA	92551-259	ALVAREZ, JENNIE (REI	317.06
1565	312143027	7	684277	BUSTAMANTE, MIKE	25171	GRAYLAG CIR	MORENO VALLI	CA	92551-259	BUSTAMANTE, MIKE	412.76
6968	312143028	8	684277	YOUNG, TIFFANY (RENT)	25181	GRAYLAG CIR	MORENO VALLI	CA	92551-259	YOUNG, TIFFANY (REI	165.39
2008	475100051	5	684277	NETTLES, DAVID	11328	GREEN GLEN ST	MORENO VALLI	CA	92557-553	NETTLES, DAVID	253.43
5966	475100053	7	684277	MALTA, ALBERT	11360	GREEN GLEN ST	MORENO VALLI	CA	92557-553	MALTA, ALBERT	317.78
6288	304491025	2	684277	MASON, BILLIE (RENT)	14771	GREEN LAWN AVE	MORENO VALLI	CA	92555-574	MASON, BILLIE (RENT	317.06
3341	304491022	9	684277	CLARK, MARION	14807	GREEN LAWN AVE	MORENO VALLI	CA	92555-574	CLARK, MARION	413.60
1610	316064012	7	684277	WILLIAMS, CYNTHIA (RENT)	16135	GREENFIELD ST	MORENO VALLI	CA	92551-723	WILLIAMS, CYNTHIA (	316.49
2697	316064009	5	684277	VILLAPANDO, GINA	16171	GREENFIELD ST	MORENO VALLI	CA	92551-723	VILLAPANDO, GINA	389.93
4904	316064008	4	684277	PENA, MARISOL (RENT)	16183	GREENFIELD ST	MORENO VALLI	CA	92551-725	PENA, MARISOL (REN	314.21
6198	316061014	0	684277	GARCIA, CARLOS (OWNR)	16232	GREENFIELD ST	MORENO VALLI	CA	92551-723	GARCIA, CARLOS (OW	314.50
1466	316083012	6	684277	WILKERSON, SANDRA	16267	GREENFIELD ST	MORENO VALLI	CA	92551-724	WILKERSON, SANDRA	316.49
1453	316082003	5	684277	CHAMBERS, BRIAN	16268	GREENFIELD ST	MORENO VALLI	CA	92551-724	CHAMBERS, BRIAN	316.49
1461	316082005	7	684277	LEE, RODGENA	16292	GREENFIELD ST	MORENO VALLI	CA	92551-724	LEE, RODGENA	316.49
3996	316083023	6	684277	LUMBA, ANGELITO I	16399	GREENFIELD ST	MORENO VALLI	CA	92551-725	LUMBA, ANGELITO I	316.49
3977	316083026	9	684277	FRATER, CEDRIC	16435	GREENFIELD ST	MORENO VALLI	CA	92551-722	FRATER, CEDRIC	99.50
4715	485081011	4	684277	ZAMBRANO, LUIS	24810	GREENLEE WAY	MORENO VALLI	CA	92551-406	ZAMBRANO, LUIS	141.95
14	485081005	9	684277	HOALST, STAN AND MARY	24906	GREENLEE WAY	MORENO VALLI	CA	92551-409	HOALST, STAN AND M	289.45
4367	291562008	1	684277	DO, DUC (OWNR)	22500	GREENWICH CT	MORENO VALLI	CA	92553-182	DO, DUC (OWNR)	174.28
2767	475190017	4	684277	WILLIAMS, MILDRED	24175	GREGORY LN	MORENO VALLI	CA	92557-551	WILLIAMS, MILDRED	288.04
5417	487023001	9	684277	POON, PETER AND HEIDI (OWNR	12360	GRENVILLE AVE	MORENO VALLI	CA	92557-773	POON, PETER AND HE	210.65
6218	487023004	2	684277	LOPEZ, DORA (OWNR)	12396	GRENVILLE AVE	MORENO VALLI	CA	92557-773	LOPEZ, DORA (OWNR	423.74
5382	256460002	3	684277	OLIVER, CHERYL AND ANDREW	11396	GREYSON RD	MORENO VALLI	CA	92557-833	OLIVER, CHERYL AND	150.00
8131	256452020	4	684277	LIU, DENNIS (RENT)	11497	GREYSON RD	MORENO VALLI	CA	92557-833	LIU, DENNIS (RENT)	34.77
6584	256462008	5	684277	VARNARDO, ZANDRA AND HARL/	21425	GREYSON RD	MORENO VALLI	CA	92557-833	VARNARDO, ZANDRA	90.86
3834	256461002	6	684277	RHAY, MARY	21438	GREYSON RD	MORENO VALLI	CA	92557-833	RHAY, MARY	306.35
2787	475262001	1	684277	ESPARZA, RICHARD	24041	GROVEN LN	MORENO VALLI	CA	92557-633	ESPARZA, RICHARD	134.53
45	475261009	6	684277	MEER, ROBERT	24052	GROVEN LN	MORENO VALLI	CA	92557-633	MEER, ROBERT	205.89
3598	475261010	6	684277	VIVEROS, HECTOR (OWNR)	24072	GROVEN LN	MORENO VALLI	CA	92557-633	VIVEROS, HECTOR (O\	196.49
4825	475262006	6	684277	RIKE, MICHAEL	24125	GROVEN LN	MORENO VALLI	CA	92557-632	RIKE, MICHAEL	254.81
1794	475250039	9	684277	MARSHALL, CLAUDIA	24347	GROVEN LN	MORENO VALLI	CA	92557-633	MARSHALL, CLAUDIA	314.54
156	475250045	4	684277	BALDARAY, PETE	24396	GROVEN LN	MORENO VALLI	CA	92557-634	BALDARAY, PETE	154.32
1311	475250054	2	684277	REVELES, DIEGO	24417	GROVEN LN	MORENO VALLI	CA	92557-634	REVELES, DIEGO	219.27
4295	486351006	1	684277	TORRES, MARIA DEL CARMEN	15506	GUAJOME RD	MORENO VALLI	CA	92551-190	TORRES, MARIA DEL (	278.99
2564	486351010	4	684277	HANSON, JANELL AND TRAVIS	15546	GUAJOME RD	MORENO VALLI	CA	92551-190	HANSON, JANELL ANI	306.35
3449	486351011	5	684277	PONCE, REBECCA	15556	GUAJOME RD	MORENO VALLI	CA	92551-190	PONCE, REBECCA	308.11
497	486351014	8	684277	RAMOS, GREGORY	15586	GUAJOME RD	MORENO VALLI	CA	92551-190	RAMOS, GREGORY	316.49
7149	486352059	2	684277	AGUIRRE, MARIA (OWNR)	15615	GUAJOME RD	MORENO VALLI	CA	92551-197	AGUIRRE, MARIA (OW	238.78
3320	486352001	9	684277	HERNANDEZ, SONIA	15625	GUAJOME RD	MORENO VALLI	CA	92551-190	HERNANDEZ, SONIA	317.06
3085	486361001	7	684277	HAWKINS, BUNNY	15705	GUAJOME RD	MORENO VALLI	CA	92551-195	HAWKINS, BUNNY	317.06
9146	296212046	8	684277	LOPEZ, LUCERO (RENT)	13805	GUCCI DR	MORENO VALLI	CA	92553-343	LOPEZ, LUCERO (RENT	357.89
7385	292032014	5	684277	GONZALEZ, DANIEL AND MARIBE	23110	GURNEY PL	MORENO VALLI	CA	92553-520	GONZALEZ, DANIEL A	224.33
5730	312281019	7	684277	JACKIE, GRANDEL (OWNR)	25960	HACIENDA CT	MORENO VALLI	CA	92551-632	JACKIE, GRANDEL (OV	285.54
8537	312281012	0	684277	TAYLOR, KITRICK (RENT)	25975	HACIENDA CT	MORENO VALLI	CA	92551-632	TAYLOR, KITRICK (REN	208.13
4292	312281017	5	684277	TAYLOR, JERRY	25976	HACIENDA CT	MORENO VALLI	CA	92551-632	TAYLOR, JERRY	316.49
4307	312281014	2	684277	COMO, CAROL	25991	HACIENDA CT	MORENO VALLI	CA	92551-632	COMO, CAROL	425.11
6912	312281015	3	684277	MOORE, TAKIYA (OWNR)	25992	HACIENDA CT	MORENO VALLI	CA	92551-632	MOORE, TAKIYA (OW	327.20
1093	479412001	2	684277	WILSON, RUTH	12537	HACKBERRY LN	MORENO VALLI	CA	92553-477	WILSON, RUTH	317.06

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
409	479411039	4	684277	FERNANDEZ, ALICIA	12538	HACKBERRY LN	MORENO VALLI	CA	92553-477	FERNANDEZ, ALICIA	198.79
9239	479411037	2	684277	MARCHAND, SYRITA (RENT)	12562	HACKBERRY LN	MORENO VALLI	CA	92553-477	MARCHAND, SYRITA (	198.94
4523	479412005	6	684277	JIT, SUMAN	12587	HACKBERRY LN	MORENO VALLI	CA	92553-477	JIT, SUMAN	462.24
5930	479412006	7	684277	RIOS, JOSE AND HERMILA (RENT)	12599	HACKBERRY LN	MORENO VALLI	CA	92553-477	RIOS, JOSE AND HERI	317.06
6727	479411034	9	684277	KHUGHAR, ESPERANZA (OWNR)	12600	HACKBERRY LN	MORENO VALLI	CA	92553-479	KHUGHAR, ESPERANZ	183.53
5394	479411033	8	684277	MENDEZ, JANETTE (OWNR)	12612	HACKBERRY LN	MORENO VALLI	CA	92553-479	MENDEZ, JANETTE (O	209.43
5284	479411030	5	684277	DIAZ, LEON (OWNR)	12650	HACKBERRY LN	MORENO VALLI	CA	92553-479	DIAZ, LEON (OWNR)	80.54
5866	308522015	6	684277	PORTER, TRAVIS AND CHERIE (RE	26092	HAFLINGER CT	MORENO VALLI	CA	92555-338	PORTER, TRAVIS AND	35.30
521	482690029	2	684277	TABIL, JESUS	14682	HAMBY CT	MORENO VALLI	CA	92553-942	TABIL, JESUS	316.49
594	482690030	2	684277	BUENROSTRO, MARGARITA AND	14685	HAMBY CT	MORENO VALLI	CA	92553-942	BUENROSTRO, MARG	289.45
3101	304400010	6	684277	LEE, GREGORY	15511	HAMMETT CT	MORENO VALLI	CA	92555-495	LEE, GREGORY	211.78
3106	304400008	5	684277	GHALWEN, MAHMU	15531	HAMMETT CT	MORENO VALLI	CA	92555-495	GHALWEN, MAHMU	317.06
6157	304400004	1	684277	GIPSIN, TRICIA (RENT)	15571	HAMMETT CT	MORENO VALLI	CA	92555-495	GIPSIN, TRICIA (RENT	195.09
8541	304400003	0	684277	BOULDIN, TIM	15581	HAMMETT CT	MORENO VALLI	CA	92555-495	BOULDIN, TIM	280.54
3120	304400002	9	684277	GARZA, LENNY	15591	HAMMETT CT	MORENO VALLI	CA	92555-495	GARZA, LENNY	306.92
6392	478312008	3	684277	YBARRA, TONY (OWNR)	28690	HANDEL CT	MORENO VALLI	CA	92555-673	YBARRA, TONY (OWN	300.00
2380	478312006	1	684277	HODGES, ERNESTINA	28722	HANDEL CT	MORENO VALLI	CA	92555-673	HODGES, ERNESTINA	316.49
7181	291412006	5	684277	JAIMEZ, J GREGORY (RENT)	22611	HANOVER CT	MORENO VALLI	CA	92557-681	JAIMEZ, J GREGORY (I	294.56
8637	291412011	9	684277	MARGOLIS, MATTHEW (OWNR)	22612	HANOVER CT	MORENO VALLI	CA	92557-681	MARGOLIS, MATTHEV	564.37
1996	481291001	6	684277	AGUAYO, MARIA AND LUCIO	12011	HARCLARE DR	MORENO VALLI	CA	92557-782	AGUAYO, MARIA AND	435.82
5251	481291006	1	684277	NISCHWITZ, JULIE (OWNR)	12063	HARCLARE DR	MORENO VALLI	CA	92557-782	NISCHWITZ, JULIE (OV	294.01
3597	481291010	4	684277	SITNER, MICHAEL P	12101	HARCLARE DR	MORENO VALLI	CA	92557-782	SITNER, MICHAEL P	316.49
546	481291018	2	684277	JIMINEZ, YOLANDA	12175	HARCLARE DR	MORENO VALLI	CA	92557-782	JIMINEZ, YOLANDA	412.76
1349	481291022	5	684277	KING, WILLIE	12219	HARCLARE DR	MORENO VALLI	CA	92557-783	KING, WILLIE	316.49
8936	481291024	7	684277	MARCHIGIANI, JUDITH (RENT)	12235	HARCLARE DR	MORENO VALLI	CA	92557-783	MARCHIGIANI, JUDITI	70.21
4870	481302024	0	684277	GALVAN, MIGUEL	12273	HARCLARE DR	MORENO VALLI	CA	92557-783	GALVAN, MIGUEL	122.54
4975	482600030	3	684277	CRUZ, EDDIE	13331	HAREWOOD DR	MORENO VALLI	CA	92553-622	CRUZ, EDDIE	162.75
6386	482551004	9	684277	CALVOPINA, MARCELO (OWNR)	13411	HAREWOOD DR	MORENO VALLI	CA	92553-330	CALVOPINA, MARCEL(	72.68
5911	482551005	0	684277	HEREDIA, SANTIAGO (RENT)	13421	HAREWOOD DR	MORENO VALLI	CA	92553-330	HEREDIA, SANTIAGO (	97.27
6590	482551006	1	684277	ESCALANTE, JESSIE	13431	HAREWOOD DR	MORENO VALLI	CA	92553-330	ESCALANTE, JESSIE	223.39
8639	482551010	4	684277	MATTHEWS, KEITH	13471	HAREWOOD DR	MORENO VALLI	CA	92553-330	MATTHEWS, KEITH	438.92
2691	312164026	1	684277	MENDEZ, IMELDA	16781	HARKER CIR	MORENO VALLI	CA	92551-252	MENDEZ, IMELDA	316.49
4212	312164024	9	684277	ZUNIGA, ERICA	16797	HARKER CIR	MORENO VALLI	CA	92551-252	ZUNIGA, ERICA	412.76
4851	312171054	8	684277	FUTCH, SHARON	25017	HARKER LN	MORENO VALLI	CA	92551-251	FUTCH, SHARON	409.86
1041	312171051	5	684277	BROWN, VALENCIA	25047	HARKER LN	MORENO VALLI	CA	92551-251	BROWN, VALENCIA	413.60
9233	312171048	3	684277	HOBS, BROCK (OWNR)	25077	HARKER LN	MORENO VALLI	CA	92551-251	HOBS, BROCK (OWNR	135.60
8014	312171046	1	684277	HOLLAND, RICHARD (RENT)	25097	HARKER LN	MORENO VALLI	CA	92551-251	HOLLAND, RICHARD (	69.30
2649	312171045	0	684277	JACKSON, THOMAS	25107	HARKER LN	MORENO VALLI	CA	92551-252	JACKSON, THOMAS	412.76
4934	312171044	9	684277	COCIO, ROSAMARIA	25117	HARKER LN	MORENO VALLI	CA	92551-252	COCIO, ROSAMARIA	314.21
442	312171043	8	684277	AGUILAR, RICHARD	25127	HARKER LN	MORENO VALLI	CA	92551-252	AGUILAR, RICHARD	351.03
5427	312171042	7	684277	BURNETT, KEVIN (OWNR)	25137	HARKER LN	MORENO VALLI	CA	92551-252	BURNETT, KEVIN (OW	363.60
4996	312164032	6	684277	JACKSON, NICHOLAS	25138	HARKER LN	MORENO VALLI	CA	92551-252	JACKSON, NICHOLAS	302.84
6293	312171041	6	684277	RIVAS, DIANA (RENT)	25147	HARKER LN	MORENO VALLI	CA	92551-252	RIVAS, DIANA (RENT)	317.06
9455	312171037	3	684277	MONTGOMERY, NATALIE (RENT)	25187	HARKER LN	MORENO VALLI	CA	92551-252	MONTGOMERY, NAT/	147.55
7986	312171034	0	684277	COOKS, LASHAWN (RENT)	25217	HARKER LN	MORENO VALLI	CA	92551-259	COOKS, LASHAWN (RI	176.97
8225	264174007	3	684277	PRECIADO, MARIA (RENT)	23141	HARLAND DR	MORENO VALLI	CA	92557-540	PRECIADO, MARIA (RI	173.85
4240	264174008	4	684277	SIERRA, PHYLLIS	23153	HARLAND DR	MORENO VALLI	CA	92557-540	SIERRA, PHYLLIS	245.50
8016	264174009	5	684277	LIZARRAGA, JEFFREY (RENT)	23165	HARLAND DR	MORENO VALLI	CA	92557-540	LIZARRAGA, JEFFREY (	182.74
5773	264172021	9	684277	NOBLE, SEBRINA (RENT)	23166	HARLAND DR	MORENO VALLI	CA	92557-541	NOBLE, SEBRINA (REN	117.79
4724	264172022	0	684277	JACKSON, CHANTEA	23178	HARLAND DR	MORENO VALLI	CA	92557-541	JACKSON, CHANTEA	288.98
831	264174011	6	684277	LOPEZ, ANTONIO AND MARIA	23189	HARLAND DR	MORENO VALLI	CA	92557-540	LOPEZ, ANTONIO AND	205.75
7615	264172024	2	684277	FLORES, JORGE	23200	HARLAND DR	MORENO VALLI	CA	92557-541	FLORES, JORGE	312.51
4977	264173002	5	684277	GONZALEZ, MIGUEL	23224	HARLAND DR	MORENO VALLI	CA	92557-541	GONZALEZ, MIGUEL	152.42
2978	264254002	5	684277	HENSHAW, JOHN	23248	HARLAND DR	MORENO VALLI	CA	92557-541	HENSHAW, JOHN	91.32
615	264254005	8	684277	ROSAS, JOHN (RENT)	23284	HARLAND DR	MORENO VALLI	CA	92557-541	ROSAS, JOHN (RENT)	316.49
2469	264253004	4	684277	SELDEN, ANITA AND ROBERT	23285	HARLAND DR	MORENO VALLI	CA	92557-540	SELDEN, ANITA AND F	315.76
8365	264252022	7	684277	GARCIA, DAVID (OWNR)	23355	HARLAND DR	MORENO VALLI	CA	92557-540	GARCIA, DAVID (OWN	64.65
191	264252019	5	684277	SOLORIO, RICHARD	23391	HARLAND DR	MORENO VALLI	CA	92557-540	SOLORIO, RICHARD	316.49
9456	264252018	4	684277	PENA, SHAWNA (RENT)	23403	HARLAND DR	MORENO VALLI	CA	92557-540	PENA, SHAWNA (REN	38.32
7496	264254017	9	684277	WHIDBEE, ANGIE (RENT)	23424	HARLAND DR	MORENO VALLI	CA	92557-541	WHIDBEE, ANGIE (REI	328.47
400	486031008	4	684277	WILLSON, BILL	25776	HARRIET AVE	MORENO VALLI	CA	92551-141	WILLSON, BILL	42.82
6135	486035010	7	684277	GONZALEZ, JUAN (OWNR)	25865	HARRIET AVE	MORENO VALLI	CA	92551-141	GONZALEZ, JUAN (OV	364.68
9229	486025032	6	684277	RITTENHOUSE, ANNE (RENT)	25875	HARRIET AVE	MORENO VALLI	CA	92551-141	RITTENHOUSE, ANNE	30.35
6133	486021001	6	684277	OCHOA, JOSE AND ALJONDRA (O	25906	HARRIET AVE	MORENO VALLI	CA	92551-700	OCHOA, JOSE AND AL	317.06
8511	486021004	9	684277	CHALBI, MARIE (RENT)	25944	HARRIET AVE	MORENO VALLI	CA	92551-700	CHALBI, MARIE (RENT	59.15
1538	486025027	2	684277	TRIPP, GENE	25945	HARRIET AVE	MORENO VALLI	CA	92551-700	TRIPP, GENE	142.46
1279	486025026	1	684277	VASQUEZ, AURORA	25959	HARRIET AVE	MORENO VALLI	CA	92551-700	VASQUEZ, AURORA	533.65
2475	486021006	1	684277	AMEZCUA, MARIA	25972	HARRIET AVE	MORENO VALLI	CA	92551-700	AMEZCUA, MARIA	316.49
1758	264301032	7	684277	LOPEZ, RONNY	11885	HARTLAND PL	MORENO VALLI	CA	92557-610	LOPEZ, RONNY	399.54
2903	264301033	8	684277	DOOLAN, MARIA AND DANIEL (O	11895	HARTLAND PL	MORENO VALLI	CA	92557-610	DOOLAN, MARIA AND	295.99
5098	264301034	9	684277	ROLDAN, KATRINA (RENT)	11905	HARTLAND PL	MORENO VALLI	CA	92557-610	ROLDAN, KATRINA (R	317.43
6693	264301036	1	684277	PENA, ROCIO (RENT)	11923	HARTLAND PL	MORENO VALLI	CA	92557-610	PENA, ROCIO (RENT)	125.11
7417	474431012	6	684277	GREEN, DAMARIS (RENT)	24235	HARVEST RD	MORENO VALLI	CA	92557-404	GREEN, DAMARIS (RE	271.98
4154	474431003	8	684277	HUTCHINSON, TERRI	24260	HARVEST RD	MORENO VALLI	CA	92557-402	HUTCHINSON, TERRI	375.57
2315	474431009	4	684277	JACKSON, KINSEY	24271	HARVEST RD	MORENO VALLI	CA	92557-404	JACKSON, KINSEY	412.76
3351	304492015	6	684277	TURNER, DEBRA (OWNR)	27724	HASTINGS DR	MORENO VALLI	CA	92555-572	TURNER, DEBRA (OW	285.54

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3330	304501016	4	684277	VILLA, RICARDO	27808	HASTINGS DR	MORENO VALLI	CA	92555-574	VILLA, RICARDO	64.13
5565	304501017	5	684277	COOPER, CHRIS (OWNR)	27820	HASTINGS DR	MORENO VALLI	CA	92555-574	COOPER, CHRIS (OWI	291.78
5132	304501020	7	684277	SERRANO, RAMIRO AND ROSA (C	27856	HASTINGS DR	MORENO VALLI	CA	92555-574	SERRANO, RAMIRO A	287.02
5496	482441017	1	684277	GRAJEDA, ANGELA (RENT)	14103	HAUSTEEN CT	MORENO VALLI	CA	92553-675	GRAJEDA, ANGELA (R	153.74
6193	312091037	6	684277	BARRON, KYMAR (OWNR)	16330	HAVENWOOD RD	MORENO VALLI	CA	92551-920	BARRON, KYMAR (OV	317.06
3110	312091032	1	684277	MANZO, ANITA	16380	HAVENWOOD RD	MORENO VALLI	CA	92551-920	MANZO, ANITA	303.68
7029	312091031	0	684277	GARCIA, ANNETTE	16394	HAVENWOOD RD	MORENO VALLI	CA	92551-920	GARCIA, ANNETTE	161.39
9215	312082009	3	684277	SMALLWOOD, FELICITAS (RENT)	16395	HAVENWOOD RD	MORENO VALLI	CA	92551-921	SMALLWOOD, FELICI	160.82
1614	312082008	2	684277	MADDEN, DEMITRIUS	16407	HAVENWOOD RD	MORENO VALLI	CA	92551-928	MADDEN, DEMITRIUS	316.49
3921	312091030	9	684277	ANGUIANO, ERIC A	16408	HAVENWOOD RD	MORENO VALLI	CA	92551-929	ANGUIANO, ERIC A	273.20
4297	312082007	1	684277	SULLIVAN, ROBERT	16417	HAVENWOOD RD	MORENO VALLI	CA	92551-922	SULLIVAN, ROBERT	372.78
4169	312082005	9	684277	SAMAYO, JOSE	16439	HAVENWOOD RD	MORENO VALLI	CA	92551-922	SAMAYO, JOSE	144.10
1115	312082003	7	684277	SINGLETON, CHERYL	16459	HAVENWOOD RD	MORENO VALLI	CA	92551-922	SINGLETON, CHERYL	412.76
5806	312091023	3	684277	OCHOA, BRENDA (RENT)	16480	HAVENWOOD RD	MORENO VALLI	CA	92551-922	OCHOA, BRENDA (REI	211.78
7201	479502005	4	684277	VASQUEZ, ANGELINA	25411	HAWKWOOD TRL	MORENO VALLI	CA	92557-754	VASQUEZ, ANGELINA	223.39
7691	291631028	2	684277	DANIEL, CHRIS (RENT)	13402	HAWTHORN AVE	MORENO VALLI	CA	92553-698	DANIEL, CHRIS (RENT	107.36
3087	291636020	9	684277	GORDILLO, YESENIA	13429	HAWTHORN AVE	MORENO VALLI	CA	92553-698	GORDILLO, YESENIA	317.06
6019	291635040	4	684277	CORREA, LESLIE (RENT)	13430	HAWTHORN AVE	MORENO VALLI	CA	92553-698	CORREA, LESLIE (REN	286.89
3219	291636002	3	684277	KHAN, NAEEM	22321	HAWTHORN AVE	MORENO VALLI	CA	92553-698	KHAN, NAEEM	317.06
4636	291636004	5	684277	FERNANDEZ, VINCENT F	22349	HAWTHORN AVE	MORENO VALLI	CA	92553-698	FERNANDEZ, VINCEN	99.72
9204	291636005	6	684277	FRENCH, NATASHA (RENT)	22367	HAWTHORN AVE	MORENO VALLI	CA	92553-698	FRENCH, NATASHA (R	214.42
4484	487302017	6	684277	RIVERA, LISA	26475	HAZELCREST CT	MORENO VALLI	CA	92555-220	RIVERA, LISA	314.21
5040	312082050	9	684277	JIMENEZ, KARINA	16350	HAZELWOOD CT	MORENO VALLI	CA	92551-921	JIMENEZ, KARINA	122.40
8809	312082047	7	684277	BARRETT, SHANIQUA (RENT)	16371	HAZELWOOD CT	MORENO VALLI	CA	92551-921	BARRETT, SHANIQUA	206.78
8536	312082046	6	684277	GARCIA, JACKELYN (OWNR)	16381	HAZELWOOD CT	MORENO VALLI	CA	92551-921	GARCIA, JACKELYN (O	193.33
8872	312082053	2	684277	THORNTON, CHARFREY	16382	HAZELWOOD CT	MORENO VALLI	CA	92551-921	THORNTON, CHARFRI	64.65
8673	312082044	4	684277	TUPOU, MISELE (RENT)	16407	HAZELWOOD CT	MORENO VALLI	CA	92551-929	TUPOU, MISELE (REN	438.92
6996	312082043	3	684277	FINKLEA, NADINE (OWNER)	16417	HAZELWOOD CT	MORENO VALLI	CA	92551-929	FINKLEA, NADINE (OV	87.15
6328	312082042	2	684277	TRAN, HA AND TUAN	16427	HAZELWOOD CT	MORENO VALLI	CA	92551-921	TRAN, HA AND TUAN	508.99
143	312082041	1	684277	PADILLA, JOSE M	16439	HAZELWOOD CT	MORENO VALLI	CA	92551-921	PADILLA, JOSE M	105.89
221	260135007	4	684277	ROACH, PATRICIA	23760	HAZELWOOD DR	MORENO VALLI	CA	92557-390	ROACH, PATRICIA	601.83
8623	260134003	7	684277	BANSAL, JAGAN AND MADHU B (	23835	HAZELWOOD DR	MORENO VALLI	CA	92557-393	BANSAL, JAGAN AND	438.92
2507	260135016	2	684277	WILSON, VINCE	23860	HAZELWOOD DR	MORENO VALLI	CA	92557-393	WILSON, VINCE	77.55
4763	260142024	1	684277	FLORES, GUADALUPE	23869	HAZELWOOD DR	MORENO VALLI	CA	92557-393	FLORES, GUADALUPE	314.21
876	260142016	4	684277	VELASCO, SANDRA	23949	HAZELWOOD DR	MORENO VALLI	CA	92557-393	VELASCO, SANDRA	183.79
3633	475190004	2	684277	MEZA, GILBERTO	11698	HEACOCK ST	MORENO VALLI	CA	92557-792	MEZA, GILBERTO	323.83
6009	481260053	7	684277	FRANCO, ARMANDO AND ANNA	12820	HEACOCK ST	MORENO VALLI	CA	92553-311	FRANCO, ARMANDO /	305.63
7279	481260055	9	684277	MORA, MAYELA (RENT)	12834	HEACOCK ST	MORENO VALLI	CA	92553-311	MORA, MAYELA (REN	56.78
1909	479384013	7	684277	WHITFORD, DEBRA	12509	HEARTLEAF ST	MORENO VALLI	CA	92553-476	WHITFORD, DEBRA	406.26
2083	479384015	9	684277	ALVAREZ, VIANEY (OWNR)	12529	HEARTLEAF ST	MORENO VALLI	CA	92553-476	ALVAREZ, VIANEY (OV	412.76
8751	479384017	1	684277	CARR, SANDRA (RENT)	12551	HEARTLEAF ST	MORENO VALLI	CA	92553-476	CARR, SANDRA (RENT	295.46
7686	479382011	9	684277	WILLFORD, KIMBERLY AND WILLI	12682	HEARTLEAF ST	MORENO VALLI	CA	92553-476	WILLFORD, KIMBERLY	157.68
4284	479381008	4	684277	PLAZOLA, FRANCISCO JAVIER	12721	HEARTLEAF ST	MORENO VALLI	CA	92553-120	PLAZOLA, FRANCISCO	284.96
2526	485072023	7	684277	HALL, KISHA	24659	HEATH CT	MORENO VALLI	CA	92551-409	HALL, KISHA	316.49
353	485072027	1	684277	FREGOSO, LOUIS AND CAROL	24680	HEATH CT	MORENO VALLI	CA	92551-409	FREGOSO, LOUIS AND	414.42
1471	485072028	2	684277	GEORGE, MARIE	24690	HEATH CT	MORENO VALLI	CA	92551-409	GEORGE, MARIE	316.49
1402	485072019	4	684277	JOHNSON, JOSEPH (OWNR)	24699	HEATH CT	MORENO VALLI	CA	92551-409	JOHNSON, JOSEPH (O	191.49
6111	312095006	0	684277	CALDERON, ALFREDO (RENT)	16334	HEATHER GLEN RD	MORENO VALLI	CA	92551-924	CALDERON, ALFREDO	298.08
4592	312095010	3	684277	URIBE, CARLA	16366	HEATHER GLEN RD	MORENO VALLI	CA	92551-924	URIBE, CARLA	131.83
6453	312095012	5	684277	DUARTE, SILMA AND DELFINIO	16382	HEATHER GLEN RD	MORENO VALLI	CA	92551-925	DUARTE, SILMA AND	291.54
1101	312094019	9	684277	AMIGO, OSVALDO	16405	HEATHER GLEN RD	MORENO VALLI	CA	92551-925	AMIGO, OSVALDO	301.92
1633	312095017	0	684277	GATHRIGHT, REGINALD	16422	HEATHER GLEN RD	MORENO VALLI	CA	92551-925	GATHRIGHT, REGINAI	316.49
6949	312103018	5	684277	BROWN, AUDREY (RENT)	16490	HEATHER GLEN RD	MORENO VALLI	CA	92551-925	BROWN, AUDREY (RE	317.06
866	482611019	8	684277	HOPKINS, MARIA	24770	HEIL DR	MORENO VALLI	CA	92553-587	HOPKINS, MARIA	317.06
782	482612002	5	684277	GILSON, VALERIE L	24811	HEIL DR	MORENO VALLI	CA	92553-584	GILSON, VALERIE L	289.82
889	482612003	6	684277	REBOLLEDO, FRANK	24823	HEIL DR	MORENO VALLI	CA	92553-584	REBOLLEDO, FRANK	316.49
5602	482612005	8	684277	KENNEDY, HEATHER (RENT)	24845	HEIL DR	MORENO VALLI	CA	92553-584	KENNEDY, HEATHER (	284.19
2179	482614012	0	684277	ALPIVAR, GEORGE A	24916	HEIL DR	MORENO VALLI	CA	92553-586	ALPIVAR, GEORGE A	316.49
1275	482614014	2	684277	DOUTHIT, CINDY	24944	HEIL DR	MORENO VALLI	CA	92553-586	DOUTHIT, CINDY	412.76
9294	482612019	1	684277	BINGHAM, VAIMOANA AND ROG	24959	HEIL DR	MORENO VALLI	CA	92553-586	BINGHAM, VAIMOAN	64.65
2721	487111023	1	684277	MURILLO, SANDRA	26370	HELENE DR	MORENO VALLI	CA	92555-187	MURILLO, SANDRA	316.49
2707	487111025	3	684277	EDMONDS, LISA	26385	HELENE DR	MORENO VALLI	CA	92555-187	EDMONDS, LISA	136.49
6905	487111030	7	684277	GARLAND, MARA (RENT)	26435	HELENE DR	MORENO VALLI	CA	92555-187	GARLAND, MARA (RE	345.26
1170	260340016	6	684277	JOHNSON, ROBERT	23749	HELIOTROPE WAY	MORENO VALLI	CA	92557-285	JOHNSON, ROBERT	412.76
1986	260340018	8	684277	JACKSON, DAVID	23769	HELIOTROPE WAY	MORENO VALLI	CA	92557-285	JACKSON, DAVID	509.03
5552	482600050	1	684277	RAMOS, JUAN (OWNR)	13291	HELMSDALE ST	MORENO VALLI	CA	92553-621	RAMOS, JUAN (OWNI	152.84
2584	482572026	4	684277	CARREON, MARIA	13328	HELMSDALE ST	MORENO VALLI	CA	92553-331	CARREON, MARIA	316.49
4837	482572027	5	684277	OCAMPO, JORGE AND KARINA (C	13336	HELMSDALE ST	MORENO VALLI	CA	92553-331	OCAMPO, JORGE AND	277.73
2494	482572029	7	684277	CERVANTES, MIGUEL	13350	HELMSDALE ST	MORENO VALLI	CA	92553-331	CERVANTES, MIGUEL	306.35
8836	292221005	1	684277	RAMIREZ, ANNA (RENT)	23603	HEMLOCK AVE	MORENO VALLI	CA	92557-820	RAMIREZ, ANNA (REN	292.96
616	292221006	2	684277	TUTTLE, MICHAEL	23621	HEMLOCK AVE	MORENO VALLI	CA	92557-820	TUTTLE, MICHAEL	316.49
885	292212011	8	684277	RAMJATTAN, DOREEN	23634	HEMLOCK AVE	MORENO VALLI	CA	92557-713	RAMJATTAN, DOREEN	355.85
7776	292221007	3	684277	GRIFFITH, ANGELA (RENT)	23635	HEMLOCK AVE	MORENO VALLI	CA	92557-820	GRIFFITH, ANGELA (RI	196.98
5219	292222008	7	684277	ANDRADE, VIRGINIA (RENT)	23663	HEMLOCK AVE	MORENO VALLI	CA	92557-711	ANDRADE, VIRGINIA (	51.03
8868	292222014	2	684277	PUENTES, GUADALUPE	23705	HEMLOCK AVE	MORENO VALLI	CA	92557-711	PUENTES, GUADALUP	126.42
7623	292181003	6	684277	WEATHERMAN, ERIC	23838	HEMLOCK AVE	MORENO VALLI	CA	92557-713	WEATHERMAN, ERIC	317.06

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2646	292181008	1	684277	SOTELO, MAYRA	23848	HEMLOCK AVE	MORENO VALLI	CA	92557-714	SOTELO, MAYRA	178.72
3968	292181018	0	684277	TORRES, TRANSITO	23890	HEMLOCK AVE	MORENO VALLI	CA	92557-714	TORRES, TRANSITO	316.49
3236	292181019	1	684277	MARSHALL, DANIEL	23908	HEMLOCK AVE	MORENO VALLI	CA	92557-714	MARSHALL, DANIEL	583.52
1457	481090031	2	684277	PATCHEN, LONNIE	24513	HEMLOCK AVE	MORENO VALLI	CA	92557-730	PATCHEN, LONNIE	321.35
1838	481312035	1	684277	RAMIREZ, JOE	24517	HEMLOCK AVE	MORENO VALLI	CA	92557-736	RAMIREZ, JOE	113.58
3860	481312034	0	684277	PEREZ, ELVIA	24523	HEMLOCK AVE	MORENO VALLI	CA	92557-736	PEREZ, ELVIA	316.49
7101	481064008	1	684277	HERNANDEZ, CAROLINA	24528	HEMLOCK AVE	MORENO VALLI	CA	92557-730	HERNANDEZ, CAROLI	317.06
181	481064009	2	684277	THOMAS, LOLA	24548	HEMLOCK AVE	MORENO VALLI	CA	92557-730	THOMAS, LOLA	316.49
6274	481312030	6	684277	MEJIA, TONY (OWNR)	24565	HEMLOCK AVE	MORENO VALLI	CA	92557-736	MEJIA, TONY (OWNR)	317.06
5428	481064011	3	684277	STEWART, REBECCA (RENT)	24572	HEMLOCK AVE	MORENO VALLI	CA	92557-730	STEWART, REBECCA (	358.26
6460	481311010	5	684277	THOMPSON, WILLIE	24633	HEMLOCK AVE	MORENO VALLI	CA	92557-730	THOMPSON, WILLIE	20.18
7146	481064019	1	684277	TARIN, RAQUEL	24690	HEMLOCK AVE	MORENO VALLI	CA	92557-730	TARIN, RAQUEL	214.78
5603	481064020	1	684277	VODEGAL, CHRISTAL (RENT)	24710	HEMLOCK AVE	MORENO VALLI	CA	92557-730	VODEGAL, CHRISTAL (	116.21
1862	479300004	9	684277	WALKER, ROBERT	25201	HEMLOCK AVE	MORENO VALLI	CA	92557-752	WALKER, ROBERT	288.57
7721	479663032	6	684277	WINSTON, NICHOLE (RENT)	25212	HEMLOCK AVE	MORENO VALLI	CA	92557-751	WINSTON, NICHOLE (	317.06
8768	479663035	9	684277	MILLS, AMBER (RENT)	25248	HEMLOCK AVE	MORENO VALLI	CA	92557-751	MILLS, AMBER (RENT)	194.08
5291	479663036	0	684277	PALASICOS, JOHANNA (OWNR)	25260	HEMLOCK AVE	MORENO VALLI	CA	92557-751	PALASICOS, JOHANNA	37.72
1778	479312024	4	684277	ZAMAN, MIAN	25335	HEMLOCK AVE	MORENO VALLI	CA	92557-752	ZAMAN, MIAN	77.25
8644	479312021	1	684277	WHITE, AMALIA (RENT)	25363	HEMLOCK AVE	MORENO VALLI	CA	92557-752	WHITE, AMALIA (REN	331.92
2847	479312014	5	684277	OLAGUEZ, GLORIA	25429	HEMLOCK AVE	MORENO VALLI	CA	92557-752	OLAGUEZ, GLORIA	455.01
2961	479312011	2	684277	TUCKER, LEE	25459	HEMLOCK AVE	MORENO VALLI	CA	92557-752	TUCKER, LEE	251.84
3828	479312009	1	684277	BOWEN, MYESHA	25481	HEMLOCK AVE	MORENO VALLI	CA	92557-752	BOWEN, MYESHA	316.49
3392	487140021	9	684277	AVILA, ANA	26256	HEMLOCK AVE	MORENO VALLI	CA	92555-201	AVILA, ANA	105.60
5824	488270018	6	684277	FERRER, MARIA	28131	HEMLOCK AVE	MORENO VALLI	CA	92555-543	FERRER, MARIA	200.00
8247	488281006	9	684277	MEDELLIN, RITA (OWNR)	28247	HEMLOCK AVE	MORENO VALLI	CA	92555-541	MEDELLIN, RITA (OWI	361.59
1096	488281008	1	684277	PORTER, SARA	28299	HEMLOCK AVE	MORENO VALLI	CA	92555-541	PORTER, SARA	316.49
398	488281011	3	684277	SMITH, JOE BIRL AND MARTHA	28377	HEMLOCK AVE	MORENO VALLI	CA	92555-542	SMITH, JOE BIRL AND	516.04
1961	481322009	9	684277	OSBORN, DOUGLAS AND CHRISTI	24777	HEMLOCK AVE UNIT A	MORENO VALLI	CA	92557-737	OSBORN, DOUGLAS A	385.69
4117	479670026	3	684277	MONROY, JULIO	25280	HENRY CT	MORENO VALLI	CA	92553-541	MONROY, JULIO	201.19
4158	479670029	6	684277	DELGADO, CARLOS	25316	HENRY CT	MORENO VALLI	CA	92553-541	DELGADO, CARLOS	141.14
6707	479670021	8	684277	WHITE, GREGORY (RENT)	25329	HENRY CT	MORENO VALLI	CA	92553-541	WHITE, GREGORY (RE	99.29
3889	291411008	4	684277	CHANEY, JAMES	12101	HERITAGE DR	MORENO VALLI	CA	92557-685	CHANEY, JAMES	316.49
4618	291411010	5	684277	WILLIAMS, CHRIS	12123	HERITAGE DR	MORENO VALLI	CA	92557-685	WILLIAMS, CHRIS	553.30
4761	291431003	1	684277	HOANG, SARAH	12225	HERITAGE DR	MORENO VALLI	CA	92557-681	HOANG, SARAH	209.34
8263	291432014	4	684277	LI, TAI CHING (OWNR)	12238	HERITAGE DR	MORENO VALLI	CA	92557-681	LI, TAI CHING (OWNR	24.40
1770	291431004	2	684277	MEDINA, MIGUEL ANGEL	12239	HERITAGE DR	MORENO VALLI	CA	92557-681	MEDINA, MIGUEL AN	301.54
847	291432013	3	684277	BLACK, EUGENE	12246	HERITAGE DR	MORENO VALLI	CA	92557-681	BLACK, EUGENE	316.49
8737	291432011	1	684277	MAGALLAN, MARIA (OWNR)	12266	HERITAGE DR	MORENO VALLI	CA	92557-681	MAGALLAN, MARIA (	316.80
2055	291432008	9	684277	PEREZ, ADALBERTO AND ELSA	12306	HERITAGE DR	MORENO VALLI	CA	92557-685	PEREZ, ADALBERTO A	322.46
2269	473230003	0	684277	KRAUSE, MARIA ELENA	11187	HERMINIA CT	MORENO VALLI	CA	92555-656	KRAUSE, MARIA ELEN	139.53
1304	473230007	4	684277	GONZALES, MARTIN	11214	HERMINIA CT	MORENO VALLI	CA	92555-650	GONZALES, MARTIN	412.76
1827	485134005	2	684277	SNOOK, CHERYL	15391	HERNE CT	MORENO VALLI	CA	92551-407	SNOOK, CHERYL	316.49
1383	485133016	9	684277	HUERTA, LEONARDO	15466	HERNE CT	MORENO VALLI	CA	92551-405	HUERTA, LEONARDO	261.49
171	482141005	3	684277	MARTIN, VICTOR AND DEBORAH	13284	HIAWATHA LN	MORENO VALLI	CA	92553-389	MARTIN, VICTOR ANE	448.88
6183	482141004	2	684277	GAMONT, LYDIA	13292	HIAWATHA LN	MORENO VALLI	CA	92553-389	GAMONT, LYDIA	296.98
8033	482141001	9	684277	COCO, JOHN	13332	HIAWATHA LN	MORENO VALLI	CA	92553-382	COCO, JOHN	236.51
2376	482152015	6	684277	HIXCHBAUGH, JOANN	13366	HIAWATHA LN	MORENO VALLI	CA	92553-387	HIXCHBAUGH, JOANN	764.15
848	482152013	4	684277	SINGLETON, MARCELA SEE NOTE	13404	HIAWATHA LN	MORENO VALLI	CA	92553-382	SINGLETON, MARCEL	605.10
5124	482152003	5	684277	ZUNIGA, JENNIFER	13417	HIAWATHA LN	MORENO VALLI	CA	92553-389	ZUNIGA, JENNIFER	317.06
2084	482152012	3	684277	RUIZ, JOSE	13420	HIAWATHA LN	MORENO VALLI	CA	92553-382	RUIZ, JOSE	316.49
738	482152009	1	684277	GREY, KATHLENE	13448	HIAWATHA LN	MORENO VALLI	CA	92553-382	GREY, KATHLENE	317.06
1450	482152008	0	684277	MUNOZ, MIDEY AND LESLIE	13458	HIAWATHA LN	MORENO VALLI	CA	92553-382	MUNOZ, MIDEY AND	316.49
4372	291620023	3	684277	LOPEZ, ELIDIA	13332	HICKORY WAY	MORENO VALLI	CA	92553-693	LOPEZ, ELIDIA	106.78
6833	291620022	2	684277	WHITE, MARLON AND BRIDGET	13338	HICKORY WAY	MORENO VALLI	CA	92553-693	WHITE, MARLON ANE	306.92
4599	291620017	8	684277	HERNANDEZ, WALTER J (OWNR)	13372	HICKORY WAY	MORENO VALLI	CA	92553-693	HERNANDEZ, WALTEI	343.27
7344	291621003	8	684277	GUILLEN, CORI (RENT)	13377	HICKORY WAY	MORENO VALLI	CA	92553-693	GUILLEN, CORI (RENT	141.78
62	484051011	4	684277	GILLESPIE, DONALD	14148	HIGH NOON CT	MORENO VALLI	CA	92553-448	GILLESPIE, DONALD	69.65
7284	484051013	6	684277	CAZARES, MARIA (RENT)	14172	HIGH NOON CT	MORENO VALLI	CA	92553-448	CAZARES, MARIA (REI	106.78
6569	484051005	9	684277	BOSTICK, DEBRHA(OWNR)	14197	HIGH NOON CT	MORENO VALLI	CA	92553-448	BOSTICK, DEBRHA(OV	291.16
3509	484051017	0	684277	WUENCE, ANTONIO	14220	HIGH NOON CT	MORENO VALLI	CA	92553-448	WUENCE, ANTONIO	317.06
1326	473210007	2	684277	JOHNSON, JOHN AND JANE	29100	HIGHLAND BLVD	MORENO VALLI	CA	92555-650	JOHNSON, JOHN AND	431.03
1776	473210012	6	684277	MARES, SUSAN	29122	HIGHLAND BLVD	MORENO VALLI	CA	92555-650	MARES, SUSAN	98.97
1532	474622015	9	684277	DUNN, HENRY	24330	HIGHLAND MESA LN	MORENO VALLI	CA	92557-303	DUNN, HENRY	121.24
3823	304070055	8	684277	BRUNO, JULIUS	28540	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	BRUNO, JULIUS	412.38
7733	304070046	0	684277	DAPHIN, ALLAN (RENTR)	28559	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	DAPHIN, ALLAN (REN	296.98
5899	304070007	5	684277	ROCHA, EFRAIN (OWNR)	28620	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	ROCHA, EFRAIN (OWI	317.06
590	304070022	8	684277	BRANDON, THOMAS	28631	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	BRANDON, THOMAS	316.49
4115	304070010	7	684277	BROOKS, AUDREY	28652	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	BROOKS, AUDREY	316.49
2420	304070026	2	684277	PETTITT, LYNNE	28671	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	PETTITT, LYNNE	262.76
8878	304070013	0	684277	NICHOLSON, RODELL (RENT)	28696	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	NICHOLSON, RODELL	182.16
2505	316083027	0	684277	BUTLER, DANIEL	24781	HIGHWOOD ST	MORENO VALLI	CA	92551-722	BUTLER, DANIEL	412.76
3567	316091002	2	684277	LEVERETTE, NESHA J	24929	HIGHWOOD ST	MORENO VALLI	CA	92551-720	LEVERETTE, NESHA J	134.76
2504	485195010	5	684277	DOSSANTOS, ANEMARI	24298	HILDA CT	MORENO VALLI	CA	92551-695	DOSSANTOS, ANEMA	412.76
519	485195026	0	684277	JAMES, BERNADETTE	24305	HILDA CT	MORENO VALLI	CA	92551-691	JAMES, BERNADETTE	316.49
4503	485195013	8	684277	RUSSELL, JAMISHA (OWNR)	24324	HILDA CT	MORENO VALLI	CA	92551-691	RUSSELL, JAMISHA (O	314.21
2266	485195023	7	684277	HUTCHINSON, PAULETTE	24331	HILDA CT	MORENO VALLI	CA	92551-691	HUTCHINSON, PAULE	126.00

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6673	485195021	5	684277	OUTLAW, INGRID (OWNR)	24351	HILDA CT	MORENO VALLI	CA	92551-691	OUTLAW, INGRID (OV	415.61
2003	263180030	5	684277	JAIN, RAVI ETUX	13346	HILDEGARDE ST	MORENO VALLI	CA	92553-816	JAIN, RAVI ETUX	316.49
672	263180036	1	684277	DONOVAN, MONICA	13389	HILDEGARDE ST	MORENO VALLI	CA	92553-816	DONOVAN, MONICA	314.21
6791	263180024	0	684277	ARREGUIN JR, FLORENTINO	13420	HILDEGARDE ST	MORENO VALLI	CA	92553-816	ARREGUIN JR, FLORE	215.76
2070	263180040	4	684277	MACEDO, ENEDINA	13431	HILDEGARDE ST	MORENO VALLI	CA	92553-816	MACEDO, ENEDINA	316.49
3674	263180044	8	684277	HUERTA, CYNTHIA	13477	HILDEGARDE ST	MORENO VALLI	CA	92553-816	HUERTA, CYNTHIA	316.49
158	263180045	9	684277	CABALLERO, MANUEL	13491	HILDEGARDE ST	MORENO VALLI	CA	92553-816	CABALLERO, MANUEL	316.49
1668	263180033	8	684277	AGUIRRE, ESMERALDA	13320	HILDEGARDE ST UNIT B	MORENO VALLI	CA	92553-734	AGUIRRE, ESMERALD	306.78
6764	474512009	4	684277	NGUYEN, TUYEN	10556	HILL GRASS DR	MORENO VALLI	CA	92557-410	NGUYEN, TUYEN	173.26
6215	474524004	6	684277	CHANDLER, ALAN (RENT)	10664	HILL GRASS DR	MORENO VALLI	CA	92557-410	CHANDLER, ALAN (RE	64.65
8512	474523008	7	684277	THOMPSON, KIMBERLY (RENT)	10719	HILL GRASS DR	MORENO VALLI	CA	92557-410	THOMPSON, KIMBERI	150.87
3173	304052008	0	684277	RIVERA, CASSIE (OWNR)	28305	HILLSDALE AVE	MORENO VALLI	CA	92555-620	RIVERA, CASSIE (OWN	64.51
9429	304052002	4	684277	VILA, NOEL	28369	HILLSDALE AVE	MORENO VALLI	CA	92555-620	VILA, NOEL	47.12
8248	475160010	4	684277	GRACIANO, LORENZO (TENANT)	24706	HILTON DR	MORENO VALLI	CA	92557-563	GRACIANO, LORENZO	297.83
5447	488230010	4	684277	BURDINE, NATASHA	12057	HINSON ST	MORENO VALLI	CA	92555-540	BURDINE, NATASHA	404.83
1956	488240008	4	684277	CROUCH, LEONARD (OWN)	12221	HINSON ST	MORENO VALLI	CA	92555-541	CROUCH, LEONARD ((	409.86
5129	308362048	2	684277	CANTRELL, KARLYN	15604	HITCHING POST ST	MORENO VALLI	CA	92555-294	CANTRELL, KARLYN	317.06
7794	308363001	2	684277	TURNER, GREG (RENT)	15609	HITCHING POST ST	MORENO VALLI	CA	92555-294	TURNER, GREG (RENT	296.98
6457	308362047	1	684277	HINOJOS, PAUL (OWNR)	15614	HITCHING POST ST	MORENO VALLI	CA	92555-294	HINOJOS, PAUL (OWN	69.65
9572	487500045	3	684277	PELAYO, MAURICIO (RENT)	26360	HOBART CIR	MORENO VALLI	CA	92555-255	PELAYO, MAURICIO (F	97.36
8839	487500033	2	684277	PEARSON, GERY (RENT)	26377	HOBART CIR	MORENO VALLI	CA	92555-255	PEARSON, GERY (REN	197.29
1380	482572036	3	684277	CANTOR, VERONICA	13341	HOLBECK CT	MORENO VALLI	CA	92553-621	CANTOR, VERONICA	316.49
2245	482572035	2	684277	LOPEZ, JULISSA	13347	HOLBECK CT	MORENO VALLI	CA	92553-621	LOPEZ, JULISSA	148.69
2983	482572042	8	684277	SANDOVAL, LORENZA	13352	HOLBECK CT	MORENO VALLI	CA	92553-621	SANDOVAL, LORENZA	110.06
3622	482572034	1	684277	CARREON, SUSANA (OWNR)	13353	HOLBECK CT	MORENO VALLI	CA	92553-621	CARREON, SUSANA (C	64.65
4494	482572043	9	684277	RANGEL, TESIBEL	13358	HOLBECK CT	MORENO VALLI	CA	92553-621	RANGEL, TESIBEL	38.07
5735	482572032	9	684277	DAO, DAN (OWNR)	13365	HOLBECK CT	MORENO VALLI	CA	92553-621	DAO, DAN (OWNR)	317.06
1381	479555001	4	684277	HEAD, JEROME	25858	HOLLYBERRY LN	MORENO VALLI	CA	92553-473	HEAD, JEROME	412.76
22	479554013	2	684277	NIETO, JOE	25859	HOLLYBERRY LN	MORENO VALLI	CA	92553-473	NIETO, JOE	96.62
4247	479554011	0	684277	MUNDT, GEORGE	25883	HOLLYBERRY LN	MORENO VALLI	CA	92553-473	MUNDT, GEORGE	316.49
28	479554010	9	684277	WELCH JR, AFRED	25895	HOLLYBERRY LN	MORENO VALLI	CA	92553-473	WELCH JR, AFRED	316.49
4230	479555005	8	684277	REZA, DARLENE	25908	HOLLYBERRY LN	MORENO VALLI	CA	92553-120	REZA, DARLENE	316.49
1353	479554008	8	684277	CRAIG JR, WILLIAM D (RENT)	25919	HOLLYBERRY LN	MORENO VALLI	CA	92553-120	CRAIG JR, WILLIAM D	316.49
6156	312181002	2	684277	TRAN, TONY (OWNR)	16768	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	TRAN, TONY (OWNR)	317.06
8965	312184012	0	684277	FUENTES, DAMARIS (RENT)	16815	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	FUENTES, DAMARIS (I	382.87
8863	312184010	8	684277	FOWLER, KEISHA (RENT)	16839	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	FOWLER, KEISHA (REI	324.65
6295	312184006	5	684277	SCROGGINS, LATOYA	16887	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	SCROGGINS, LATOYA	200.00
2987	312184005	4	684277	PRICE, KEISHA	16899	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	PRICE, KEISHA	412.76
3689	312182004	7	684277	SOUTHERLAND, BEATRIZ	16900	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	SOUTHERLAND, BEAT	412.76
7501	312184004	3	684277	FLAKES, ALISA (OWNR)	16911	HOLLYHOCK DR	MORENO VALLI	CA	92551-257	FLAKES, ALISA (OWNF	103.89
4924	312184003	2	684277	HORTA, DOLORES	16923	HOLLYHOCK DR	MORENO VALLI	CA	92551-257	HORTA, DOLORES	84.90
7195	312182007	0	684277	ROBINSON, PAULINE	16936	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	ROBINSON, PAULINE	465.07
7193	312184001	0	684277	BATES, ROMAINE (RENT)	16947	HOLLYHOCK DR	MORENO VALLI	CA	92551-257	BATES, ROMAINE (RE	342.68
8404	308521002	1	684277	CASTILLO, MARICELA (RENT)	26087	HOLSTEIN DR	MORENO VALLI	CA	92555-337	CASTILLO, MARICELA	254.83
5273	308522028	8	684277	WATSON, DANITA (OWNR)	26106	HOLSTEIN DR	MORENO VALLI	CA	92555-337	WATSON, DANITA (O'	306.92
6542	308522029	9	684277	OCHOA, CATHY (RENT)	26118	HOLSTEIN DR	MORENO VALLI	CA	92555-337	OCHOA, CATHY (RENT	101.53
4337	487450032	7	684277	PORTER, LISA	26966	HOMEROOM CT	MORENO VALLI	CA	92555-371	PORTER, LISA	316.49
4326	482461015	1	684277	RINCON, JOSE (OWNR)	14146	HOMESTEAD DR	MORENO VALLI	CA	92553-396	RINCON, JOSE (OWNF	316.49
855	482461010	6	684277	ANSLEY, ROSIA	14195	HOMESTEAD DR	MORENO VALLI	CA	92553-396	ANSLEY, ROSIA	429.38
6477	482461020	5	684277	TYSON, TASHEENA (TENANT)	14228	HOMESTEAD DR	MORENO VALLI	CA	92553-396	TYSON, TASHEENA (TI	277.47
2311	482453001	3	684277	ROBLES, MARIA	14255	HOMESTEAD DR	MORENO VALLI	CA	92553-396	ROBLES, MARIA	316.49
6763	482453009	1	684277	ENOTH, CHERYL (RENT)	14323	HOMESTEAD DR	MORENO VALLI	CA	92553-397	ENOTH, CHERYL (REN	289.98
4849	264204010	7	684277	GODOY, KARLA	11550	HONEY HOLLOW	MORENO VALLI	CA	92557-541	GODOY, KARLA	400.36
5397	264202004	6	684277	BUTLER, KENYA (RENT)	11565	HONEY HOLLOW	MORENO VALLI	CA	92557-541	BUTLER, KENYA (REN	194.85
3986	264204013	0	684277	WILSON, MIRIAM	11592	HONEY HOLLOW	MORENO VALLI	CA	92557-541	WILSON, MIRIAM	316.49
5389	264204014	1	684277	REYES, JOSE (RENT)	11604	HONEY HOLLOW	MORENO VALLI	CA	92557-541	REYES, JOSE (RENT)	349.00
2407	264193006	1	684277	FLORES, ALEJANDRA (OWNR)	11678	HONEY HOLLOW	MORENO VALLI	CA	92557-610	FLORES, ALEJANDRA (	510.63
8719	264193009	4	684277	DEVINE, BIANCA J (RENT)	11714	HONEY HOLLOW	MORENO VALLI	CA	92557-616	DEVINE, BIANCA J (RE	97.72
1542	264193011	5	684277	BUTLER, SHARON AND TAJI	11738	HONEY HOLLOW	MORENO VALLI	CA	92557-616	BUTLER, SHARON ANI	32.37
1976	264164009	4	684277	CARRERA, SAUL AND MARIA (OW	11800	HONEY HOLLOW	MORENO VALLI	CA	92557-610	CARRERA, SAUL AND	316.49
2178	264164008	3	684277	BIRCHESS, MARCELA	11808	HONEY HOLLOW	MORENO VALLI	CA	92557-610	BIRCHESS, MARCELA	316.49
3610	264152023	9	684277	SMITH, KENNETH	11880	HONEY HOLLOW	MORENO VALLI	CA	92557-616	SMITH, KENNETH	149.85
2714	264152018	5	684277	ZAZUETA, MARIA	11920	HONEY HOLLOW	MORENO VALLI	CA	92557-610	ZAZUETA, MARIA	74.18
5146	264152016	3	684277	LONG, WENDY (OWNR)	11930	HONEY HOLLOW	MORENO VALLI	CA	92557-610	LONG, WENDY (OWN	448.64
8535	264153025	4	684277	WILLIAMS, DERRICK (RENT)	11937	HONEY HOLLOW	MORENO VALLI	CA	92557-610	WILLIAMS, DERRICK (	355.93
1330	264152015	2	684277	JOHNSTON, TINA	11938	HONEY HOLLOW	MORENO VALLI	CA	92557-610	JOHNSTON, TINA	316.49
4202	264153027	6	684277	GIRON, VICTOR	11947	HONEY HOLLOW	MORENO VALLI	CA	92557-610	GIRON, VICTOR	306.92
5414	264152013	0	684277	JONAS, CAMERON	11948	HONEY HOLLOW	MORENO VALLI	CA	92557-610	JONAS, CAMERON	178.82
3764	486513002	7	684277	LIPATA, MYRNA	27313	HONEY SCENTED RD	MORENO VALLI	CA	92555-475	LIPATA, MYRNA	316.49
6911	486512012	3	684277	MAKAU, JAMES (OWNR)	27384	HONEY SCENTED RD	MORENO VALLI	CA	92555-475	MAKAU, JAMES (OWI	353.08
5454	486513008	3	684277	JONES, ROBERT (OWNR)	27407	HONEY SCENTED RD	MORENO VALLI	CA	92555-475	JONES, ROBERT (OWI	131.62
5801	486513009	4	684277	THOMAS, ANDREA (RENT)	27423	HONEY SCENTED RD	MORENO VALLI	CA	92555-475	THOMAS, ANDREA (R	317.06
5959	291582026	9	684277	DOUGLAS, SYLVIA (RENT)	13096	HONEYLOCUST AVE	MORENO VALLI	CA	92553-692	DOUGLAS, SYLVIA (RE	329.09
5963	481342034	3	684277	SAMPSON, WILLIAM	12075	HONEYSUCKLE CT	MORENO VALLI	CA	92557-784	SAMPSON, WILLIAM	240.88
8236	487440019	5	684277	WORTMAN, JANELLE L	26830	HONORS WAY	MORENO VALLI	CA	92555-372	WORTMAN, JANELLE	322.70
3240	487450007	5	684277	QUINO, PEDRO AND AIDA	26926	HONORS WAY	MORENO VALLI	CA	92555-372	QUINO, PEDRO AND /	31.89

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4148	487450015	2	684277	COPELAND, WANDA	26937	HONORS WAY	MORENO VALLI	CA	92555-372	COPELAND, WANDA	407.05
4133	487450014	1	684277	PRADO, STEVE	26949	HONORS WAY	MORENO VALLI	CA	92555-372	PRADO, STEVE	184.70
6162	487111010	9	684277	CRAIG, CHAD AND ROSA	26400	HOPE CIR	MORENO VALLI	CA	92555-188	CRAIG, CHAD AND RO	41.53
7179	486361009	5	684277	BRADFORD, MICHELLE (RENT)	25600	HORADO LN	MORENO VALLI	CA	92551-198	BRADFORD, MICHELL	405.24
1688	486361015	0	684277	SMITH, KITTY	25660	HORADO LN	MORENO VALLI	CA	92551-198	SMITH, KITTY	316.49
3912	486363005	7	684277	ADERA,VICTOR O	25695	HORADO LN	MORENO VALLI	CA	92551-198	ADERA,VICTOR O	316.49
4378	486373002	5	684277	JEFFERSON, CEDRIC (OWNR)	25790	HORADO LN	MORENO VALLI	CA	92551-198	JEFFERSON, CEDRIC (	240.52
7336	486374014	9	684277	MITCHELL, LEGETTE (OWNR)	25875	HORADO LN	MORENO VALLI	CA	92551-199	MITCHELL, LEGETTE (	317.06
4150	486374017	2	684277	MARQUEZ, PATRICIA	25905	HORADO LN	MORENO VALLI	CA	92551-199	MARQUEZ, PATRICIA	427.51
4719	474410002	2	684277	GIBSON, LINDA	26280	HORIZON WAY	MORENO VALLI	CA	92555-173	GIBSON, LINDA	443.20
6538	474410003	3	684277	LONIE, HEATHER (OWNR)	26300	HORIZON WAY	MORENO VALLI	CA	92555-173	LONIE, HEATHER (OW	760.05
7	482372022	2	684277	VAUGHAN SR, DELAS L	24129	HORTON CT	MORENO VALLI	CA	92553-332	VAUGHAN SR, DELAS	273.60
5187	484081016	2	684277	KUTTER, MATTHEW (OWNR)	14344	HOUSTON DR	MORENO VALLI	CA	92553-492	KUTTER, MATTHEW (	317.06
1664	484081015	1	684277	NEVARREZ, HIGINIO	14358	HOUSTON DR	MORENO VALLI	CA	92553-492	NEVARREZ, HIGINIO	316.49
207	475352037	2	684277	MAY, RUDOLPH	11065	HUBBARD ST	MORENO VALLI	CA	92557-512	MAY, RUDOLPH	138.24
1540	475352041	5	684277	HARVEY, FREDERICK (OWNR)	11117	HUBBARD ST	MORENO VALLI	CA	92557-512	HARVEY, FREDERICK (	400.87
5182	475132024	0	684277	FORBES, SHOLAN (RENT)	11379	HUBBARD ST	MORENO VALLI	CA	92557-564	FORBES, SHOLAN (REI	317.06
5882	475160005	0	684277	MALDONADO, JOSE SOCORRO (O	11503	HUBBARD ST	MORENO VALLI	CA	92557-565	MALDONADO, JOSE S	425.69
3067	475150040	0	684277	GOODIN III, CHARLES (OWNR)	11520	HUBBARD ST	MORENO VALLI	CA	92557-565	GOODIN III, CHARLES	306.30
3802	475150011	4	684277	CISNEROS, GUADALUPE	11550	HUBBARD ST	MORENO VALLI	CA	92557-565	CISNEROS, GUADALUI	248.88
82	475160014	8	684277	SINGLETARY, JOHN	11567	HUBBARD ST	MORENO VALLI	CA	92557-565	SINGLETARY, JOHN	316.49
9488	475160021	4	684277	ROMERO, YULISSA (RENT)	11621	HUBBARD ST	MORENO VALLI	CA	92557-565	ROMERO, YULISSA (RI	120.81
5341	475210019	7	684277	LOPEZ, ANA (RENT)	11723	HUBBARD ST	MORENO VALLI	CA	92557-642	LOPEZ, ANA (RENT)	268.19
1520	475240044	2	684277	BOARTFIELD, BOB	11821	HUBBARD ST	MORENO VALLI	CA	92557-644	BOARTFIELD, BOB	27.61
1166	475292004	7	684277	NEWMAN, JERRY	11921	HUBBARD ST	MORENO VALLI	CA	92557-642	NEWMAN, JERRY	405.46
8554	475292006	9	684277	SAMPSON, DEREK (RENT)	11949	HUBBARD ST	MORENO VALLI	CA	92557-642	SAMPSON, DEREK (RE	370.71
7025	475292007	0	684277	PARKER, TOMMY (RENT)	11961	HUBBARD ST	MORENO VALLI	CA	92557-642	PARKER, TOMMY (REI	82.53
7513	316141038	9	684277	MORALES, SAMANTHA (RENT)	16795	HUDSON BAY DR	MORENO VALLI	CA	92551-747	MORALES, SAMANTH	358.99
9392	316142008	5	684277	JAMES, ROBIN	16820	HUDSON BAY DR	MORENO VALLI	CA	92551-747	JAMES, ROBIN	154.64
6630	264192008	0	684277	AYUSO, MARIA (RENT)	11646	HUMMINGBIRD PL	MORENO VALLI	CA	92557-616	AYUSO, MARIA (RENT	384.61
7275	264192010	1	684277	DAVILA, ELVIRA	11664	HUMMINGBIRD PL	MORENO VALLI	CA	92557-616	DAVILA, ELVIRA	262.79
5171	264192012	3	684277	WANSTREET, LEANA (OWNR)	11692	HUMMINGBIRD PL	MORENO VALLI	CA	92557-616	WANSTREET, LEANA (	304.79
6391	264192013	4	684277	AYALA, GABRIELA (OWNR)	11702	HUMMINGBIRD PL	MORENO VALLI	CA	92557-616	AYALA, GABRIELA (OV	317.06
4000	475352026	2	684277	ROSS, CYNTHIA	24634	HUNTLEY DR	MORENO VALLI	CA	92557-510	ROSS, CYNTHIA	312.76
6855	475352025	1	684277	JONES, JOHN AND ETHEL (RENT)	24642	HUNTLEY DR	MORENO VALLI	CA	92557-510	JONES, JOHN AND ETI	301.15
5876	475352024	0	684277	VIVEROS, ARTURO (OWNR)	24652	HUNTLEY DR	MORENO VALLI	CA	92557-510	VIVEROS, ARTURO (O'	317.06
3822	475351013	7	684277	CANTE, FELIPE	24691	HUNTLEY DR	MORENO VALLI	CA	92557-514	CANTE, FELIPE	316.49
1297	475352019	6	684277	TOLOSA, MARIA	24698	HUNTLEY DR	MORENO VALLI	CA	92557-510	TOLOSA, MARIA	169.93
4279	296092028	2	684277	FUENTES, JOHN	23791	HUTTON CT	MORENO VALLI	CA	92553-270	FUENTES, JOHN	316.49
2014	296092015	0	684277	MOORE, MILLIE	23792	HUTTON CT	MORENO VALLI	CA	92553-270	MOORE, MILLIE	107.94
5279	296092026	0	684277	HERNANDEZ, ARTURO (OWNR)	23819	HUTTON CT	MORENO VALLI	CA	92553-324	HERNANDEZ, ARTURO	317.06
7383	296092019	4	684277	CASTANDEDA, MARTIN (OWNR)	23848	HUTTON CT	MORENO VALLI	CA	92553-324	CASTANDEDA, MARTI	225.59
2298	296092020	4	684277	MARTINEZ, CHRIS	23862	HUTTON CT	MORENO VALLI	CA	92553-324	MARTINEZ, CHRIS	192.10
5022	296092021	5	684277	NAVARRO, CLAUDIA (RENT)	23872	HUTTON CT	MORENO VALLI	CA	92553-324	NAVARRO, CLAUDIA (	189.94
962	487492011	8	684277	WOODS, DANNY	26196	HUXLEY DR	MORENO VALLI	CA	92555-252	WOODS, DANNY	307.50
2762	263190033	9	684277	GEORGE, MARJORIE	13760	HWY 215	MORENO VALLI	CA	92553-790	GEORGE, MARJORIE	412.76
6682	474521025	6	684277	DELGADO, JUAN (OWNR)	10733	HYACINTH LN	MORENO VALLI	CA	92557-414	DELGADO, JUAN (OW	317.06
7294	291362027	0	684277	MOSLEY, ANGELA (RENT)	12155	HYTHE ST	MORENO VALLI	CA	92557-692	MOSLEY, ANGELA (RE	227.65
2997	291362026	9	684277	ACOSTA, IVAN	12161	HYTHE ST	MORENO VALLI	CA	92557-692	ACOSTA, IVAN	97.94
2174	291361004	6	684277	ROMO, LETICIA	12168	HYTHE ST	MORENO VALLI	CA	92557-692	ROMO, LETICIA	317.06
1431	291361005	7	684277	JACKSON, ANTHONY AND SHEILA	12176	HYTHE ST	MORENO VALLI	CA	92557-692	JACKSON, ANTHONY /	206.78
1210	291361006	8	684277	JONSON , MYA	12186	HYTHE ST	MORENO VALLI	CA	92557-692	JONSON , MYA	148.74
6786	291362022	5	684277	MONTANEZ, DENNISSE (RENT)	12195	HYTHE ST	MORENO VALLI	CA	92557-692	MONTANEZ, DENNISS	317.06
8491	291361008	0	684277	HOLGUIN, JOYCE (OWNR)	12200	HYTHE ST	MORENO VALLI	CA	92557-698	HOLGUIN, JOYCE (OW	121.71
1900	291362019	3	684277	DAQUIGAN, BENJAMIN	12215	HYTHE ST	MORENO VALLI	CA	92557-698	DAQUIGAN, BENJAMI	310.72
5560	291361019	0	684277	RAYA, MACARIO	12274	HYTHE ST	MORENO VALLI	CA	92557-698	RAYA, MACARIO	220.16
6244	291362003	8	684277	ARNOLD, BRYSON	12321	HYTHE ST	MORENO VALLI	CA	92557-692	ARNOLD, BRYSON	192.78
8706	291361028	8	684277	KYAES, JOHN (RENT)	12332	HYTHE ST	MORENO VALLI	CA	92557-690	KYAES, JOHN (RENT)	320.77
7248	482614018	6	684277	AKINTIMOYE, ELIZABETH	14316	IBEX ST	MORENO VALLI	CA	92553-582	AKINTIMOYE, ELIZABI	69.65
152	482592024	4	684277	NEVARES, ERIC	14406	IBEX ST	MORENO VALLI	CA	92553-582	NEVARES, ERIC	316.49
6545	260510010	5	684277	STORY, MICHAEL (OWNR)	23065	IMPERIAL RD	MORENO VALLI	CA	92557	STORY, MICHAEL (OW	317.06
6240	475032032	8	684277	BELL, CHARLES (RENT)	11135	INDIAN ST	MORENO VALLI	CA	92557-504	BELL, CHARLES (RENT	97.92
3570	475250074	0	684277	PARRA, MARTHA	11859	INDIAN ST	MORENO VALLI	CA	92557-630	PARRA, MARTHA	117.62
3000	475250029	0	684277	GUTIERREZ, MARIA BELEN (RENT	11861	INDIAN ST	MORENO VALLI	CA	92557-630	GUTIERREZ, MARIA BI	301.15
5118	475240004	6	684277	ARCHUNDIA, HEIDY	11864	INDIAN ST	MORENO VALLI	CA	92557-630	ARCHUNDIA, HEIDY	406.30
6599	135240027	2	684277	SANTOSCOY, WILLIAM (RENT)	11935	INDIAN ST	MORENO VALLI	CA	92557-630	SANTOSCOY, WILLIAN	844.20
7097	475280030	3	684277	MUNOZ, GUILLERMINA (RENT)	11939	INDIAN ST	MORENO VALLI	CA	92557-630	MUNOZ, GUILLERMIN	220.61
5344	475293003	9	684277	ROSA, LUIS (RENT)	11966	INDIAN ST	MORENO VALLI	CA	92557-630	ROSA, LUIS (RENT)	317.06
3731	481032007	1	684277	AMBRIS, JAVIER	12081	INDIAN ST	MORENO VALLI	CA	92557-721	AMBRIS, JAVIER	316.49
4090	481032008	2	684277	GOMEZ, ANA ROSA	12093	INDIAN ST	MORENO VALLI	CA	92557-721	GOMEZ, ANA ROSA	226.10
8729	481042002	7	684277	MOHAMED, FADILA (OWNR)	12153	INDIAN ST	MORENO VALLI	CA	92557-721	MOHAMED, FADILA (	255.10
9307	481064003	6	684277	BABERS, ANTOINETTE	12188	INDIAN ST	MORENO VALLI	CA	92557-721	BABERS, ANTOINETTE	69.65
9086	481064005	8	684277	MCKINLEY HOLDING I, LP (OWNR	12214	INDIAN ST	MORENO VALLI	CA	92557-721	MCKINLEY HOLDING I	64.65
4960	481171001	5	684277	CERDA, ESTELLA	12642	INDIAN ST	MORENO VALLI	CA	92553-371	CERDA, ESTELLA	1,044.68
3902	481171042	2	684277	PEREZ-SOLORIO, SALVADOR	12680	INDIAN ST	MORENO VALLI	CA	92553-371	PEREZ-SOLORIO, SALV	316.49
3861	481221004	2	684277	MAJORS, GLORIA	12808	INDIAN ST	MORENO VALLI	CA	92553-932	MAJORS, GLORIA	412.76

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8151	481240040	3	684277	PARENT, NADINE (RENT)	12833	INDIAN ST	MORENO VALLI	CA	92553-932	PARENT, NADINE (REI	132.25
1737	481230002	8	684277	JONES, ADELE	12892	INDIAN ST	MORENO VALLI	CA	92553-372	JONES, ADELE	316.49
6668	482080022	0	684277	JAIMES, NAOMI AND MARISOL	12901	INDIAN ST	MORENO VALLI	CA	92553-932	JAIMES, NAOMI AND	348.18
3489	481250018	5	684277	BELTRAN, VERONICA	12917	INDIAN ST	MORENO VALLI	CA	92553-932	BELTRAN, VERONICA	509.97
1157	481250020	6	684277	GOMEZ, JOSE	12925	INDIAN ST	MORENO VALLI	CA	92553-932	GOMEZ, JOSE	279.01
1980	481230036	9	684277	APARICIO, ROBERTA (OWNR)	12926	INDIAN ST	MORENO VALLI	CA	92553-932	APARICIO, ROBERTA (	491.99
4313	482070039	5	684277	QUINONIE, ENE	13154	INDIAN ST	MORENO VALLI	CA	92553-375	QUINONIE, ENE	316.49
4328	482121002	8	684277	TURPEN, FRANK (OWNR)	13325	INDIAN ST	MORENO VALLI	CA	92553-382	TURPEN, FRANK (OW	225.52
295	482122010	8	684277	STEBNITZ, JOAN	13365	INDIAN ST	MORENO VALLI	CA	92553-382	STEBNITZ, JOAN	136.49
2025	482170041	5	684277	KHALID, SHAHIDAH	13533	INDIAN ST	MORENO VALLI	CA	92553-383	KHALID, SHAHIDAH	316.49
6323	316030002	3	684277	TRAN, VINCENT	24581	IRIS AVE	MORENO VALLI	CA	92551-722	TRAN, VINCENT	82.58
2121	474461003	1	684277	SAXBY, PAUL	24078	IRONBARK RD	MORENO VALLI	CA	92557-404	SAXBY, PAUL	289.45
9581	292202019	5	684277	BARAJAS, ADEELIN (OWNR)	23525	IRONWOOD AVE	MORENO VALLI	CA	92557-810	BARAJAS, ADEELIN (O	87.42
2410	292202020	5	684277	HAMBLETON, BRIAN	23553	IRONWOOD AVE	MORENO VALLI	CA	92557-810	HAMBLETON, BRIAN	224.93
8178	292201002	6	684277	GARCIA, VALICA (OWNR)	23661	IRONWOOD AVE	MORENO VALLI	CA	92557-810	GARCIA, VALICA (OWI	43.67
6960	292192002	9	684277	HALEY, ARNITA (RENT)	23835	IRONWOOD AVE	MORENO VALLI	CA	92557-814	HALEY, ARNITA (RENT	317.06
1205	475272058	4	684277	VICKERS, MICHAEL	24192	IRONWOOD AVE	MORENO VALLI	CA	92557-720	VICKERS, MICHAEL	297.61
6370	475280094	1	684277	EDWARDS, MICHAEL	24270	IRONWOOD AVE	MORENO VALLI	CA	92557-720	EDWARDS, MICHAEL	536.44
887	475280021	5	684277	SHEDLOCK, LUZ	24438	IRONWOOD AVE	MORENO VALLI	CA	92557-720	SHEDLOCK, LUZ	316.49
8249	475280091	8	684277	MARTINEZ, NAOMI (RENT)	24446	IRONWOOD AVE	MORENO VALLI	CA	92557-720	MARTINEZ, NAOMI (R	406.55
5003	475280023	7	684277	HERRERA, ELVIA (RENT)	24452	IRONWOOD AVE	MORENO VALLI	CA	92557-720	HERRERA, ELVIA (REN	383.78
2680	475293017	2	684277	PURTHER, DELORES	24550	IRONWOOD AVE	MORENO VALLI	CA	92557-780	PURTHER, DELORES	347.94
1593	475300021	6	684277	WASHINGTON, BILLY SR	24946	IRONWOOD AVE	MORENO VALLI	CA	92557-780	WASHINGTON, BILLY	783.21
1749	474250023	7	684277	VIRGIL, MARIE	26480	IRONWOOD AVE	MORENO VALLI	CA	92555-171	VIRGIL, MARIE	383.27
5949	474271003	4	684277	ALCOCER, ANGELES (RENT)	26548	IRONWOOD AVE	MORENO VALLI	CA	92555-171	ALCOCER, ANGELES (I	175.54
2412	474273002	9	684277	VALADEZ, CHANTEL (OWN)	26563	IRONWOOD AVE	MORENO VALLI	CA	92555-171	VALADEZ, CHANTEL ((	504.22
1473	474273003	0	684277	BAUER, DARRYLL AND SUSAN	26603	IRONWOOD AVE	MORENO VALLI	CA	92555-177	BAUER, DARRYLL ANE	583.16
5817	487150008	9	684277	BARBOA, HECTOR	26723	IRONWOOD AVE	MORENO VALLI	CA	92555-190	BARBOA, HECTOR	305.63
6411	474273015	1	684277	HOWARD, PATRICK (OWNR)	26785	IRONWOOD AVE	MORENO VALLI	CA	92555-190	HOWARD, PATRICK (C	317.06
8250	487150015	5	684277	PANGANIBAN, RICHARD (OWNR)	26815	IRONWOOD AVE	MORENO VALLI	CA	92555-190	PANGANIBAN, RICHA	305.63
3021	474272023	5	684277	HAMPEN, LORRIE	26850	IRONWOOD AVE	MORENO VALLI	CA	92555-190	HAMPEN, LORRIE	389.99
273	473220036	9	684277	KORBUSZEWSKI, LINDA	29068	IRONWOOD AVE	MORENO VALLI	CA	92555-660	KORBUSZEWSKI, LINE	316.49
9162	486441010	2	684277	JAIME, SAMUEL (RENT)	16125	ISLA MARIA CIR	MORENO VALLI	CA	92551-206	JAIME, SAMUEL (REN	30.33
5672	486441016	8	684277	WILLIAMS, JERMAINE (RENT)	16130	ISLA MARIA CIR	MORENO VALLI	CA	92551-206	WILLIAMS, JERMAINE	434.88
767	486441017	9	684277	SCRUGGS, SHAWNDA (OWNR)	16140	ISLA MARIA CIR	MORENO VALLI	CA	92551-206	SCRUGGS, SHAWNDA	314.21
2153	486441001	4	684277	WEISS, STEVE	16215	ISLA MARIA CIR	MORENO VALLI	CA	92551-206	WEISS, STEVE	316.49
7088	486383012	5	684277	BAILEY, KENNY AND DARLENE (RI	15545	ISLETA LN	MORENO VALLI	CA	92551-197	BAILEY, KENNY AND E	229.21
2237	486383016	9	684277	HAMILTON, CHRISTOPHER	15585	ISLETA LN	MORENO VALLI	CA	92551-197	HAMILTON, CHRISTOI	366.00
7857	486383017	0	684277	ANDERSON, SHANDEA (RENT)	15595	ISLETA LN	MORENO VALLI	CA	92551-197	ANDERSON, SHANDE/	67.33
6054	486372005	5	684277	DEPETRIS, JESSICA	15600	ISLETA LN	MORENO VALLI	CA	92551-197	DEPETRIS, JESSICA	317.06
1889	486371004	1	684277	SANCHEZ, JOSE	15645	ISLETA LN	MORENO VALLI	CA	92551-197	SANCHEZ, JOSE	314.21
2982	312033010	1	684277	MOSSTERNY, GENESSE	25344	IVORY AVE	MORENO VALLI	CA	92551-922	MOSSTERNY, GENESS	412.76
2117	312031001	7	684277	PADILLA, JUAN	25379	IVORY AVE	MORENO VALLI	CA	92551-923	PADILLA, JUAN	316.49
9580	312045008	7	684277	STEVENS, AMBER (OWNR)	25415	IVORY AVE	MORENO VALLI	CA	92551-929	STEVENS, AMBER (OV	92.39
139	474141018	6	684277	RICHARDSON, DALE	11683	IVY LN	MORENO VALLI	CA	92557-653	RICHARDSON, DALE	316.49
3235	474142010	1	684277	LIEN, BRANDI	11696	IVY LN	MORENO VALLI	CA	92557-653	LIEN, BRANDI	413.60
760	474142008	0	684277	FONTES, ELAINE	11736	IVY LN	MORENO VALLI	CA	92557-650	FONTES, ELAINE	204.48
708	474151011	0	684277	GAUSS, MARTIN	11821	IVY LN	MORENO VALLI	CA	92557-652	GAUSS, MARTIN	402.62
8251	474151018	7	684277	ROUSSEAU, SEAN (RENT)	11865	IVY LN	MORENO VALLI	CA	92557-652	ROUSSEAU, SEAN (RE	289.82
264	474162002	6	684277	BURNETT, ARTHUR	11890	IVY LN	MORENO VALLI	CA	92557-653	BURNETT, ARTHUR	412.76
5263	486351028	1	684277	CASTELLON, ALFONSO (OWNR)	15525	JACARA LN	MORENO VALLI	CA	92551-197	CASTELLON, ALFONSC	423.74
5433	486383008	2	684277	JACKSON, EMA (OWNR)	15530	JACARA LN	MORENO VALLI	CA	92551-196	JACKSON, EMA (OWN	268.19
8064	486351027	0	684277	SCOGGINS, TYLON (RENT)	15535	JACARA LN	MORENO VALLI	CA	92551-197	SCOGGINS, TYLON (RI	309.48
9299	486383006	0	684277	JOHNSON, ANTIONETTE (RENT)	15550	JACARA LN	MORENO VALLI	CA	92551-196	JOHNSON, ANTIONET	187.31
2079	486351021	4	684277	STANFORD, GEORGE	15595	JACARA LN	MORENO VALLI	CA	92553-	STANFORD, GEORGE	316.49
2128	486371001	8	684277	HARKLEY, WAYNE AND AALIYAH	15610	JACARA LN	MORENO VALLI	CA	92551-199	HARKLEY, WAYNE AN	316.49
8198	486371003	0	684277	ADAMS, TOMMY (RENT)	15630	JACARA LN	MORENO VALLI	CA	92551-199	ADAMS, TOMMY (REI	255.45
7795	474073001	0	684277	BRADLEY, CHRISTINE (RENT)	25021	JACLYN AVE	MORENO VALLI	CA	92557-570	BRADLEY, CHRISTINE	289.82
9329	474074001	3	684277	SEDZRO, ADEM (RENT)	25045	JACLYN AVE	MORENO VALLI	CA	92557-570	SEDZRO, ADEM (RENT	64.65
2075	474081004	8	684277	FULCHER, LUCINDA	25258	JACLYN AVE	MORENO VALLI	CA	92557-574	FULCHER, LUCINDA	169.71
6275	474081012	5	684277	DEL TORO, RUBEN (OWNR)	25388	JACLYN AVE	MORENO VALLI	CA	92557-574	DEL TORO, RUBEN (O'	420.83
4356	474084012	4	684277	TREJO, KAREN	25389	JACLYN AVE	MORENO VALLI	CA	92557-574	TREJO, KAREN	69.65
1631	474283004	2	684277	SERNA, RUDY AND MOLLIE	25425	JACLYN AVE	MORENO VALLI	CA	92557-570	SERNA, RUDY AND M	316.49
4751	486031010	5	684277	CORDERO, DANNY	15029	JACQUETTA AVE	MORENO VALLI	CA	92551-701	CORDERO, DANNY	466.24
8759	486031012	7	684277	SILVER, TELEIA (RENT)	15051	JACQUETTA AVE	MORENO VALLI	CA	92551-701	SILVER, TELEIA (RENT	29.76
4505	486032013	1	684277	PLAMONDON, DUSTIN AND ANG	15064	JACQUETTA AVE	MORENO VALLI	CA	92551-701	PLAMONDON, DUSTII	370.76
1576	486032006	5	684277	ZARATE, CLAUDIA	15156	JACQUETTA AVE	MORENO VALLI	CA	92551-702	ZARATE, CLAUDIA	316.49
8237	486031023	7	684277	LAROSA, ALBERT AND LORRAINE	15195	JACQUETTA AVE	MORENO VALLI	CA	92551-702	LAROSA, ALBERT AND	245.22
5415	474732002	7	684277	LEWIN, SHERYL (RENT)	11745	JAFFA WAY	MORENO VALLI	CA	92557-666	LEWIN, SHERYL (RENT	315.23
4223	474731011	2	684277	KNUTZEN, SHELLY (OWNR)	11770	JAFFA WAY	MORENO VALLI	CA	92557-666	KNUTZEN, SHELLY (O\	300.74
7083	485191018	1	684277	TRUONG, LINDA LEEN (OWNR)	15706	JALANIE LN	MORENO VALLI	CA	92551-692	TRUONG, LINDA LEEN	134.76
7054	485191020	2	684277	GOLDEN STAR INVESTMENT	15720	JALANIE LN	MORENO VALLI	CA	92551-692	GOLDEN STAR INVEST	142.90
2436	485202024	9	684277	GUILLEN, DINORAH	15753	JALANIE LN	MORENO VALLI	CA	92551-693	GUILLEN, DINORAH	316.49
5934	485202023	8	684277	KIVI, ALEX (OWNR)	15761	JALANIE LN	MORENO VALLI	CA	92551-693	KIVI, ALEX (OWNR)	220.23
1292	485202019	5	684277	GATLIN, CAROLYN	15793	JALANIE LN	MORENO VALLI	CA	92551-693	GATLIN, CAROLYN	393.92
4003	484072103	9	684277	ZAMARRIPA, CESAR	14155	JAMAICA SANDS LN	MORENO VALLI	CA	92553-290	ZAMARRIPA, CESAR	412.76

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1592	484072102	8	684277	VALENCIA, LILIA	14163	JAMAICA SANDS LN	MORENO VALLI	CA	92553-290	VALENCIA, LILIA	263.78
5176	487412016	5	684277	ENRIQUEZ, STORMY (RENT)	13390	JAMES ST	MORENO VALLI	CA	92555-280	ENRIQUEZ, STORMY (	317.06
9040	487412015	4	684277	DUNBAR, JOAN (OWNR)	13400	JAMES ST	MORENO VALLI	CA	92555-280	DUNBAR, JOAN (OWN	245.81
2605	482301007	9	684277	BURNS, SARAH	24282	JANET KAY DR	MORENO VALLI	CA	92553-241	BURNS, SARAH	316.49
3565	482306003	0	684277	ARROYO, MARGARITA (OWNR)	24394	JANET KAY DR	MORENO VALLI	CA	92553-241	ARROYO, MARGARIT/	144.11
4950	482304032	0	684277	MARTINEZ, RAMON (RENT)	24405	JANET KAY DR	MORENO VALLI	CA	92553-241	MARTINEZ, RAMON (	20.66
6004	482306009	6	684277	HINOJOSA, MARTINA (OWNR)	24466	JANET KAY DR	MORENO VALLI	CA	92553-354	HINOJOSA, MARTINA	312.19
747	484081006	3	684277	JAMES, CHARLES	14296	JANIE CT	MORENO VALLI	CA	92553-491	JAMES, CHARLES	317.06
3863	484081010	6	684277	MONJE, GLORIA	14339	JANIE CT	MORENO VALLI	CA	92553-491	MONJE, GLORIA	223.73
7368	484154003	5	684277	TOLVIER, NASAUN	14402	JANIE CT	MORENO VALLI	CA	92553-499	TOLVIER, NASAUN	505.81
2048	484151016	8	684277	REYES, JOSEPH	14423	JANIE CT	MORENO VALLI	CA	92553-499	REYES, JOSEPH	316.49
21	484151014	6	684277	GILL, RICK	14455	JANIE CT	MORENO VALLI	CA	92553-499	GILL, RICK	316.49
4441	474523032	8	684277	SAUCEDA, VILMA	24579	JASMINE CT	MORENO VALLI	CA	92557-412	SAUCEDA, VILMA	102.06
2046	474523019	7	684277	WILLIAMS, MONICA	24600	JASMINE CT	MORENO VALLI	CA	92557-412	WILLIAMS, MONICA	316.49
597	474523021	8	684277	ADORNO, IVETTE	24620	JASMINE CT	MORENO VALLI	CA	92557-412	ADORNO, IVETTE	83.63
3502	474523027	4	684277	MILLER, DONNA	24625	JASMINE CT	MORENO VALLI	CA	92557-412	MILLER, DONNA	317.06
4097	474523025	2	684277	GARZON, MIGUEL	24639	JASMINE CT	MORENO VALLI	CA	92557-412	GARZON, MIGUEL	316.49
250	474651023	6	684277	FULLER, LUKE	25646	JASON PL	MORENO VALLI	CA	92557-660	FULLER, LUKE	219.93
5887	474651028	1	684277	RAYMER, RODNEY (OWNR)	25686	JASON PL	MORENO VALLI	CA	92557-660	RAYMER, RODNEY (O	413.60
573	474651006	1	684277	MOORE, PATRICIA	25645	JAVIER PL	MORENO VALLI	CA	92557-661	MOORE, PATRICIA	412.76
5252	474651009	4	684277	MELBOR, SHELLY (RENT)	25646	JAVIER PL	MORENO VALLI	CA	92557-661	MELBOR, SHELLY (RE	317.06
9090	474651005	0	684277	MAJIDI KH, YAGHOB (OWNR)	25653	JAVIER PL	MORENO VALLI	CA	92557-661	MAJIDI KH, YAGHOB (	425.43
3562	474651002	7	684277	ALFARO, MARIBEL	25677	JAVIER PL	MORENO VALLI	CA	92557-661	ALFARO, MARIBEL	317.06
3948	474651001	6	684277	OSORIO, ARNOLDO	25685	JAVIER PL	MORENO VALLI	CA	92557-661	OSORIO, ARNOLDO	113.86
7888	304521008	9	684277	GONZALEZ, MARIBEL (RENT)	27508	JEFFREY CIR	MORENO VALLI	CA	92555-584	GONZALEZ, MARIBEL	307.23
9024	482462045	1	684277	NAMRIOUT, AMAER	24655	JENKINS DR	MORENO VALLI	CA	92553-399	NAMRIOUT, AMAER	161.49
275	482462042	8	684277	KALLAL, LORI V	24697	JENKINS DR	MORENO VALLI	CA	92553-399	KALLAL, LORI V	414.42
4352	482462039	6	684277	AVELLANEDA, JORGE	24733	JENKINS DR	MORENO VALLI	CA	92553-399	AVELLANEDA, JORGE	525.38
3468	482462038	5	684277	GOMEZ, SALVADOR	24747	JENKINS DR	MORENO VALLI	CA	92553-399	GOMEZ, SALVADOR	206.78
5575	256150030	0	684277	AVERY, DONALD (OWNR)	21089	JENNINGS CT	MORENO VALLI	CA	92557-833	AVERY, DONALD (OW	317.06
6326	478040019	3	684277	NORMAN, LETICIA (RENT)	13991	JERANELLA CT	MORENO VALLI	CA	92555-820	NORMAN, LETICIA (RI	317.06
6877	482331028	1	684277	MCMILLAM, JANEL (OWNR)	24169	JIMSON PL	MORENO VALLI	CA	92553-354	MCMILLAM, JANEL (C	317.06
922	482331029	2	684277	GUEVARA, SERGIO	24181	JIMSON PL	MORENO VALLI	CA	92553-354	GUEVARA, SERGIO	314.21
7628	482162029	0	684277	LUGO, MICHEAL (OWNR)	13470	JO ANN ST	MORENO VALLI	CA	92553-383	LUGO, MICHEAL (OW	296.98
292	482161004	4	684277	SHEEKS, MARGARET	13471	JO ANN ST	MORENO VALLI	CA	92553-383	SHEEKS, MARGARET	381.56
316	482162030	0	684277	WARD, J	13484	JO ANN ST	MORENO VALLI	CA	92553-383	WARD, J	316.49
2588	484154012	3	684277	VILLASANA, ANA B	25955	JONESBOROUGH CT	MORENO VALLI	CA	92553-497	VILLASANA, ANA B	289.45
7115	484143003	1	684277	RUIZ, JUANA	25544	JONESTOWN DR	MORENO VALLI	CA	92553-499	RUIZ, JUANA	70.72
1716	484142017	1	684277	ESPINOSA, VILMA M	25579	JONESTOWN DR	MORENO VALLI	CA	92553-290	ESPINOSA, VILMA M	316.49
3143	484143006	4	684277	RUBBA, RODOLFO	25580	JONESTOWN DR	MORENO VALLI	CA	92553-499	RUBBA, RODOLFO	306.92
1558	484144002	3	684277	HOLLIS, BRANDYE	25676	JONESTOWN DR	MORENO VALLI	CA	92553-499	HOLLIS, BRANDYE	528.57
6057	484121033	0	684277	SIMMONS, JACK AND DEBRAH (O	25173	JOSHUA AVE	MORENO VALLI	CA	92553-443	SIMMONS, JACK AND	214.49
4887	484121042	8	684277	RHODEN, MICHAEL	25180	JOSHUA AVE	MORENO VALLI	CA	92553-443	RHODEN, MICHAEL	222.64
5497	484121031	8	684277	PANIAGUA, LORRAINE	25203	JOSHUA AVE	MORENO VALLI	CA	92553-445	PANIAGUA, LORRAINI	433.67
4930	482332002	0	684277	FIELDS, MISHAWN (RENT)	14528	JOSHUA TREE AVE	MORENO VALLI	CA	92553-354	FIELDS, MISHAWN (RI	316.49
1116	482332003	1	684277	RODRIGUEZ, JACKIE (OWNR)	14540	JOSHUA TREE AVE	MORENO VALLI	CA	92553-354	RODRIGUEZ, JACKIE (I	306.35
5658	482332006	4	684277	WHITE, CURTIS (RENT)	14582	JOSHUA TREE AVE	MORENO VALLI	CA	92553-354	WHITE, CURTIS (RENT	306.92
6110	482511006	7	684277	CHEN, FEN AND QUAN, JENNIE	14696	JOSHUA TREE AVE	MORENO VALLI	CA	92553-354	CHEN, FEN AND QUAI	137.25
1269	482511010	0	684277	GONZALES, GERONIMO	14744	JOSHUA TREE AVE	MORENO VALLI	CA	92553-242	GONZALES, GERONIM	302.52
5566	486092025	8	684277	CORTEZ, PETRA (OWNR)	25082	JUANITA AVE	MORENO VALLI	CA	92551-458	CORTEZ, PETRA (OWN	308.82
6300	486092018	2	684277	HERNANDEZ, GERARDO	25164	JUANITA AVE	MORENO VALLI	CA	92551-451	HERNANDEZ, GERARI	252.27
3318	486093011	8	684277	RAMOS, GUADALUPE	25189	JUANITA AVE	MORENO VALLI	CA	92551-451	RAMOS, GUADALUPE	317.06
7712	486112002	8	684277	TURNER, CLIFTON (OWNR)	25303	JUANITA AVE	MORENO VALLI	CA	92551-459	TURNER, CLIFTON (O\	444.14
2057	486112012	7	684277	LUGO, BRENDA	25425	JUANITA AVE	MORENO VALLI	CA	92551-451	LUGO, BRENDA	317.06
3544	486111025	6	684277	MILIAN, FELIPE	25426	JUANITA AVE	MORENO VALLI	CA	92551-451	MILIAN, FELIPE	317.06
2546	486111024	5	684277	HILL-SOTO, JOSE AND TAMMY	25438	JUANITA AVE	MORENO VALLI	CA	92551-451	HILL-SOTO, JOSE AND	184.46
7680	486111022	3	684277	NUNEZ, VIRGINIA (OWNR)	25462	JUANITA AVE	MORENO VALLI	CA	92551-451	NUNEZ, VIRGINIA (OV	213.74
7764	486111020	1	684277	WHITAKER, LISA (RENT)	25486	JUANITA AVE	MORENO VALLI	CA	92551-451	WHITAKER, LISA (REN	104.43
7573	292202007	4	684277	BAILEY, SHERLON (RENT)	23555	JUDGE WARD CT	MORENO VALLI	CA	92557-821	BAILEY, SHERLON (RE	323.80
3500	292202035	9	684277	URIBE, JOSE	23556	JUDGE WARD CT	MORENO VALLI	CA	92557-821	URIBE, JOSE	498.45
3825	292202032	6	684277	RUIZ, ROLANDO	23596	JUDGE WARD CT	MORENO VALLI	CA	92557-821	RUIZ, ROLANDO	316.49
3209	479062039	6	684277	BLAIR, DAWN	25348	JUDITH PL	MORENO VALLI	CA	92553-413	BLAIR, DAWN	111.15
954	479062038	5	684277	SANDER, JERRY A (OWNR)	25362	JUDITH PL	MORENO VALLI	CA	92553-413	SANDER, JERRY A (OV	143.86
507	479062037	4	684277	GUNNER, JANICE	25376	JUDITH PL	MORENO VALLI	CA	92553-413	GUNNER, JANICE	307.46
6747	485174005	6	684277	BUI, THIN (RENT)	15449	JULIE AVE	MORENO VALLI	CA	92551-366	BUI, THIN (RENT)	413.60
6551	485174003	4	684277	ESTEVEZ, MAYRA (RENT)	15471	JULIE AVE	MORENO VALLI	CA	92551-366	ESTEVEZ, MAYRA (REI	36.78
4634	486351031	3	684277	MEZA, VERONICA (RENT)	25760	JUMANO DR	MORENO VALLI	CA	92551-290	MEZA, VERONICA (RE	497.98
2126	486351032	4	684277	GARCIA, MANUEL	25770	JUMANO DR	MORENO VALLI	CA	92551-290	GARCIA, MANUEL	36.01
7053	486381006	4	684277	CASTELLON, ABRAHAM (OWNR)	25870	JUMANO DR	MORENO VALLI	CA	92551-290	CASTELLON, ABRAHAI	317.06
3913	486381001	9	684277	MOODY, DARRON E	25920	JUMANO DR	MORENO VALLI	CA	92551-196	MOODY, DARRON E	289.45
3121	486385003	3	684277	NEGRETE, MIGUEL	25935	JUMANO DR	MORENO VALLI	CA	92551-196	NEGRETE, MIGUEL	59.93
2319	486382009	0	684277	YOUNG, WILLIAM AND LORI	25940	JUMANO DR	MORENO VALLI	CA	92551-196	YOUNG, WILLIAM AN	78.41
8180	485202012	8	684277	BROWN, CHONTELL	15753	JUNE CT	MORENO VALLI	CA	92551-693	BROWN, CHONTELL	501.27
6587	485202011	7	684277	DARBY, LESTER (OWNR)	15761	JUNE CT	MORENO VALLI	CA	92551-693	DARBY, LESTER (OWN	102.72
355	485202015	1	684277	HOLLYFIELD, ERIC	15770	JUNE CT	MORENO VALLI	CA	92551-693	HOLLYFIELD, ERIC	166.49
1927	485202016	2	684277	GRAHAM, ERIC L	15778	JUNE CT	MORENO VALLI	CA	92551-693	GRAHAM, ERIC L	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4620	485202017	3	684277	HERNANDEZ, ALEX AND GRACIEL	15786	JUNE CT	MORENO VALLI	CA	92551-693	HERNANDEZ, ALEX AI	48.94
6805	485202007	4	684277	LYNCH, ADRIAN (RENT)	15793	JUNE CT	MORENO VALLI	CA	92551-693	LYNCH, ADRIAN (REN	217.40
1549	479382003	2	684277	RAMIREZ, LURDES	12666	JUNEBERRY CT	MORENO VALLI	CA	92553-476	RAMIREZ, LURDES	373.16
2307	473220067	7	684277	ORTIZ, EDUARDO	29060	JUNIPER AVE	MORENO VALLI	CA	92555-657	ORTIZ, EDUARDO	412.76
8255	473220058	9	684277	GOMEZ, TONY	29150	JUNIPER AVE	MORENO VALLI	CA	92555-657	GOMEZ, TONY	305.63
9247	473220059	0	684277	KNUTZEN, SHELLY (RENT)	29240	JUNIPER AVE	MORENO VALLI	CA	92555-655	KNUTZEN, SHELLY (RE	306.29
3692	482272034	4	684277	VEGA, MIGUEL	14524	JUSTIN PL	MORENO VALLI	CA	92553-355	VEGA, MIGUEL	316.49
6579	482272035	5	684277	GUERRERO, JHONY MADERA,MU	14538	JUSTIN PL	MORENO VALLI	CA	92553-355	GUERRERO, JHONY M	317.06
6580	482272037	7	684277	VALDOVINOS, LUPITA AND JUAN	14564	JUSTIN PL	MORENO VALLI	CA	92553-355	VALDOVINOS, LUPITA	227.04
2906	482272040	9	684277	JACKSON, LATONIA	14608	JUSTIN PL	MORENO VALLI	CA	92553-242	JACKSON, LATONIA	316.49
3600	482272026	7	684277	BILES, CHERIE (RENT)	14611	JUSTIN PL	MORENO VALLI	CA	92553-242	BILES, CHERIE (RENT)	297.57
1866	474272031	2	684277	APOLDO, HENRY	26965	KAFTAN WAY	MORENO VALLI	CA	92555-191	APOLDO, HENRY	83.63
5827	296223021	9	684277	SIMMONS, CARLOS (RENT)	13970	KALAHARI CT	MORENO VALLI	CA	92553-960	SIMMONS, CARLOS (F	385.61
1303	475150043	3	684277	SANDOVAL, ASUNCION	24865	KALMIA AVE	MORENO VALLI	CA	92557-563	SANDOVAL, ASUNCIO	24.08
620	474292027	1	684277	PHONG, KHA MICHAEL	25036	KALMIA AVE	MORENO VALLI	CA	92557-575	PHONG, KHA MICHAE	316.49
2811	474292023	7	684277	BANDA, GABRIEL	25146	KALMIA AVE	MORENO VALLI	CA	92557-572	BANDA, GABRIEL	376.71
4420	474292026	0	684277	SCOTT, GLENDA	25196	KALMIA AVE	MORENO VALLI	CA	92557-572	SCOTT, GLENDA	91.17
5045	474333019	0	684277	GASYAR,KRISTINA (RENT)	25228	KALMIA AVE	MORENO VALLI	CA	92557-573	GASYAR,KRISTINA (RE	161.39
1861	474333021	1	684277	LANDRY, RUBY	25272	KALMIA AVE	MORENO VALLI	CA	92557-573	LANDRY, RUBY	342.88
3528	474402022	5	684277	LOUGH, CATHI	25462	KALMIA AVE	MORENO VALLI	CA	92557-573	LOUGH, CATHI	502.49
7692	474675015	3	684277	LEWIS, ANDREA (RENT)	25576	KALMIA AVE	MORENO VALLI	CA	92557-580	LEWIS, ANDREA (REN	50.89
1347	474675016	4	684277	CAMPBELL, FANNY	25590	KALMIA AVE	MORENO VALLI	CA	92557-580	CAMPBELL, FANNY	317.06
8465	474675022	9	684277	BERGMAN, JENNY (RENT)	25622	KALMIA AVE	MORENO VALLI	CA	92557-583	BERGMAN, JENNY (RE	59.41
2026	474110038	8	684277	AGUILAR, JANEL	25890	KALMIA AVE	MORENO VALLI	CA	92557-583	AGUILAR, JANEL	505.27
7454	474220011	3	684277	HARRIS, GLORIA	26191	KALMIA AVE	MORENO VALLI	CA	92555-174	HARRIS, GLORIA	485.59
4418	474220012	4	684277	STOKES, ROBERT	26203	KALMIA AVE	MORENO VALLI	CA	92555-172	STOKES, ROBERT	413.60
218	474220032	2	684277	STOKES, LORRAINE	26246	KALMIA AVE	MORENO VALLI	CA	92555-172	STOKES, LORRAINE	412.76
1488	474220030	0	684277	TAYLOR, WILLIE AND MRS (OWNI	26300	KALMIA AVE	MORENO VALLI	CA	92555-172	TAYLOR, WILLIE AND	172.76
1490	474220025	6	684277	RHODES, MR AND MRS KEITH D	26340	KALMIA AVE	MORENO VALLI	CA	92555-172	RHODES, MR AND MF	412.76
2417	474230008	2	684277	MACON, DITRA	26611	KALMIA AVE	MORENO VALLI	CA	92555-176	MACON, DITRA	490.00
682	473371002	5	684277	TRAJANO, NELSON	27783	KALMIA AVE	MORENO VALLI	CA	92555-527	TRAJANO, NELSON	91.19
1048	473371004	7	684277	WILLIAMS, RUTH	27831	KALMIA AVE	MORENO VALLI	CA	92555-526	WILLIAMS, RUTH	402.62
3724	473373003	2	684277	DELONE, RAYMOND	27927	KALMIA AVE	MORENO VALLI	CA	92555-521	DELONE, RAYMOND	316.49
34	473373006	5	684277	FRANKLIN, CHESTER AND SHERRI	27999	KALMIA AVE	MORENO VALLI	CA	92555-521	FRANKLIN, CHESTER A	88.67
8460	473241028	7	684277	MORALES, ISEDRA (RENT)	28030	KALMIA AVE	MORENO VALLI	CA	92555-521	MORALES, ISEDRA (RI	139.76
6570	473280024	4	684277	FANNING, MARTHA (OWNR)	28040	KALMIA AVE	MORENO VALLI	CA	92555-521	FANNING, MARTHA ((	69.33
1999	473401020	3	684277	BRUNO, NICK	28270	KALMIA AVE	MORENO VALLI	CA	92555-522	BRUNO, NICK	596.31
1843	296212017	2	684277	NAVARRO, ALFONSO	13784	KAREN LYNN DR	MORENO VALLI	CA	92553-172	NAVARRO, ALFONSO	206.21
1444	296212016	1	684277	GRADILLA, MARIA	13794	KAREN LYNN DR	MORENO VALLI	CA	92553-172	GRADILLA, MARIA	197.65
396	296212009	5	684277	MYERS, ANA	13811	KAREN LYNN DR	MORENO VALLI	CA	92553-346	MYERS, ANA	257.53
5480	296212012	7	684277	ESTEVEZ, YADIRA	13834	KAREN LYNN DR	MORENO VALLI	CA	92553-346	ESTEVEZ, YADIRA	365.46
6482	296212011	6	684277	FARNSWORTH, ROBERT (OWNR)	13844	KAREN LYNN DR	MORENO VALLI	CA	92553-346	FARNSWORTH, ROBEI	134.76
4486	486384018	4	684277	BUTLER, PAULETTE	25820	KARISA CIR	MORENO VALLI	CA	92551-196	BUTLER, PAULETTE	304.07
5153	486384009	6	684277	CORMIER, WARREN AND CYNTHI	25825	KARISA CIR	MORENO VALLI	CA	92551-196	CORMIER, WARREN A	69.65
9454	485052029	1	684277	JOHNSON, JOEY (OWNR)	24298	KARRY CT	MORENO VALLI	CA	92551-767	JOHNSON, JOEY (OWI	64.65
6147	485052030	1	684277	JONES, TOMESHA (OWNR)	24304	KARRY CT	MORENO VALLI	CA	92551-365	JONES, TOMESHA (OV	306.92
2341	485052044	4	684277	MONTANO, MS	24313	KARRY CT	MORENO VALLI	CA	92551-365	MONTANO, MS	413.60
5717	485052042	2	684277	MENDOZA, GUADALUPE (RENT)	24327	KARRY CT	MORENO VALLI	CA	92551-365	MENDOZA, GUADALU	215.00
2221	485052040	0	684277	SANTIS, JANET	24341	KARRY CT	MORENO VALLI	CA	92551-365	SANTIS, JANET	64.65
5694	485052037	8	684277	MARQUEZ, SILVIA (OWNR)	24348	KARRY CT	MORENO VALLI	CA	92551-365	MARQUEZ, SILVIA (OV	317.06
2409	475182037	7	684277	MEDINA, TIMOTHY	11618	KASBA CIR	MORENO VALLI	CA	92557-551	MEDINA, TIMOTHY	306.71
441	475182030	0	684277	SANDERS, PAULA	11621	KASBA CIR	MORENO VALLI	CA	92557-551	SANDERS, PAULA	116.49
7046	479421018	6	684277	SANCHEZ, VIOLETA (RENT)	12320	KASOTA CT	MORENO VALLI	CA	92557-760	SANCHEZ, VIOLETA (R	317.06
2199	479421013	1	684277	ANDERSON ADULT HOME	12383	KASOTA CT	MORENO VALLI	CA	92557-760	ANDERSON ADULT HC	413.60
2698	479421012	0	684277	MCVEY, RICK	12395	KASOTA CT	MORENO VALLI	CA	92557-760	MCVEY, RICK	317.06
302	479421011	9	684277	HEWITT, DARRYL	12407	KASOTA CT	MORENO VALLI	CA	92557-764	HEWITT, DARRYL	606.34
8384	479421010	8	684277	PEDRO, MATEO (RENT)	12419	KASOTA CT	MORENO VALLI	CA	92557-764	PEDRO, MATEO (REN	108.19
1978	485142033	2	684277	WHITTINGTON, VICTORIA	24370	KATRINA AVE	MORENO VALLI	CA	92551-366	WHITTINGTON, VICTC	422.52
9220	485142035	4	684277	BECERRA, MARICELA (RENT)	24390	KATRINA AVE	MORENO VALLI	CA	92551-366	BECERRA, MARICELA	336.09
7924	485145006	7	684277	LECHUGA, DEANA (RENT)	24391	KATRINA AVE	MORENO VALLI	CA	92553-563	LECHUGA, DEANA (RE	276.32
8927	485145007	8	684277	ADAMS, SHANEKA (RENT)	24397	KATRINA AVE	MORENO VALLI	CA	92551-366	ADAMS, SHANEKA (RI	166.71
6884	485142036	5	684277	NOBLADO, GARY (RENT)	24398	KATRINA AVE	MORENO VALLI	CA	92551-366	NOBLADO, GARY (REI	139.76
7281	485142037	6	684277	HARLEY, ALICIA (RENT)	24408	KATRINA AVE	MORENO VALLI	CA	92551-768	HARLEY, ALICIA (RENT	235.43
2816	485145010	0	684277	ORTIZ, JULIO	24417	KATRINA AVE	MORENO VALLI	CA	92551-366	ORTIZ, JULIO	256.96
6129	485141019	7	684277	VALDEZ, VICTOR (OWNR)	24428	KATRINA AVE	MORENO VALLI	CA	92551-366	VALDEZ, VICTOR (OW	68.72
3753	485141020	7	684277	ECHENIQUE, MARIA AND MICHAI	24438	KATRINA AVE	MORENO VALLI	CA	92551-366	ECHENIQUE, MARIA A	297.57
8707	485145013	3	684277	CAHALL, HARRY (RENT)	24445	KATRINA AVE	MORENO VALLI	CA	92551-366	CAHALL, HARRY (RENT	69.65
1109	485145018	8	684277	HORNER, MARIE	24487	KATRINA AVE	MORENO VALLI	CA	92551-366	HORNER, MARIE	286.65
397	485141027	4	684277	HAUGHTON, JAMES H	24496	KATRINA AVE	MORENO VALLI	CA	92551-366	HAUGHTON, JAMES H	316.49
1358	474170019	7	684277	LEE, DELMA (OWNR)	11575	KAYAL AVE	MORENO VALLI	CA	92557-581	LEE, DELMA (OWNR)	316.49
1548	474180020	8	684277	LOPER, JOHN	11629	KAYAL AVE	MORENO VALLI	CA	92557-661	LOPER, JOHN	69.65
6446	474180021	9	684277	WHEELER, DIANE (RENT)	11643	KAYAL AVE	MORENO VALLI	CA	92557-661	WHEELER, DIANE (REI	167.44
3535	474180025	3	684277	JAMES, DELIA	11699	KAYAL AVE	MORENO VALLI	CA	92557-661	JAMES, DELIA	413.60
5920	478351017	2	684277	STEPHENS, CHRISTINA	28323	KEATON DR	MORENO VALLI	CA	92555-602	STEPHENS, CHRISTINA	295.29
4087	478351032	5	684277	RICHARDS, NORBERT	28403	KEATON DR	MORENO VALLI	CA	92555-602	RICHARDS, NORBERT	316.49
4549	478351031	4	684277	WHITFIELD, SHERRY	28423	KEATON DR	MORENO VALLI	CA	92555-602	WHITFIELD, SHERRY	409.86

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4083	478351030	3	684277	STIEDE, LAURA	28443	KEATON DR	MORENO VALLI	CA	92555-602	STIEDE, LAURA	543.03
5638	478360010	3	684277	MOHSIN, AZIZA (OWNR)	13570	KELTON CT	MORENO VALLI	CA	92555-601	MOHSIN, AZIZA (OWI	297.93
3909	478360012	5	684277	ODLAND, DORENE	13610	KELTON CT	MORENO VALLI	CA	92555-601	ODLAND, DORENE	412.76
2017	482662029	5	684277	ZAMORA, RAFAEL	14820	KENNEBEC CT	MORENO VALLI	CA	92553-762	ZAMORA, RAFAEL	316.49
6361	482662017	4	684277	NERIS, JENNIFER (OWNR)	14835	KENNEBEC CT	MORENO VALLI	CA	92553-761	NERIS, JENNIFER (OW	21.78
5381	482662032	7	684277	LLAMAS, MARIA AND JESUS (OW	14850	KENNEBEC CT	MORENO VALLI	CA	92553-762	LLAMAS, MARIA AND	317.06
1294	482662013	0	684277	BANUELOS, ARTURO	14885	KENNEBEC CT	MORENO VALLI	CA	92553-762	BANUELOS, ARTURO	316.49
7625	482662012	9	684277	MORENO, JEANETTE	14895	KENNEBEC CT	MORENO VALLI	CA	92553-762	MORENO, JEANETTE	130.38
4640	482662010	7	684277	VASQUEZ, JESSICA	14915	KENNEBEC CT	MORENO VALLI	CA	92553-510	VASQUEZ, JESSICA	203.38
1092	312102037	9	684277	COLEMAN, RENAEE	16290	KENSINGTON PL	MORENO VALLI	CA	92551-926	COLEMAN, RENAEE	316.49
3050	312102041	2	684277	JACKSON, LOIS	16314	KENSINGTON PL	MORENO VALLI	CA	92551-929	JACKSON, LOIS	266.42
5288	312102046	7	684277	NORRIS, LINDA	16358	KENSINGTON PL	MORENO VALLI	CA	92551-926	NORRIS, LINDA	70.22
1992	312102047	8	684277	SMITH, LETITIA	16368	KENSINGTON PL	MORENO VALLI	CA	92551-926	SMITH, LETITIA	316.49
7364	312104002	3	684277	MEZA, SUSANA	16418	KENSINGTON PL	MORENO VALLI	CA	92551-927	MEZA, SUSANA	301.07
3606	308552014	8	684277	RODGERS, ALANA	17389	KENTUCKY DERBY DR	MORENO VALLI	CA	92555-790	RODGERS, ALANA	256.14
5792	308561006	9	684277	LAMAR, BENJAMIN (OWNR)	17455	KENTUCKY DERBY DR	MORENO VALLI	CA	92555-791	LAMAR, BENJAMIN (C	317.06
7647	308560018	7	684277	GLOYNE, CHRIS	17464	KENTUCKY DERBY DR	MORENO VALLI	CA	92555-791	GLOYNE, CHRIS	154.18
8955	308560017	6	684277	SALAZAR, ANDREA (RENT)	17470	KENTUCKY DERBY DR	MORENO VALLI	CA	92555-791	SALAZAR, ANDREA (R	195.00
4263	308560016	5	684277	JACKSON, LATONYA	17476	KENTUCKY DERBY DR	MORENO VALLI	CA	92555-791	JACKSON, LATONYA	316.49
4049	308561009	2	684277	EILEFSON, JOHN	17491	KENTUCKY DERBY DR	MORENO VALLI	CA	92555-791	EILEFSON, JOHN	316.49
3	475271001	9	684277	ROWE JR, RAYMOND	24011	KERNWOOD DR	MORENO VALLI	CA	92557-635	ROWE JR, RAYMOND	316.49
8316	475271002	0	684277	CAMACHO, REYNA (RENT)	24025	KERNWOOD DR	MORENO VALLI	CA	92557-635	CAMACHO, REYNA (R	308.44
3112	475271003	1	684277	VALENZUELA, JESUS	24037	KERNWOOD DR	MORENO VALLI	CA	92557-635	VALENZUELA, JESUS	317.06
5904	475272004	5	684277	BRADY, MARY (RENT)	24056	KERNWOOD DR	MORENO VALLI	CA	92557-635	BRADY, MARY (RENT)	166.52
4989	475272005	6	684277	TAYLOR, SHARON	24070	KERNWOOD DR	MORENO VALLI	CA	92557-635	TAYLOR, SHARON	317.06
7110	475272012	2	684277	BALDWIN, CYNTHIA (RENT)	24095	KERNWOOD DR	MORENO VALLI	CA	92557-635	BALDWIN, CYNTHIA (I	317.06
9130	316131016	8	684277	MARTIN, CARLOS AND VICTORIA	16701	KETTENBURG LN	MORENO VALLI	CA	92551-740	MARTIN, CARLOS ANI	359.03
6209	316133002	1	684277	LEYVA, JOSE (RENT)	16708	KETTENBURG LN	MORENO VALLI	CA	92551-740	LEYVA, JOSE (RENT)	422.52
4753	316133004	3	684277	HERCULES, GERMAN AND CARMI	16724	KETTENBURG LN	MORENO VALLI	CA	92551-740	HERCULES, GERMAN .	409.86
8359	316131013	5	684277	CLARK, ALVIN (RENT)	16725	KETTENBURG LN	MORENO VALLI	CA	92551-740	CLARK, ALVIN (RENT)	196.67
390	316133005	4	684277	BACHMAN, TODD AND DENISE	16732	KETTENBURG LN	MORENO VALLI	CA	92551-740	BACHMAN, TODD AN	362.52
3177	264322010	2	684277	VIELMAN, ANA	11765	KETTERING CT	MORENO VALLI	CA	92557-613	VIELMAN, ANA	317.06
228	264322009	2	684277	HOLLOWAY, WILLIAM J	11766	KETTERING CT	MORENO VALLI	CA	92557-613	HOLLOWAY, WILLIAM	316.49
1344	264322013	5	684277	SAMUELS, LOLA H	11789	KETTERING CT	MORENO VALLI	CA	92557-613	SAMUELS, LOLA H	300.44
1974	475240032	1	684277	MOGHADDAM, NOSART	11841	KILGORE ST	MORENO VALLI	CA	92557-644	MOGHADDAM, NOSA	412.76
1300	475293062	2	684277	DAUSTER, FRANKLIN	11961	KILGORE ST	MORENO VALLI	CA	92557-643	DAUSTER, FRANKLIN	316.49
6645	475293064	4	684277	RIVERA, NANETTE (OWNR)	11989	KILGORE ST	MORENO VALLI	CA	92557-643	RIVERA, NANETTE (O	413.60
621	481341028	5	684277	NAVARRETE, ALEJANDRINA	12106	KILGORE ST	MORENO VALLI	CA	92557-780	NAVARRETE, ALEJANI	316.49
549	481341027	4	684277	ALLEN, JAMES AND LORI	12118	KILGORE ST	MORENO VALLI	CA	92557-780	ALLEN, JAMES AND LO	532.05
595	481341026	3	684277	NAKAAHIKI, NALU	12130	KILGORE ST	MORENO VALLI	CA	92557-780	NAKAAHIKI, NALU	316.49
6646	478166020	2	684277	PELAYO, MAYRA (OWNR)	28766	KIMBERLY AVE	MORENO VALLI	CA	92555-691	PELAYO, MAYRA (OW	407.83
2876	478165018	8	684277	LABELLE, LAURIE	28815	KIMBERLY AVE	MORENO VALLI	CA	92555-691	LABELLE, LAURIE	261.49
2422	478166024	6	684277	ESQUIVEL, ELZBY	28850	KIMBERLY AVE	MORENO VALLI	CA	92555-691	ESQUIVEL, ELZBY	139.53
4914	478165077	1	684277	GOMEZ, NOE	28995	KIMBERLY AVE	MORENO VALLI	CA	92555-690	GOMEZ, NOE	26.09
6719	478431019	1	684277	CAMPBELL, ROBERT (OWNR)	29025	KIMBERLY AVE	MORENO VALLI	CA	92555-720	CAMPBELL, ROBERT (I	317.06
5445	478430007	7	684277	ACOSTA, LESLIE (OWNR)	29070	KIMBERLY AVE	MORENO VALLI	CA	92555-721	ACOSTA, LESLIE (OWI	317.06
2069	482462031	8	684277	BAILON, JOSE	14138	KINGSWAY CT	MORENO VALLI	CA	92553-399	BAILON, JOSE	316.49
7634	291502002	9	684277	VELASCO, SANDRA	22385	KINROSS LN	MORENO VALLI	CA	92557-680	VELASCO, SANDRA	305.63
1787	291502003	0	684277	MARTINEZ, RAFAEL	22395	KINROSS LN	MORENO VALLI	CA	92557-680	MARTINEZ, RAFAEL	415.61
1505	291431026	2	684277	ACOSTA, CARLOS	22555	KINROSS LN	MORENO VALLI	CA	92557-680	ACOSTA, CARLOS	272.04
1965	291431017	4	684277	ALVARADO, BARBARA	22565	KINROSS LN	MORENO VALLI	CA	92557-680	ALVARADO, BARBARA	116.49
7347	291432003	4	684277	ANDRADE, DORA (RENT)	22586	KINROSS LN	MORENO VALLI	CA	92557-680	ANDRADE, DORA (REI	289.82
1625	291402019	6	684277	EDEY, CALVIN	22625	KINROSS LN	MORENO VALLI	CA	92557-680	EDEY, CALVIN	316.49
222	291402015	2	684277	PEREZ, HELEN	22675	KINROSS LN	MORENO VALLI	CA	92557-680	PEREZ, HELEN	275.51
3589	291402013	0	684277	ANYAWOKE, PATRICK (OWNR)	22699	KINROSS LN	MORENO VALLI	CA	92557-680	ANYAWOKE, PATRICK	154.32
5567	291404006	0	684277	DELGADO, TIFFANY AND RICHARI	22752	KINROSS LN	MORENO VALLI	CA	92557-693	DELGADO, TIFFANY A	317.06
5945	291404009	3	684277	GARCIA, MIGUEL (RENT)	22788	KINROSS LN	MORENO VALLI	CA	92557-693	GARCIA, MIGUEL (REI	317.06
2078	291404010	3	684277	HAINE, RHONDA	22800	KINROSS LN	MORENO VALLI	CA	92557-698	HAINE, RHONDA	412.76
7242	291361032	1	684277	PATAKY, ROBERT (RENT)	22851	KINROSS LN	MORENO VALLI	CA	92557-693	PATAKY, ROBERT (REI	317.06
307	291382008	5	684277	PLAMONDON, GREGG (OWNR)	22818	KIOWA CT	MORENO VALLI	CA	92553-781	PLAMONDON, GREGG	316.49
1133	291382026	1	684277	CARDENAS, DANIEL	13054	KIOWA DR	MORENO VALLI	CA	92553-782	CARDENAS, DANIEL	180.54
1521	291382021	6	684277	MENCHACA, DOREEN	13096	KIOWA DR	MORENO VALLI	CA	92553-782	MENCHACA, DOREEN	316.49
6030	291381024	6	684277	TARIN, JUAN	13101	KIOWA DR	MORENO VALLI	CA	92553-641	TARIN, JUAN	64.65
3651	291381028	0	684277	LOPEZ, ROLANDO	13131	KIOWA DR	MORENO VALLI	CA	92553-782	LOPEZ, ROLANDO	316.49
7393	291382016	2	684277	DELOZA, GABRIELA	13134	KIOWA DR	MORENO VALLI	CA	92553-782	DELOZA, GABRIELA	426.58
5195	291381033	4	684277	LOZANO, VALERIE (OWNR)	13169	KIOWA DR	MORENO VALLI	CA	92553-782	LOZANO, VALERIE (OV	205.47
2694	291381034	5	684277	GILBERT, GORDON	13177	KIOWA DR	MORENO VALLI	CA	92553-782	GILBERT, GORDON	316.49
8588	291381037	8	684277	PARAMO, MARY (RENT)	13197	KIOWA DR	MORENO VALLI	CA	92553-641	PARAMO, MARY (REN	354.22
1765	291392014	1	684277	HARTMAN, GARY	22672	KIRKBY CIR	MORENO VALLI	CA	92557-680	HARTMAN, GARY	314.21
8496	291392010	7	684277	SALCIDO, BEN (RENT)	22683	KIRKBY CIR	MORENO VALLI	CA	92557-680	SALCIDO, BEN (RENT)	206.78
7747	482663003	4	684277	MILLER, ERIC (RENT)	24215	KISMET CIR	MORENO VALLI	CA	92553-763	MILLER, ERIC (RENT)	69.76
8013	474402007	2	684277	CONTRERAS, JUAN (OWNR)	11361	KITCHING ST	MORENO VALLI	CA	92557-584	CONTRERAS, JUAN (O	86.78
8611	474404004	5	684277	BROWN, HYZEEN (RENT)	11380	KITCHING ST	MORENO VALLI	CA	92557-582	BROWN, HYZEEN (REI	280.54
1995	474402005	0	684277	FERGUSON, ARTHUR AND ELLEN	11401	KITCHING ST	MORENO VALLI	CA	92557-582	FERGUSON, ARTHUR .	396.75
6794	474404007	8	684277	GARCIA, MARIA (RENT)	11440	KITCHING ST	MORENO VALLI	CA	92557-584	GARCIA, MARIA (REN	61.29
5323	474170003	2	684277	GARCIA, ORFELINA AND SANTIAG	11530	KITCHING ST	MORENO VALLI	CA	92557-582	GARCIA, ORFELINA AI	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5491	474170005	4	684277	JAMES, VANESSA (OWNR)	11540	KITCHING ST	MORENO VALLI	CA	92557-582	JAMES, VANESSA (OW	179.89
622	474152004	7	684277	FLORES, FRANK	11765	KITCHING ST	MORENO VALLI	CA	92557-660	FLORES, FRANK	1,472.82
1074	474152005	8	684277	FERNANDEZ, FRANK	11791	KITCHING ST	MORENO VALLI	CA	92557-660	FERNANDEZ, FRANK	412.76
2870	474162015	8	684277	BLANCO, MANUEL	11945	KITCHING ST	MORENO VALLI	CA	92557-664	BLANCO, MANUEL	422.52
6021	479312006	8	684277	HARDY, FIONA (RENT)	12291	KITCHING ST	MORENO VALLI	CA	92557-761	HARDY, FIONA (RENT	85.50
306	479421004	3	684277	PARSON, GLENN	12360	KITCHING ST	MORENO VALLI	CA	92557-761	PARSON, GLENN	297.57
3122	479421006	5	684277	MATOS, ROSA AND JOE	12380	KITCHING ST	MORENO VALLI	CA	92557-761	MATOS, ROSA AND JC	42.75
280	479371002	7	684277	MACKEY, EMMA L	12391	KITCHING ST	MORENO VALLI	CA	92557-761	MACKEY, EMMA L	76.21
3804	479421008	7	684277	GOBEA, ESPERANZA	12400	KITCHING ST	MORENO VALLI	CA	92557-762	GOBEA, ESPERANZA	316.49
3497	479060001	5	684277	SPARGO, TINA	12631	KITCHING ST	MORENO VALLI	CA	92553-472	SPARGO, TINA	365.19
5564	479060003	7	684277	CORREA, ERICA (OWNR)	12655	KITCHING ST	MORENO VALLI	CA	92553-472	CORREA, ERICA (OWN	451.04
746	479060004	8	684277	VALADEZ, RAYMOND AND AGNE	12671	KITCHING ST	MORENO VALLI	CA	92553-472	VALADEZ, RAYMOND	317.06
2317	264121009	1	684277	MAWVINITT, FRED	11520	KIWI CT	MORENO VALLI	CA	92557-542	MAWVINITT, FRED	316.49
1102	264121014	5	684277	TAITANO, RAYMOND P	11570	KIWI CT	MORENO VALLI	CA	92557-542	TAITANO, RAYMOND	183.11
427	473384002	5	684277	FERNANDEZ, NORMAN	11670	KNOLL VISTA ST	MORENO VALLI	CA	92555-531	FERNANDEZ, NORMA	435.89
428	473384005	8	684277	GOOCH, RON	11748	KNOLL VISTA ST	MORENO VALLI	CA	92555-531	GOOCH, RON	412.76
2463	296022004	3	684277	HARRIEL, ANDREA	13065	KOCHI DR	MORENO VALLI	CA	92553-597	HARRIEL, ANDREA	314.51
5138	296023006	8	684277	LOPEZ, NADEYA (RENT)	13096	KOCHI DR	MORENO VALLI	CA	92553-596	LOPEZ, NADEYA (REN	265.46
9525	296032008	8	684277	STEVENS, JOSH (RENT)	13161	KOCHI DR	MORENO VALLI	CA	92553-595	STEVENS, JOSH (RENT	117.25
57	296032007	7	684277	SEARS, ROBERT	13177	KOCHI DR	MORENO VALLI	CA	92553-595	SEARS, ROBERT	316.49
1971	296033007	0	684277	IBARRA, MARTHA	13214	KOCHI DR	MORENO VALLI	CA	92553-597	IBARRA, MARTHA	191.58
1064	292193009	9	684277	BROWN, RICHARD E AND MARY I	12124	KRISTEN CT	MORENO VALLI	CA	92557-714	BROWN, RICHARD E A	310.15
3791	292192014	0	684277	GARCIA, JANET (RENT)	12125	KRISTEN CT	MORENO VALLI	CA	92557-714	GARCIA, JANET (RENT	52.79
233	296161045	0	684277	RICHARDSON, ROBERT	13699	KRISTINA CT	MORENO VALLI	CA	92553-965	RICHARDSON, ROBER	412.76
3419	296161046	1	684277	CARDENAS, JESUS	13707	KRISTINA CT	MORENO VALLI	CA	92553-968	CARDENAS, JESUS	308.60
362	296161048	3	684277	MEDRANO, MIKAELA	13727	KRISTINA CT	MORENO VALLI	CA	92553-968	MEDRANO, MIKAELA	316.49
349	296161038	4	684277	MURGUIA, ROSA (OWNR)	13736	KRISTINA CT	MORENO VALLI	CA	92553-968	MURGUIA, ROSA (OW	353.26
5905	485055004	7	684277	ROJO, JUAN (OWNR)	24281	KURT CT	MORENO VALLI	CA	92551-365	ROJO, JUAN (OWNR)	68.44
8298	485052052	1	684277	MARTINEZ, BERCELIE (RENT)	24306	KURT CT	MORENO VALLI	CA	92551-365	MARTINEZ, BERCELIE	211.78
3667	485052065	3	684277	NAVARRO, BLONDY	24321	KURT CT	MORENO VALLI	CA	92551-765	NAVARRO, BLONDY	316.49
2039	485052055	4	684277	FLORES, ANTONIO M	24328	KURT CT	MORENO VALLI	CA	92551-365	FLORES, ANTONIO M	316.49
8472	485052063	1	684277	CARTER, MARIAN (RENT)	24337	KURT CT	MORENO VALLI	CA	92551-765	CARTER, MARIAN (RE	37.76
6736	485052057	6	684277	ZEPEDA, ALEX (RENT)	24342	KURT CT	MORENO VALLI	CA	92551-365	ZEPEDA, ALEX (RENT)	317.06
290	485052062	0	684277	BOONE, SEABURN	24343	KURT CT	MORENO VALLI	CA	92551-765	BOONE, SEABURN	287.41
6481	479671002	4	684277	PARKER, LATANYA	13270	KYLE DR	MORENO VALLI	CA	92553-541	PARKER, LATANYA	187.91
4363	479671006	8	684277	BRISTNO, LOURDES	13318	KYLE DR	MORENO VALLI	CA	92553-541	BRISTNO, LOURDES	317.06
8284	479671016	7	684277	SCOTT, KATHLEEN (OWNR)	13438	KYLE DR	MORENO VALLI	CA	92553-542	SCOTT, KATHLEEN (O	301.04
5919	486384008	5	684277	CEBALLOS, MARIA (RENT)	25820	LA BARCA RD	MORENO VALLI	CA	92551-192	CEBALLOS, MARIA (RE	89.18
1318	486387005	1	684277	HENDERSON, WAYNE	25885	LA BARCA RD	MORENO VALLI	CA	92551-192	HENDERSON, WAYNE	412.76
1957	486387010	5	684277	THOMAS, ELAINE (OWNR)	25935	LA BARCA RD	MORENO VALLI	CA	92551-193	THOMAS, ELAINE (OW	314.21
6622	486387014	9	684277	CHANG, FRANK AND HU, SHIU FE	25975	LA BARCA RD	MORENO VALLI	CA	92551-193	CHANG, FRANK AND I	413.60
6113	486387016	1	684277	STONE, LAYLA (OWNR)	25995	LA BARCA RD	MORENO VALLI	CA	92551-193	STONE, LAYLA (OWNF	320.92
435	484241021	0	684277	WINTER, EDWARD (OWNR)	14810	LA BRISIS WAY	MORENO VALLI	CA	92553-715	WINTER, EDWARD (O	127.98
5086	484241016	6	684277	TORO, ALBERTO	14825	LA BRISIS WAY	MORENO VALLI	CA	92553-151	TORO, ALBERTO	316.49
6637	484241025	4	684277	GODOY, JESUS	14850	LA BRISIS WAY	MORENO VALLI	CA	92553-715	GODOY, JESUS	317.06
8317	304541001	4	684277	LEWIS, LATISHA (OWNR)	15104	LA CASA DR	MORENO VALLI	CA	92555-583	LEWIS, LATISHA (OWI	285.91
7933	304541006	9	684277	SALVADOR, CARMELITA	15164	LA CASA DR	MORENO VALLI	CA	92555-583	SALVADOR, CARMELI	60.49
6059	304541010	2	684277	LAUREL, CATRINA (OWNR)	15214	LA CASA DR	MORENO VALLI	CA	92555-583	LAUREL, CATRINA (OV	317.06
3561	304550015	5	684277	SHENGHUR, BIBI	15249	LA CASA DR	MORENO VALLI	CA	92555-584	SHENGHUR, BIBI	213.68
3462	304550012	2	684277	YOUNG, MARY	15279	LA CASA DR	MORENO VALLI	CA	92555-584	YOUNG, MARY	317.06
7064	304550010	0	684277	PARMLEY, SILVA	15299	LA CASA DR	MORENO VALLI	CA	92555-584	PARMLEY, SILVA	370.72
4496	304550007	8	684277	MARTINEZ, ELENILSON	15325	LA CASA DR	MORENO VALLI	CA	92555-584	MARTINEZ, ELENILSO	314.21
3415	304550002	3	684277	KETCHAM, THOMAS	15363	LA CASA DR	MORENO VALLI	CA	92555-584	KETCHAM, THOMAS	211.78
3471	304550001	2	684277	SANCHEZ, VIVIANA	15371	LA CASA DR	MORENO VALLI	CA	92555-584	SANCHEZ, VIVIANA	354.50
6767	304350042	1	684277	SYLVE, ISADORE	15388	LA CASA DR	MORENO VALLI	CA	92555-584	SYLVE, ISADORE	206.78
4153	304350038	8	684277	MAYORGA, REGINA	15395	LA CASA DR	MORENO VALLI	CA	92555-584	MAYORGA, REGINA	270.72
9051	304350036	6	684277	LAVERGNE, BIRDEAN (RENT)	15411	LA CASA DR	MORENO VALLI	CA	92555-584	LAVERGNE, BIRDEAN	161.46
3955	304350047	6	684277	LETT, GLADYS	15424	LA CASA DR	MORENO VALLI	CA	92555-584	LETT, GLADYS	413.60
5236	304350030	0	684277	KNOWELS, DOMINIQUE (RENT)	15447	LA CASA DR	MORENO VALLI	CA	92555-584	KNOWELS, DOMINIQI	218.06
5270	304330003	4	684277	AUSTRIA, HENRY (OWNR)	15854	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	AUSTRIA, HENRY (OW	136.64
2613	304330023	2	684277	DOMINGUEZ, REYNA AND RUBEN	15891	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	DOMINGUEZ, REYNA	356.70
7019	304330009	0	684277	ASKEW, KIM (OWNR)	15914	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	ASKEW, KIM (OWNR)	140.00
2635	304330010	0	684277	MORRIS-IVY, CHARLENE	15924	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	MORRIS-IVY, CHARLEI	327.98
2489	304340002	4	684277	BEASLEY, SONYA	16004	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	BEASLEY, SONYA	412.76
6926	304340013	4	684277	NUNEZ, ALEXANDRA (OWNR)	16031	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	NUNEZ, ALEXANDRA (	317.06
2495	304340010	1	684277	CAREY, TERESA	16061	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	CAREY, TERESA	412.76
1743	486385011	0	684277	MATTHEWS, LANITA (OWNR)	15580	LA ENTRADA DR	MORENO VALLI	CA	92551-193	MATTHEWS, LANITA (	407.42
2251	312061003	2	684277	GIBBS, YATHET	16020	LA FORTUNA LN	MORENO VALLI	CA	92551-202	GIBBS, YATHET	412.76
2394	312063003	8	684277	THOMAS, BETTY	16105	LA FORTUNA LN	MORENO VALLI	CA	92551-202	THOMAS, BETTY	210.04
3071	312071002	2	684277	DUSEK, MARIA	16140	LA FORTUNA LN	MORENO VALLI	CA	92551-160	DUSEK, MARIA	200.00
2904	312071013	2	684277	ASHLEY, TERRY	16180	LA FORTUNA LN	MORENO VALLI	CA	92551-202	ASHLEY, TERRY	316.49
3914	312071015	4	684277	THOMPSON, DOROTHY	16200	LA FORTUNA LN	MORENO VALLI	CA	92551-202	THOMPSON, DOROTH	192.97
3251	312071017	6	684277	LUNA, MELISSA	16220	LA FORTUNA LN	MORENO VALLI	CA	92551-202	LUNA, MELISSA	472.74
1883	312072023	4	684277	JOHNSON, DONOVAN	16225	LA FORTUNA LN	MORENO VALLI	CA	92551-202	JOHNSON, DONOVAN	413.60
6692	312072022	3	684277	GALLOWAY, VERA (RENT)	16235	LA FORTUNA LN	MORENO VALLI	CA	92551-202	GALLOWAY, VERA (RE	310.15
5295	291523019	0	684277	JONES, DESHONE (RENT)	22552	LA JOLLA CIR	MORENO VALLI	CA	92553-786	JONES, DESHONE (REI	317.06

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
515	291523024	4	684277	MOY, FRED	22555	LA JOLLA CIR	MORENO VALLI	CA	92553-786	MOY, FRED	413.60
3493	296043006	0	684277	GAMEZ, JOSE AND OLGA	23353	LA MESA LN	MORENO VALLI	CA	92553-320	GAMEZ, JOSE AND OL	331.68
8369	304370006	1	684277	WONZO, ADRIENNE (OWNR)	15179	LA PALMA WAY	MORENO VALLI	CA	92555-580	WONZO, ADRIENNE (	82.38
2665	304370004	9	684277	TAYLOR, ELIZABETH	15199	LA PALMA WAY	MORENO VALLI	CA	92555-580	TAYLOR, ELIZABETH	412.76
7216	304360011	4	684277	POST, ROBERT	15269	LA PALMA WAY	MORENO VALLI	CA	92555-582	POST, ROBERT	413.40
2667	304360010	3	684277	JOHNSON, SANDRA	15279	LA PALMA WAY	MORENO VALLI	CA	92555-582	JOHNSON, SANDRA	360.91
3957	304360009	3	684277	PADILLA, RAFAELA	15289	LA PALMA WAY	MORENO VALLI	CA	92555-582	PADILLA, RAFAELA	316.49
7282	304360002	6	684277	CARTER, JAMES AND DEANA CUR	15359	LA PALMA WAY	MORENO VALLI	CA	92555-582	CARTER, JAMES AND	329.31
1771	312062011	2	684277	PAZ, LISETH	25731	LA SALINA PL	MORENO VALLI	CA	92551-202	PAZ, LISETH	194.30
886	312062006	8	684277	URIBE, OSCAR	25756	LA SALINA PL	MORENO VALLI	CA	92551-202	URIBE, OSCAR	316.49
8323	473391015	9	684277	CONTRERAS, REYNA (OWNR)	11422	LADD AVE	MORENO VALLI	CA	92555-523	CONTRERAS, REYNA (	326.01
4124	473392005	3	684277	CABAN, APRIL	11443	LADD AVE	MORENO VALLI	CA	92555-523	CABAN, APRIL	389.46
4865	304470010	3	684277	WILLIAMS, TAMIKA	27546	LAFAYETTE WAY	MORENO VALLI	CA	92555-570	WILLIAMS, TAMIKA	307.48
7164	304470011	4	684277	HERNANDEZ, ITZEL (RENT)	27558	LAFAYETTE WAY	MORENO VALLI	CA	92555-570	HERNANDEZ, ITZEL (R	21.93
3490	304470012	5	684277	BAILEY, EARNEST	27570	LAFAYETTE WAY	MORENO VALLI	CA	92555-570	BAILEY, EARNEST	317.06
3281	304470014	7	684277	NORTON, GARLAND (RENT)	27596	LAFAYETTE WAY	MORENO VALLI	CA	92555-570	NORTON, GARLAND (	317.06
6428	304471015	1	684277	DISCHNER, SEAN (OWNR)	27609	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	DISCHNER, SEAN (OW	317.06
5224	304471012	8	684277	TERRAZAS, ALBERT (OWNR)	27645	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	TERRAZAS, ALBERT (O	317.06
7877	304470018	1	684277	WEATHERSPOON, NYOKO (RENT)	27648	LAFAYETTE WAY	MORENO VALLI	CA	92555-570	WEATHERSPOON, NY	205.93
5235	304471008	5	684277	SANDERS, JAMES (RENT)	27693	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	SANDERS, JAMES (REI	317.06
7192	304482011	1	684277	PASCUA, JEANETTE (OWNR)	27741	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	PASCUA, JEANETTE (O	317.06
3188	304482009	0	684277	WILLIAMS, KELLIE (OWNR)	27767	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	WILLIAMS, KELLIE (OV	217.05
3168	304481001	9	684277	TIDDLE, CLIFTON AND MELODY	27778	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	TIDDLE, CLIFTON AND	317.06
5951	304481003	1	684277	PUNSALAN, JOEL (RENT)	27802	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	PUNSALAN, JOEL (REI	317.06
6852	304481005	3	684277	POSEY, KIM	27826	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	POSEY, KIM	72.49
7384	291522015	3	684277	MARRNEZ, FIDEL (OWNR)	22611	LAGUNA DR	MORENO VALLI	CA	92553-787	MARRNEZ, FIDEL (OW	317.06
3417	291512015	2	684277	MASQURO, LETICIA	22692	LAGUNA DR	MORENO VALLI	CA	92553-788	MASQURO, LETICIA	317.06
2922	486482010	9	684277	WILSON, PATRICIA (OWNR)	25856	LAKE SHORE LN	MORENO VALLI	CA	92551-165	WILSON, PATRICIA (O	316.49
605	260292014	6	684277	MEDRANO, DAVID	10132	LAKE SUMMIT DR	MORENO VALLI	CA	92557-282	MEDRANO, DAVID	316.49
2012	260292020	1	684277	PROVENCIO, MICHAEL	10192	LAKE SUMMIT DR	MORENO VALLI	CA	92557-282	PROVENCIO, MICHAE	316.49
248	260074001	0	684277	WELLS, JAMES	10242	LAKE SUMMIT DR	MORENO VALLI	CA	92557-290	WELLS, JAMES	316.49
381	260073027	1	684277	ESMAEL, BEVERLY J	10257	LAKE SUMMIT DR	MORENO VALLI	CA	92557-290	ESMAEL, BEVERLY J	326.81
6067	260073019	4	684277	BAUTISTA, ELAINE (OWNR)	10345	LAKE SUMMIT DR	MORENO VALLI	CA	92557-291	BAUTISTA, ELAINE (O	236.52
3134	260162009	0	684277	MANUS, TED	23580	LAKE VALLEY DR	MORENO VALLI	CA	92557-395	MANUS, TED	409.45
8398	260162008	9	684277	WARNE, SANDRA (RENT)	23586	LAKE VALLEY DR	MORENO VALLI	CA	92557-395	WARNE, SANDRA (RE	44.91
4750	260163001	5	684277	BURTON, EARL	23591	LAKE VALLEY DR	MORENO VALLI	CA	92557-395	BURTON, EARL	162.67
812	260154002	8	684277	CASTRO, ROBERT	23609	LAKE VALLEY DR	MORENO VALLI	CA	92557-395	CASTRO, ROBERT	37.49
25	260154003	9	684277	BARTON, HERBERT	23615	LAKE VALLEY DR	MORENO VALLI	CA	92557-395	BARTON, HERBERT	316.49
3337	260152005	5	684277	ECHEVERRIA, GEYDI	23616	LAKE VALLEY DR	MORENO VALLI	CA	92557-395	ECHEVERRIA, GEYDI	317.06
2891	316153030	8	684277	ALEMAN, GLADYS	16790	LAKE VICTORIA DR	MORENO VALLI	CA	92551-743	ALEMAN, GLADYS	300.05
3369	316153032	0	684277	LOPEZ, MARIA	16810	LAKE VICTORIA DR	MORENO VALLI	CA	92551-743	LOPEZ, MARIA	317.06
7917	316153033	1	684277	THOMAS, SANDRA AND BOBBY (I	16820	LAKE VICTORIA DR	MORENO VALLI	CA	92551-743	THOMAS, SANDRA AN	306.92
582	316153035	3	684277	ZAPIEN, FRANCISCO AND MARIA	16840	LAKE VICTORIA DR	MORENO VALLI	CA	92551-743	ZAPIEN, FRANCISCO A	316.49
4209	316153036	4	684277	LIGON, RALPH	16850	LAKE VICTORIA DR	MORENO VALLI	CA	92551-743	LIGON, RALPH	316.49
7232	260301003	3	684277	KINDRED, NORA AND NATHANIEI	23875	LAKE VISTA RD	MORENO VALLI	CA	92557-281	KINDRED, NORA AND	337.44
512	260303022	6	684277	HAJDUK, KATHERINA	23896	LAKE VISTA RD	MORENO VALLI	CA	92557-284	HAJDUK, KATHERINA	210.89
2940	487400030	0	684277	MORENO, LAURA (OWNR)	13345	LAKEPORT DR	MORENO VALLI	CA	92555-247	MORENO, LAURA (OV	510.63
5688	487410001	5	684277	BARILLAS, MYNOR AND LILLIAN (	13359	LAKEPORT DR	MORENO VALLI	CA	92555-247	BARILLAS, MYNOR AN	306.92
4754	487410003	7	684277	ADAMS, KEISHA	13379	LAKEPORT DR	MORENO VALLI	CA	92555-246	ADAMS, KEISHA	368.25
2927	487410004	8	684277	BLANCO, FRANK	13389	LAKEPORT DR	MORENO VALLI	CA	92555-246	BLANCO, FRANK	111.67
3875	487410009	3	684277	SULLIVAN, JOANN	13439	LAKEPORT DR	MORENO VALLI	CA	92555-246	SULLIVAN, JOANN	300.51
5180	291382031	5	684277	HOWITT, MELANIE (OWNR)	13019	LAKOTA ST	MORENO VALLI	CA	92553-782	HOWITT, MELANIE (O	116.91
1806	291384008	1	684277	GOMEZ, MARIA AND RODRIGO	13054	LAKOTA ST	MORENO VALLI	CA	92553-782	GOMEZ, MARIA AND	314.21
2203	291382036	0	684277	VASQUEZ, RICHARD	13055	LAKOTA ST	MORENO VALLI	CA	92553-782	VASQUEZ, RICHARD	316.49
8946	291382038	2	684277	JONES, SHANNON (RENT)	13067	LAKOTA ST	MORENO VALLI	CA	92553-782	JONES, SHANNON (RE	134.76
4139	291382041	4	684277	MILLINER, JENNIFER	13085	LAKOTA ST	MORENO VALLI	CA	92553-783	MILLINER, JENNIFER	316.49
8640	291382043	6	684277	CASTELLON, JOSE D AND ANA L (	13101	LAKOTA ST	MORENO VALLI	CA	92553-641	CASTELLON, JOSE D A	211.78
4357	291382045	8	684277	SOTO, CHRISTINE	13113	LAKOTA ST	MORENO VALLI	CA	92553-641	SOTO, CHRISTINE	427.79
5790	291383005	5	684277	COLEGIO, FRANCISCO (OWNR)	13151	LAKOTA ST	MORENO VALLI	CA	92553-642	COLEGIO, FRANCISCO	94.39
5324	291372006	2	684277	FRYE, PATRICE (RENT)	13209	LAKOTA ST	MORENO VALLI	CA	92553-783	FRYE, PATRICE (RENT)	317.06
7117	291372010	5	684277	GEORGE, KASHIMA (RENT)	13239	LAKOTA ST	MORENO VALLI	CA	92553-783	GEORGE, KASHIMA (R	212.80
2790	474075002	7	684277	LOPEZ, EVELIA	25073	LAMAYO AVE	MORENO VALLI	CA	92557-576	LOPEZ, EVELIA	178.13
6277	474074013	4	684277	BYRD, ANGELA (OWNR)	25124	LAMAYO AVE	MORENO VALLI	CA	92557-571	BYRD, ANGELA (OWN	317.06
3257	291531009	6	684277	MOTEN, MICHELLE	12780	LAMBETH ST	MORENO VALLI	CA	92553-186	MOTEN, MICHELLE	206.78
2267	264321026	4	684277	VENEGAS, LYNN	23006	LAMBOURNE CT	MORENO VALLI	CA	92557-610	VENEGAS, LYNN	316.49
6724	264321023	1	684277	MARQUEZ, GENESIS	23033	LAMBOURNE CT	MORENO VALLI	CA	92557-610	MARQUEZ, GENESIS	638.38
2347	264321031	8	684277	MC CAFFERY, TANA	23072	LAMBOURNE CT	MORENO VALLI	CA	92557-610	MC CAFFERY, TANA	212.25
4779	482313003	2	684277	GUTIERREZ, GUSTAVO	24316	LAMONT DR	MORENO VALLI	CA	92553-355	GUTIERREZ, GUSTAVO	288.45
3979	482313004	3	684277	GEORGE, KATINA	24330	LAMONT DR	MORENO VALLI	CA	92553-355	GEORGE, KATINA	316.49
6664	482313005	4	684277	EVANS, MECHELLE	24344	LAMONT DR	MORENO VALLI	CA	92553-355	EVANS, MECHELLE	317.06
1845	482311033	3	684277	RAMOS, JUAN	24369	LAMONT DR	MORENO VALLI	CA	92553-358	RAMOS, JUAN	314.21
6141	482313007	6	684277	DENHAM, WILLIAM JR	24370	LAMONT DR	MORENO VALLI	CA	92553-355	DENHAM, WILLIAM JI	577.22
757	482311029	0	684277	EUSTAQUIO, J	24421	LAMONT DR	MORENO VALLI	CA	92553-355	EUSTAQUIO, J	316.49
849	482311022	3	684277	MORALES, SHIRLEY	24446	LAMONT DR	MORENO VALLI	CA	92553-355	MORALES, SHIRLEY	352.64
1277	482311025	6	684277	MORENO, MIGUEL AND ROSA	24473	LAMONT DR	MORENO VALLI	CA	92553-355	MORENO, MIGUEL AN	316.49
3658	263112002	9	684277	KRAUSE, LARRY	13090	LANCASTER LN	MORENO VALLI	CA	92553-806	KRAUSE, LARRY	289.45

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
664	263112001	8	684277	LIZARRAGA, ELPIDIO	13116	LANCASTER LN	MORENO VALLI	CA	92553-800	LIZARRAGA, ELPIDIO	29.07
931	475264006	2	684277	RAMOS, ERNESTE	11759	LANCEWOOD DR	MORENO VALLI	CA	92557-636	RAMOS, ERNESTE	120.88
7548	475263036	6	684277	HERNANDEZ, LLESICA	11760	LANCEWOOD DR	MORENO VALLI	CA	92557-635	HERNANDEZ, LLESICA	58.74
7939	475264008	4	684277	CERVANTES, RICHARD (OWNR)	11851	LANCEWOOD DR	MORENO VALLI	CA	92557-635	CERVANTES, RICHARI	338.22
6371	475272002	3	684277	REILLY, AMBER (RENT)	11892	LANCEWOOD DR	MORENO VALLI	CA	92557-635	REILLY, AMBER (RENT	37.77
7585	479442006	0	684277	CORBETT, LESLIE	25902	LANCIA ST	MORENO VALLI	CA	92553-484	CORBETT, LESLIE	327.65
1055	479442003	7	684277	ASHLEY, RHODESTIA	25942	LANCIA ST	MORENO VALLI	CA	92553-484	ASHLEY, RHODESTIA	314.21
8366	479442002	6	684277	GREEN, JOELEN (RENT)	25954	LANCIA ST	MORENO VALLI	CA	92553-484	GREEN, JOELEN (REN	44.61
8009	486540003	2	684277	TERREALLE, SHAWN (OWNR)	14291	LANDON RD	MORENO VALLI	CA	92555-361	TERREALLE, SHAWN (	289.82
8568	486540005	4	684277	VALDEZ, TANYA (OWNR)	14319	LANDON RD	MORENO VALLI	CA	92555-361	VALDEZ, TANYA (OWI	247.75
7529	486550001	1	684277	BANAGUDOS, ELLA (OWNR)	14389	LANDON RD	MORENO VALLI	CA	92555-576	BANAGUDOS, ELLA (C	317.06
2684	256263001	3	684277	WASHINGTON, ESTELLE (RENT)	21140	LANDS END	MORENO VALLI	CA	92557-842	WASHINGTON, ESTEL	30.83
4022	256272023	1	684277	JAVET, ASLAM	21179	LANDS END	MORENO VALLI	CA	92557-842	JAVET, ASLAM	86.33
7464	479517003	8	684277	ROSSI, RONALD (OWNR)	12217	LANGTRY CIR	MORENO VALLI	CA	92557-753	ROSSI, RONALD (OWI	219.56
8590	479516007	9	684277	PRICE, HARRY (RENT)	12236	LANGTRY CIR	MORENO VALLI	CA	92557-753	PRICE, HARRY (RENT)	283.84
1173	488031002	2	684277	SUAREZ, MANUEL	12152	LANTZ LN	MORENO VALLI	CA	92555-212	SUAREZ, MANUEL	316.49
4092	488061011	3	684277	KRIKL, STEVE	12240	LANTZ LN	MORENO VALLI	CA	92555-212	KRIKL, STEVE	316.49
6313	488061005	8	684277	MACIAS, SANTIAGO	12340	LANTZ LN	MORENO VALLI	CA	92555-211	MACIAS, SANTIAGO	406.30
548	488061004	7	684277	SPENCER, JAMES	12350	LANTZ LN	MORENO VALLI	CA	92555-211	SPENCER, JAMES	64.65
2723	308382003	3	684277	ARZAGA, GINA	15612	LARIAT LN	MORENO VALLI	CA	92555-295	ARZAGA, GINA	225.53
6597	308371012	7	684277	CONTRERAS, OCTAVIO (RENT)	15617	LARIAT LN	MORENO VALLI	CA	92555-294	CONTRERAS, OCTAVI(	317.06
5686	296074015	4	684277	PALUMBA, DORA	13004	LARKHAVEN DR	MORENO VALLI	CA	92553-568	PALUMBA, DORA	632.63
2740	296073002	9	684277	MORALES, WALTER (OWNR)	13015	LARKHAVEN DR	MORENO VALLI	CA	92553-568	MORALES, WALTER ((	316.49
7512	296074007	7	684277	AUSTIN, SUE	13084	LARKHAVEN DR	MORENO VALLI	CA	92553-568	AUSTIN, SUE	244.41
1935	296074005	5	684277	JOHNSON, DEIDRA	13104	LARKHAVEN DR	MORENO VALLI	CA	92553-568	JOHNSON, DEIDRA	396.52
2435	296073008	5	684277	KING, JAMIE	13125	LARKHAVEN DR	MORENO VALLI	CA	92553-569	KING, JAMIE	316.49
1395	296084007	8	684277	MARCIAL, CAROLINA	13184	LARKHAVEN DR	MORENO VALLI	CA	92553-568	MARCIAL, CAROLINA	422.52
7315	296084001	2	684277	RIVERA, ANGELICA (RENT)	13244	LARKHAVEN DR	MORENO VALLI	CA	92553-569	RIVERA, ANGELICA (R	369.13
7949	296112024	9	684277	WILLIAMS, KEITH AND ANITA (RE	13301	LARKHAVEN DR	MORENO VALLI	CA	92553-325	WILLIAMS, KEITH ANI	309.80
1855	296112025	0	684277	GUTIERREZ, MIGUEL	13311	LARKHAVEN DR	MORENO VALLI	CA	92553-325	GUTIERREZ, MIGUEL	334.15
3255	296112028	3	684277	ZEPEDA, MARCOS	13341	LARKHAVEN DR	MORENO VALLI	CA	92553-325	ZEPEDA, MARCOS	164.82
5819	296126002	2	684277	COVARRUBIAS, FELIPE (OWNR)	13380	LARKHAVEN DR	MORENO VALLI	CA	92553-320	COVARRUBIAS, FELIPI	414.42
1674	296126004	4	684277	MANZO, ISABELLE	13400	LARKHAVEN DR	MORENO VALLI	CA	92553-322	MANZO, ISABELLE	316.49
543	296126008	8	684277	GONZALES, ANTHONY	13448	LARKHAVEN DR	MORENO VALLI	CA	92553-322	GONZALES, ANTHONY	209.91
2242	296126009	9	684277	OHEARN, JOHN	13460	LARKHAVEN DR	MORENO VALLI	CA	92553-322	OHEARN, JOHN	316.49
604	296126010	9	684277	BUENDIA, SANDRA	13474	LARKHAVEN DR	MORENO VALLI	CA	92553-322	BUENDIA, SANDRA	34.97
749	488210010	2	684277	MANIACI, SAMMY	27118	LARKMEAD CT	MORENO VALLI	CA	92555-461	MANIACI, SAMMY	413.60
2861	479311037	3	684277	ARTEAGA, JUAN	25273	LAS PALOMAS DR	MORENO VALLI	CA	92557-750	ARTEAGA, JUAN	316.49
3033	479311015	3	684277	AYALA, SANDRA	25293	LAS PALOMAS DR	MORENO VALLI	CA	92557-750	AYALA, SANDRA	68.52
2736	479311018	6	684277	THOMAS, ALVINA	25323	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	THOMAS, ALVINA	316.49
337	479311020	7	684277	JAHN, MICHAEL	25343	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	JAHN, MICHAEL	238.21
7372	479312050	7	684277	JAMES, KEVIN AND JOHANNA (RE	25360	LAS PALOMAS DR	MORENO VALLI	CA	92557-750	JAMES, KEVIN AND JC	272.87
9183	479312052	9	684277	BEVERLY, MICHELLE (RENT)	25380	LAS PALOMAS DR	MORENO VALLI	CA	92557-750	BEVERLY, MICHELLE (I	50.00
7507	479311025	2	684277	ROGERS,DONINIC	25393	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	ROGERS,DONINIC	194.90
3525	479312053	0	684277	PALACIOS, VERONICA	25396	LAS PALOMAS DR	MORENO VALLI	CA	92557-750	PALACIOS, VERONICA	134.07
495	479312055	2	684277	KEANE, ANNE	25416	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	KEANE, ANNE	316.49
5136	479311028	5	684277	VOGELER, DAVID	25423	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	VOGELER, DAVID	211.78
277	479311032	8	684277	LAMPE, RICHARD	25463	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	LAMPE, RICHARD	404.28
30	479311034	0	684277	ARGUIJO, GLORIA	25483	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	ARGUIJO, GLORIA	316.49
691	486372012	1	684277	WRING, ALICE	15665	LAS POSAS DR	MORENO VALLI	CA	92551-199	WRING, ALICE	290.41
2148	486372015	4	684277	SILVA, SANDY	15695	LAS POSAS DR	MORENO VALLI	CA	92551-199	SILVA, SANDY	316.49
7611	474110047	6	684277	CAPARELLO, LIVIO	11303	LASSELLE ST	MORENO VALLI	CA	92557-581	CAPARELLO, LIVIO	317.06
2974	474110034	4	684277	ACOSTA, GERALDINE	11395	LASSELLE ST	MORENO VALLI	CA	92557-581	ACOSTA, GERALDINE	268.96
1126	474343008	1	684277	PALMER JR, JOHN	11420	LASSELLE ST	MORENO VALLI	CA	92557-581	PALMER JR, JOHN	412.76
4940	474200010	0	684277	VELSQUEZ, ANGEL	11545	LASSELLE ST	MORENO VALLI	CA	92557-582	VELSQUEZ, ANGEL	234.49
1228	474200021	0	684277	JONES, OLA	11565	LASSELLE ST	MORENO VALLI	CA	92557-582	JONES, OLA	1,276.12
354	474381011	1	684277	MUA, RICHARD P	11990	LASSELLE ST	MORENO VALLI	CA	92557-660	MUA, RICHARD P	540.95
4122	479435002	4	684277	CORTES, ERNESTO	12028	LASSELLE ST	MORENO VALLI	CA	92557-770	CORTES, ERNESTO	727.06
4232	479435003	5	684277	GONZALEZ, LILIANA	12042	LASSELLE ST	MORENO VALLI	CA	92557-770	GONZALEZ, LILIANA	103.06
35	479432028	9	684277	MC KINNON, WILBERT	12115	LASSELLE ST	MORENO VALLI	CA	92557-770	MC KINNON, WILBER	316.49
119	487041001	5	684277	WYRICK, ANNIE	12140	LASSELLE ST	MORENO VALLI	CA	92557-770	WYRICK, ANNIE	316.49
6150	487044008	1	684277	LOGAN, CYNTHIA (OWNR)	12243	LASSELLE ST	MORENO VALLI	CA	92557-770	LOGAN, CYNTHIA (OV	423.74
1446	487044007	0	684277	LOPEZ, NANCY	12255	LASSELLE ST	MORENO VALLI	CA	92557-770	LOPEZ, NANCY	316.49
5811	487044006	9	684277	CASTRO, JOSE (OWNR)	12267	LASSELLE ST	MORENO VALLI	CA	92557-770	CASTRO, JOSE (OWNF	205.55
2097	487043009	9	684277	HILL, MICHAEL	12268	LASSELLE ST	MORENO VALLI	CA	92557-770	HILL, MICHAEL	412.76
894	487044005	8	684277	THOMPSON, OTIS	12279	LASSELLE ST	MORENO VALLI	CA	92557-770	THOMPSON, OTIS	270.32
499	487043010	9	684277	FOX, ANGELA	12280	LASSELLE ST	MORENO VALLI	CA	92557-770	FOX, ANGELA	552.04
6829	487044004	7	684277	VALENZUELA, ROSA (RENT)	12291	LASSELLE ST	MORENO VALLI	CA	92557-770	VALENZUELA, ROSA (I	315.92
7490	487050024	4	684277	RAPER, DOREEN (OWNR)	12339	LASSELLE ST	MORENO VALLI	CA	92557-770	RAPER, DOREEN (OW	173.03
6205	487050023	3	684277	MOSLEY, FRANK (OWNR)	12351	LASSELLE ST	MORENO VALLI	CA	92557-770	MOSLEY, FRANK (OW	317.06
8892	487193025	7	684277	LI, YANG (OWNR)	12594	LASSELLE ST	MORENO VALLI	CA	92553-474	LI, YANG (OWNR)	60.11
5532	479411005	3	684277	ACEVES, IRMA AND JESUS (RENT)	12617	LASSELLE ST	MORENO VALLI	CA	92553-474	ACEVES, IRMA AND JE	210.53
4908	479553009	6	684277	PACE-SMITH, NYGELLE	12899	LASSELLE ST	MORENO VALLI	CA	92553-472	PACE-SMITH, NYGELL	314.21
603	487270005	7	684277	CHARLES JR, PAUL	12920	LASSELLE ST	MORENO VALLI	CA	92553-123	CHARLES JR, PAUL	134.53
6582	479553007	4	684277	ROSALES, WALTER (OWNR)	12923	LASSELLE ST	MORENO VALLI	CA	92553-472	ROSALES, WALTER (O	306.92
8349	479553006	3	684277	WELCH, TAMELLE (RENT)	12935	LASSELLE ST	MORENO VALLI	CA	92553-472	WELCH, TAMELLE (RE	177.98

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
431	487270008	0	684277	RIOS, CYNTHIA	12950	LASSELLE ST	MORENO VALLI	CA	92553-123	RIOS, CYNTHIA	316.49
1898	479150031	0	684277	LA RUE, CATHERINE	13395	LASSELLE ST	MORENO VALLI	CA	92553-080	LA RUE, CATHERINE	497.98
4234	292126003	5	684277	HAMMTTON, KENNETH	12823	LATEEN DR	MORENO VALLI	CA	92553-562	HAMMTTON, KENNET	316.49
3897	304213008	7	684277	KNOX, SARAH	27429	LAUREL CT	MORENO VALLI	CA	92555-494	KNOX, SARAH	316.49
8755	478391001	1	684277	HEAVENLY PLACES RCFE (OWNR)	28743	LAUREL PARK WAY	MORENO VALLI	CA	92555-841	HEAVENLY PLACES RC	230.05
4152	474660004	7	684277	LOPEZ, SONIA (OWNR)	25708	LAURIE ST	MORENO VALLI	CA	92557-662	LOPEZ, SONIA (OWNF	289.09
251	479062015	4	684277	ARCHIBEQUE, MARTHA	12727	LAURY LN	MORENO VALLI	CA	92553-413	ARCHIBEQUE, MARTH	316.49
1428	482682051	6	684277	SALDIVAR, ROSALIO	14781	LAVENDER LN	MORENO VALLI	CA	92553-941	SALDIVAR, ROSALIO	134.53
6958	482682047	3	684277	RAMOS, DANIEL (RENT)	14786	LAVENDER LN	MORENO VALLI	CA	92553-941	RAMOS, DANIEL (REN	607.12
2768	482682046	2	684277	GONZALES, MARIA AND PEDRO	14792	LAVENDER LN	MORENO VALLI	CA	92553-941	GONZALES, MARIA AI	69.65
6224	482682053	8	684277	SECHANG, VIVIAN (RENT)	14799	LAVENDER LN	MORENO VALLI	CA	92553-941	SECHANG, VIVIAN (RE	317.06
2257	482682056	1	684277	SALVATIERRA, MARIA(OWNR)	14829	LAVENDER LN	MORENO VALLI	CA	92553-943	SALVATIERRA, MARIA	297.50
3214	482682060	4	684277	YORK, SHIRLEEN	14869	LAVENDER LN	MORENO VALLI	CA	92553-941	YORK, SHIRLEEN	24.60
2461	482682061	5	684277	BABBITT, TISHA (OWNR)	14879	LAVENDER LN	MORENO VALLI	CA	92553-941	BABBITT, TISHA (OWI	422.12
1839	482683012	4	684277	GRIFFIN, HAROLD	14880	LAVENDER LN	MORENO VALLI	CA	92553-941	GRIFFIN, HAROLD	423.74
1952	482683014	6	684277	AREVALO, JOSE	14900	LAVENDER LN	MORENO VALLI	CA	92553-943	AREVALO, JOSE	314.21
9312	482683015	7	684277	RAMOS, VIRGINIA (RENT)	14910	LAVENDER LN	MORENO VALLI	CA	92553-943	RAMOS, VIRGINIA (RE	236.75
6128	482683016	8	684277	JAMIE, MIRTHA (OWNR)	14920	LAVENDER LN	MORENO VALLI	CA	92553-941	JAMIE, MIRTHA (OWI	317.06
7186	482683017	9	684277	HERNANDEZ, ELIZABETH (OWNR)	14930	LAVENDER LN	MORENO VALLI	CA	92553-941	HERNANDEZ, ELIZABE	285.95
6614	485081002	6	684277	VASQUEZ, GILBERT (RENT)	15128	LAVERDA LN	MORENO VALLI	CA	92551-406	VASQUEZ, GILBERT (R	428.75
6523	485091025	8	684277	MAHE, FILIPE (OWNR)	15152	LAVERDA LN	MORENO VALLI	CA	92551-406	MAHE, FILIPE (OWNR	317.06
1652	485092006	4	684277	FOREMAN SR, GEORGE H	15153	LAVERDA LN	MORENO VALLI	CA	92551-406	FOREMAN SR, GEORG	168.58
7881	485091023	6	684277	LARA, DANIEL	15176	LAVERDA LN	MORENO VALLI	CA	92551-409	LARA, DANIEL	375.00
8337	485091018	2	684277	JONES, LOUISE (OWNR)	15236	LAVERDA LN	MORENO VALLI	CA	92551-402	JONES, LOUISE (OWN	129.24
3202	259260081	7	684277	ROY, RANDY	23340	LAWLESS RD	MORENO VALLI	CA	92557-355	ROY, RANDY	365.46
3467	259520011	7	684277	RODRIGUEZ, LIDA	23409	LAWLESS RD	MORENO VALLI	CA	92557-352	RODRIGUEZ, LIDA	226.78
1091	264091001	1	684277	GROVER, JOYCE	11001	LE GRAND LN	MORENO VALLI	CA	92557-495	GROVER, JOYCE	309.66
2530	264091004	4	684277	YZUETA, NADINE	11019	LE GRAND LN	MORENO VALLI	CA	92557-495	YZUETA, NADINE	412.37
1440	264091012	1	684277	MEJIA, ANGELA (OWNR)	11024	LE GRAND LN	MORENO VALLI	CA	92557-495	MEJIA, ANGELA (OWI	316.49
4739	264091008	8	684277	KELLER, MEGHAN AND SHAY	11059	LE GRAND LN	MORENO VALLI	CA	92557-495	KELLER, MEGHAN AN	275.51
6550	264091009	9	684277	MILLER, GEORGE (RENT)	11060	LE GRAND LN	MORENO VALLI	CA	92557-495	MILLER, GEORGE (REI	205.74
1094	487280012	4	684277	GARMAN, MR AND MRS	26150	LE MANS DR	MORENO VALLI	CA	92555-231	GARMAN, MR AND M	314.21
6824	487283016	7	684277	JUAREZ, CLAUDIA (RENT)	26181	LE MANS DR	MORENO VALLI	CA	92555-231	JUAREZ, CLAUDIA (RE	81.99
8353	487283017	8	684277	BERRY, SATRINA (RENT)	26191	LE MANS DR	MORENO VALLI	CA	92555-231	BERRY, SATRINA (REN	297.95
3418	487281009	5	684277	TUGGLE, ROBERT	26280	LE MANS DR	MORENO VALLI	CA	92555-232	TUGGLE, ROBERT	317.06
764	487290010	3	684277	CARBAJAL, CHRISTY	26310	LE MANS DR	MORENO VALLI	CA	92555-235	CARBAJAL, CHRISTY	176.98
3024	487290009	3	684277	HOLT, SONJA AND ROBERT	26320	LE MANS DR	MORENO VALLI	CA	92555-235	HOLT, SONJA AND RO	316.49
7450	487074002	8	684277	MONTOYA, ELISA AND RUDY (OW	26211	LEAFWOOD DR	MORENO VALLI	CA	92555-186	MONTOYA, ELISA ANI	423.10
2437	487074003	9	684277	JOHNSON, CHERYL	26223	LEAFWOOD DR	MORENO VALLI	CA	92555-186	JOHNSON, CHERYL	175.12
7290	481062019	5	684277	ORDORICA, GILDARDO	12210	LEAHY DR	MORENO VALLI	CA	92557-731	ORDORICA, GILDARD	323.99
9211	481310002	5	684277	LEE, JOHN JR (RENT)	12278	LEAHY DR	MORENO VALLI	CA	92557-731	LEE, JOHN JR (RENT)	214.42
646	479341009	1	684277	CHANDLER, EDWARD	25167	LEANN CT	MORENO VALLI	CA	92553-232	CHANDLER, EDWARD	314.21
8495	479341010	1	684277	WILLIAMS, DEBORAH (RENT)	25183	LEANN CT	MORENO VALLI	CA	92553-232	WILLIAMS, DEBORAH	317.33
254	479341011	2	684277	SAAVEDRA, ALBERT	25197	LEANN CT	MORENO VALLI	CA	92553-232	SAAVEDRA, ALBERT	316.49
5778	479341012	3	684277	NICOLA, ANTHONY (RENT)	25209	LEANN CT	MORENO VALLI	CA	92553-417	NICOLA, ANTHONY (R	303.04
1515	479341021	1	684277	GREGG, CHARLES	25210	LEANN CT	MORENO VALLI	CA	92553-417	GREGG, CHARLES	217.65
3618	479341020	0	684277	HERNANDEZ, JUAN	25224	LEANN CT	MORENO VALLI	CA	92553-417	HERNANDEZ, JUAN	145.27
4847	479341014	5	684277	NAVARRO, TOMASA R	25235	LEANN CT	MORENO VALLI	CA	92553-417	NAVARRO, TOMASA F	285.00
2232	479341017	8	684277	MORENO, GILBERT	25250	LEANN CT	MORENO VALLI	CA	92553-417	MORENO, GILBERT	412.76
6944	481223005	9	684277	GOMEZ, CHRISTINA (RENT)	12820	LEE ST	MORENO VALLI	CA	92553-372	GOMEZ, CHRISTINA (F	317.06
562	481222012	2	684277	RIOS, BETO	12823	LEE ST	MORENO VALLI	CA	92553-372	RIOS, BETO	448.88
6643	481223008	2	684277	RODRIGUEZ, DENICE (RENT)	12860	LEE ST	MORENO VALLI	CA	92553-372	RODRIGUEZ, DENICE I	300.58
6708	304520027	3	684277	COOK, DORITHA AND MARQUIS	15290	LEGENDARY DR	MORENO VALLI	CA	92555-580	COOK, DORITHA AND	276.62
8333	304520026	2	684277	BARNES, ENID	15300	LEGENDARY DR	MORENO VALLI	CA	92555-584	BARNES, ENID	298.70
5331	304520024	0	684277	FINNEY, LAMONTE (RENT)	15320	LEGENDARY DR	MORENO VALLI	CA	92555-584	FINNEY, LAMONTE (R	317.06
3643	304520017	4	684277	MILLON, VICKI	15390	LEGENDARY DR	MORENO VALLI	CA	92555-584	MILLON, VICKI	255.16
6728	304520014	1	684277	QUEZADA, DEBORAH (OWNR)	15420	LEGENDARY DR	MORENO VALLI	CA	92555-585	QUEZADA, DEBORAH	180.00
6465	304520013	0	684277	SIMPLIS, ADELECIA (RENT)	15430	LEGENDARY DR	MORENO VALLI	CA	92555-585	SIMPLIS, ADELECIA (R	41.93
4970	304520002	0	684277	PHILLIPS, PATRICIA	15455	LEGENDARY DR	MORENO VALLI	CA	92555-585	PHILLIPS, PATRICIA	316.49
3642	304520009	7	684277	SLOWINSKI, MICHAEL	15470	LEGENDARY DR	MORENO VALLI	CA	92555-585	SLOWINSKI, MICHAEL	324.27
9370	479431007	7	684277	ALVAREZ, ARACELIE (RENT)	12013	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	ALVAREZ, ARACELIE (I	56.96
59	479433001	7	684277	CALLENDER, JAMES AND ALMINA	12100	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	CALLENDER, JAMES A	307.85
5346	487010002	0	684277	LEE, DAMON (OWNR)	12109	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	LEE, DAMON (OWNR)	317.06
6172	487013002	9	684277	RODRIGUEZ, ADELIA (OWNR)	12122	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	RODRIGUEZ, ADELIA (	153.90
2099	487010007	5	684277	MONTANO, CESAR J CARDENAS	12165	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	MONTANO, CESAR J C	69.65
5340	487013006	3	684277	HILDEBRAND, JOHN (OWNR)	12166	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	HILDEBRAND, JOHN (I	317.06
6858	487013010	6	684277	OLIVAS, ALFOLFO (OWNR)	12210	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	OLIVAS, ALFOLFO (OV	317.98
1323	487013011	7	684277	NICHOLSON, DERRECK	12220	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	NICHOLSON, DERRECI	405.24
182	475181033	0	684277	WHITSETT, MICHAEL AND PATRIC	11561	LEISURE WAY	MORENO VALLI	CA	92557-552	WHITSETT, MICHAEL /	316.49
3150	475181032	9	684277	LEYVA, YOLANDA (OWNER)	11573	LEISURE WAY	MORENO VALLI	CA	92557-552	LEYVA, YOLANDA (OV	365.46
2018	475181017	6	684277	PETORELLA, JOSEPH E (RENT)	11598	LEISURE WAY	MORENO VALLI	CA	92557-552	PETORELLA, JOSEPH E	414.42
8864	486490022	5	684277	THOMAS, NAKITA (RENT)	14664	LEMON GUM CT	MORENO VALLI	CA	92555-474	THOMAS, NAKITA (RE	287.52
260	296024004	9	684277	RHODES, SERENE	23190	LENA ST	MORENO VALLI	CA	92553-597	RHODES, SERENE	316.49
2071	296045003	3	684277	SODKOMKUM, TERESA	23288	LENA ST	MORENO VALLI	CA	92553-594	SODKOMKUM, TERES	294.57
7694	296041018	5	684277	ADAMS, MARIO (OWNR)	23321	LENA ST	MORENO VALLI	CA	92553-590	ADAMS, MARIO (OWI	273.06
8754	482162024	5	684277	RODRIGUEZ, IZAMAR (OWNR)	13411	LEOTA CT	MORENO VALLI	CA	92553-384	RODRIGUEZ, IZAMAR	228.14

Rec No	ParcelNo	Par	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5082	482162017	9	684277	LASSO, SILVIA	13470	LEOTA CT	MORENO VALLI	CA	92553-384	LASSO, SILVIA	289.45
2574	482162020	1	684277	LEE, WILLIE	13471	LEOTA CT	MORENO VALLI	CA	92553-384	LEE, WILLIE	629.31
3089	487440006	3	684277	CARREON, CHRISTINE	13417	LETTERMAN ST	MORENO VALLI	CA	92555-371	CARREON, CHRISTINE	317.06
3088	487442003	6	684277	ABUFAR, ASHRAF	13424	LETTERMAN ST	MORENO VALLI	CA	92555-371	ABUFAR, ASHRAF	317.06
4310	478370003	8	684277	NAVARRO, OSCAR	28917	LEXINGTON WAY	MORENO VALLI	CA	92555-840	NAVARRO, OSCAR	306.35
5009	312181020	8	684277	PINON, JERRY	16778	LIATRIS LN	MORENO VALLI	CA	92551-258	PINON, JERRY	509.03
3627	312181024	2	684277	SEVILLA, SANDRA (OWNR)	16828	LIATRIS LN	MORENO VALLI	CA	92551-258	SEVILLA, SANDRA (OV	281.49
6661	316222001	5	684277	BARRINGTON, RICHARD (OWNR)	16537	LIBRA LN	MORENO VALLI	CA	92551-748	BARRINGTON, RICHAI	64.65
9180	291615014	9	684277	WILLIAMS, LATONYA (OWNR)	22322	LILAC CT	MORENO VALLI	CA	92553-694	WILLIAMS, LATONYA	220.40
5173	256191054	9	684277	GARCIA, JUANA (RENT)	21275	LILIUM CT	MORENO VALLI	CA	92557-861	GARCIA, JUANA (REN	317.06
6972	256191052	7	684277	RODRIQUEZ, JOSEPH (RENT)	21295	LILIUM CT	MORENO VALLI	CA	92557-861	RODRIQUEZ, JOSEPH	224.44
471	256191037	4	684277	JOHNSON, THOMAS	21396	LILIUM CT	MORENO VALLI	CA	92557-862	JOHNSON, THOMAS	412.76
6225	474171002	4	684277	FRANCO, HERI (OWNR)	25660	LILY CT	MORENO VALLI	CA	92557-583	FRANCO, HERI (OWNI	299.73
5379	482561004	0	684277	CANO, JIMMY AND LUZ B	24201	LINNEA CT	MORENO VALLI	CA	92553-359	CANO, JIMMY AND LU	212.63
2004	482561006	2	684277	MOSLEY, AYESHA (OWNR)	24225	LINNEA CT	MORENO VALLI	CA	92553-359	MOSLEY, AYESHA (OV	414.36
4875	482462009	9	684277	AYALA, JESUS	14130	LINNETT DR	MORENO VALLI	CA	92553-396	AYALA, JESUS	173.66
1994	482461028	3	684277	ROGERS, EDITH (RENT)	14149	LINNETT DR	MORENO VALLI	CA	92553-570	ROGERS, EDITH (REN	452.51
89	482462007	7	684277	GUARDADO, RAY	14158	LINNETT DR	MORENO VALLI	CA	92553-396	GUARDADO, RAY	316.49
5272	482462006	6	684277	CONTRERAS, ARCELIA (OWNR)	14174	LINNETT DR	MORENO VALLI	CA	92553-396	CONTRERAS, ARCELIA	317.06
5998	482462005	5	684277	JIMENEZ, IVAN (RENT)	14188	LINNETT DR	MORENO VALLI	CA	92553-396	JIMENEZ, IVAN (RENT	406.30
538	485191010	3	684277	ADAMS, DEGA	24425	LIOLIOS WAY	MORENO VALLI	CA	92551-690	ADAMS, DEGA	33.15
5359	485191009	3	684277	QUIROGA, TERESA (OWNR)	24433	LIOLIOS WAY	MORENO VALLI	CA	92551-690	QUIROGA, TERESA (O	77.31
3866	485192003	0	684277	ESPITIA, GONZALO AND MARIA	24434	LIOLIOS WAY	MORENO VALLI	CA	92551-690	ESPITIA, GONZALO AN	316.49
9359	485192006	3	684277	HENDON, ROBERT (RENT)	24458	LIOLIOS WAY	MORENO VALLI	CA	92551-690	HENDON, ROBERT (RI	66.45
1647	485191003	7	684277	FERGUSON, STEPHANIE	24481	LIOLIOS WAY	MORENO VALLI	CA	92551-690	FERGUSON, STEPHAN	174.18
5179	485192010	6	684277	MARTINEZ,JOSE AND CARMEN (C	24490	LIOLIOS WAY	MORENO VALLI	CA	92551-690	MARTINEZ,JOSE AND	317.06
50	485195008	4	684277	COSGROVE, TERRI	15641	LIPARI DR	MORENO VALLI	CA	92551-690	COSGROVE, TERRI	412.76
2802	485195007	3	684277	JIMENEZ, JUDITH	15649	LIPARI DR	MORENO VALLI	CA	92551-690	JIMENEZ, JUDITH	208.38
1478	485195002	8	684277	MERCADO, VICTOR AND MARIA	15689	LIPARI DR	MORENO VALLI	CA	92551-690	MERCADO, VICTOR AI	316.49
1398	485195041	3	684277	GONDEK, DONNA	15713	LIPARI DR	MORENO VALLI	CA	92551-695	GONDEK, DONNA	316.49
7055	264282009	9	684277	MORVANO, JAIME (OWNR)	11761	LIVERPOOL LN	MORENO VALLI	CA	92557-613	MORVANO, JAIME (O	211.78
1950	264282011	0	684277	HERNANDEZ, SARAH	11768	LIVERPOOL LN	MORENO VALLI	CA	92557-613	HERNANDEZ, SARAH	314.21
4795	264282012	1	684277	BETHEL, APRIL	11776	LIVERPOOL LN	MORENO VALLI	CA	92557-613	BETHEL, APRIL	314.21
762	264282006	6	684277	BAIN, TRACY	11785	LIVERPOOL LN	MORENO VALLI	CA	92557-613	BAIN, TRACY	306.92
8859	264282013	2	684277	WEST, RAMONE (RENT)	11786	LIVERPOOL LN	MORENO VALLI	CA	92557-613	WEST, RAMONE (REN	206.78
5958	264282014	3	684277	TRUMBO, JENNIE (OWNR)	11794	LIVERPOOL LN	MORENO VALLI	CA	92557-613	TRUMBO, JENNIE (OV	394.77
1849	264282005	5	684277	LOPEZ, MARIA	11795	LIVERPOOL LN	MORENO VALLI	CA	92557-613	LOPEZ, MARIA	65.34
6840	264282015	4	684277	GAFFORD, STEPHANIE (RENT)	11804	LIVERPOOL LN	MORENO VALLI	CA	92557-613	GAFFORD, STEPHANIE	541.95
2331	264282004	4	684277	ANDRADE, IVAN	11805	LIVERPOOL LN	MORENO VALLI	CA	92557-613	ANDRADE, IVAN	193.51
2379	264282003	3	684277	BROOKS, WALTER	11813	LIVERPOOL LN	MORENO VALLI	CA	92557-613	BROOKS, WALTER	316.49
1977	264282018	7	684277	FLORES, RICHARD	11830	LIVERPOOL LN	MORENO VALLI	CA	92557-613	FLORES, RICHARD	316.49
2660	264282001	1	684277	CUELLAR, RITA	11831	LIVERPOOL LN	MORENO VALLI	CA	92557-613	CUELLAR, RITA	316.49
8125	264282020	8	684277	WEST, REINA (RENT)	11848	LIVERPOOL LN	MORENO VALLI	CA	92557-613	WEST, REINA (RENT)	306.48
9422	264281009	6	684277	STEPHANS , KEITH (RENT)	11885	LIVERPOOL LN	MORENO VALLI	CA	92557-613	STEPHANS , KEITH (RE	145.83
3648	264282030	7	684277	GARCIA, MONICA	11938	LIVERPOOL LN	MORENO VALLI	CA	92557-613	GARCIA, MONICA	141.52
6097	264281003	0	684277	JURADO, MARIA (OWNR)	11941	LIVERPOOL LN	MORENO VALLI	CA	92557-613	JURADO, MARIA (OW	211.78
5853	264282032	9	684277	GARCIA, FLOR (OWNR)	11956	LIVERPOOL LN	MORENO VALLI	CA	92557-613	GARCIA, FLOR (OWNF	317.06
2627	473241005	6	684277	WELCH, CHARLES	28095	LOCUST AVE	MORENO VALLI	CA	92555-522	WELCH, CHARLES	289.45
7006	473241006	7	684277	BARRAGAN, JESSICA (RENT)	28115	LOCUST AVE	MORENO VALLI	CA	92555-522	BARRAGAN, JESSICA (	413.60
66	473180041	0	684277	MC KEE, TOM	28155	LOCUST AVE	MORENO VALLI	CA	92555-526	MC KEE, TOM	326.62
48	473250036	2	684277	NELSON, TERRY AND REBECCA	28230	LOCUST AVE	MORENO VALLI	CA	92555-526	NELSON, TERRY AND	353.03
3074	473250020	7	684277	HARRINGTON, FRANK	28400	LOCUST AVE	MORENO VALLI	CA	92555-522	HARRINGTON, FRANK	413.60
1150	312094038	6	684277	DOWNER, ROBERT	25183	LOGAN BERRY CT	MORENO VALLI	CA	92551-110	DOWNER, ROBERT	316.49
369	312094032	0	684277	NAVARRETE, MARTHA (OWNR)	25190	LOGAN BERRY CT	MORENO VALLI	CA	92551-923	NAVARRETE, MARTHA	72.05
1184	312094036	4	684277	JOHNSON, LINDA AND GREGORY	25195	LOGAN BERRY CT	MORENO VALLI	CA	92551-110	JOHNSON, LINDA ANI	316.49
7308	312094035	3	684277	MONTANEZ, JAZMIN (RENT)	25201	LOGAN BERRY CT	MORENO VALLI	CA	92551-929	MONTANEZ, JAZMIN	317.06
1415	479501035	8	684277	MC CRUTER, GARY AND BELINDA	25419	LONE MESA TRL	MORENO VALLI	CA	92557-753	MC CRUTER, GARY AN	158.26
7452	479501030	3	684277	THOMAS, MISHON (RENT)	25479	LONE MESA TRL	MORENO VALLI	CA	92557-753	THOMAS, MISHON (R	328.90
4104	260211018	9	684277	SPITNER, KARON	23803	LONE PINE DR	MORENO VALLI	CA	92557-294	SPITNER, KARON	139.53
9330	260212035	7	684277	WHEAT, TIFFANY (RENT)	23804	LONE PINE DR	MORENO VALLI	CA	92557-294	WHEAT, TIFFANY (REI	66.63
8216	260212041	2	684277	JACKSON, ANDRE AND SHEILA (O	23848	LONE PINE DR	MORENO VALLI	CA	92557-294	JACKSON, ANDRE ANI	322.70
7404	260212042	3	684277	SCOTT, ROZZARIO (RENT)	23858	LONE PINE DR	MORENO VALLI	CA	92557-294	SCOTT, ROZZARIO (RE	308.94
6861	260212043	4	684277	XIAO, SIZHANG	23868	LONE PINE DR	MORENO VALLI	CA	92557-294	XIAO, SIZHANG	211.78
6436	260221001	4	684277	CAMACHO, BERNARDO (RENT)	23878	LONE PINE DR	MORENO VALLI	CA	92557-296	CAMACHO, BERNARD	317.06
5244	260222013	8	684277	MCMILLAN, VALERIE (RENT)	23915	LONE PINE DR	MORENO VALLI	CA	92557-296	MCMILLAN, VALERIE (	317.06
5922	260221006	9	684277	FERNANDEZ, MARGARITA(OWNR	23928	LONE PINE DR	MORENO VALLI	CA	92557-296	FERNANDEZ, MARGA	405.93
8871	260221021	2	684277	DAVILA, ALBERT (RENT)	23945	LONE PINE DR	MORENO VALLI	CA	92557-296	DAVILA, ALBERT (REN	187.14
5940	260221020	1	684277	KEARNEY, RYAN (OWNR)	23955	LONE PINE DR	MORENO VALLI	CA	92557-296	KEARNEY, RYAN (OWI	262.50
3718	260221010	2	684277	ARCEA, NORMA (OWNR)	23968	LONE PINE DR	MORENO VALLI	CA	92557-296	ARCEA, NORMA (OWI	316.49
3987	260221018	0	684277	ROCIO, CHARLES AND CHERYL	23981	LONE PINE DR	MORENO VALLI	CA	92557-296	ROCIO, CHARLES AND	316.49
1983	260221017	9	684277	LOGAN, ANTHONY	23991	LONE PINE DR	MORENO VALLI	CA	92557-296	LOGAN, ANTHONY	412.76
678	260221014	6	684277	SIMMS, WILLETTA	24010	LONE PINE DR	MORENO VALLI	CA	92557-296	SIMMS, WILLETTA	353.75
4868	264052002	1	684277	RODRIGUEZ, RUBEN	11028	LONE STAR RD	MORENO VALLI	CA	92557-480	RODRIGUEZ, RUBEN	314.21
3448	304512016	8	684277	MORSE, JENNIFER	27632	LONGMEADOW CT	MORENO VALLI	CA	92555-583	MORSE, JENNIFER	317.06
7229	304512017	9	684277	BROWN, JOYCE (RENT)	27644	LONGMEADOW CT	MORENO VALLI	CA	92555-583	BROWN, JOYCE (RENT	85.54
3434	304512018	0	684277	DURAZO, JULIE	27656	LONGMEADOW CT	MORENO VALLI	CA	92555-583	DURAZO, JULIE	317.06

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3482	304512025	6	684277	MEDINA, JORGE	27669	LONGMEADOW CT	MORENO VALLI	CA	92555-583	MEDINA, JORGE	317.06
3851	304512021	2	684277	LAMBAREN, JESUS	27692	LONGMEADOW CT	MORENO VALLI	CA	92555-583	LAMBAREN, JESUS	509.03
7941	292160014	1	684277	MENDEZ, YVONNE (RENT)	12425	LORAINE TER	MORENO VALLI	CA	92553-301	MENDEZ, YVONNE (R	350.51
1482	479321030	7	684277	MONGE, KATHY	25513	LOREN WAY	MORENO VALLI	CA	92553-483	MONGE, KATHY	412.76
185	479321036	3	684277	GIBBS JR, JOHN	25546	LOREN WAY	MORENO VALLI	CA	92553-483	GIBBS JR, JOHN	316.49
2063	479321026	4	684277	PACHECO, PEDRO	25571	LOREN WAY	MORENO VALLI	CA	92553-483	PACHECO, PEDRO	154.32
2398	479661017	7	684277	CRISAFULLI, LEONARD	12041	LOREZ DR	MORENO VALLI	CA	92557-744	CRISAFULLI, LEONARI	134.53
2586	479661014	4	684277	JONES, ELAINE AND ERICK	12077	LOREZ DR	MORENO VALLI	CA	92557-744	JONES, ELAINE AND E	316.49
3012	479661003	4	684277	NUNEZ, SALVADOR	12209	LOREZ DR	MORENO VALLI	CA	92557-740	NUNEZ, SALVADOR	310.74
4237	479661002	3	684277	MARTINEZ, ROLANDO	12221	LOREZ DR	MORENO VALLI	CA	92557-740	MARTINEZ, ROLANDC	316.49
5141	479302010	0	684277	RIVERA, LESSER (RENT)	12271	LOREZ DR	MORENO VALLI	CA	92557-742	RIVERA, LESSER (REN	224.06
3630	479302003	4	684277	RAMIREZ, JAIME	12371	LOREZ DR	MORENO VALLI	CA	92557-740	RAMIREZ, JAIME	316.49
9473	479302013	3	684277	SWINDELL, RYAN M AND CHRISTI	12385	LOREZ DR	MORENO VALLI	CA	92557-740	SWINDELL, RYAN M A	81.75
2645	482591013	1	684277	KITTOK, MARY JO	24794	LORNA DR	MORENO VALLI	CA	92553-588	KITTOK, MARY JO	316.49
3447	482593015	9	684277	SANCHEZ, LUCY	24845	LORNA DR	MORENO VALLI	CA	92553-587	SANCHEZ, LUCY	317.06
8256	482593016	0	684277	BARBOSA, VICTOR (OWNR)	24849	LORNA DR	MORENO VALLI	CA	92553-587	BARBOSA, VICTOR (O'	189.50
2832	482592017	8	684277	BEVERLY, VANESSA	24883	LORNA DR	MORENO VALLI	CA	92553-588	BEVERLY, VANESSA	258.37
9306	482591005	4	684277	ALARCON, MARTHA (RENT)	24884	LORNA DR	MORENO VALLI	CA	92553-582	ALARCON, MARTHA (	182.15
5345	482592019	0	684277	LARRY, LA SHAWN (RENT)	24911	LORNA DR	MORENO VALLI	CA	92553-395	LARRY, LA SHAWN (RI	55.33
4233	478371017	4	684277	CIASULLO, JUSTIN	13310	LOS ALAMITOS CT	MORENO VALLI	CA	92555-840	CIASULLO, JUSTIN	139.53
4220	478381003	2	684277	MCGEE, ANTHONY	13325	LOS ALAMITOS CT	MORENO VALLI	CA	92555-840	MCGEE, ANTHONY	316.49
9358	478381006	5	684277	BENNETT, DEBORAH (OWNR)	13385	LOS ALAMITOS CT	MORENO VALLI	CA	92555-840	BENNETT, DEBORAH (	73.68
4701	486401005	4	684277	PETHAK, ANSHI	25517	LOS CABOS DR	MORENO VALLI	CA	92551-191	PETHAK, ANSHI	386.07
5971	486401003	2	684277	SANDOVAL, AMBROSIO	25536	LOS CABOS DR	MORENO VALLI	CA	92551-191	SANDOVAL, AMBROS	315.86
1472	486401009	8	684277	PEER, RUEBEN	25559	LOS CABOS DR	MORENO VALLI	CA	92551-191	PEER, RUEBEN	316.49
1972	486401010	8	684277	HUNTER, MAURICE (OWNR)	25569	LOS CABOS DR	MORENO VALLI	CA	92551-191	HUNTER, MAURICE (C	195.15
1121	486401015	3	684277	HURD, FREDDIE	25619	LOS CABOS DR	MORENO VALLI	CA	92551-195	HURD, FREDDIE	152.76
6688	486392002	4	684277	HE, SHIKUN (OWNER)	25659	LOS CABOS DR	MORENO VALLI	CA	92551-195	HE, SHIKUN (OWNER)	70.05
3184	486392009	1	684277	HOLLEMAN, FATIN	25723	LOS CABOS DR	MORENO VALLI	CA	92551-191	HOLLEMAN, FATIN	317.06
5980	486141005	1	684277	GUTIERREZ, JOSE LUIS	15322	LOS ESTADOS ST	MORENO VALLI	CA	92551-705	GUTIERREZ, JOSE LUI	315.86
8841	486143003	5	684277	LEECH, ANGELA (OWNR)	15341	LOS ESTADOS ST	MORENO VALLI	CA	92551-705	LEECH, ANGELA (OWI	232.68
7125	486374029	3	684277	JOSEPH, CANDEE (RENT)	15570	LUCIA LN	MORENO VALLI	CA	92551-290	JOSEPH, CANDEE (REI	413.60
4534	486374020	4	684277	ORABUENA, JENNIE D	15660	LUCIA LN	MORENO VALLI	CA	92551-290	ORABUENA, JENNIE D	63.67
3989	486373017	9	684277	GAO, PENG	15665	LUCIA LN	MORENO VALLI	CA	92551-290	GAO, PENG	412.76
3183	486373018	0	684277	BELL, LAURA	15675	LUCIA LN	MORENO VALLI	CA	92551-290	BELL, LAURA	413.60
1708	482141014	1	684277	MEDINA, GUADALUPE AND MAR	24800	LUKEWOOD PL	MORENO VALLI	CA	92553-384	MEDINA, GUADALUPI	316.49
1566	482141013	0	684277	JIMENEZ, ADAN	24814	LUKEWOOD PL	MORENO VALLI	CA	92553-384	JIMENEZ, ADAN	422.52
4407	482141010	7	684277	DIDION, PAMELA (OWNR)	24856	LUKEWOOD PL	MORENO VALLI	CA	92553-384	DIDION, PAMELA (OW	83.63
9458	312301014	3	684277	EDWARDS, KIM (RENT)	25310	LURIN AVE	MORENO VALLI	CA	92551-240	EDWARDS, KIM (REN	132.17
8088	312201009	0	684277	ADAMS, RONNIE (OWNR)	25522	LURIN AVE	MORENO VALLI	CA	92551-410	ADAMS, RONNIE (OW	260.21
8956	482600045	7	684277	WHITE, BRYON (RENT)	13284	LUTON CT	MORENO VALLI	CA	92553-622	WHITE, BRYON (RENT	81.72
3621	312313026	1	684277	MURGA, DENIA	25298	MACKENZIE CT	MORENO VALLI	CA	92551-242	MURGA, DENIA	355.85
5537	312313025	0	684277	CARTER, JAMES AND DEANA CUR	25299	MACKENZIE CT	MORENO VALLI	CA	92551-242	CARTER, JAMES AND	154.32
5841	312313028	3	684277	WOODS, ROMNEY (OWNR)	25322	MACKENZIE CT	MORENO VALLI	CA	92551-242	WOODS, ROMNEY (O'	317.06
8690	312313022	7	684277	SHARMA, VIVEK (OWNR)	25335	MACKENZIE CT	MORENO VALLI	CA	92551-242	SHARMA, VIVEK (OWI	567.96
4662	475261033	7	684277	MORENO, MAGALY	24057	MADOLE DR	MORENO VALLI	CA	92557-634	MORENO, MAGALY	88.19
1643	475261030	4	684277	ROCHA, MARIA	24097	MADOLE DR	MORENO VALLI	CA	92557-634	ROCHA, MARIA	293.86
380	475263027	8	684277	BUTLER, JAMES	24196	MADOLE DR	MORENO VALLI	CA	92557-634	BUTLER, JAMES	193.50
3580	475263028	9	684277	GARCIA, LIZETTE	24210	MADOLE DR	MORENO VALLI	CA	92557-636	GARCIA, LIZETTE	316.49
212	484291014	9	684277	MURPHY, CHRISTOPHER	14807	MAGELLAN DR	MORENO VALLI	CA	92553-505	MURPHY, CHRISTOPH	316.49
3068	484291018	3	684277	VILLA, GILBERT	14855	MAGELLAN DR	MORENO VALLI	CA	92553-504	VILLA, GILBERT	434.36
8121	312290013	9	684277	STEELE, RHONDA (RENT)	25929	MAGNIFICA CT	MORENO VALLI	CA	92551-631	STEELE, RHONDA (REI	55.70
4249	312290023	8	684277	COLEMAN, FIENNICE	25950	MAGNIFICA CT	MORENO VALLI	CA	92551-631	COLEMAN, FIENNICE	316.49
8606	312290021	6	684277	MC CRAY, SHAMING (RENT)	25966	MAGNIFICA CT	MORENO VALLI	CA	92551-631	MC CRAY, SHAMING (	211.78
8732	312290018	4	684277	LUJANO, ALEJANDRO (OWNR)	25969	MAGNIFICA CT	MORENO VALLI	CA	92551-631	LUJANO, ALEJANDRO	134.76
4025	487231012	2	684277	BOYKIN, DAMON	12622	MAGNOLIA DR	MORENO VALLI	CA	92555-351	BOYKIN, DAMON	542.81
3980	487231013	3	684277	GUTIERREZ, DAMIEN	12632	MAGNOLIA DR	MORENO VALLI	CA	92555-351	GUTIERREZ, DAMIEN	265.05
4881	312182020	1	684277	VINES, NAKIYA AND KEVIN	16888	MAILE LN	MORENO VALLI	CA	92551-258	VINES, NAKIYA AND K	409.86
1271	312182013	5	684277	ANDRES, DEAN AND MICHELE	16899	MAILE LN	MORENO VALLI	CA	92551-258	ANDRES, DEAN AND M	291.21
1858	312162006	7	684277	ARREDONDO, DIANA	16741	MAJESTIC PRINCE WAY	MORENO VALLI	CA	92551-251	ARREDONDO, DIANA	314.21
5746	312164021	6	684277	HERNANDEZ, JAIME (RENT)	16772	MAJESTIC PRINCE WAY	MORENO VALLI	CA	92551-251	HERNANDEZ, JAIME (	413.60
3037	312171056	0	684277	YEPEZ, VIANEY (OWNR)	16807	MAJESTIC PRINCE WAY	MORENO VALLI	CA	92551-259	YEPEZ, VIANEY (OWN	292.92
6434	291522033	9	684277	FAWEHIN, MARY	13170	MALIBU CT	MORENO VALLI	CA	92553-788	FAWEHIN, MARY	428.36
6799	291522024	1	684277	GREEN, JANELLA (RENT)	13171	MALIBU CT	MORENO VALLI	CA	92553-788	GREEN, JANELLA (REN	226.09
1049	291522034	0	684277	MC CORD, RONLAD	13180	MALIBU CT	MORENO VALLI	CA	92553-788	MC CORD, RONLAD	179.28
1042	260303009	5	684277	PIERRE , JACQUELINE R	10022	MALLOW DR	MORENO VALLI	CA	92557-282	PIERRE , JACQUELINE	305.54
7962	260302020	1	684277	AUSTIN, JAMES	10057	MALLOW DR	MORENO VALLI	CA	92557-282	AUSTIN, JAMES	354.22
4245	260303013	8	684277	HERNANDEZ, ANGELINA	10062	MALLOW DR	MORENO VALLI	CA	92557-282	HERNANDEZ, ANGELI	316.49
3463	260302019	1	684277	POWELL, TERI	10067	MALLOW DR	MORENO VALLI	CA	92557-282	POWELL, TERI	203.03
8990	260303014	9	684277	LI, KEVIN AND ANN LU (OWNR)	10072	MALLOW DR	MORENO VALLI	CA	92557-282	LI, KEVIN AND ANN LI	607.99
3399	260302015	7	684277	CHENG, DALTON	10109	MALLOW DR	MORENO VALLI	CA	92557-283	CHENG, DALTON	317.06
1492	260303020	4	684277	AMEZQUITA, FERMAN	10126	MALLOW DR	MORENO VALLI	CA	92557-282	AMEZQUITA, FERMAI	316.49
8782	478165004	5	684277	CABAN, NATALIE (OWNR)	28946	MALTBY AVE	MORENO VALLI	CA	92555-693	CABAN, NATALIE (OW	304.08
360	478131029	3	684277	NEESE, DWAYNE	28947	MALTBY AVE	MORENO VALLI	CA	92555-690	NEESE, DWAYNE	316.49
5871	478431017	9	684277	SCOTT, BRADLEY	29040	MALTBY AVE	MORENO VALLI	CA	92555-721	SCOTT, BRADLEY	240.95
2309	478431012	4	684277	WALL, VELMA	29054	MALTBY AVE	MORENO VALLI	CA	92555-721	WALL, VELMA	154.81

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1589	478431014	6	684277	KILO, NOEL R	29148	MALTBY AVE	MORENO VALLI	CA	92555-722	KILO, NOEL R	324.24
3243	478420016	4	684277	CERDA, SUZANNA	29177	MALTBY AVE	MORENO VALLI	CA	92555-722	CERDA, SUZANNA	317.06
4091	478420012	0	684277	CORTEZ, ALICIA	29233	MALTBY AVE	MORENO VALLI	CA	92555-722	CORTEZ, ALICIA	441.64
7213	479651031	8	684277	OCAMPO, ADRIAN (OWNR)	13795	MANGOWOOD DR	MORENO VALLI	CA	92553-485	OCAMPO, ADRIAN (O	354.50
6863	479652022	3	684277	DAYTON, JESSICA (RENT)	13855	MANGOWOOD DR	MORENO VALLI	CA	92553-486	DAYTON, JESSICA (RE	30.74
9100	264321011	0	684277	CHICHAKLY, RASHAD M (OWNR)	23027	MANSFIELD LN	MORENO VALLI	CA	92557-616	CHICHAKLY, RASHAD	359.03
2453	264323004	0	684277	VELIS, JENNIFER	23107	MANSFIELD LN	MORENO VALLI	CA	92557-614	VELIS, JENNIFER	316.49
2780	264323008	4	684277	GARCIA, ALICIA	23147	MANSFIELD LN	MORENO VALLI	CA	92557-614	GARCIA, ALICIA	72.32
6116	482642015	0	684277	KINSLEY, AUSTIN (OWNR)	24574	MANTEE PL	MORENO VALLI	CA	92553-388	KINSLEY, AUSTIN (OW	415.61
2803	482642009	5	684277	PAZ, FRANCISCO	24607	MANTEE PL	MORENO VALLI	CA	92553-532	PAZ, FRANCISCO	316.49
3998	482642008	4	684277	BARRERA, ANA (OWNR)	24619	MANTEE PL	MORENO VALLI	CA	92553-532	BARRERA, ANA (OWN	152.22
1382	482642004	0	684277	MEDINA, YOLANDA	24675	MANTEE PL	MORENO VALLI	CA	92553-388	MEDINA, YOLANDA	316.49
8954	482642002	8	684277	FERRER, ERNESTO (OWNR)	24703	MANTEE PL	MORENO VALLI	CA	92553-532	FERRER, ERNESTO (O	200.00
2006	474553015	6	684277	GALLUCCI, NANCY	24857	MANZANITA AVE	MORENO VALLI	CA	92557-420	GALLUCCI, NANCY	154.32
1129	474553018	9	684277	STRICKLAND, WILLIAM	24925	MANZANITA AVE	MORENO VALLI	CA	92557-420	STRICKLAND, WILLIAM	101.01
2789	473250032	8	684277	VIERNES, JOSE	28301	MANZANITA AVE	MORENO VALLI	CA	92555-523	VIERNES, JOSE	316.49
5856	473351017	7	684277	FLORES, TINA	28715	MANZANITA AVE	MORENO VALLI	CA	92555-657	FLORES, TINA	158.46
918	487302007	7	684277	JEFFERSON, MONROE	26435	MAPLERIDGE WAY	MORENO VALLI	CA	92555-220	JEFFERSON, MONROE	444.60
3204	487300002	6	684277	GUILLEN, ARMANDO	26450	MAPLERIDGE WAY	MORENO VALLI	CA	92555-220	GUILLEN, ARMANDO	66.98
2556	487302004	4	684277	ECHEVERRIA, MARIE	26465	MAPLERIDGE WAY	MORENO VALLI	CA	92555-220	ECHEVERRIA, MARIE	349.71
619	487300006	0	684277	HERNANDEZ, TONY AND SANDRA	26490	MAPLERIDGE WAY	MORENO VALLI	CA	92555-220	HERNANDEZ, TONY A	316.49
5135	474342004	4	684277	ELMORE, RICHARD AND DONNA	11422	MAR EL ST	MORENO VALLI	CA	92555-140	ELMORE, RICHARD AN	211.23
2082	479662017	0	684277	NINETE, JOSEPH	25206	MARBLE DR	MORENO VALLI	CA	92557-744	NINETE, JOSEPH	251.85
2052	479662019	2	684277	NINETE, BERNADITA (OWNR)	25234	MARBLE DR	MORENO VALLI	CA	92557-744	NINETE, BERNADITA (	136.87
7808	308420029	4	684277	HAYES, DAVID (RENT)	26386	MARE LN	MORENO VALLI	CA	92555-331	HAYES, DAVID (RENT)	322.29
3191	308420024	9	684277	BROWN, CARMELLA (TNT)	26436	MARE LN	MORENO VALLI	CA	92555-331	BROWN, CARMELLA (	317.06
7534	486062016	7	684277	CUEVAS, MARIA (OWNR)	25315	MARGARET AVE	MORENO VALLI	CA	92551-459	CUEVAS, MARIA (OWI	34.76
1331	486062015	6	684277	SILVA, ARMANDO	25327	MARGARET AVE	MORENO VALLI	CA	92551-459	SILVA, ARMANDO	217.07
920	486062013	4	684277	NIETO, ARTURO	25351	MARGARET AVE	MORENO VALLI	CA	92551-459	NIETO, ARTURO	314.21
8415	486062008	0	684277	MOCA, LIEIU	25413	MARGARET AVE	MORENO VALLI	CA	92551-452	MOCA, LIEIU	263.19
1496	486062007	9	684277	WRIGHT, ROSALIND	25425	MARGARET AVE	MORENO VALLI	CA	92551-452	WRIGHT, ROSALIND	271.66
9372	486062005	7	684277	RAWLS, ROXIE (RENT)	25449	MARGARET AVE	MORENO VALLI	CA	92551-452	RAWLS, ROXIE (RENT)	47.92
2273	486056001	4	684277	FINNEY, SHEILA	25548	MARGARET AVE	MORENO VALLI	CA	92551-701	FINNEY, SHEILA	353.85
401	486056002	5	684277	MC GLOVER, BEVERLY	25560	MARGARET AVE	MORENO VALLI	CA	92551-701	MC GLOVER, BEVERLY	412.76
188	486056009	2	684277	WRIGHT, BONNIE	25646	MARGARET AVE	MORENO VALLI	CA	92551-701	WRIGHT, BONNIE	318.95
149	486057005	1	684277	JONES, RAY A	25681	MARGARET AVE	MORENO VALLI	CA	92551-701	JONES, RAY A	165.80
1168	486056013	5	684277	COTTEN, ROXCELOA	25704	MARGARET AVE	MORENO VALLI	CA	92551-142	COTTEN, ROXCELOA	357.46
5342	486033007	9	684277	LACEY, TERRI (RENT)	25827	MARGARET AVE	MORENO VALLI	CA	92551-701	LACEY, TERRI (RENT)	400.09
2252	486034001	6	684277	PETERSON, SUSAN	25860	MARGARET AVE	MORENO VALLI	CA	92551-142	PETERSON, SUSAN	381.30
7127	486023011	1	684277	CUEVA, ANA (OWNR)	25871	MARGARET AVE	MORENO VALLI	CA	92551-142	CUEVA, ANA (OWNR)	267.06
1881	486023008	9	684277	GARCIA, SYLVIA (OWNR)	25903	MARGARET AVE	MORENO VALLI	CA	92551-702	GARCIA, SYLVIA (OWI	317.06
299	486024005	9	684277	ACOSTA, TINA MARIE	25918	MARGARET AVE	MORENO VALLI	CA	92551-701	ACOSTA, TINA MARIE	412.76
4126	486023006	7	684277	LUCKEY, ROBERT	25925	MARGARET AVE	MORENO VALLI	CA	92551-702	LUCKEY, ROBERT	393.96
7049	479595017	3	684277	INZUNZA, JAIRO (RENT)	25776	MARGARITA ST	MORENO VALLI	CA	92553-485	INZUNZA, JAIRO (REN	206.78
5965	479595018	4	684277	ZAMORA, VIDAL	25788	MARGARITA ST	MORENO VALLI	CA	92553-485	ZAMORA, VIDAL	152.85
1735	479595019	5	684277	BENNETT, STEVE	25800	MARGARITA ST	MORENO VALLI	CA	92553-489	BENNETT, STEVE	550.44
2362	479596003	3	684277	LEBLANC, SHIRLEY	25823	MARGARITA ST	MORENO VALLI	CA	92553-485	LEBLANC, SHIRLEY	399.31
6344	479170026	8	684277	FLORES, ARMANDO (OWNR)	25909	MARGARITA ST	MORENO VALLI	CA	92553-070	FLORES, ARMANDO ((	97.90
294	481032022	4	684277	STAHLEY, PATSY	12012	MARIGOLD AVE	MORENO VALLI	CA	92557-720	STAHLEY, PATSY	316.49
67	481031002	3	684277	MILLS, EDWARD M	12025	MARIGOLD AVE	MORENO VALLI	CA	92557-720	MILLS, EDWARD M	94.06
7223	481032020	2	684277	JOHNSON, ELIZABETH (RENT)	12034	MARIGOLD AVE	MORENO VALLI	CA	92557-720	JOHNSON, ELIZABETH	275.05
7569	481032017	0	684277	GUITRON, SUSAN (OWNR)	12068	MARIGOLD AVE	MORENO VALLI	CA	92557-720	GUITRON, SUSAN (OV	206.78
4974	481031009	0	684277	MADRID, LINDA (RENT)	12105	MARIGOLD AVE	MORENO VALLI	CA	92557-721	MADRID, LINDA (REN	63.76
6208	481041009	1	684277	NIETO, ARTURO (RENT)	12165	MARIGOLD AVE	MORENO VALLI	CA	92557-721	NIETO, ARTURO (REN	161.23
3963	481041008	0	684277	PEREZ, FRANCISCO	12177	MARIGOLD AVE	MORENO VALLI	CA	92557-721	PEREZ, FRANCISCO	316.49
1426	481042010	4	684277	SAMUEL, MR AND MRS	12202	MARIGOLD AVE	MORENO VALLI	CA	92557-720	SAMUEL, MR AND MR	316.49
7657	481041006	8	684277	SANDOVAL, DOLORES (RENT)	12203	MARIGOLD AVE	MORENO VALLI	CA	92557-723	SANDOVAL, DOLORES	329.65
6406	481041005	7	684277	GUERRERO, CLAUDIA AND LUIS (I	12217	MARIGOLD AVE	MORENO VALLI	CA	92557-723	GUERRERO, CLAUDIA	193.52
6653	482112016	3	684277	ADAMS, DIANNE (RENT)	24373	MARILYN ST	MORENO VALLI	CA	92553-624	ADAMS, DIANNE (REN	317.06
2201	482122001	0	684277	ESTRADA, EDUARDO	24377	MARILYN ST	MORENO VALLI	CA	92553-624	ESTRADA, EDUARDO	316.49
252	482121009	5	684277	PAYNE, BERNADINE	24402	MARILYN ST	MORENO VALLI	CA	92553-336	PAYNE, BERNADINE	149.52
8034	482122003	2	684277	MELENDEZ, DORA (RENT)	24403	MARILYN ST	MORENO VALLI	CA	92553-335	MELENDEZ, DORA (RE	311.07
3612	482122005	4	684277	BECERRA, SERGIO AND ELIZABETI	24429	MARILYN ST	MORENO VALLI	CA	92553-335	BECERRA, SERGIO AN	258.97
5304	482121006	2	684277	CUEVAS, MONICA (OWNR)	24442	MARILYN ST	MORENO VALLI	CA	92553-336	CUEVAS, MONICA (OV	288.19
4630	482121004	0	684277	VASQUEZ, MARIA	24468	MARILYN ST	MORENO VALLI	CA	92553-336	VASQUEZ, MARIA	314.21
8770	260470014	6	684277	FOWLER, ERMA (OWNR)	23436	MARINER WAY	MORENO VALLI	CA	92557-287	FOWLER, ERMA (OWI	134.76
2741	260470015	7	684277	QUI, LOUIS	23446	MARINER WAY	MORENO VALLI	CA	92557-287	QUI, LOUIS	316.49
899	473364006	7	684277	BECK, BONNIE	28689	MARK RD	MORENO VALLI	CA	92555-657	BECK, BONNIE	171.28
7169	264221033	1	684277	SALAC, MARIA (RENT)	23668	MARK TWAIN	MORENO VALLI	CA	92557-490	SALAC, MARIA (RENT)	175.77
4267	264221035	3	684277	MEJIA, ANA	23669	MARK TWAIN	MORENO VALLI	CA	92557-490	MEJIA, ANA	316.49
6227	264221031	9	684277	OSORIO, EMILIO	23680	MARK TWAIN	MORENO VALLI	CA	92557-490	OSORIO, EMILIO	142.43
7166	264221030	8	684277	JOHNSON, RACHAEL (RENT)	23686	MARK TWAIN	MORENO VALLI	CA	92557-490	JOHNSON, RACHAEL (	317.06
7196	264221027	6	684277	NEWMAN, SHUNTA (RENT)	23704	MARK TWAIN	MORENO VALLI	CA	92557-490	NEWMAN, SHUNTA (I	317.06
1949	264221025	4	684277	NEZART, DORIS	23716	MARK TWAIN	MORENO VALLI	CA	92557-490	NEZART, DORIS	314.21
959	264221063	8	684277	ALLEN, GREGORY L	23829	MARK TWAIN	MORENO VALLI	CA	92557-490	ALLEN, GREGORY L	316.49
1498	264222020	2	684277	VOSS, GARLAND	23832	MARK TWAIN	MORENO VALLI	CA	92557-490	VOSS, GARLAND	306.87

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5354	264221066	1	684277	YBARRA, ARTURO (RENT)	23847	MARK TWAIN	MORENO VALLI	CA	92557-490	YBARRA, ARTURO (RE	317.06
2396	264222023	5	684277	ELLIS-SLAUGHTER, GEORGIA	23850	MARK TWAIN	MORENO VALLI	CA	92557-490	ELLIS-SLAUGHTER, GE	316.49
5713	264221067	2	684277	FERNANDEZ, ARTURO	23853	MARK TWAIN	MORENO VALLI	CA	92557-490	FERNANDEZ, ARTURC	332.46
7042	264235006	0	684277	NELSON, HEATHER (OWNR)	23880	MARK TWAIN	MORENO VALLI	CA	92557-490	NELSON, HEATHER (O	423.74
8354	264235001	5	684277	KELFEY, LATASHA (RENT)	23910	MARK TWAIN	MORENO VALLI	CA	92557-490	KELFEY, LATASHA (RE	291.03
2567	479300031	3	684277	MCGEE, SHER	12364	MARMONT PL	MORENO VALLI	CA	92557-741	MCGEE, SHER	316.49
5782	479300017	1	684277	COLE, AVA (RENT)	12413	MARMONT PL	MORENO VALLI	CA	92557-741	COLE, AVA (RENT)	392.54
3523	312313035	9	684277	RAMIREZ, YURGEN	25297	MAROON CREEK CT	MORENO VALLI	CA	92551	RAMIREZ, YURGEN	100.00
4428	312313034	8	684277	MCCRAY, JAMES	25309	MAROON CREEK CT	MORENO VALLI	CA	92551-242	MCCRAY, JAMES	509.97
7766	312313033	7	684277	COOPER, TASHIE	25321	MAROON CREEK CT	MORENO VALLI	CA	92551-242	COOPER, TASHIE	384.73
8032	312313040	3	684277	CUNNINGHAM, FELIX (OWNR)	25344	MAROON CREEK CT	MORENO VALLI	CA	92551-242	CUNNINGHAM, FELIX	64.65
5844	312313031	5	684277	HARGES, TROY AND ERIKA (OWN	25345	MAROON CREEK CT	MORENO VALLI	CA	92551-242	HARGES, TROY AND E	1,170.44
6207	487050015	6	684277	WILSON, LARRY AND CYNTHIA	12350	MARQUETTE CT	MORENO VALLI	CA	92557-774	WILSON, LARRY AND	317.06
8361	487050004	6	684277	SANCHEZ, NORMA (RENT)	12365	MARQUETTE CT	MORENO VALLI	CA	92557-774	SANCHEZ, NORMA (R	290.82
8712	482622032	3	684277	ULTIMATE WORSHIP CHURCH	24673	MARS CT	MORENO VALLI	CA	92553-583	ULTIMATE WORSHIP (	278.84
6478	482622027	9	684277	LOPEZ, HERNAN (RENT)	24729	MARS CT	MORENO VALLI	CA	92553-583	LOPEZ, HERNAN (REN	163.59
8156	482622025	7	684277	VARGAS, DIXIE (RENT)	24743	MARS CT	MORENO VALLI	CA	92553-583	VARGAS, DIXIE (RENT	140.39
9566	479261035	7	684277	WILLIAMS, LANISHA (RENT)	25168	MARSEL RANCH RD	MORENO VALLI	CA	92553-417	WILLIAMS, LANISHA (	47.36
3338	479261036	8	684277	LOZANO, ESMERALDA AND RUBE	25184	MARSEL RANCH RD	MORENO VALLI	CA	92553-417	LOZANO, ESMERALDA	117.07
8994	479261044	5	684277	JARRIDO, ANA (OWNR)	25185	MARSEL RANCH RD	MORENO VALLI	CA	92553-417	JARRIDO, ANA (OWNI	238.57
287	479261043	4	684277	ROBISON, LAWRENCE	25201	MARSEL RANCH RD	MORENO VALLI	CA	92553-232	ROBISON, LAWRENCE	316.49
2456	256333027	3	684277	WALDE, NANCY	21406	MARSTON CT	MORENO VALLI	CA	92557-843	WALDE, NANCY	229.28
1145	256333022	8	684277	WILLIAMS, MYRTLE	21474	MARSTON CT	MORENO VALLI	CA	92557-844	WILLIAMS, MYRTLE	21.30
3893	486042025	3	684277	LEFLORE, JAMES AND LINDA (OW	15085	MARTE CIR	MORENO VALLI	CA	92551-142	LEFLORE, JAMES AND	292.37
6969	486053002	6	684277	SERNA, CAROLINA (OWNR)	15137	MARTE CIR	MORENO VALLI	CA	92551-703	SERNA, CAROLINA (O'	305.72
5193	486054005	2	684277	GUITIEREZ, MIKE (OWNR)	15172	MARTE CIR	MORENO VALLI	CA	92551-703	GUITIEREZ, MIKE (OW	365.43
4199	484060064	0	684277	MARIN, JENNIFER	14141	MARTINIQUE DR	MORENO VALLI	CA	92553-291	MARIN, JENNIFER	352.85
7715	484060061	7	684277	GARCIA, ADRIANA	14169	MARTINIQUE DR	MORENO VALLI	CA	92553-291	GARCIA, ADRIANA	211.78
3225	484060072	7	684277	HERRERA, DANIEL	14188	MARTINIQUE DR	MORENO VALLI	CA	92553-291	HERRERA, DANIEL	304.35
2031	256182022	2	684277	MEYERS, JEFFREY	21117	MARTYNIA CT	MORENO VALLI	CA	92557-860	MEYERS, JEFFREY	316.49
7375	256182037	6	684277	AMADOR, JUAN (RENT)	21126	MARTYNIA CT	MORENO VALLI	CA	92557-860	AMADOR, JUAN (REN	52.99
6397	256182024	4	684277	LARA CARRANZA, LORENA (OWN	21131	MARTYNIA CT	MORENO VALLI	CA	92557-860	LARA CARRANZA, LOF	317.06
3811	256182034	3	684277	LIZARDI, THESALEE	21150	MARTYNIA CT	MORENO VALLI	CA	92557-860	LIZARDI, THESALEE	316.49
5440	256182032	1	684277	BLUETEL, TERRY (OWNR)	21168	MARTYNIA CT	MORENO VALLI	CA	92557-860	BLUETEL, TERRY (OWI	152.60
7235	488040004	2	684277	SEVILLA, JENNIFER	12151	MARY LEE WAY	MORENO VALLI	CA	92555-211	SEVILLA, JENNIFER	317.06
5165	488041005	6	684277	GALLARDO, PATRICIA (OWNR)	12152	MARY LEE WAY	MORENO VALLI	CA	92555-211	GALLARDO, PATRICIA	311.49
346	488040009	7	684277	ORDONEZ, ARMINDA (OWNR)	12225	MARY LEE WAY	MORENO VALLI	CA	92555-213	ORDONEZ, ARMINDA	283.61
5739	488061001	4	684277	MEDINA, MELINDA (RENT)	12231	MARY LEE WAY	MORENO VALLI	CA	92555-213	MEDINA, MELINDA (R	522.26
5332	478322026	0	684277	BALTAZAR, SANDRA (OWNR)	14343	MARYKNOLL CT	MORENO VALLI	CA	92555-623	BALTAZAR, SANDRA (	103.78
3348	474130009	4	684277	GIBSON, MELISSA	11592	MATHEWS RD	MORENO VALLI	CA	92557-652	GIBSON, MELISSA	154.57
2202	485093014	4	684277	MOHAMED, ALLEX	24795	MATTUS WAY	MORENO VALLI	CA	92551-090	MOHAMED, ALLEX	422.52
3857	485093015	5	684277	APARICIO, JESUS AND JOSEPHINA	24811	MATTUS WAY	MORENO VALLI	CA	92551-401	APARICIO, JESUS AND	316.49
3831	485093017	7	684277	LOPEZ, MIRLAN	24843	MATTUS WAY	MORENO VALLI	CA	92551-401	LOPEZ, MIRLAN	106.77
5574	485093020	9	684277	CARTER, SHIMARJU AND OSCAR	24891	MATTUS WAY	MORENO VALLI	CA	92551-401	CARTER, SHIMARJU A	421.89
485	482482017	8	684277	CHERRY, HAYES AND GWEN (OW	14018	MAXINE CT	MORENO VALLI	CA	92553-672	CHERRY, HAYES AND (	297.57
5569	482482020	0	684277	PHAN, MINH (RENT)	14077	MAXINE CT	MORENO VALLI	CA	92553-672	PHAN, MINH (RENT)	163.89
7027	482482022	2	684277	HOLLINSWORTH, CLARENCE	14109	MAXINE CT	MORENO VALLI	CA	92553-675	HOLLINSWORTH, CLA	128.78
963	312033025	5	684277	HERNANDEZ, MARIA (OWNR)	25343	MAXY DR	MORENO VALLI	CA	92551-925	HERNANDEZ, MARIA (	413.60
8553	312042003	3	684277	KING, VIRGINIA (OWNR)	25392	MAXY DR	MORENO VALLI	CA	92551-925	KING, VIRGINIA (OWI	280.54
1136	484233007	3	684277	ROLDAN, YONATAN	14512	MAY LN	MORENO VALLI	CA	92553-710	ROLDAN, YONATAN	316.49
3690	479261023	6	684277	ADAMS, CHAD	25190	MAYNARD DR	MORENO VALLI	CA	92553-414	ADAMS, CHAD	190.23
5737	479261030	2	684277	PARTIDA SILVA, JORGE (OWNR)	25203	MAYNARD DR	MORENO VALLI	CA	92553-233	PARTIDA SILVA, JORG	353.59
1250	264423008	3	684277	BROWN, HARVEY	11584	MCCULLY CT	MORENO VALLI	CA	92557-791	BROWN, HARVEY	412.76
1021	264423009	4	684277	NAIR, MAHENDRA K	11596	MCCULLY CT	MORENO VALLI	CA	92557-791	NAIR, MAHENDRA K	314.21
1676	264431013	2	684277	FAZANDE, GREGORY C	11647	MCCULLY CT	MORENO VALLI	CA	92557-791	FAZANDE, GREGORY (	413.60
6715	264431015	4	684277	DESAI, RAJSHEKAR (OWNR)	11660	MCCULLY CT	MORENO VALLI	CA	92557-791	DESAI, RAJSHEKAR (O	199.25
1305	291214002	9	684277	FERNANDEZ, MIRNA	13622	MCDONNELL ST	MORENO VALLI	CA	92553-846	FERNANDEZ, MIRNA	297.57
7745	291213008	2	684277	RODRIGUEZ, JESSICA	13635	MCDONNELL ST	MORENO VALLI	CA	92553-847	RODRIGUEZ, JESSICA	37.86
1826	291263010	8	684277	SIMMS, CARNELL	13778	MCDONNELL ST	MORENO VALLI	CA	92553-851	SIMMS, CARNELL	316.49
539	291262010	5	684277	LE FRIDGE, DOLORES	13779	MCDONNELL ST	MORENO VALLI	CA	92553-851	LE FRIDGE, DOLORES	141.68
988	291263006	5	684277	FRAUSTO, JOSE D	13832	MCDONNELL ST	MORENO VALLI	CA	92553-853	FRAUSTO, JOSE D	316.49
5804	291263003	2	684277	ARMSTRONG, CORY (RENT)	13874	MCDONNELL ST	MORENO VALLI	CA	92553-853	ARMSTRONG, CORY (	512.81
7706	291262021	5	684277	HERRERA, PATRICIA (RENT)	13888	MCDONNELL ST	MORENO VALLI	CA	92553-853	HERRERA, PATRICIA (I	87.01
4345	481260026	3	684277	DIAZ, SYLVIA	12834	MEAD CT	MORENO VALLI	CA	92553-312	DIAZ, SYLVIA	413.60
3973	481260029	6	684277	NAVARETTE, SERGIO	12835	MEAD CT	MORENO VALLI	CA	92553-312	NAVARETTE, SERGIO	211.49
2830	292082014	0	684277	TUNSTALL, EBENY AND CRAIG	12769	MEADBURY DR	MORENO VALLI	CA	92553-590	TUNSTALL, EBENY AN	316.49
2053	482682041	7	684277	BUTLER, SHIRLEY (OWNR)	14826	MEADOW BREEZE DR	MORENO VALLI	CA	92553-941	BUTLER, SHIRLEY (OW	195.11
3982	482682038	5	684277	HERNANDEZ, VICTORIA	14850	MEADOW BREEZE DR	MORENO VALLI	CA	92553-941	HERNANDEZ, VICTOR	316.49
1564	482683009	2	684277	SMITH, JAIME	14855	MEADOW BREEZE DR	MORENO VALLI	CA	92553-941	SMITH, JAIME	414.42
2506	482682037	4	684277	VALLE, JAMIE	14860	MEADOW BREEZE DR	MORENO VALLI	CA	92553-941	VALLE, JAMIE	316.49
2926	482682035	2	684277	AGUILO, ELVIE	14880	MEADOW BREEZE DR	MORENO VALLI	CA	92553-941	AGUILO, ELVIE	294.23
7246	482683006	9	684277	FORD, RUTHERLENE (RENT)	14899	MEADOW BREEZE DR	MORENO VALLI	CA	92553-941	FORD, RUTHERLENE (	141.10
473	482683004	7	684277	LYNN, CYNTHIA	14919	MEADOW BREEZE DR	MORENO VALLI	CA	92553-942	LYNN, CYNTHIA	353.85
6352	482683003	6	684277	NGUYEN, TED (OWNR)	14929	MEADOW BREEZE DR	MORENO VALLI	CA	92553-942	NGUYEN, TED (OWNR	317.06
8405	260251024	8	684277	CASTELLANOS, RAUL (RENT)	10386	MEADOW CREEK DR	MORENO VALLI	CA	92557-262	CASTELLANOS, RAUL (	215.41
3719	260253008	0	684277	MERRITT, CHARLIE	10389	MEADOW CREEK DR	MORENO VALLI	CA	92557-262	MERRITT, CHARLIE	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3813	260253010	1	684277	ALNABER, SALIM (OWNR)	10405	MEADOW CREEK DR	MORENO VALLI	CA	92557-269	ALNABER, SALIM (OW	396.18
3607	474512002	7	684277	PATEL, DANNY	24554	MEADOW GRASS WAY	MORENO VALLI	CA	92557-412	PATEL, DANNY	358.52
706	474513014	1	684277	SANDS, BARBARA	24573	MEADOW GRASS WAY	MORENO VALLI	CA	92557-412	SANDS, BARBARA	304.07
1769	264142008	5	684277	PARKES, QUINCY	11912	MEADOW WOOD WAY	MORENO VALLI	CA	92557-621	PARKES, QUINCY	393.21
2676	292042004	7	684277	WATKINS, BARBARA	12579	MEADOWGATE CIR	MORENO VALLI	CA	92553-590	WATKINS, BARBARA	97.13
8183	478291011	1	684277	JOHNSON, DESHAWN (RENT)	13554	MEADOWLANDS CT	MORENO VALLI	CA	92555-841	JOHNSON, DESHAWN	77.28
9265	304051012	0	684277	HENDRIX, JENNIFER (RENT)	14505	MEDINAH WAY	MORENO VALLI	CA	92555-622	HENDRIX, JENNIFER (I	132.58
6773	316153011	1	684277	REYES, ADAM	16780	MEDITERRANEAN DR	MORENO VALLI	CA	92551-745	REYES, ADAM	306.92
541	316153009	0	684277	MEDINA, DIANE	16795	MEDITERRANEAN DR	MORENO VALLI	CA	92551-745	MEDINA, DIANE	316.49
9308	316153013	3	684277	CISNEROS, RICARDO (RENT)	16800	MEDITERRANEAN DR	MORENO VALLI	CA	92551-741	CISNEROS, RICARDO (	119.69
6062	316153016	6	684277	FLORES, PAULA (RENT)	16830	MEDITERRANEAN DR	MORENO VALLI	CA	92551-741	FLORES, PAULA (RENT	317.06
873	316153017	7	684277	RUIZ, OLIVIA	16840	MEDITERRANEAN DR	MORENO VALLI	CA	92551-741	RUIZ, OLIVIA	314.21
2477	316153019	9	684277	STEVENS, TOMMY	16860	MEDITERRANEAN DR	MORENO VALLI	CA	92551-741	STEVENS, TOMMY	243.49
1223	296025024	0	684277	OWENS, ERNESTINE	23151	MELINDA CT	MORENO VALLI	CA	92553-594	OWENS, ERNESTINE	316.49
2295	296025011	8	684277	SINGLETON, CHRISTINE	23174	MELINDA CT	MORENO VALLI	CA	92553-595	SINGLETON, CHRISTIN	549.10
7198	296025021	7	684277	ALVARADO, ELIZABETH (OWNR)	23191	MELINDA CT	MORENO VALLI	CA	92553-594	ALVARADO, ELIZABET	59.76
1282	296025019	6	684277	ORTEGA, CARLOS	23215	MELINDA CT	MORENO VALLI	CA	92553-597	ORTEGA, CARLOS	208.25
9250	260111001	4	684277	MINNIFIELD, MICHELLE (RENT)	10561	MENDOZA RD	MORENO VALLI	CA	92557-397	MINNIFIELD, MICHELI	214.65
469	260111002	5	684277	WALLACE, SHARON AND THOMA	10571	MENDOZA RD	MORENO VALLI	CA	92557-397	WALLACE, SHARON A	316.49
1434	260123014	3	684277	MARTINEZ, LILIA	10728	MENDOZA RD	MORENO VALLI	CA	92557-394	MARTINEZ, LILIA	36.93
4235	260126010	8	684277	POLLAND, CHRISTINE (OWNR)	10911	MENDOZA RD	MORENO VALLI	CA	92557-395	POLLAND, CHRISTINE	342.98
3411	304511012	1	684277	WHITSON, LATAUN	14921	MERIDIAN PL	MORENO VALLI	CA	92555-583	WHITSON, LATAUN	317.06
3400	304511010	9	684277	DAVIS, SHAWN	14945	MERIDIAN PL	MORENO VALLI	CA	92555-583	DAVIS, SHAWN	133.61
888	482473016	9	684277	VILLAVICENCIO, ANASTACIO	24686	MERIT CT	MORENO VALLI	CA	92553-588	VILLAVICENCIO, ANAS	42.11
6888	482473018	1	684277	GOMEZ, CAROLINE (RENT)	24716	MERIT CT	MORENO VALLI	CA	92553-398	GOMEZ, CAROLINE (R	337.44
6632	482473021	3	684277	RAMOS, GILBERT (OWNR)	24731	MERIT CT	MORENO VALLI	CA	92553-398	RAMOS, GILBERT (OW	134.76
1137	292051017	7	684277	ARLINE, MICHELLE	23260	MERRYGROVE CIR	MORENO VALLI	CA	92553-591	ARLINE, MICHELLE	510.63
3611	292051019	9	684277	JACKSON, AVA (OWNR)	23290	MERRYGROVE CIR	MORENO VALLI	CA	92553-591	JACKSON, AVA (OWN	412.76
5157	292051021	0	684277	AMAYA, MARIO (OWNR)	23305	MERRYGROVE CIR	MORENO VALLI	CA	92553-598	AMAYA, MARIO (OWI	69.65
5074	260262018	7	684277	CARTER, JENNIFER	22721	MESA SPRINGS WAY	MORENO VALLI	CA	92557-262	CARTER, JENNIFER	134.53
7749	260262016	5	684277	JIMENEZ, MARIA	22739	MESA SPRINGS WAY	MORENO VALLI	CA	92557-262	JIMENEZ, MARIA	78.61
1090	260262009	9	684277	TORRES, AUGUST	22795	MESA SPRINGS WAY	MORENO VALLI	CA	92557-262	TORRES, AUGUST	293.93
6230	260282018	9	684277	HEAD, JOHN E (OWNR)	22811	MESA SPRINGS WAY	MORENO VALLI	CA	92557-263	HEAD, JOHN E (OWNI	393.40
517	260282016	7	684277	RUSSELL, STEPHEN	22827	MESA SPRINGS WAY	MORENO VALLI	CA	92557-263	RUSSELL, STEPHEN	145.76
6231	260282014	5	684277	TUCKER, DERRICK	22843	MESA SPRINGS WAY	MORENO VALLI	CA	92557-263	TUCKER, DERRICK	317.06
7206	488290007	8	684277	SILLA, JOSEPH (OWNR)	28211	MESA TOP TRL	MORENO VALLI	CA	92555-541	SILLA, JOSEPH (OWNF	317.06
5586	488290009	0	684277	MINASSAIAN, OLIA (OWNR)	28253	MESA TOP TRL	MORENO VALLI	CA	92555-541	MINASSAIAN, OLIA (C	72.71
3246	308272022	0	684277	ODIMEGWU, ETHEL	15625	MESA VERDE DR	MORENO VALLI	CA	92555-422	ODIMEGWU, ETHEL	413.60
6762	308272026	4	684277	PARKER, KAREN (RENT)	15665	MESA VERDE DR	MORENO VALLI	CA	92555-422	PARKER, KAREN (REN	317.06
4360	308252019	6	684277	BOWMAN, SCOTT	15674	MESA VERDE DR	MORENO VALLI	CA	92555-421	BOWMAN, SCOTT	65.58
4348	308252011	8	684277	CLARK, DARILYN	15724	MESA VERDE DR	MORENO VALLI	CA	92555-422	CLARK, DARILYN	178.94
2140	475150036	7	684277	FINLEY, RON	24785	METRIC DR	MORENO VALLI	CA	92557-563	FINLEY, RON	316.49
333	475150024	6	684277	WASHINGTON, KENNETH	24820	METRIC DR	MORENO VALLI	CA	92557-563	WASHINGTON, KENN	316.49
7901	479672001	6	684277	LEON, OSCAR (RENT)	25279	MICHELE LN	MORENO VALLI	CA	92553-542	LEON, OSCAR (RENT)	292.78
8691	312081010	0	684277	STALLINGS, CHASE (OWNR)	25078	MIDDLEBROOK WAY	MORENO VALLI	CA	92551-920	STALLINGS, CHASE (O	438.92
242	312082021	3	684277	MORALES, JUAN F AND MARIA (C	25087	MIDDLEBROOK WAY	MORENO VALLI	CA	92551-920	MORALES, JUAN F AN	142.60
5317	312082017	0	684277	HOOKS, DAVID (OWNR)	25111	MIDDLEBROOK WAY	MORENO VALLI	CA	92551-920	HOOKS, DAVID (OWN	446.54
5096	304470008	2	684277	TOMLIN, HARRIET (RENT)	14565	MILESTONE ST	MORENO VALLI	CA	92555-571	TOMLIN, HARRIET (RE	393.59
3206	304470007	1	684277	TAYLOR, REGINALD	14577	MILESTONE ST	MORENO VALLI	CA	92555-571	TAYLOR, REGINALD	152.21
4814	304470006	0	684277	SALAS, ONIKA	14589	MILESTONE ST	MORENO VALLI	CA	92555-571	SALAS, ONIKA	140.38
7316	304470004	8	684277	HERNANDEZ, RENE (RENT)	14613	MILESTONE ST	MORENO VALLI	CA	92555-571	HERNANDEZ, RENE (R	202.75
1944	482371006	5	684277	PURAY, HERLINA	24138	MILLSAP DR	MORENO VALLI	CA	92553-621	PURAY, HERLINA	457.74
7552	482372006	8	684277	ALLEN, BRYAN (RENT)	24167	MILLSAP DR	MORENO VALLI	CA	92553-621	ALLEN, BRYAN (RENT)	329.22
1449	482371014	2	684277	CAMPOS, SONIA (OWNR)	24180	MILLSAP DR	MORENO VALLI	CA	92553-621	CAMPOS, SONIA (OW	210.89
834	482372004	6	684277	BUTLER, WILLIE	24201	MILLSAP DR	MORENO VALLI	CA	92553-332	BUTLER, WILLIE	446.77
2434	482372002	4	684277	MCCONICO, GENE A	24233	MILLSAP DR	MORENO VALLI	CA	92553-332	MCCONICO, GENE A	316.49
1895	482371018	6	684277	WILLIAMS, JOYCE	24244	MILLSAP DR	MORENO VALLI	CA	92553-333	WILLIAMS, JOYCE	409.86
4562	482372001	3	684277	MITCHELL, RAHEEN	24247	MILLSAP DR	MORENO VALLI	CA	92553-332	MITCHELL, RAHEEN	293.93
3343	482533020	7	684277	LEON, RAUL AND BERTHA (OWNI	24333	MILLSAP DR	MORENO VALLI	CA	92553-333	LEON, RAUL AND BER	117.06
7163	482532004	0	684277	TROOP, TERESA (RENT)	24354	MILLSAP DR	MORENO VALLI	CA	92553-337	TROOP, TERESA (REN	215.37
2118	482533022	9	684277	WILKERSON, CAROL	24371	MILLSAP DR	MORENO VALLI	CA	92553-333	WILKERSON, CAROL	317.06
5060	291625003	0	684277	DESANTO, ANTHONY	13321	MIMOSA LN	MORENO VALLI	CA	92553-695	DESANTO, ANTHONY	593.24
2930	291624024	6	684277	VILLANUEVA, JESUS	22017	MIMOSA LN	MORENO VALLI	CA	92553-695	VILLANUEVA, JESUS	316.49
5422	291624034	5	684277	TORRES, EDDIE (OWNR)	22046	MIMOSA LN	MORENO VALLI	CA	92553-695	TORRES, EDDIE (OWN	290.44
7774	256342007	3	684277	NEWTON, JOSHUA	11489	MINDORA DR	MORENO VALLI	CA	92557-856	NEWTON, JOSHUA	546.27
5605	256342011	6	684277	MARQUEZ, ALEJANDRO (RENT)	11510	MINDORA DR	MORENO VALLI	CA	92557-856	MARQUEZ, ALEJANDF	207.82
3504	256342005	1	684277	THOMAS, IRA	11513	MINDORA DR	MORENO VALLI	CA	92557-856	THOMAS, IRA	413.60
2438	256342004	0	684277	ALLEN, ROBERTO	11525	MINDORA DR	MORENO VALLI	CA	92557-856	ALLEN, ROBERTO	316.49
6772	264091040	6	684277	DEASE'JONES, TONYISA (RENT)	11058	MINERS TRL	MORENO VALLI	CA	92557-492	DEASE'JONES, TONYIS	317.06
6880	264094018	6	684277	MOORE, KIMBERLY (RENT)	11071	MINERS TRL	MORENO VALLI	CA	92557-492	MOORE, KIMBERLY (R	75.43
4541	264091043	9	684277	MARQUEZ, MARITZA	11076	MINERS TRL	MORENO VALLI	CA	92557-492	MARQUEZ, MARITZA	314.21
2842	264232008	3	684277	ACEVEDO, FELIPE	11133	MINERS TRL	MORENO VALLI	CA	92557-492	ACEVEDO, FELIPE	316.49
1274	264233006	4	684277	MARKHAM, DAVID	11142	MINERS TRL	MORENO VALLI	CA	92557-492	MARKHAM, DAVID	196.08
4777	264234035	3	684277	LOPEZ, MARIA	11230	MINERS TRL	MORENO VALLI	CA	92557-492	LOPEZ, MARIA	314.21
6384	264234037	5	684277	SALGADO, DARYLL (OWNR)	11246	MINERS TRL	MORENO VALLI	CA	92557-492	SALGADO, DARYLL (O	99.78
2796	264234033	1	684277	VELASQUEZ, RAMIRO	11257	MINERS TRL	MORENO VALLI	CA	92557-492	VELASQUEZ, RAMIRO	309.52

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5160	264234039	7	684277	EDOGIAWERIE, HANOFI (OWNR)	11266	MINERS TRL	MORENO VALLI	CA	92557-492	EDOGIAWERIE, HANC	314.21
5071	264234040	7	684277	HORN, LISA (RENT)	11276	MINERS TRL	MORENO VALLI	CA	92557-492	HORN, LISA (RENT)	140.17
668	484211012	9	684277	AGUIAR, JOSE	25283	MINNETONKA CT	MORENO VALLI	CA	92553-715	AGUIAR, JOSE	317.06
1314	260412002	5	684277	PATTERSON, TROY D	10010	MIRACANTO WAY	MORENO VALLI	CA	92557-900	PATTERSON, TROY D	343.93
9103	260413005	1	684277	LOUDER, JERDALL AND SUNNO L(	10065	MIRACANTO WAY	MORENO VALLI	CA	92557-900	LOUDER, JERDALL AN	359.03
7581	264082024	4	684277	JONES, KEON (RENT)	23638	MISTY GLADE CT	MORENO VALLI	CA	92557-495	JONES, KEON (RENT)	72.71
5848	264082022	2	684277	YBARRA, JESSE (OWNR)	23644	MISTY GLADE CT	MORENO VALLI	CA	92557-495	YBARRA, JESSE (OWN	48.50
1987	264082027	7	684277	STUMP, CINDY	23651	MISTY GLADE CT	MORENO VALLI	CA	92557-495	STUMP, CINDY	139.53
3768	264082019	0	684277	IRVING, LASONYA	23654	MISTY GLADE CT	MORENO VALLI	CA	92557-495	IRVING, LASONYA	316.49
666	264082028	8	684277	RIEM, DAVE	23659	MISTY GLADE CT	MORENO VALLI	CA	92557-495	RIEM, DAVE	316.49
6027	488120018	2	684277	MARTINEZ, ALBERTO (OWNR)	13072	MISTY MEADOW CT	MORENO VALLI	CA	92555-453	MARTINEZ, ALBERTO	72.71
4475	260182009	2	684277	VEGA, SERGIO	10650	MOHAVE CT	MORENO VALLI	CA	92557-381	VEGA, SERGIO	304.55
3767	260182007	0	684277	NOBLE, NATHAN	10670	MOHAVE CT	MORENO VALLI	CA	92557-381	NOBLE, NATHAN	412.76
8531	260182006	9	684277	BUENROSTRO, PAOLA (OWNR)	10680	MOHAVE CT	MORENO VALLI	CA	92557-381	BUENROSTRO, PAOLA	271.01
484	260182015	7	684277	MARINEZ, RICHARD (OWNR)	10689	MOHAVE CT	MORENO VALLI	CA	92557-381	MARINEZ, RICHARD ((	109.28
6232	260182004	7	684277	CORRALES, JOSE AND MARIA	10700	MOHAVE CT	MORENO VALLI	CA	92557-381	CORRALES, JOSE AND	316.42
7777	260182003	6	684277	HESS, MICHELLE (OWNR)	10710	MOHAVE CT	MORENO VALLI	CA	92557-381	HESS, MICHELLE (OW	70.73
2782	487352001	6	684277	ADAMS, PAMELA (OWNR)	13030	MOHICAN DR	MORENO VALLI	CA	92555-240	ADAMS, PAMELA (OW	316.49
7674	487351007	9	684277	WHITNEY, DAVID (RENT)	13049	MOHICAN DR	MORENO VALLI	CA	92555-240	WHITNEY, DAVID (REI	457.44
5747	487351005	7	684277	POWELL, BRIAN (RENT)	13069	MOHICAN DR	MORENO VALLI	CA	92555-240	POWELL, BRIAN (REN	317.06
5982	487352005	0	684277	BINUYA, JOSE I AND AGNES M	13070	MOHICAN DR	MORENO VALLI	CA	92555-240	BINUYA, JOSE I AND A	317.06
9284	487352006	1	684277	PAGETT, MICHELL (RENT)	13080	MOHICAN DR	MORENO VALLI	CA	92555-240	PAGETT, MICHELL (RE	188.61
1535	487352014	8	684277	GRAHAM, CARMEN	13160	MOHICAN DR	MORENO VALLI	CA	92555-240	GRAHAM, CARMEN	316.49
5921	478280039	3	684277	LOZANO, KATHRINA	28994	MOLSON CT	MORENO VALLI	CA	92555-824	LOZANO, KATHRINA	114.70
6612	487522020	8	684277	SPENCER, TRACY (RENT)	13901	MONET ST	MORENO VALLI	CA	92555-257	SPENCER, TRACY (REN	183.68
6320	487520002	6	684277	GONZALEZ, JAIME AND MARI(REI	13932	MONET ST	MORENO VALLI	CA	92555-257	GONZALEZ, JAIME AN	317.06
3994	487522017	6	684277	MELGOZA, BLANCA (OWNR)	13943	MONET ST	MORENO VALLI	CA	92555-257	MELGOZA, BLANCA (C	139.53
6757	264371001	6	684277	HERNANDEZ, MARTHA (OWNR)	22013	MONICO DR	MORENO VALLI	CA	92557-592	HERNANDEZ, MARTH	371.89
7673	264371014	8	684277	ROJO, MARIA G (RENT)	22060	MONICO DR	MORENO VALLI	CA	92557-592	ROJO, MARIA G (REN	369.16
6979	264371006	1	684277	GONZALEZ, AMBER (RENT)	22073	MONICO DR	MORENO VALLI	CA	92557-592	GONZALEZ, AMBER (F	353.25
6217	264371008	3	684277	SHELTON, JASON (RENT)	22097	MONICO DR	MORENO VALLI	CA	92557-592	SHELTON, JASON (REI	298.47
8999	259491009	7	684277	GARCIA, LINDA AND SAM (RENT)	23451	MONTALVO RD	MORENO VALLI	CA	92557-352	GARCIA, LINDA AND S	69.65
1780	487283013	4	684277	HULL, PETER	12820	MONTECELLO DR	MORENO VALLI	CA	92555-231	HULL, PETER	353.25
3005	487283008	0	684277	ROMO, MONICA	12870	MONTECELLO DR	MORENO VALLI	CA	92555-231	ROMO, MONICA	289.45
7574	487280022	3	684277	CASTILLO, CLAUDIA	12875	MONTECELLO DR	MORENO VALLI	CA	92555-231	CASTILLO, CLAUDIA	309.48
8301	487280025	6	684277	DENINGHAM, WILLIAM AND VIR(	12905	MONTECELLO DR	MORENO VALLI	CA	92555-236	DENINGHAM, WILLIA	286.98
3876	487280028	9	684277	GALLARDO, MARIELA	12935	MONTECELLO DR	MORENO VALLI	CA	92555-231	GALLARDO, MARIELA	296.99
7108	484072087	8	684277	MARTE, ANABEL (OWNR)	14148	MONTEGO BAY DR	MORENO VALLI	CA	92553-290	MARTE, ANABEL (OW	299.59
8895	484072080	1	684277	ROBINSON, CLARA (RENT)	14163	MONTEGO BAY DR	MORENO VALLI	CA	92553-290	ROBINSON, CLARA (RI	70.22
8347	484072089	0	684277	GONZALES, TINA (RENT)	14164	MONTEGO BAY DR	MORENO VALLI	CA	92553-290	GONZALES, TINA (REN	134.79
794	484072077	9	684277	ALATORRE, THERESA	14191	MONTEGO BAY DR	MORENO VALLI	CA	92553-290	ALATORRE, THERESA	404.35
6105	484072092	2	684277	FARRIS, TANISHA (RENT)	14192	MONTEGO BAY DR	MORENO VALLI	CA	92553-290	FARRIS, TANISHA (REI	153.29
7630	316071008	6	684277	COLYAR JR, GARY M	24515	MOONLIGHT DR	MORENO VALLI	CA	92551-729	COLYAR JR, GARY M	206.78
3839	316071006	4	684277	BROWN, VANESSA	24535	MOONLIGHT DR	MORENO VALLI	CA	92551-729	BROWN, VANESSA	32.74
4823	316071005	3	684277	TAYLOR, BELINDA	24545	MOONLIGHT DR	MORENO VALLI	CA	92551-729	TAYLOR, BELINDA	314.21
3722	316073002	6	684277	JOHNSON, JEROME F	24615	MOONLIGHT DR	MORENO VALLI	CA	92551-729	JOHNSON, JEROME F	316.49
5161	316073004	8	684277	LOPEZ, GEORGE (OWNR)	24635	MOONLIGHT DR	MORENO VALLI	CA	92551-729	LOPEZ, GEORGE (OWI	61.98
3900	316073008	2	684277	MARTINEZ, ARTURO (OWNR)	24675	MOONLIGHT DR	MORENO VALLI	CA	92551-729	MARTINEZ, ARTURO (	42.23
3856	316073009	3	684277	GARCIA, JUAN AND GRACIELA	24685	MOONLIGHT DR	MORENO VALLI	CA	92551-729	GARCIA, JUAN AND G	316.49
1719	475171003	2	684277	MILNE, EDWARD	24267	MOONRAKER LN	MORENO VALLI	CA	92557-551	MILNE, EDWARD	279.01
5229	475171006	5	684277	COMBS, JOSHUA (RENT)	24299	MOONRAKER LN	MORENO VALLI	CA	92557-551	COMBS, JOSHUA (REN	317.06
2548	475171010	8	684277	VARGAS, JUDITH (OWNR)	24345	MOONRAKER LN	MORENO VALLI	CA	92557-551	VARGAS, JUDITH (OW	316.49
3483	475171011	9	684277	ROCHA, FRANCISCO AND ROSARI	24357	MOONRAKER LN	MORENO VALLI	CA	92557-551	ROCHA, FRANCISCO A	317.06
3077	479454006	7	684277	TRUJILLO, GRETEL (OWNR)	25724	MOONSEED ST	MORENO VALLI	CA	92553-686	TRUJILLO, GRETEL (O\	217.06
4055	474583002	7	684277	WILSON, GREGORY AND FESHIA	24699	MOONSHADOW DR	MORENO VALLI	CA	92557-321	WILSON, GREGORY AI	345.67
7310	474583005	0	684277	CLARK, DESSIE (OWNR)	24743	MOONSHADOW DR	MORENO VALLI	CA	92557-320	CLARK, DESSIE (OWNI	317.98
572	474583007	2	684277	JONES, CHRISTOPHER	24781	MOONSHADOW DR	MORENO VALLI	CA	92557-320	JONES, CHRISTOPHER	316.49
4731	475134003	7	684277	BLACK, FRANCINA	24650	MOONTIDE LN	MORENO VALLI	CA	92557-560	BLACK, FRANCINA	457.74
2885	475133017	7	684277	LOPEZ, LETICIA	24781	MOONTIDE LN	MORENO VALLI	CA	92557-561	LOPEZ, LETICIA	289.30
2937	475134008	2	684277	NERI, ROBERT	24782	MOONTIDE LN	MORENO VALLI	CA	92557-560	NERI, ROBERT	352.64
5960	475133015	5	684277	SALAZAR, OLIVER (OWNR)	24825	MOONTIDE LN	MORENO VALLI	CA	92557-560	SALAZAR, OLIVER (OV	317.06
2431	475134011	4	684277	HANANIA, GEORGE	24852	MOONTIDE LN	MORENO VALLI	CA	92557-560	HANANIA, GEORGE	316.49
6153	312102013	7	684277	SIMS, LISA (RENT)	25329	MOORLAND RD	MORENO VALLI	CA	92551-927	SIMS, LISA (RENT)	191.48
6332	312101005	7	684277	RODRIGUEZ,GILBERT,PEREZ,KRIS	25342	MOORLAND RD	MORENO VALLI	CA	92551-927	RODRIGUEZ,GILBERT,	317.06
3755	312102011	5	684277	BROWN, YVONNE AND FRANK	25357	MOORLAND RD	MORENO VALLI	CA	92551-927	BROWN, YVONNE AN	214.63
3132	312101007	9	684277	REYES, DORCAS	25370	MOORLAND RD	MORENO VALLI	CA	92551-927	REYES, DORCAS	196.16
2209	312101009	1	684277	LOPEZ, GUADALUPE	25398	MOORLAND RD	MORENO VALLI	CA	92551-927	LOPEZ, GUADALUPE	316.49
2227	312102006	1	684277	HERNANDEZ, JUAN	25425	MOORLAND RD	MORENO VALLI	CA	92551-110	HERNANDEZ, JUAN	316.49
8993	312101011	2	684277	PARKER, BRITTANY (RENT)	25426	MOORLAND RD	MORENO VALLI	CA	92551-110	PARKER, BRITTANY (R	261.49
2263	312101013	4	684277	HEARD, MICHAEL	25454	MOORLAND RD	MORENO VALLI	CA	92551-928	HEARD, MICHAEL	150.00
6117	312102002	7	684277	TORRES, RAMON (OWNR)	25483	MOORLAND RD	MORENO VALLI	CA	92551-928	TORRES, RAMON (OW	128.36
3131	312102001	6	684277	GICKING, PAUL	25497	MOORLAND RD	MORENO VALLI	CA	92551-928	GICKING, PAUL	244.49
3007	259422013	6	684277	NEWBURN, KEVIN	22638	MORALIA DR	MORENO VALLI	CA	92557-267	NEWBURN, KEVIN	317.06
3818	259422015	8	684277	OGUNDOWONE, GBENGA	22660	MORALIA DR	MORENO VALLI	CA	92557-267	OGUNDOWONE, GBE	428.75
3865	479220024	0	684277	SANTANA, HERMINDA	13951	MORENO ROSE PL	MORENO VALLI	CA	92553-432	SANTANA, HERMINDA	5,837.17
5891	482141016	3	684277	MARTINEZ, PATRICIA (OWNR)	13260	MORENO WAY	MORENO VALLI	CA	92553-384	MARTINEZ, PATRICIA	293.68

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5596	482141015	2	684277	ALANIZ, BEATRICE (OWNR)	13290	MORENO WAY	MORENO VALLI	CA	92553-384	ALANIZ, BEATRICE (O'	317.06
2072	482142018	8	684277	MATHIS, CAROLINE	13340	MORENO WAY	MORENO VALLI	CA	92553-530	MATHIS, CAROLINE	155.05
8597	482143007	1	684277	MARTINEZ, MONICA (RENT)	13341	MORENO WAY	MORENO VALLI	CA	92553-384	MARTINEZ, MONICA I	335.28
8401	482143008	2	684277	SANCHEZ, ALBERT	13355	MORENO WAY	MORENO VALLI	CA	92553-384	SANCHEZ, ALBERT	27.11
47	482143009	3	684277	HIGUCHI, MAKOTO	13365	MORENO WAY	MORENO VALLI	CA	92553-384	HIGUCHI, MAKOTO	297.35
226	482152038	7	684277	MANRIQUEZ, DIANA	13396	MORENO WAY	MORENO VALLI	CA	92553-384	MANRIQUEZ, DIANA	86.62
83	482151002	1	684277	BROWN, MARY	13409	MORENO WAY	MORENO VALLI	CA	92553-384	BROWN, MARY	576.98
392	482152026	6	684277	MC COY, SARAH	13436	MORENO WAY	MORENO VALLI	CA	92553-384	MC COY, SARAH	422.52
4225	482152025	5	684277	MORRIS, PETER	13456	MORENO WAY	MORENO VALLI	CA	92553-384	MORRIS, PETER	154.32
1710	482392006	0	684277	CAMACHO, LAURA	13577	MORENO WAY	MORENO VALLI	CA	92553-389	CAMACHO, LAURA	480.07
7202	482392004	8	684277	MAGANA, BRIANA	13601	MORENO WAY	MORENO VALLI	CA	92553-384	MAGANA, BRIANA	306.92
1755	482392001	5	684277	GARCIA, SEBASTIANA	13637	MORENO WAY	MORENO VALLI	CA	92553-384	GARCIA, SEBASTIANA	413.60
7412	482364008	5	684277	ESPINOSA, CESAR (OWNR)	13665	MORENO WAY	MORENO VALLI	CA	92553-384	ESPINOSA, CESAR (OV	128.18
4833	312081036	4	684277	AYALA, ADA	25077	MORNING DOVE WAY	MORENO VALLI	CA	92551-921	AYALA, ADA	58.50
3371	312081046	3	684277	PUAILIHAU, JEAN-MARIE	25137	MORNING DOVE WAY	MORENO VALLI	CA	92551-921	PUAILIHAU, JEAN-MA	269.05
3185	312092003	8	684277	WHITMER, MELISSA	25155	MORNING DOVE WAY	MORENO VALLI	CA	92551-921	WHITMER, MELISSA	317.06
6519	312094004	5	684277	MONTMOR, TINO (OWNR)	25196	MORNING DOVE WAY	MORENO VALLI	CA	92551-923	MONTMOR, TINO (OV	221.94
423	312093004	2	684277	TAFOYA, JIM	25197	MORNING DOVE WAY	MORENO VALLI	CA	92551-923	TAFOYA, JIM	364.26
1469	312094006	7	684277	CASTANEDA, JOSE T	25208	MORNING DOVE WAY	MORENO VALLI	CA	92551-924	CASTANEDA, JOSE T	284.01
7220	312094009	0	684277	MARROQUIN, RICHARD (OWNR)	25226	MORNING DOVE WAY	MORENO VALLI	CA	92551-924	MARROQUIN, RICHAF	317.06
9559	312104019	9	684277	ROMERO, LAURA (RENT)	25239	MORNING DOVE WAY	MORENO VALLI	CA	92551-924	ROMERO, LAURA (REI	21.99
2330	312103021	7	684277	FLANAN, ROSEMARIE	25266	MORNING DOVE WAY	MORENO VALLI	CA	92551-924	FLANAN, ROSEMARIE	274.34
4845	312104012	2	684277	TORRES, JOSE	25281	MORNING DOVE WAY	MORENO VALLI	CA	92551-924	TORRES, JOSE	314.21
1552	482414007	8	684277	DOMINGUEZ, CARLOS AND JOSIE	24533	MORNING GLORY ST	MORENO VALLI	CA	92553-397	DOMINGUEZ, CARLOS	70.89
2459	482414006	7	684277	GARCIA, MARTINIANO	24547	MORNING GLORY ST	MORENO VALLI	CA	92553-397	GARCIA, MARTINIAN(	316.49
893	482412003	8	684277	BARRAGAN, SERGIO AND LAURA	24560	MORNING GLORY ST	MORENO VALLI	CA	92553-397	BARRAGAN, SERGIO A	316.49
2858	482414005	6	684277	WILLIAMS, ELIZABETH	24561	MORNING GLORY ST	MORENO VALLI	CA	92553-397	WILLIAMS, ELIZABETH	297.94
5644	482412005	0	684277	HERNANDEZ, JESSICA (OWNR)	24592	MORNING GLORY ST	MORENO VALLI	CA	92553-397	HERNANDEZ, JESSICA	187.34
2090	482412007	2	684277	MORENO, JESSICA	24626	MORNING GLORY ST	MORENO VALLI	CA	92553-397	MORENO, JESSICA	308.24
6262	482413018	5	684277	VALLE, JIM (OWNR)	24674	MORNING GLORY ST	MORENO VALLI	CA	92553-397	VALLE, JIM (OWNR)	306.92
3934	482413019	6	684277	DELAROSA, JOEL V	24690	MORNING GLORY ST	MORENO VALLI	CA	92553-397	DELAROSA, JOEL V	346.84
446	474581002	1	684277	ROMAN, GINGER (OWNR)	10399	MORNING RIDGE DR	MORENO VALLI	CA	92557-321	ROMAN, GINGER (OW	316.49
587	474571001	9	684277	GONZALES, ROBERT	10485	MORNING RIDGE DR	MORENO VALLI	CA	92557-321	GONZALES, ROBERT	316.49
1785	474563009	2	684277	BOYKINS, TAUNYA	10628	MORNING RIDGE DR	MORENO VALLI	CA	92557-420	BOYKINS, TAUNYA	113.44
3211	474551002	8	684277	ASHLEY, WENDY (OWNR)	10809	MORNING RIDGE DR	MORENO VALLI	CA	92557-420	ASHLEY, WENDY (OW	340.29
3975	474551005	1	684277	JOHNSON, TRACIE	10861	MORNING RIDGE DR	MORENO VALLI	CA	92557-420	JOHNSON, TRACIE	316.49
243	474553006	8	684277	MITTS, SCOTT	10894	MORNING RIDGE DR	MORENO VALLI	CA	92557-420	MITTS, SCOTT	59.69
2382	475121016	9	684277	SHONO, SHEILA AND DAVID	11412	MORNING STAR LN	MORENO VALLI	CA	92557-550	SHONO, SHEILA AND I	316.49
2159	475121009	3	684277	NORBY, CHRISTINA	11449	MORNING STAR LN	MORENO VALLI	CA	92557-550	NORBY, CHRISTINA	316.49
8197	475121020	2	684277	FINE, WILLIAM (RENT)	11462	MORNING STAR LN	MORENO VALLI	CA	92557-550	FINE, WILLIAM (RENT	302.64
6553	478322001	7	684277	BARRIENTOS, BRENDA	14267	MORNINGSIDE DR	MORENO VALLI	CA	92555-624	BARRIENTOS, BRENDA	95.00
4346	478321005	8	684277	WILEY, CRYSTAL	14298	MORNINGSIDE DR	MORENO VALLI	CA	92555-624	WILEY, CRYSTAL	374.78
4756	478322040	2	684277	TORRES, ROSA	14299	MORNINGSIDE DR	MORENO VALLI	CA	92555-624	TORRES, ROSA	166.14
2337	486123003	3	684277	KING, CHRISTINE	15446	MORONGO CT	MORENO VALLI	CA	92551-707	KING, CHRISTINE	255.46
4883	486123004	4	684277	BORUNDA, ADRIAN	15457	MORONGO CT	MORENO VALLI	CA	92551-707	BORUNDA, ADRIAN	314.21
8414	473412015	3	684277	ENG, RICK (OWNR)	27905	MORREY LN	MORENO VALLI	CA	92555-526	ENG, RICK (OWNR)	267.53
4039	473241009	0	684277	SMITH, CASSANDRA	28050	MORREY LN	MORENO VALLI	CA	92555-524	SMITH, CASSANDRA	501.57
3783	473241016	6	684277	CALLOWAY, DON	28099	MORREY LN	MORENO VALLI	CA	92555-524	CALLOWAY, DON	250.55
3104	487060003	6	684277	AHMAD, NAEEM	12051	MORRISON ST	MORENO VALLI	CA	92555-180	AHMAD, NAEEM	317.06
3223	487131016	7	684277	HERNANDEZ, LOURDES	12189	MORRISON ST	MORENO VALLI	CA	92555-180	HERNANDEZ, LOURDE	317.06
8188	487180003	7	684277	ESPINOZA, JULIAN (OWNR)	12320	MORRISON ST	MORENO VALLI	CA	92555-180	ESPINOZA, JULIAN (O'	538.59
2769	487180005	9	684277	MILLION, EDDIE	12360	MORRISON ST	MORENO VALLI	CA	92555-180	MILLION, EDDIE	663.52
6279	487112013	5	684277	HARRIS, ANGELA	12381	MORRISON ST	MORENO VALLI	CA	92555-180	HARRIS, ANGELA	153.33
3761	487180010	3	684277	ROLLINS, DARRELL	12460	MORRISON ST	MORENO VALLI	CA	92555-180	ROLLINS, DARRELL	345.70
7693	482481021	8	684277	MALDONADO, CHRISTINE	24048	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-672	MALDONADO, CHRIST	170.76
1408	482481025	2	684277	RILEY, DEBRA	24096	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-672	RILEY, DEBRA	412.76
6417	482481031	7	684277	LIZAHOLA, STEPHENIE (OWNR)	24198	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-672	LIZAHOLA, STEPHENIE	307.11
1387	482482010	1	684277	QUINTERO, CONNIE	24199	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-672	QUINTERO, CONNIE	316.49
5789	482482011	2	684277	MCDONOUGH, CHRIS (OWNR)	24217	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-676	MCDONOUGH, CHRIS	250.85
5907	482441020	3	684277	BANUELOS, EMMY AND JESUS (O	24279	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-676	BANUELOS, EMMY AN	122.08
883	482444005	9	684277	GARNER, CARL AND JACKIE	24284	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-675	GARNER, CARL AND J.	412.76
5109	482441004	9	684277	RAYGOSA, FABIAN	24319	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-672	RAYGOSA, FABIAN	266.49
148	482444001	5	684277	HANSEN, RHONDA	24344	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-672	HANSEN, RHONDA	168.49
160	474130012	6	684277	DE LA CRUZ, ED AND DONNA	25325	MOUNTAIN CLIFF DR	MORENO VALLI	CA	92557-650	DE LA CRUZ, ED AND I	188.58
1929	474130005	0	684277	LAWSON, GEORGE	25350	MOUNTAIN CLIFF DR	MORENO VALLI	CA	92557-650	LAWSON, GEORGE	84.00
4941	474130023	6	684277	GUTIERREZ, ARTURO	25446	MOUNTAIN CLIFF DR	MORENO VALLI	CA	92557-650	GUTIERREZ, ARTURO	316.49
5407	260480011	4	684277	PENLAND, TERI (OWNR)	10471	MOUNTAIN QUAIL CT	MORENO VALLI	CA	92557-274	PENLAND, TERI (OWN	280.98
5013	260480010	3	684277	BANKS, PRESTON (RENT)	10481	MOUNTAIN QUAIL CT	MORENO VALLI	CA	92557	BANKS, PRESTON (REI	71.62
3164	474410010	9	684277	AGUAYO, LUIS	26340	MOUNTAIN RANCH RD	MORENO VALLI	CA	92555-173	AGUAYO, LUIS	337.70
661	260391008	7	684277	MERRELL, STEVE	22404	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	MERRELL, STEVE	409.86
652	260391003	2	684277	HARDIN, GREGORY	22434	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	HARDIN, GREGORY	139.53
7346	260391002	1	684277	GARCIA, RICARDO	22440	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	GARCIA, RICARDO	296.90
5578	260401013	1	684277	SA, AMILO (OWNR)	22464	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	SA, AMILO (OWNR)	317.06
6330	260402007	9	684277	GALLARDO, MARY (OWNR)	22483	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	GALLARDO, MARY (O'	317.06
2401	260401007	6	684277	FORREST, HARRIET	22508	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	FORREST, HARRIET	297.19
4374	260402003	5	684277	MCCHRISTIAN, LEON	22511	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	MCCHRISTIAN, LEON	161.08

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1485	260351022	5	684277	KIM, SU YOUNG	22590	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	KIM, SU YOUNG	308.28
2357	260351017	1	684277	BRANTLEY,RICK	22640	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-264	BRANTLEY,RICK	129.89
6175	260362013	1	684277	JACKSON, TONY AND CELILIA	22689	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-264	JACKSON, TONY AND	317.06
6516	260351009	4	684277	SUAREZ, VERONICA	22730	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-264	SUAREZ, VERONICA	316.49
7299	260321032	1	684277	ABDELRHMAN, NAJIB (OWNR)	22899	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-900	ABDELRHMAN, NAJIB	255.50
370	260321033	2	684277	TORRES, RICHARD	22909	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-260	TORRES, RICHARD	75.08
2892	260191040	7	684277	GARCIA, NOHEMI	22920	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-260	GARCIA, NOHEMI	94.75
13	260193012	8	684277	CARRERA, JOE F	22949	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-260	CARRERA, JOE F	415.75
1289	260191043	0	684277	MERCER, MONICA (OWNR)	22950	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-260	MERCER, MONICA (O	64.88
5461	478303014	0	684277	HURTADO DANIEL ROBLES AND V	13142	MOZART WAY	MORENO VALLI	CA	92555-672	HURTADO DANIEL RO	305.63
924	478303006	3	684277	ZALDIVAR, SYLVIA	13156	MOZART WAY	MORENO VALLI	CA	92555-672	ZALDIVAR, SYLVIA	392.60
7485	304041015	2	684277	COLTON, JAMIE (RENT)	14504	MUIRFIELD ST	MORENO VALLI	CA	92555-621	COLTON, JAMIE (REN	165.61
2308	304041016	3	684277	ADJIVON, CELSUS	14510	MUIRFIELD ST	MORENO VALLI	CA	92555-621	ADJIVON, CELSUS	316.49
8276	304041013	0	684277	STREET, CHRISTA (OWNR)	14517	MUIRFIELD ST	MORENO VALLI	CA	92555-621	STREET, CHRISTA (OW	301.04
2312	304041018	5	684277	LAIGO, ROZELLE	14534	MUIRFIELD ST	MORENO VALLI	CA	92555-621	LAIGO, ROZELLE	289.45
6382	304041008	6	684277	RODRIGUEZ, MARIO (RENT)	14577	MUIRFIELD ST	MORENO VALLI	CA	92555-621	RODRIGUEZ, MARIO (	246.13
3124	304041004	2	684277	SIQUEIROS, MARCO	14625	MUIRFIELD ST	MORENO VALLI	CA	92555-621	SIQUEIROS, MARCO	317.06
2152	304042011	1	684277	MOTON, DEBORAH (OWNR)	14650	MUIRFIELD ST	MORENO VALLI	CA	92555-621	MOTON, DEBORAH (C	208.03
6813	304042027	6	684277	KENDRICK, TIFFANY (OWNR)	14685	MUIRFIELD ST	MORENO VALLI	CA	92555-620	KENDRICK, TIFFANY (	317.06
7526	304042026	5	684277	LENSS, KEVIN (OWNR)	14697	MUIRFIELD ST	MORENO VALLI	CA	92555-620	LENSS, KEVIN (OWNR	317.06
6319	304042025	4	684277	STEWART, HARVEY	14709	MUIRFIELD ST	MORENO VALLI	CA	92555-620	STEWART, HARVEY	223.25
4033	304042023	2	684277	SCOTT, KENNETH	14733	MUIRFIELD ST	MORENO VALLI	CA	92555-620	SCOTT, KENNETH	316.49
5296	487191017	4	684277	MACK, YVETTE (OWNR)	12542	MULBERRY LN	MORENO VALLI	CA	92555-223	MACK, YVETTE (OWN	365.46
4031	487191016	3	684277	CASTRO, JESUS	12556	MULBERRY LN	MORENO VALLI	CA	92555-223	CASTRO, JESUS	316.49
3424	487193002	6	684277	CANETE, JASON	12571	MULBERRY LN	MORENO VALLI	CA	92555-223	CANETE, JASON	317.06
6505	487193006	0	684277	NAVARRO, HENRY AND LYDIA	12627	MULBERRY LN	MORENO VALLI	CA	92555-222	NAVARRO, HENRY AN	317.06
3041	487193007	1	684277	VAZQUEZ, DAMIAN (OWNR)	12641	MULBERRY LN	MORENO VALLI	CA	92555-222	VAZQUEZ, DAMIAN (C	317.06
7616	487192012	2	684277	TIPPENS, CHARLENE	12682	MULBERRY LN	MORENO VALLI	CA	92555-221	TIPPENS, CHARLENE	256.32
6913	487192009	0	684277	OMARI, AZIZA	12724	MULBERRY LN	MORENO VALLI	CA	92555-221	OMARI, AZIZA	83.63
9285	487192008	9	684277	BUFFALO, ANTOINETTE (RENT)	12738	MULBERRY LN	MORENO VALLI	CA	92555-221	BUFFALO, ANTOINETT	64.12
7638	482311007	0	684277	GAFAR, DINAR	24410	MURAL CT	MORENO VALLI	CA	92553-350	GAFAR, DINAR	447.05
1351	482311014	6	684277	GARCIA, GUILLERMO	24461	MURAL CT	MORENO VALLI	CA	92553-350	GARCIA, GUILLERMO	316.49
2632	482311012	4	684277	PENA, MANUEL AND ALEJANDRI	24476	MURAL CT	MORENO VALLI	CA	92553-350	PENA, MANUEL AND	316.49
7682	308401019	6	684277	REAGOR, LIONEL (RENT)	26225	MUSTANG CT	MORENO VALLI	CA	92555-331	REAGOR, LIONEL (REN	605.99
7367	308401023	9	684277	ROMERO, MOISES	26254	MUSTANG CT	MORENO VALLI	CA	92555-331	ROMERO, MOISES	243.46
2353	481270004	4	684277	BAILEY, JOSEPH (OWNR)	24061	MYERS AVE	MORENO VALLI	CA	92553-284	BAILEY, JOSEPH (OWN	463.34
4241	481270012	1	684277	GORROCINO, GRACIELA	24137	MYERS AVE	MORENO VALLI	CA	92553-312	GORROCINO, GRACIE	272.21
6867	481260015	3	684277	WALTERS, TAWNYA (RENT)	24144	MYERS AVE	MORENO VALLI	CA	92553-284	WALTERS, TAWNYA (I	1,745.15
8162	481270013	2	684277	ROUVAL, MICHELLE (RENT)	24163	MYERS AVE	MORENO VALLI	CA	92553-312	ROUVAL, MICHELLE (F	370.17
5906	481260043	8	684277	VILLAREAL, MARGARITA (OWNR)	24168	MYERS AVE	MORENO VALLI	CA	92553-284	VILLAREAL, MARGARI	31.53
6031	481120015	0	684277	GARCIA, EDUARDO (OWNR)	24246	MYERS AVE	MORENO VALLI	CA	92553-312	GARCIA, EDUARDO (C	808.01
2882	481240030	4	684277	CARLOS, ISMAEL AND LORENA	24360	MYERS AVE	MORENO VALLI	CA	92553-284	CARLOS, ISMAEL AND	1,600.37
2713	481250012	9	684277	DINEFF, MARK	24421	MYERS AVE	MORENO VALLI	CA	92553-319	DINEFF, MARK	316.49
4335	481240025	0	684277	ANDERSON, DENNIS	24452	MYERS AVE	MORENO VALLI	CA	92553-312	ANDERSON, DENNIS	1,743.09
3918	481250016	3	684277	BENNETT WARNEST APTS	24487	MYERS AVE	MORENO VALLI	CA	92553-319	BENNETT WARNEST A	1,156.32
15	481240023	8	684277	PACHECO, LAURA	24490	MYERS AVE	MORENO VALLI	CA	92553-312	PACHECO, LAURA	84.33
6608	481230006	2	684277	LEANOS, LISETTE (OWNR)	24537	MYERS AVE	MORENO VALLI	CA	92553-372	LEANOS, LISETTE (OW	181.22
3398	481223022	4	684277	GRACIAN, MARCO	24662	MYERS AVE	MORENO VALLI	CA	92553-932	GRACIAN, MARCO	317.06
7663	481230014	9	684277	MEZA, JUAN	24677	MYERS AVE	MORENO VALLI	CA	92553-373	MEZA, JUAN	322.52
2287	481223027	9	684277	MASCHMEYER, CHRIS	24748	MYERS AVE	MORENO VALLI	CA	92553-372	MASCHMEYER, CHRIS	597.55
6081	481210004	8	684277	SIFUENTES, CYNTHIA (OWNR) AP	24829	MYERS AVE	MORENO VALLI	CA	92553-933	SIFUENTES, CYNTHIA	212.57
6606	481210005	9	684277	COOK, JEREMY (RENT)	24843	MYERS AVE	MORENO VALLI	CA	92553-933	COOK, JEREMY (RENT	333.40
7333	481210007	1	684277	HALL, CHRISTINA (RENT)	24875	MYERS AVE	MORENO VALLI	CA	92553-933	HALL, CHRISTINA (REI	90.88
9074	481200040	9	684277	GONZALEZ, PEDRO (RENT)	24888	MYERS AVE	MORENO VALLI	CA	92553-932	GONZALEZ, PEDRO (R	64.76
7810	481210011	4	684277	TALAVERA, MARIA (RENT)	24935	MYERS AVE	MORENO VALLI	CA	92553-933	TALAVERA, MARIA (RI	418.89
7476	481200025	6	684277	ALMANZA, VANESSA (RENT)	24970	MYERS AVE	MORENO VALLI	CA	92553-933	ALMANZA, VANESSA (	180.35
1159	481210014	7	684277	GARCIA, ROBERTO	24975	MYERS AVE	MORENO VALLI	CA	92553-933	GARCIA, ROBERTO	412.76
8910	482161011	0	684277	SHELTON, STEVEN (RENT)	24650	MYRNA ST	MORENO VALLI	CA	92553-389	SHELTON, STEVEN (RE	274.27
2553	482161017	6	684277	MELVIN, FELICIA	24730	MYRNA ST	MORENO VALLI	CA	92553-385	MELVIN, FELICIA	515.41
5448	292132012	2	684277	DERRATT, MARLENA (RENT)	23653	MYSTIC CT	MORENO VALLI	CA	92553-561	DERRATT, MARLENA (	317.06
3136	292132006	7	684277	SANKA, ANN	23662	MYSTIC CT	MORENO VALLI	CA	92553-561	SANKA, ANN	66.92
4048	292132011	1	684277	CASTILLO, VIVIAN	23663	MYSTIC CT	MORENO VALLI	CA	92553-561	CASTILLO, VIVIAN	422.52
3307	485182036	9	684277	GARCIA, JULIO AND SUSANA	15563	NADIA ST	MORENO VALLI	CA	92551-691	GARCIA, JULIO AND S	69.76
6520	485194019	1	684277	ZAMBRANO, MARIA (RENT)	15635	NADIA ST	MORENO VALLI	CA	92551-691	ZAMBRANO, MARIA (	313.42
6828	485194015	7	684277	MORALES, ANTHONY AND GUAD	15675	NADIA ST	MORENO VALLI	CA	92551-691	MORALES, ANTHONY	606.88
109	485194013	5	684277	MACIAS, PHIL	15693	NADIA ST	MORENO VALLI	CA	92551-691	MACIAS, PHIL	287.00
2293	485194012	4	684277	ANDERSON, JOHN	15703	NADIA ST	MORENO VALLI	CA	92551-691	ANDERSON, JOHN	317.06
6887	486203010	6	684277	AGUIRRE, BEVERLY (RENT)	15761	NAN AVE	MORENO VALLI	CA	92551-465	AGUIRRE, BEVERLY (R	232.92
9218	486204004	4	684277	WILLIAMS , SHALONNA (RENT)	15790	NAN AVE	MORENO VALLI	CA	92551-465	WILLIAMS , SHALONN	101.53
5767	486203013	9	684277	TORRES, RENEE (RENT)	15791	NAN AVE	MORENO VALLI	CA	92551-465	TORRES, RENEE (REN	164.10
3203	486203015	1	684277	QUEZADA, MARTHA	15811	NAN AVE	MORENO VALLI	CA	92551-465	QUEZADA, MARTHA	520.55
2942	486203016	2	684277	MEDICE, MONICA	15821	NAN AVE	MORENO VALLI	CA	92551-465	MEDICE, MONICA	181.81
5453	486203017	3	684277	CLARKE, MARY (OWNR)	15831	NAN AVE	MORENO VALLI	CA	92551-465	CLARKE, MARY (OWN	317.06
2705	486203020	5	684277	MONTELONGO, CONSTANTINO	15861	NAN AVE	MORENO VALLI	CA	92551-465	MONTELONGO, CONS	298.65
104	316200034	7	684277	MALCOM, MIKE	24710	NANDINA AVE	MORENO VALLI	CA	92551-950	MALCOM, MIKE	412.76
2585	296253021	2	684277	FELIX, ROSALIO	23795	NANWOOD DR	MORENO VALLI	CA	92553-171	FELIX, ROSALIO	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7103	296253010	2	684277	MOORE, JUSTINA (RENT)	23796	NANWOOD DR	MORENO VALLI	CA	92553-171	MOORE, JUSTINA (RE	129.44
3896	296253024	5	684277	GRIGGS, LAUREN AND TERRON	23815	NANWOOD DR	MORENO VALLI	CA	92553-344	GRIGGS, LAUREN ANI	74.48
4176	296253028	9	684277	ORCOYNE-YORIO, MARIA	23841	NANWOOD DR	MORENO VALLI	CA	92553-344	ORCOYNE-YORIO, MA	316.49
2855	487381021	4	684277	SEVIRE, SANDRA AND JAMES	13020	NAPA VALLEY CT	MORENO VALLI	CA	92555-245	SEVIRE, SANDRA AND	206.35
907	487381031	3	684277	HUDGENS, FRANCINE	13095	NAPA VALLEY CT	MORENO VALLI	CA	92555-245	HUDGENS, FRANCINE	304.55
6875	487380031	0	684277	GIRGGS, MELISSA (RENT)	13124	NAPA VALLEY CT	MORENO VALLI	CA	92555-245	GIRGGS, MELISSA (RE	317.06
371	487381042	3	684277	CRAIG, CARROL	13237	NAPA VALLEY CT	MORENO VALLI	CA	92555-249	CRAIG, CARROL	501.23
2757	264373004	5	684277	VALDEZ, JOSE	22098	NAPLES DR	MORENO VALLI	CA	92557-590	VALDEZ, JOSE	340.09
4412	264381017	2	684277	RUGLEY, DOROTHY	22146	NAPLES DR	MORENO VALLI	CA	92557-590	RUGLEY, DOROTHY	413.60
2970	264382002	1	684277	ROMERO, LISA	22169	NAPLES DR	MORENO VALLI	CA	92557-590	ROMERO, LISA	85.65
1355	264382003	2	684277	COOK, DAN	22181	NAPLES DR	MORENO VALLI	CA	92557-590	COOK, DAN	25.73
3953	264381014	9	684277	SOLCHASA, JOSE	22182	NAPLES DR	MORENO VALLI	CA	92557-590	SOLCHASA, JOSE	414.42
2322	264382004	3	684277	ABUFARHA, JIHADS	22191	NAPLES DR	MORENO VALLI	CA	92557-590	ABUFARHA, JIHADS	316.49
547	264381013	8	684277	ATIYA, MADA	22194	NAPLES DR	MORENO VALLI	CA	92557-590	ATIYA, MADA	142.60
2244	264382006	5	684277	DAVIS, DONTE	22217	NAPLES DR	MORENO VALLI	CA	92557-590	DAVIS, DONTE	316.49
4144	264382007	6	684277	DEL RIO, VERONICA	22229	NAPLES DR	MORENO VALLI	CA	92557-590	DEL RIO, VERONICA	316.49
4864	264381006	2	684277	TRAN, TINA AND NHON T	22278	NAPLES DR	MORENO VALLI	CA	92557-591	TRAN, TINA AND NHC	204.34
3039	264382014	2	684277	ROCHA, LETICIA	22309	NAPLES DR	MORENO VALLI	CA	92557-591	ROCHA, LETICIA	317.06
422	264382016	4	684277	DAVIS, RICARDO	22339	NAPLES DR	MORENO VALLI	CA	92557-591	DAVIS, RICARDO	316.49
3670	264403003	6	684277	JOHNSON, GREGORY	22430	NARANJA ST	MORENO VALLI	CA	92557-592	JOHNSON, GREGORY	64.65
567	264412003	4	684277	BUTORAC, MICHAEL	22500	NARANJA ST	MORENO VALLI	CA	92557-593	BUTORAC, MICHAEL	289.45
3420	264411008	6	684277	TOSCANO, LETICIA	22519	NARANJA ST	MORENO VALLI	CA	92557-593	TOSCANO, LETICIA	280.54
6243	264412004	5	684277	FLEMING, MYRON (RENT)	22520	NARANJA ST	MORENO VALLI	CA	92557-593	FLEMING, MYRON (RI	291.74
6220	264412005	6	684277	WILLIAMS, JEFFREY (OWNR)	22532	NARANJA ST	MORENO VALLI	CA	92557-593	WILLIAMS, JEFFREY (C	317.06
1697	264412009	0	684277	STEPHENSON, LEROY	22580	NARANJA ST	MORENO VALLI	CA	92557-593	STEPHENSON, LEROY	316.49
7631	260331013	5	684277	PRATHER, JEFFREY (OWNR)	23638	NARCISSUS CIR	MORENO VALLI	CA	92557-281	PRATHER, JEFFREY (O	317.06
7312	487470017	6	684277	ROMERO, KRIS	13597	NASON ST	MORENO VALLI	CA	92555-461	ROMERO, KRIS	238.60
9167	488210011	3	684277	YZAGUIRRE, PATRICIA (RENT)	13860	NASON ST	MORENO VALLI	CA	92555-462	YZAGUIRRE, PATRICIA	111.27
7076	474731021	1	684277	JOHNSON, CONSTANCIA (OWNR)	11659	NAVEL AVE	MORENO VALLI	CA	92557-662	JOHNSON, CONSTAN(	206.78
7309	474731019	0	684277	FORFA, MICHAEL (OWNR)	11670	NAVEL AVE	MORENO VALLI	CA	92557-662	FORFA, MICHAEL (OW	306.92
7233	474731023	3	684277	PAGADUAN, ALLAN (OWNR)	11673	NAVEL AVE	MORENO VALLI	CA	92557-662	PAGADUAN, ALLAN ((	176.09
9376	474731002	4	684277	OLGUIN, CARMEN (RENT)	11804	NAVEL AVE	MORENO VALLI	CA	92557-664	OLGUIN, CARMEN (RE	25.52
4320	474731001	3	684277	GARIBALDI, CARLO AND JAMIE	11818	NAVEL AVE	MORENO VALLI	CA	92557-664	GARIBALDI, CARLO AI	512.68
2191	487400037	7	684277	CORTEZ, ALEXANDER	13250	NELS CIR	MORENO VALLI	CA	92555-682	CORTEZ, ALEXANDER	44.00
6356	296272015	6	684277	BOWEN, DEBORAH (OWNR)	23705	NEW ENGLAND DR	MORENO VALLI	CA	92553-606	BOWEN, DEBORAH (C	299.97
41	296272016	7	684277	BERNESTINE, KAREN AND ARTHU	23719	NEW ENGLAND DR	MORENO VALLI	CA	92553-606	BERNESTINE, KAREN /	412.76
8155	296272017	8	684277	COLBERT, PAULETTE (RENT)	23733	NEW ENGLAND DR	MORENO VALLI	CA	92553-606	COLBERT, PAULETTE (	479.08
8715	296292003	7	684277	RUIZ, ROCIO AND RICHARD (REN	23779	NEW ENGLAND DR	MORENO VALLI	CA	92553-606	RUIZ, ROCIO AND RIC	184.36
5087	296292005	9	684277	ELIZARRARAZ, STACEY	23799	NEW ENGLAND DR	MORENO VALLI	CA	92553-606	ELIZARRARAZ, STACEY	426.16
8890	296231008	3	684277	ADAMS, CASSANDRA (RENT)	13549	NEW HAVEN DR	MORENO VALLI	CA	92553-340	ADAMS, CASSANDRA	157.00
3549	296231007	2	684277	VERRUM, YESENIA	13551	NEW HAVEN DR	MORENO VALLI	CA	92553-340	VERRUM, YESENIA	287.57
5387	296231004	9	684277	ZUNIGA, ALEJANDRA (OWNR)	13587	NEW HAVEN DR	MORENO VALLI	CA	92553-340	ZUNIGA, ALEJANDRA	64.46
1451	296241018	3	684277	PULIDO, AURORA	13631	NEW HAVEN DR	MORENO VALLI	CA	92553-341	PULIDO, AURORA	316.49
5258	296241017	2	684277	CURTIS, SARAH (OWNR)	13643	NEW HAVEN DR	MORENO VALLI	CA	92553-341	CURTIS, SARAH (OWN	111.78
7263	296241014	9	684277	GUTIERREZ, ERICKA (RENT)	13675	NEW HAVEN DR	MORENO VALLI	CA	92553-341	GUTIERREZ, ERICKA (I	213.86
4903	296241008	4	684277	DENSTITT, ROSHAWNA	13731	NEW HAVEN DR	MORENO VALLI	CA	92553-348	DENSTITT, ROSHAWN	314.21
1702	316030006	7	684277	NEWLIGHT MISSIONARY BAPTIST	16100	NEW LIGHT WAY	MORENO VALLI	CA	92551-721	NEWLIGHT MISSIONA	316.49
4300	304482013	3	684277	BROOKS, SANDRA	14578	NEWBURGH RD	MORENO VALLI	CA	92555-574	BROOKS, SANDRA	352.64
7065	304482017	7	684277	RICHEE, FRANCES	14628	NEWBURGH RD	MORENO VALLI	CA	92555-574	RICHEE, FRANCES	235.69
4979	316063013	5	684277	GAMEZ, ISELA	24808	NEWGARDEN ST	MORENO VALLI	CA	92551-742	GAMEZ, ISELA	84.45
574	316063016	8	684277	CATLEDGE, PAUL	24844	NEWGARDEN ST	MORENO VALLI	CA	92551-742	CATLEDGE, PAUL	316.49
2338	316061022	7	684277	ESTRELLA, ROBERT	24865	NEWGARDEN ST	MORENO VALLI	CA	92551-742	ESTRELLA, ROBERT	58.71
810	485042001	4	684277	RIOS, LEODORA	24282	NICOLE CT	MORENO VALLI	CA	92551-766	RIOS, LEODORA	505.46
5555	485042003	6	684277	AMAYA, HERIBERTO	24302	NICOLE CT	MORENO VALLI	CA	92551-362	AMAYA, HERIBERTO	296.91
6284	485042019	1	684277	GUEVARA, ALICIA (RENT)	24333	NICOLE CT	MORENO VALLI	CA	92551-362	GUEVARA, ALICIA (RE	317.06
7570	485042007	0	684277	ARMIJO, VANESSA M	24342	NICOLE CT	MORENO VALLI	CA	92551-362	ARMIJO, VANESSA M	552.10
5072	485042008	1	684277	RAMOS, ARMANDO (OWNR)	24352	NICOLE CT	MORENO VALLI	CA	92551-362	RAMOS, ARMANDO ((	219.78
4329	485042013	5	684277	LOFTON, JAMES	24393	NICOLE CT	MORENO VALLI	CA	92551-362	LOFTON, JAMES	414.42
2091	473352002	6	684277	SARMIENTO, JESUS (OWNR)	11030	NIGHT SHADOW DR	MORENO VALLI	CA	92555-657	SARMIENTO, JESUS (C	684.15
3054	487191021	7	684277	SUAREZ, DARLENE	12502	NINEBARK ST	MORENO VALLI	CA	92555-222	SUAREZ, DARLENE	436.22
2905	479413006	0	684277	STINSON, RUBY	12555	NINEBARK ST	MORENO VALLI	CA	92553-477	STINSON, RUBY	316.49
570	479413007	1	684277	DELT, DAVID	12565	NINEBARK ST	MORENO VALLI	CA	92553-477	DELT, DAVID	412.76
946	479413009	3	684277	ARVIZU, JOSE F	12583	NINEBARK ST	MORENO VALLI	CA	92553-477	ARVIZU, JOSE F	409.86
8881	479412020	9	684277	DEWEY, LISA (RENT)	12610	NINEBARK ST	MORENO VALLI	CA	92553-478	DEWEY, LISA (RENT)	287.52
1715	479413014	7	684277	BRIGHT, JOHNNY (OWNR)	12631	NINEBARK ST	MORENO VALLI	CA	92553-477	BRIGHT, JOHNNY (OW	386.03
6139	479412018	8	684277	CATOLIATO, CATHERINE AND OS(	12632	NINEBARK ST	MORENO VALLI	CA	92553-478	CATOLIATO, CATHERI	76.73
6280	479413015	8	684277	CORBIN, DEBORAH (OWNR)	12639	NINEBARK ST	MORENO VALLI	CA	92553-477	CORBIN, DEBORAH (C	153.90
5061	479413017	0	684277	ORTON BURGESS	12657	NINEBARK ST	MORENO VALLI	CA	92553-477	ORTON BURGESS	590.54
1689	479413018	1	684277	JOHNSON, SAMUEL AND BERNICI	12665	NINEBARK ST	MORENO VALLI	CA	92553-477	JOHNSON, SAMUEL A	412.76
7622	479413022	4	684277	CARRILLO, ERNESTO (RENT)	12701	NINEBARK ST	MORENO VALLI	CA	92553-478	CARRILLO, ERNESTO (	192.95
6898	479413024	6	684277	CHUNG, CHRIS	12721	NINEBARK ST	MORENO VALLI	CA	92553-478	CHUNG, CHRIS	208.97
693	479413027	9	684277	ORTIZ, SYLVIA A	12747	NINEBARK ST	MORENO VALLI	CA	92553-478	ORTIZ, SYLVIA A	316.49
8561	479542018	0	684277	WILSON, SAMUEL L AND MARY	12803	NINEBARK ST	MORENO VALLI	CA	92553-470	WILSON, SAMUEL L A	77.51
1584	479542013	5	684277	JOHNSON, AYA	12863	NINEBARK ST	MORENO VALLI	CA	92553-470	JOHNSON, AYA	95.26
24	479552021	3	684277	ZAMORA, JOHN	12923	NINEBARK ST	MORENO VALLI	CA	92553-121	ZAMORA, JOHN	316.49
2428	479552017	0	684277	MOTLEY, SHARI	12971	NINEBARK ST	MORENO VALLI	CA	92553-121	MOTLEY, SHARI	228.65

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2067	479562018	2	684277	ARTHURS, TERESA	13073	NINEBARK ST	MORENO VALLI	CA	92553-683	ARTHURS, TERESA	338.56
2310	479573031	7	684277	GONZALEZ, MARIO AND BLANCA	13130	NINEBARK ST	MORENO VALLI	CA	92553-683	GONZALEZ, MARIO AI	412.76
8394	479573030	6	684277	HARRISON, CELIA (RENT)	13140	NINEBARK ST	MORENO VALLI	CA	92553-683	HARRISON, CELIA (RE	296.67
2620	479571015	7	684277	TUDUGALLA, ANO	13169	NINEBARK ST	MORENO VALLI	CA	92553-683	TUDUGALLA, ANO	412.76
2538	479572014	9	684277	ECHENIQUE, SILVANA	13186	NINEBARK ST	MORENO VALLI	CA	92553-683	ECHENIQUE, SILVANA	316.49
1480	479571018	0	684277	MEDINA, ROBERT M	13217	NINEBARK ST	MORENO VALLI	CA	92553-080	MEDINA, ROBERT M	405.75
6992	479571019	1	684277	VALDOVINOS, LUPITA	13233	NINEBARK ST	MORENO VALLI	CA	92553-080	VALDOVINOS, LUPITA	364.30
7707	479571020	1	684277	DAVIDSON, LESLIE (RENT)	13247	NINEBARK ST	MORENO VALLI	CA	92553-080	DAVIDSON, LESLIE (RE	344.42
736	479642024	4	684277	BOLDEN, DENISE	13251	NINEBARK ST	MORENO VALLI	CA	92553-080	BOLDEN, DENISE	207.61
4509	479642029	9	684277	RODRIGUEZ, ROCIO	13311	NINEBARK ST	MORENO VALLI	CA	92553-683	RODRIGUEZ, ROCIO	209.34
4392	479643002	7	684277	GARCIA, MOISES	13346	NINEBARK ST	MORENO VALLI	CA	92553-683	GARCIA, MOISES	317.06
4422	479642032	1	684277	IGLESEAS, MARIA	13347	NINEBARK ST	MORENO VALLI	CA	92553-683	IGLESEAS, MARIA	65.84
3636	479591003	8	684277	TORREZ, ALICIA	13405	NINEBARK ST	MORENO VALLI	CA	92553-685	TORREZ, ALICIA	626.33
5504	479591006	1	684277	VALENZUELA, ERNESTO (OWNR)	13447	NINEBARK ST	MORENO VALLI	CA	92553-685	VALENZUELA, ERNEST	317.06
6699	479591008	3	684277	HUGHES, LARRY (OWNR)	13475	NINEBARK ST	MORENO VALLI	CA	92553-685	HUGHES, LARRY (OWI	217.40
1176	479597002	5	684277	NEWTON, CAROLYN	13513	NINEBARK ST	MORENO VALLI	CA	92553-485	NEWTON, CAROLYN	393.08
7780	479597004	7	684277	RICHEE, FRANCIES	13537	NINEBARK ST	MORENO VALLI	CA	92553-485	RICHEE, FRANCIES	441.23
1479	479597008	1	684277	ROSENBROOK, ANN (OWNR)	13585	NINEBARK ST	MORENO VALLI	CA	92553-485	ROSENBROOK, ANN (I	422.52
9070	486202012	5	684277	GOMEZ, DANIEL (RENT)	15758	NINYA AVE	MORENO VALLI	CA	92551-468	GOMEZ, DANIEL (REN	64.65
5533	486201001	2	684277	RODRIGUEZ, DANIEL AND VANNE	15759	NINYA AVE	MORENO VALLI	CA	92551-468	RODRIGUEZ, DANIEL /	317.06
7882	486201003	4	684277	PHILLIPS, GLYNI	15775	NINYA AVE	MORENO VALLI	CA	92551-468	PHILLIPS, GLYNI	118.73
715	486202007	1	684277	RAFANAN, SONNY AND ELIZBETH	15798	NINYA AVE	MORENO VALLI	CA	92551-468	RAFANAN, SONNY AN	211.78
1772	486202006	0	684277	TREJO EMMA	15808	NINYA AVE	MORENO VALLI	CA	92551-468	TREJO EMMA	316.49
1585	486202005	9	684277	MOORE, LISA	15820	NINYA AVE	MORENO VALLI	CA	92551-468	MOORE, LISA	316.49
6503	486202004	8	684277	LOPEZ, BEVERLY (RENT)	15830	NINYA AVE	MORENO VALLI	CA	92551-468	LOPEZ, BEVERLY (REN	317.06
402	486202003	7	684277	MAY, GREENWOOD T AND JUDY	15838	NINYA AVE	MORENO VALLI	CA	92551-468	MAY, GREENWOOD T	316.49
1103	486211002	4	684277	MCALPIN, ROCHELLE	15847	NINYA AVE	MORENO VALLI	CA	92551-468	MCALPIN, ROCHELLE	316.49
3829	486211003	5	684277	MEZA, ALEJANDRO	15855	NINYA AVE	MORENO VALLI	CA	92551-468	MEZA, ALEJANDRO	316.49
657	486202001	5	684277	MORRISON, KENNETH	15856	NINYA AVE	MORENO VALLI	CA	92551-468	MORRISON, KENNETH	352.64
5089	486211007	9	684277	BUCHANAN, JOSHUA (RENT)	15887	NINYA AVE	MORENO VALLI	CA	92551-468	BUCHANAN, JOSHUA	414.42
8026	486212011	5	684277	PACHECO, DANIELLE	15888	NINYA AVE	MORENO VALLI	CA	92551-468	PACHECO, DANIELLE	196.19
3139	486211008	0	684277	SANCHEZ, ENRIQUE	15895	NINYA AVE	MORENO VALLI	CA	92551-468	SANCHEZ, ENRIQUE	317.06
2954	486211011	2	684277	MERCADO, SUSAN (OWNR)	15919	NINYA AVE	MORENO VALLI	CA	92551-461	MERCADO, SUSAN (O	316.49
5617	486211013	4	684277	BARNES, DEVIN (RENT)	15935	NINYA AVE	MORENO VALLI	CA	92551-461	BARNES, DEVIN (REN	317.06
2033	486212006	1	684277	BENZOR, JOANNE	15942	NINYA AVE	MORENO VALLI	CA	92551-461	BENZOR, JOANNE	340.62
4782	486212004	9	684277	SAWYER, CHANTEL	15960	NINYA AVE	MORENO VALLI	CA	92551-461	SAWYER, CHANTEL	509.97
3780	486212001	6	684277	COLLINS, TANYA	15984	NINYA AVE	MORENO VALLI	CA	92551-461	COLLINS, TANYA	352.64
6454	312042032	9	684277	ROBLES, DANNY AND EUNICE	16025	NIPPET LN	MORENO VALLI	CA	92551-926	ROBLES, DANNY AND	258.89
8422	312042031	8	684277	KHAN, TAHIR (OWNR)	16039	NIPPET LN	MORENO VALLI	CA	92551-926	KHAN, TAHIR (OWNR)	134.76
6402	312042030	7	684277	POWELL, LAWANDRIA	16053	NIPPET LN	MORENO VALLI	CA	92551-926	POWELL, LAWANDRIA	232.31
7438	312042027	5	684277	ALTHEIDE, MATTHEW	16095	NIPPET LN	MORENO VALLI	CA	92551-111	ALTHEIDE, MATTHEW	205.53
7870	312042024	2	684277	MCLOUD, BRYAN	16137	NIPPET LN	MORENO VALLI	CA	92551-926	MCLOUD, BRYAN	378.14
7968	312041021	6	684277	JOHNSON, GAIL	16142	NIPPET LN	MORENO VALLI	CA	92551-926	JOHNSON, GAIL	267.43
5478	312042022	0	684277	GUTIERREZ, CYNTHIA (RENT)	16165	NIPPET LN	MORENO VALLI	CA	92551-926	GUTIERREZ, CYNTHIA	317.06
921	312041026	1	684277	ESCOBAR, SAUL	16202	NIPPET LN	MORENO VALLI	CA	92551-111	ESCOBAR, SAUL	314.21
7122	481031015	5	684277	MONTES, DAVID (OWNR)	12020	NITA DR	MORENO VALLI	CA	92557-721	MONTES, DAVID (OW	96.98
6011	481033010	6	684277	ROBLES, JOHNATHAN	12041	NITA DR	MORENO VALLI	CA	92557-721	ROBLES, JOHNATHAN	457.74
3850	481033008	5	684277	GONZALES, YOLANDA	12063	NITA DR	MORENO VALLI	CA	92557-721	GONZALES, YOLANDA	102.40
1299	481043010	7	684277	CASTANEDA, SOLEDAD	12149	NITA DR	MORENO VALLI	CA	92557-721	CASTANEDA, SOLEDA	316.49
7527	481041018	9	684277	ZAMORA, JUAN (OWNR)	12166	NITA DR	MORENO VALLI	CA	92557-721	ZAMORA, JUAN (OWI	139.64
7858	481043002	0	684277	WILLIAMS, CHARESE	12229	NITA DR	MORENO VALLI	CA	92557-721	WILLIAMS, CHARESE	48.46
1611	481041026	6	684277	LEYVA, BRENDA	12248	NITA DR	MORENO VALLI	CA	92557-721	LEYVA, BRENDA	352.85
2345	474453001	4	684277	SMITH, ELNORA	10864	NOBLEWOOD RD	MORENO VALLI	CA	92557-403	SMITH, ELNORA	316.49
4007	482594003	1	684277	PADILLA, MARY LOU	24847	NOGAL ST	MORENO VALLI	CA	92553-584	PADILLA, MARY LOU	43.34
8633	482593004	9	684277	MARKS, SONIA (RENT)	24850	NOGAL ST	MORENO VALLI	CA	92553-584	MARKS, SONIA (RENT	415.69
6684	482594001	9	684277	WOODLEY, KURT AND NADIA (OV	24851	NOGAL ST	MORENO VALLI	CA	92553-584	WOODLEY, KURT AND	285.54
1130	482592002	4	684277	FLORES, ESTHER	24893	NOGAL ST	MORENO VALLI	CA	92553-588	FLORES, ESTHER	757.55
8642	291172002	0	684277	GUERRERO, MANUEL AND GUILL	13802	NOLZE PL	MORENO VALLI	CA	92553-823	GUERRERO, MANUEL	438.92
1615	291172004	2	684277	NORIEGA, OLGA	13838	NOLZE PL	MORENO VALLI	CA	92553-823	NORIEGA, OLGA	98.56
3303	304110023	2	684277	ESTRADA, CHERLY	14888	NORFOLK CIR	MORENO VALLI	CA	92555-706	ESTRADA, CHERLY	106.06
8110	304110021	0	684277	THOMPSON-MOORE, MARY (REN	14908	NORFOLK CIR	MORENO VALLI	CA	92555-706	THOMPSON-MOORE,	411.36
576	292213023	2	684277	SMITH, MILES	23595	NORRIS CIR	MORENO VALLI	CA	92557-821	SMITH, MILES	346.54
1943	316122016	0	684277	GRANADOS, EVANGELINA	24598	NORTHERN DANCER DR	MORENO VALLI	CA	92551-746	GRANADOS, EVANGEI	409.86
3533	316122011	5	684277	WILLIAMS, SHAWNDRA AND JAS	24627	NORTHERN DANCER DR	MORENO VALLI	CA	92551-741	WILLIAMS, SHAWNDF	413.60
8906	316122007	2	684277	EASON , SHARON (RENT)	24675	NORTHERN DANCER DR	MORENO VALLI	CA	92551-741	EASON , SHARON (RE	277.20
7041	316132019	4	684277	WILLIAMS, JEANETTE (OWNR)	24783	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	WILLIAMS, JEANETTE	361.84
7676	316132014	9	684277	DAVILA, ELBA	24843	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	DAVILA, ELBA	263.03
6525	316132013	8	684277	SPECK, MELANIE (OWNR)	24855	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	SPECK, MELANIE (OW	69.30
2726	316132012	7	684277	JAUREGUI, MONICA	24867	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	JAUREGUI, MONICA	513.55
7056	316132011	6	684277	CORTEZ, JOSE AND PATRICIA	24879	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	CORTEZ, JOSE AND PA	317.06
996	316132010	5	684277	WASHINGTON, THOMAS	24891	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	WASHINGTON, THOM	323.24
1606	316132003	9	684277	CARDENAS, JESUS AND MONICA	24975	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	CARDENAS, JESUS AN	316.49
6490	316133030	6	684277	BRAVO, LIZETTE (RENT)	24986	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	BRAVO, LIZETTE (REN	134.58
4694	474353005	9	684277	WHEAT, TIFFANY	26166	NORTHSHORE DR	MORENO VALLI	CA	92555-176	WHEAT, TIFFANY	134.83
3629	474353004	8	684277	ACOSTA, VANESSA	26240	NORTHSHORE DR	MORENO VALLI	CA	92555-173	ACOSTA, VANESSA	405.46
2015	485084006	9	684277	VELASCO, MARIA	15053	NORTON LN	MORENO VALLI	CA	92551-405	VELASCO, MARIA	193.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4954	485084007	0	684277	MUNOZ, JUANA	15065	NORTON LN	MORENO VALLI	CA	92551-405	MUNOZ, JUANA	70.81
5271	485084012	4	684277	NASCARELLA, LAUREN (OWNR)	15125	NORTON LN	MORENO VALLI	CA	92551-406	NASCARELLA, LAUREI	211.78
699	291552013	4	684277	PRICE, MIKE R	12799	NORWICH CT	MORENO VALLI	CA	92553-186	PRICE, MIKE R	405.46
5097	291552015	6	684277	AZZU, ANNE (OWNR)	12800	NORWICH CT	MORENO VALLI	CA	92553-187	AZZU, ANNE (OWNR)	368.73
689	291552016	7	684277	MERCHANT, HOWARD	12810	NORWICH CT	MORENO VALLI	CA	92553-187	MERCHANT, HOWARI	316.49
8747	291552017	8	684277	LAPRAIRIE, FERN (OWNR)	12820	NORWICH CT	MORENO VALLI	CA	92553-187	LAPRAIRIE, FERN (OW	309.62
5599	475263015	7	684277	SINGLETON, KAREN (OWNR)	11774	NOTNIL CT	MORENO VALLI	CA	92557-634	SINGLETON, KAREN ((	317.06
4041	478393002	8	684277	GASPARD, AUDREY P	13351	NOTTINGHAM AVE	MORENO VALLI	CA	92555-841	GASPARD, AUDREY P	412.76
4045	478391008	8	684277	BROWN, MILTON AND ANGELA	13376	NOTTINGHAM AVE	MORENO VALLI	CA	92555-841	BROWN, MILTON ANI	316.49
3137	486442027	1	684277	FREDERICK, SHARON	26089	NUBLADO CIR	MORENO VALLI	CA	92551-163	FREDERICK, SHARON	317.06
6058	308581013	7	684277	CHERRYE, CHERRY (RENT)	26849	NUCIA DR	MORENO VALLI	CA	92555-498	CHERRYE, CHERRY (RE	127.18
5327	308582039	4	684277	SMALLWOOD, FELICITAS (RENT)	26856	NUCIA DR	MORENO VALLI	CA	92555-498	SMALLWOOD, FELICIT	101.20
4907	308582042	6	684277	INIT, CHRISTINA	26886	NUCIA DR	MORENO VALLI	CA	92555-498	INIT, CHRISTINA	163.25
6774	308582046	0	684277	DEVNANI, SANJAY	26926	NUCIA DR	MORENO VALLI	CA	92555-498	DEVNANI, SANJAY	382.82
4316	308582047	1	684277	CASTELLON, PATRICIA (RENT)	26936	NUCIA DR	MORENO VALLI	CA	92555-498	CASTELLON, PATRICIA	104.65
4819	308582048	2	684277	CABRERA, PATRICIA	26946	NUCIA DR	MORENO VALLI	CA	92555-498	CABRERA, PATRICIA	304.07
8658	308581003	8	684277	HAGEN, CHARLES	26949	NUCIA DR	MORENO VALLI	CA	92555-498	HAGEN, CHARLES	438.92
4250	308582052	5	684277	CRISOLOGO, NARCISO	26986	NUCIA DR	MORENO VALLI	CA	92555-498	CRISOLOGO, NARCISC	316.49
4164	308580013	4	684277	PIERRE, PEARLINE	26989	NUCIA DR	MORENO VALLI	CA	92555-498	PIERRE, PEARLINE	79.90
5297	486385018	7	684277	WALLER, JASON (RENT)	15570	NUECES CT	MORENO VALLI	CA	92551-193	WALLER, JASON (REN	512.09
5402	479644006	4	684277	MUNOZ, SARAH (OWNR)	13258	NUTMEG ST	MORENO VALLI	CA	92553-686	MUNOZ, SARAH (OWI	61.78
2314	479593006	7	684277	MESA, NEREYDA	13448	NUTMEG ST	MORENO VALLI	CA	92553-686	MESA, NEREYDA	97.35
9234	474660009	2	684277	ERPENBACH, ANNETTE (RENT)	25732	OAK CT	MORENO VALLI	CA	92557-662	ERPENBACH, ANNETT	198.94
5339	291371024	5	684277	SMITH, ANNETTE (RENT)	13050	OAK DELL ST	MORENO VALLI	CA	92553-783	SMITH, ANNETTE (REI	317.06
2253	291371023	4	684277	MORALES, SOCORRO	13056	OAK DELL ST	MORENO VALLI	CA	92553-783	MORALES, SOCORRO	82.49
9030	291371012	4	684277	RUDD, EBONIE (OWNR)	13152	OAK DELL ST	MORENO VALLI	CA	92553-783	RUDD, EBONIE (OWN	20.01
5534	291374039	8	684277	HAMMONS, SIDNEY (RENT)	13169	OAK DELL ST	MORENO VALLI	CA	92553-783	HAMMONS, SIDNEY (	317.06
1884	291371009	2	684277	FLORES, JOSEPH	13176	OAK DELL ST	MORENO VALLI	CA	92553-783	FLORES, JOSEPH	310.08
611	291371003	6	684277	DAVIS, MICHAEL	13220	OAK DELL ST	MORENO VALLI	CA	92553-642	DAVIS, MICHAEL	277.57
1085	291371001	4	684277	OLSON, THOMAS	13240	OAK DELL ST	MORENO VALLI	CA	92553-642	OLSON, THOMAS	316.49
2280	291312001	1	684277	RUBIO, ISABEL	13250	OAK DELL ST	MORENO VALLI	CA	92553-642	RUBIO, ISABEL	153.49
1007	291312002	2	684277	PHAM, DANH	13266	OAK DELL ST	MORENO VALLI	CA	92553-642	PHAM, DANH	30.00
591	291312008	8	684277	VALENCIA, LORANA	13356	OAK DELL ST	MORENO VALLI	CA	92553-642	VALENCIA, LORANA	316.49
4876	488133011	5	684277	GARCIA, RONALD	27110	OAK RIDGE RD	MORENO VALLI	CA	92555-452	GARCIA, RONALD	293.93
4672	488132033	2	684277	BUCOL, LALAINE	27147	OAK RIDGE RD	MORENO VALLI	CA	92555-452	BUCOL, LALAINE	314.21
4746	488132036	5	684277	GLOVER, RICHARD AND SARAH	27183	OAK RIDGE RD	MORENO VALLI	CA	92555-452	GLOVER, RICHARD AN	304.30
9019	474453007	0	684277	MOSLEY, PASTOR (RENT)	10947	OAK RUN CIR	MORENO VALLI	CA	92557-403	MOSLEY, PASTOR (RE	206.54
4200	478352003	2	684277	O'SHEA, ROY	13690	OAKLEY DR	MORENO VALLI	CA	92555-602	O'SHEA, ROY	316.49
7215	484134006	6	684277	SALELESI, TOESE AND IOANE, FAT	25261	OAKSTONE CT	MORENO VALLI	CA	92553-442	SALELESI, TOESE AND	190.02
4456	484132012	5	684277	WILLIAMS, DEBRA	25274	OAKSTONE CT	MORENO VALLI	CA	92553-441	WILLIAMS, DEBRA	477.59
363	484132015	8	684277	ESPINOZA, CHARLOTTE (OWNR)	25310	OAKSTONE CT	MORENO VALLI	CA	92553-441	ESPINOZA, CHARLOTT	184.11
1704	484132018	1	684277	WELZ, CAROL	25346	OAKSTONE CT	MORENO VALLI	CA	92553-441	WELZ, CAROL	219.06
11	484132020	2	684277	JOHNSON, CLARENCE	25370	OAKSTONE CT	MORENO VALLI	CA	92553-441	JOHNSON, CLARENCE	315.53
8421	475182024	5	684277	WHITEHEAD, VONDALA (RENT)	11587	OCALA CT	MORENO VALLI	CA	92557-551	WHITEHEAD, VONDAI	287.68
2313	486385019	8	684277	CARMICHEAL, ORA	15525	OCANA LN	MORENO VALLI	CA	92551-195	CARMICHEAL, ORA	412.76
624	256331029	9	684277	ROJAS, NORMA	21256	OCASEY CT	MORENO VALLI	CA	92557-842	ROJAS, NORMA	316.49
780	304164005	3	684277	WALLACE, PAULA	27185	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	WALLACE, PAULA	354.50
1537	304163007	2	684277	SINCLAIR, CARRIE	27190	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	SINCLAIR, CARRIE	316.49
870	304202019	3	684277	LEWIS, JOEL	27285	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	LEWIS, JOEL	139.85
2294	304202018	2	684277	PEREZ, MR AND MRS CARLOS	27295	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	PEREZ, MR AND MRS	185.72
5019	304201012	3	684277	MCFARLAND, DEON	27340	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	MCFARLAND, DEON	170.97
984	304202012	6	684277	RODRIGUEZ, ROSARIO	27355	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	RODRIGUEZ, ROSARIC	214.49
6781	304201020	0	684277	ROWLAND, SHAKIMA (RENT)	27420	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	ROWLAND, SHAKIMA	299.84
7239	304202003	8	684277	FOREMAN, MIRIAN (RENT)	27445	OCEAN DUNES ST	MORENO VALLI	CA	92555-492	FOREMAN, MIRIAN (F	171.88
6340	304201024	4	684277	SALCIDO, YVONNE	27460	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	SALCIDO, YVONNE	354.50
6810	484212014	4	684277	ZUNIGA, URIEL AND GLADYS	25260	OCONTO CT	MORENO VALLI	CA	92553-716	ZUNIGA, URIEL AND G	317.06
925	484212012	2	684277	DORSEY, BARBARA	25288	OCONTO CT	MORENO VALLI	CA	92553-716	DORSEY, BARBARA	54.30
2180	484111011	9	684277	MARQUEZ, SHEILA	25030	OCOTILLO AVE	MORENO VALLI	CA	92553-444	MARQUEZ, SHEILA	355.77
4945	484111008	7	684277	JUAREZ, ENRIQUE	25070	OCOTILLO AVE	MORENO VALLI	CA	92553-444	JUAREZ, ENRIQUE	256.26
5081	481301026	9	684277	MCNIEL, CHRIS	12007	ODESSA DR	MORENO VALLI	CA	92557-783	MCNIEL, CHRIS	316.49
5046	481302002	0	684277	BENITEZ, DOLORES	12018	ODESSA DR	MORENO VALLI	CA	92557-782	BENITEZ, DOLORES	110.89
2806	481302003	1	684277	DODSON, MITCHELL	12030	ODESSA DR	MORENO VALLI	CA	92557-782	DODSON, MITCHELL	316.49
6012	481302005	3	684277	ROMO-LOPEZ, SANDRA	12050	ODESSA DR	MORENO VALLI	CA	92557-782	ROMO-LOPEZ, SANDR	150.36
7886	481302007	5	684277	RODRIGUEZ, GRAGLEIA	12076	ODESSA DR	MORENO VALLI	CA	92557-782	RODRIGUEZ, GRAGLE	530.54
5727	481301023	6	684277	FLORES, ANGEL (OWNR)	12089	ODESSA DR	MORENO VALLI	CA	92557-783	FLORES, ANGEL (OWN	306.92
2825	481302009	7	684277	MARTIN, MEARELENE	12098	ODESSA DR	MORENO VALLI	CA	92557-782	MARTIN, MEARELENE	241.49
8409	481301022	5	684277	GUTIERREZ, RAFAEL (RENT)	12109	ODESSA DR	MORENO VALLI	CA	92557-783	GUTIERREZ, RAFAEL (	259.21
1361	481302012	9	684277	GONZALEZ, GREGORIO AND CARI	12130	ODESSA DR	MORENO VALLI	CA	92557-783	GONZALEZ, GREGORI	146.75
2101	481302014	1	684277	KENNERSON, RHONDA	12152	ODESSA DR	MORENO VALLI	CA	92557-783	KENNERSON, RHOND	412.76
3457	481301017	1	684277	SLOAN, MEDFORD	12159	ODESSA DR	MORENO VALLI	CA	92557-783	SLOAN, MEDFORD	117.26
3537	475293012	7	684277	SILVA, JOHN	11901	OHIO ST	MORENO VALLI	CA	92557-643	SILVA, JOHN	317.06
806	475293015	0	684277	CARDENAS, RAMON	11927	OHIO ST	MORENO VALLI	CA	92557-643	CARDENAS, RAMON	356.59
5625	479454009	0	684277	GUILBAULT, ERICK (RENT)	13160	OILNUT CT	MORENO VALLI	CA	92553-686	GUILBAULT, ERICK (RI	317.06
2633	308362039	4	684277	ALCANTAR, DANIEL	26440	OLD ANVIL LN	MORENO VALLI	CA	92555-293	ALCANTAR, DANIEL	301.91
6770	474453020	1	684277	MABON, DANIEL (OWNR)	24097	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	MABON, DANIEL (OW	317.06
1045	474453019	1	684277	SEJA, SALLY	24105	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	SEJA, SALLY	316.80

Item No. E.2

Rec No	Parcel No	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5749	474453018	0	684277	DAY, LISA (RENT)	24117	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	DAY, LISA (RENT)	139.76
8158	474454005	1	684277	MILES, BRENDA (RENT)	24182	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	MILES, BRENDA (REN	165.19
1018	474441014	9	684277	MOSHER, MOE	24288	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	MOSHER, MOE	41.49
7928	474441015	0	684277	FLORES, LIZETTE (OWNR)	24300	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	FLORES, LIZETTE (OW	187.05
1128	474432006	4	684277	HERRERA, MILDRED	24380	OLD COUNTRY RD	MORENO VALLI	CA	92557-401	HERRERA, MILDRED	306.14
3576	474434002	6	684277	THOMAS, KATHLEEN	24383	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	THOMAS, KATHLEEN	316.49
3751	474432008	6	684277	WILLIAMS, MICHEALA	24406	OLD COUNTRY RD	MORENO VALLI	CA	92557-401	WILLIAMS, MICHEALA	94.69
9011	479291008	6	684277	LOPEZ HERNANDEZ, JUAN (RENT	25260	OLD FARM ST	MORENO VALLI	CA	92553-432	LOPEZ HERNANDEZ, J	81.03
4138	479291006	4	684277	ALEXANDER, DONZELL	25286	OLD FARM ST	MORENO VALLI	CA	92553-432	ALEXANDER, DONZEL	316.49
8	479290006	1	684277	DOMINGUEZ, MARGARITO	25289	OLD FARM ST	MORENO VALLI	CA	92553-434	DOMINGUEZ, MARGA	316.49
73	479290007	2	684277	BOTH, WILLIAM	25303	OLD FARM ST	MORENO VALLI	CA	92553-432	BOTH, WILLIAM	87.47
6872	479291005	3	684277	RAMIREZ, BENJAMIN (OWNR)	25304	OLD FARM ST	MORENO VALLI	CA	92553-432	RAMIREZ, BENJAMIN	206.78
2569	479291002	0	684277	NUNGARY, JESSE (OWNR)	25342	OLD FARM ST	MORENO VALLI	CA	92553-432	NUNGARY, JESSE (OW	200.97
5780	479461001	4	684277	PRADO, HERNAN AND ROSALIND	25386	OLD FARM ST	MORENO VALLI	CA	92553-432	PRADO, HERNAN ANI	316.49
190	479461006	9	684277	ALONGI, PAUL	25442	OLD FARM ST	MORENO VALLI	CA	92553-437	ALONGI, PAUL	412.76
5147	479461008	1	684277	FELIX, JUANA (RENT)	25464	OLD FARM ST	MORENO VALLI	CA	92553-437	FELIX, JUANA (RENT)	139.76
8373	479462033	6	684277	GONZALEZ, ELISIA (RENT)	25465	OLD FARM ST	MORENO VALLI	CA	92553-437	GONZALEZ, ELISIA (RE	58.74
1075	292083012	1	684277	BURKS, ROBERT	23313	OLD VALLEY DR	MORENO VALLI	CA	92553-565	BURKS, ROBERT	412.76
5829	292083011	0	684277	BARNETT, DEBRA (RENT)	23323	OLD VALLEY DR	MORENO VALLI	CA	92553-565	BARNETT, DEBRA (REI	41.78
3432	292092051	4	684277	SANTOS, MARGIE	23343	OLD VALLEY DR	MORENO VALLI	CA	92553-565	SANTOS, MARGIE	281.70
8321	292092046	0	684277	DANIELS, KEVIN (RENT)	23401	OLD VALLEY DR	MORENO VALLI	CA	92553-565	DANIELS, KEVIN (REN	72.01
778	292092045	9	684277	JOHNSON, JEFFREY	23421	OLD VALLEY DR	MORENO VALLI	CA	92553-565	JOHNSON, JEFFREY	316.49
5754	292093003	4	684277	GALLEGOS, JAVIER (RENT)	23440	OLD VALLEY DR	MORENO VALLI	CA	92553-565	GALLEGOS, JAVIER (RI	317.06
288	292093004	5	684277	ROCHA, ALBERT	23454	OLD VALLEY DR	MORENO VALLI	CA	92553-565	ROCHA, ALBERT	412.76
5912	292093007	8	684277	WILLIAMS, JENNIFER	23494	OLD VALLEY DR	MORENO VALLI	CA	92553-565	WILLIAMS, JENNIFER	190.88
5846	488200019	0	684277	COTE, DEBORAH (OWNR)	13635	OLIVER ST	MORENO VALLI	CA	92555-562	COTE, DEBORAH (OW	217.06
3665	488200020	0	684277	VILLALOBOS, JOANNE	13715	OLIVER ST	MORENO VALLI	CA	92555-562	VILLALOBOS, JOANNE	332.38
4477	486290031	5	684277	HOBBS, DIANNA (OWNR)	14275	OLIVER ST	MORENO VALLI	CA	92555-563	HOBBS, DIANNA (OW	1,461.58
100	486250002	5	684277	MOORE, JOHN	14420	OLIVER ST	MORENO VALLI	CA	92555-570	MOORE, JOHN	64.65
1637	304181005	6	684277	WILLIAMS, CLARENCE	15605	OLIVER ST	MORENO VALLI	CA	92555-490	WILLIAMS, CLARENCE	316.49
840	304181003	4	684277	SLADE, ROBERT AND VERGIE	15625	OLIVER ST	MORENO VALLI	CA	92555-490	SLADE, ROBERT AND '	134.92
4663	304182005	9	684277	TAMAYO, ALEXANDRA	15640	OLIVER ST	MORENO VALLI	CA	92555-490	TAMAYO, ALEXANDR/	381.34
4805	304182013	6	684277	BEAM, PHILIP	15720	OLIVER ST	MORENO VALLI	CA	92555-490	BEAM, PHILIP	225.27
5608	304182018	1	684277	MEZA, RONALD (OWNR)	15770	OLIVER ST	MORENO VALLI	CA	92555-490	MEZA, RONALD (OWI	100.00
2268	312153003	6	684277	SANDOVAL, NATIVIDA	25162	OMAHA DR	MORENO VALLI	CA	92551-240	SANDOVAL, NATIVIDA	274.34
6501	312153002	5	684277	VILLICANA, MICHAEL AND ANA	25172	OMAHA DR	MORENO VALLI	CA	92551-240	VILLICANA, MICHAEL	261.61
1555	312153001	4	684277	CAMACHO, LUIS	25182	OMAHA DR	MORENO VALLI	CA	92551-240	CAMACHO, LUIS	149.75
5374	312151012	8	684277	HAMILTON TERRY	25191	OMAHA DR	MORENO VALLI	CA	92551-240	HAMILTON TERRY	27.86
5200	312152006	6	684277	BLACKMAN, ROBERT (OWNR)	25206	OMAHA DR	MORENO VALLI	CA	92551-240	BLACKMAN, ROBERT	317.06
3403	312151015	1	684277	AMBRIZ, MARTIN	25221	OMAHA DR	MORENO VALLI	CA	92551-240	AMBRIZ, MARTIN	166.30
4741	479616007	8	684277	GRESCH, KACIE	25660	ONATE DR	MORENO VALLI	CA	92557-762	GRESCH, KACIE	140.75
4161	479615025	1	684277	GONZALEZ, ROCIO	25735	ONATE DR	MORENO VALLI	CA	92557-775	GONZALEZ, ROCIO	61.57
3649	486442013	8	684277	AMBRIZ, MARIA	16165	ONDA CIR	MORENO VALLI	CA	92551-164	AMBRIZ, MARIA	252.62
5432	486442006	2	684277	CRUZ, LORENZO AND LILIA (OWN	16180	ONDA CIR	MORENO VALLI	CA	92551-164	CRUZ, LORENZO AND	306.92
2170	482122027	4	684277	VARGAS, ALICIA	24374	ONEIDA ST	MORENO VALLI	CA	92553-625	VARGAS, ALICIA	186.60
3192	482122030	6	684277	REBOLLAR, JUAN CARLOS	24401	ONEIDA ST	MORENO VALLI	CA	92553-337	REBOLLAR, JUAN CAR	293.58
801	482123006	8	684277	PACHECO, DIANA	24489	ONEIDA ST	MORENO VALLI	CA	92553-625	PACHECO, DIANA	292.73
3302	482122018	6	684277	BADILLO, OLIVIA	24508	ONEIDA ST	MORENO VALLI	CA	92553-337	BADILLO, OLIVIA	317.06
4053	482123009	1	684277	VENEGAS-CRUZ, AMELIA	24525	ONEIDA ST	MORENO VALLI	CA	92553-337	VENEGAS-CRUZ, AME	316.49
7187	482122016	4	684277	BENITEZ, ANGELICA (RENT)	24538	ONEIDA ST	MORENO VALLI	CA	92553-337	BENITEZ, ANGELICA (I	436.91
5815	482122015	3	684277	GARCIA, JULISA (RENT)	24554	ONEIDA ST	MORENO VALLI	CA	92553-337	GARCIA, JULISA (REN	317.06
3532	482123012	3	684277	CISNEROS, ARTHUR (OWNR)	24561	ONEIDA ST	MORENO VALLI	CA	92553-337	CISNEROS, ARTHUR ((	192.25
3166	482123013	4	684277	SANCHEZ, MARIA T (OWNR)	24573	ONEIDA ST	MORENO VALLI	CA	92553-337	SANCHEZ, MARIA T (C	206.78
6636	482123014	5	684277	ORTIZ, FLORIDALMA (RENT)	24591	ONEIDA ST	MORENO VALLI	CA	92553-337	ORTIZ, FLORIDALMA (	131.78
4015	487510006	9	684277	SMITH, DAVID	26527	OPAL ST	MORENO VALLI	CA	92555-382	SMITH, DAVID	128.98
7396	487510008	1	684277	JORDAN, MARILYN (OWNR)	26551	OPAL ST	MORENO VALLI	CA	92555-382	JORDAN, MARILYN (O	69.65
6210	487511009	5	684277	BELL, JENNI (OWNR)	26635	OPAL ST	MORENO VALLI	CA	92555-382	BELL, JENNI (OWNR)	316.74
4461	487513011	2	684277	CLEAVELAND, MATT (OWNR)	26658	OPAL ST	MORENO VALLI	CA	92555-382	CLEAVELAND, MATT (	166.61
3705	487512007	6	684277	ROSENBLUM, BRUCE	26707	OPAL ST	MORENO VALLI	CA	92555-382	ROSENBLUM, BRUCE	316.49
3476	473220079	8	684277	GOMEZ, TONY	11828	ORANGE GROVE CIR	MORENO VALLI	CA	92555-656	GOMEZ, TONY	502.49
3347	473220080	8	684277	WALKER, PAUL	11841	ORANGE GROVE CIR	MORENO VALLI	CA	92555-656	WALKER, PAUL	406.30
4074	474463013	6	684277	KIMSEY, TAMARA	24063	ORANGECREEK CIR	MORENO VALLI	CA	92557-404	KIMSEY, TAMARA	284.96
2161	474463009	3	684277	GOWER, DAVID	24080	ORANGECREEK CIR	MORENO VALLI	CA	92557-404	GOWER, DAVID	316.49
4107	312033017	8	684277	BAKER, JAMES	25319	ORBIT CT	MORENO VALLI	CA	92551-924	BAKER, JAMES	316.49
421	312033019	0	684277	ADAMS, EUGENE	25332	ORBIT CT	MORENO VALLI	CA	92551-924	ADAMS, EUGENE	316.49
7955	312033021	1	684277	DANIELS, DEBRA (RENT)	25356	ORBIT CT	MORENO VALLI	CA	92551-924	DANIELS, DEBRA (REN	21.08
7448	312043002	5	684277	HENRY, JASMINE (RENT)	25392	ORBIT CT	MORENO VALLI	CA	92551-924	HENRY, JASMINE (REI	317.06
7975	312043003	6	684277	MARTINEZ, ASUNCION (OWNR)	25404	ORBIT CT	MORENO VALLI	CA	92551-111	MARTINEZ, ASUNCIOI	388.13
1315	479461019	1	684277	REYNOLDS, APRELLA	25384	ORCHID CT	MORENO VALLI	CA	92553-651	REYNOLDS, APRELLA	316.49
4451	479461016	8	684277	NOFRI, DAVID	25405	ORCHID CT	MORENO VALLI	CA	92553-437	NOFRI, DAVID	708.72
1483	479461023	4	684277	YORKE, CAROL	25428	ORCHID CT	MORENO VALLI	CA	92553-438	YORKE, CAROL	316.49
491	487284015	9	684277	ROMERO, ANN (OWNR)	12800	ORLEANS DR	MORENO VALLI	CA	92555-230	ROMERO, ANN (OWN	210.89
4497	487284012	6	684277	MONARREZ, NATALIE	12830	ORLEANS DR	MORENO VALLI	CA	92555-230	MONARREZ, NATALIE	283.79
7096	487284011	5	684277	MADRIGAL, OMAR (OWNR)	12840	ORLEANS DR	MORENO VALLI	CA	92555-230	MADRIGAL, OMAR (O	313.16
8853	487284010	4	684277	GREEN, MARCUS (RENT)	12850	ORLEANS DR	MORENO VALLI	CA	92555-230	GREEN, MARCUS (REI	104.29
504	487284008	3	684277	AGUILAR, ELIDA (OWNR)	12870	ORLEANS DR	MORENO VALLI	CA	92555-235	AGUILAR, ELIDA (OWI	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
584	487284006	1	684277	CONLEY, ARELESSIA	12890	ORLEANS DR	MORENO VALLI	CA	92555-235	CONLEY, ARELESSIA	316.49
1783	487284003	8	684277	FIGUEROA, VIRGINIA (OWNR)	12920	ORLEANS DR	MORENO VALLI	CA	92555-231	FIGUEROA, VIRGINIA	140.08
1422	482652025	0	684277	HURTADO, HENRY	24575	ORMISTA DR	MORENO VALLI	CA	92553-532	HURTADO, HENRY	61.86
5843	482653005	5	684277	CONTRERAS, SERGIO (OWNR)	24590	ORMISTA DR	MORENO VALLI	CA	92553-532	CONTRERAS, SERGIO	317.06
5878	482653006	6	684277	BAGHERDAI, MAHNAZ (OWNR)	24604	ORMISTA DR	MORENO VALLI	CA	92553-380	BAGHERDAI, MAHNA	325.63
2661	482652022	7	684277	ALLEN, RICHARD	24617	ORMISTA DR	MORENO VALLI	CA	92553-380	ALLEN, RICHARD	360.77
2038	482652015	1	684277	GUTIERREZ, ROSA	24715	ORMISTA DR	MORENO VALLI	CA	92553-532	GUTIERREZ, ROSA	312.76
5770	486402018	9	684277	CURRY, ANDREA (OWNR)	15805	ORO GLEN DR	MORENO VALLI	CA	92551-190	CURRY, ANDREA (OW	317.06
2609	486402017	8	684277	CARBALLOSA, HURIS AND ESTHEF	15815	ORO GLEN DR	MORENO VALLI	CA	92551-190	CARBALLOSA, HURIS /	84.34
6086	486402015	6	684277	PLACENCIA, JUAN (OWNR)	15835	ORO GLEN DR	MORENO VALLI	CA	92551-190	PLACENCIA, JUAN (OV	317.06
9430	486403010	4	684277	TRIPLETT, RANDY (RENT)	15840	ORO GLEN DR	MORENO VALLI	CA	92551-190	TRIPLETT, RANDY (REI	147.12
7926	486402012	3	684277	DUNCAN, LINDA (RENT)	15865	ORO GLEN DR	MORENO VALLI	CA	92551-190	DUNCAN, LINDA (REN	318.01
2838	486402010	1	684277	TRIPLETT, RANDY	15885	ORO GLEN DR	MORENO VALLI	CA	92551-190	TRIPLETT, RANDY	316.49
8202	486402009	1	684277	LEE, KHALILAH (RENT)	15895	ORO GLEN DR	MORENO VALLI	CA	92551-190	LEE, KHALILAH (RENT)	211.78
6109	487354002	3	684277	PADILLA, TIFFANY (RENT)	26103	OSHUA DR	MORENO VALLI	CA	92555-240	PADILLA, TIFFANY (RE	363.60
1928	487361051	9	684277	REYES, EVANGELINA	26195	OSHUA DR	MORENO VALLI	CA	92555-240	REYES, EVANGELINA	306.92
4463	487361047	6	684277	CALDERON, JORGE	26231	OSHUA DR	MORENO VALLI	CA	92555-249	CALDERON, JORGE	290.65
5609	487361046	5	684277	BOHORTES, ERICKA (RENT)	26241	OSHUA DR	MORENO VALLI	CA	92555-249	BOHORTES, ERICKA (F	296.98
560	256231009	2	684277	JOHNSON, STERLING	21822	OSPREY LN	MORENO VALLI	CA	92557-850	JOHNSON, STERLING	316.49
909	256231006	9	684277	WALTER, GEORGE	21835	OSPREY LN	MORENO VALLI	CA	92557-850	WALTER, GEORGE	317.06
4409	482595001	2	684277	PIMENTEL, VICENTE	24792	OTIS DR	MORENO VALLI	CA	92553-589	PIMENTEL, VICENTE	306.92
4553	482613001	7	684277	BOLTON, KEITH	24811	OTIS DR	MORENO VALLI	CA	92553-583	BOLTON, KEITH	286.32
8271	482613007	3	684277	HARNESS, JOHN E (OWNR)	24901	OTIS DR	MORENO VALLI	CA	92553-586	HARNESS, JOHN E (OV	282.43
3800	482613008	4	684277	BARAJAS, JOSE ALEJANDRO	24915	OTIS DR	MORENO VALLI	CA	92553-586	BARAJAS, JOSE ALEJA	317.06
8193	482613009	5	684277	BROWN, CARAMIE (RENT)	24933	OTIS DR	MORENO VALLI	CA	92553-586	BROWN, CARAMIE (R	39.07
1161	482612017	9	684277	FRANCO, JOSE	24946	OTIS DR	MORENO VALLI	CA	92553-586	FRANCO, JOSE	422.52
5073	474180013	2	684277	COLEMAN, STEVEN	25580	OVERLOOK CIR	MORENO VALLI	CA	92557-664	COLEMAN, STEVEN	316.49
9133	486401019	7	684277	CHAMAN, REGINA L (OWNR)	25524	PACATO RD	MORENO VALLI	CA	92551-194	CHAMAN, REGINA L (	222.42
4829	486401021	8	684277	SAWYER, CYNTHIA	25548	PACATO RD	MORENO VALLI	CA	92551-194	SAWYER, CYNTHIA	314.21
2010	486401022	9	684277	CALLEROS, MARTHA	25558	PACATO RD	MORENO VALLI	CA	92551-194	CALLEROS, MARTHA	316.49
4682	486401026	3	684277	MOORE, ROBERT	25598	PACATO RD	MORENO VALLI	CA	92551-194	MOORE, ROBERT	314.21
8007	486401029	6	684277	CARTER, CYNTHIA (OWNR)	25628	PACATO RD	MORENO VALLI	CA	92551-194	CARTER, CYNTHIA (OV	134.76
1429	486391001	0	684277	CHAMBERS, CHARLES	25635	PACATO RD	MORENO VALLI	CA	92551-194	CHAMBERS, CHARLES	316.49
2883	486391002	1	684277	RIVAS, CHRISTOPHER	25645	PACATO RD	MORENO VALLI	CA	92551-194	RIVAS, CHRISTOPHER	316.49
1848	486392017	8	684277	NEGRETE, GLORIA	25648	PACATO RD	MORENO VALLI	CA	92551-194	NEGRETE, GLORIA	386.80
4539	486392019	0	684277	CRAIG, DEBORAH AND JONES	25668	PACATO RD	MORENO VALLI	CA	92551-194	CRAIG, DEBORAH ANI	409.86
5972	486391008	7	684277	NIETO, FELIX	25705	PACATO RD	MORENO VALLI	CA	92551-191	NIETO, FELIX	315.86
3915	486392024	4	684277	HERNANDEZ, MARIA ELENA	25718	PACATO RD	MORENO VALLI	CA	92551-191	HERNANDEZ, MARIA	405.46
4644	486392025	5	684277	SLEEPER, GREG	25728	PACATO RD	MORENO VALLI	CA	92551-191	SLEEPER, GREG	144.07
54	481312026	3	684277	HALL, CINDY	24576	PACE DR	MORENO VALLI	CA	92557-732	HALL, CINDY	316.49
7313	481312048	3	684277	ARIAS, ANA (OWNR)	24587	PACE DR	MORENO VALLI	CA	92557-732	ARIAS, ANA (OWNR)	313.41
2288	481312046	1	684277	ROZUK, BEATRICE AND CHARLES	24623	PACE DR	MORENO VALLI	CA	92557-732	ROZUK, BEATRICE AN	384.47
7503	481312042	7	684277	PARKER, RICHARD (RENT)	24671	PACE DR	MORENO VALLI	CA	92557-732	PARKER, RICHARD (RE	540.67
4179	481312038	4	684277	PINEDA, MARIO A	24719	PACE DR	MORENO VALLI	CA	92557-732	PINEDA, MARIO A	316.49
2800	291381013	6	684277	JIMENEZ, ANTONIO (OWNR)	22758	PAHUTE DR	MORENO VALLI	CA	92553-784	JIMENEZ, ANTONIO ((	316.49
5582	291381005	9	684277	BRAZIL, FELICIA (RENT)	22804	PAHUTE DR	MORENO VALLI	CA	92553-784	BRAZIL, FELICIA (RENT	317.06
2187	291374020	0	684277	RICHARDSON, KELLY	22909	PAHUTE DR	MORENO VALLI	CA	92553-784	RICHARDSON, KELLY	316.49
6096	291371034	4	684277	URTEAGA, JAVIER (OWNR)	22910	PAHUTE DR	MORENO VALLI	CA	92553-785	URTEAGA, JAVIER (OV	154.21
2852	291371033	3	684277	EATMON, CARY AND WENDY	22918	PAHUTE DR	MORENO VALLI	CA	92553-785	EATMON, CARY AND '	316.49
1875	485043004	0	684277	SILVA, MIRNA A	15033	PAIGE AVE	MORENO VALLI	CA	92551-364	SILVA, MIRNA A	83.63
9548	485043008	4	684277	YOUNG, DARRUEL (RENT)	15061	PAIGE AVE	MORENO VALLI	CA	92551-364	YOUNG, DARRUEL (RE	107.31
5561	485043012	7	684277	COVARRUBIAS, VICTOR (OWNR)	15093	PAIGE AVE	MORENO VALLI	CA	92551-364	COVARRUBIAS, VICTC	317.06
793	485055016	8	684277	ABAD, JOSE L	15149	PAIGE AVE	MORENO VALLI	CA	92551-365	ABAD, JOSE L	314.21
6299	485055010	2	684277	RAZO, JOSE	15195	PAIGE AVE	MORENO VALLI	CA	92551-365	RAZO, JOSE	106.91
5935	485055008	1	684277	BIVINS, LATANISIA MONIQUE	15207	PAIGE AVE	MORENO VALLI	CA	92551-767	BIVINS, LATANISIA M(	169.03
9553	485055007	0	684277	CASTILLO, BEATRIZ (RENT)	15213	PAIGE AVE	MORENO VALLI	CA	92551-767	CASTILLO, BEATRIZ (R	120.81
3346	256181001	0	684277	ALMEIDA, FRANK	21012	PALA FOXIA PL	MORENO VALLI	CA	92557-860	ALMEIDA, FRANK	299.02
1642	256181005	4	684277	DELACOBAS, MARIA	21060	PALA FOXIA PL	MORENO VALLI	CA	92557-860	DELACOBAS, MARIA	286.49
8025	256181016	4	684277	CARBORIN, VICTOR (RENT)	21180	PALA FOXIA PL	MORENO VALLI	CA	92557-860	CARBORIN, VICTOR (F	69.65
445	256181017	5	684277	JENKINS, KATHY	21192	PALA FOXIA PL	MORENO VALLI	CA	92557-861	JENKINS, KATHY	319.58
5665	256191004	4	684277	TOMEI, MARSHALL AND (OWNR)	21252	PALA FOXIA PL	MORENO VALLI	CA	92557-860	TOMEI, MARSHALL AI	415.61
2102	256191018	7	684277	CARRANZA, JUAN	21269	PALA FOXIA PL	MORENO VALLI	CA	92557-860	CARRANZA, JUAN	178.14
8206	256191010	9	684277	HALE, LISA R (OWNR)	21324	PALA FOXIA PL	MORENO VALLI	CA	92557-860	HALE, LISA R (OWNR)	80.70
3142	256191011	0	684277	ROSIER, HENRY	21336	PALA FOXIA PL	MORENO VALLI	CA	92557-860	ROSIER, HENRY	114.60
4915	304220043	0	684277	BLACK, SONYA	27621	PALA LOMA CT	MORENO VALLI	CA	92555-592	BLACK, SONYA	314.21
5870	304220044	1	684277	RANDHAWA, AMOOPJT AND KAI	27622	PALA LOMA CT	MORENO VALLI	CA	92555-592	RANDHAWA, AMOOP	317.06
5395	291512002	0	684277	LANDEZ, MARIA (OWNR)	13113	PALISADE PL	MORENO VALLI	CA	92553-788	LANDEZ, MARIA (OWI	137.25
1684	479491008	4	684277	MORRISSEY, GREG	25635	PALM MEADOWS CT	MORENO VALLI	CA	92557-761	MORRISSEY, GREG	655.79
6090	479491016	1	684277	MACIAS, MANUEL (OWNR)	25636	PALM MEADOWS CT	MORENO VALLI	CA	92557-761	MACIAS, MANUEL (O'	306.92
2952	479491012	7	684277	BARAJAS, CHRISTINE	25688	PALM MEADOWS CT	MORENO VALLI	CA	92557-761	BARAJAS, CHRISTINE	316.49
6927	479491018	3	684277	BERNAL, RENE (RENT)	25653	PALM SHADOWS DR	MORENO VALLI	CA	92557-761	BERNAL, RENE (RENT)	131.80
1491	479491020	4	684277	MILLER, DENEL	25685	PALM SHADOWS DR	MORENO VALLI	CA	92557-761	MILLER, DENEL	316.49
2846	479492010	8	684277	COLINDRES, ANNA	12024	PALM VISTA ST	MORENO VALLI	CA	92557-761	COLINDRES, ANNA	316.49
2549	479492013	1	684277	PETERS, DEREK	12060	PALM VISTA ST	MORENO VALLI	CA	92557-761	PETERS, DEREK	272.04
2289	479491026	0	684277	PERKINS, GREGORY (RENT)	12083	PALM VISTA ST	MORENO VALLI	CA	92557-761	PERKINS, GREGORY (F	509.03
7460	479492015	3	684277	FLOKNER, MISTY (OWNR)	12084	PALM VISTA ST	MORENO VALLI	CA	92557-761	FLOKNER, MISTY (OW	106.78

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2343	479492016	4	684277	CONTE, DEBORAH AND MIKE	12096	PALM VISTA ST	MORENO VALLI	CA	92557-761	CONTE, DEBORAH AN	34.53
3128	484112005	7	684277	MANSELL, HARNETHIA	14280	PALMEA DR	MORENO VALLI	CA	92553-441	MANSELL, HARNETHI	317.06
7685	484112003	5	684277	BLUNT, MAMIE (RENT)	14310	PALMEA DR	MORENO VALLI	CA	92553-445	BLUNT, MAMIE (RENT	182.15
2155	484112002	4	684277	LOPEZ, IRMA	14322	PALMEA DR	MORENO VALLI	CA	92553-445	LOPEZ, IRMA	297.57
1677	479491007	3	684277	JONES, SARAH	25638	PALMWOOD DR	MORENO VALLI	CA	92557-760	JONES, SARAH	20.89
7545	486403003	8	684277	CHAVEZ, ERILYNNE (RENT)	25562	PALO CEDRO DR	MORENO VALLI	CA	92551-191	CHAVEZ, ERILYNNE (R	317.06
8786	486402003	5	684277	FLORES, ELIZABETH AND HUERTA	25563	PALO CEDRO DR	MORENO VALLI	CA	92551-191	FLORES, ELIZABETH A	298.47
2935	486403002	7	684277	JOHNSON, SHUNDA	25574	PALO CEDRO DR	MORENO VALLI	CA	92551-191	JOHNSON, SHUNDA	309.13
9189	486392041	9	684277	JACKSON, ROGUSTAVE (RENT)	25635	PALO CEDRO DR	MORENO VALLI	CA	92551-196	JACKSON, ROGUSTAV	224.87
6286	486391012	0	684277	COLE, NATHAN (OWNR)	25674	PALO CEDRO DR	MORENO VALLI	CA	92551-196	COLE, NATHAN (OWN	206.78
7205	486391011	9	684277	WHITEHURST, ELANE (RENT)	25686	PALO CEDRO DR	MORENO VALLI	CA	92551-196	WHITEHURST, ELANE	263.80
3916	486391010	8	684277	ZARATE, JOSE L	25698	PALO CEDRO DR	MORENO VALLI	CA	92551-196	ZARATE, JOSE L	316.49
1687	486391009	8	684277	QUINTOS, ANICIA	25710	PALO CEDRO DR	MORENO VALLI	CA	92551-194	QUINTOS, ANICIA	611.22
3244	486470019	1	684277	WALKER, KIM	16015	PALOMINO LN	MORENO VALLI	CA	92551-162	WALKER, KIM	317.06
8327	486471025	9	684277	WILKERSON, KAMESIA (OWNR)	16040	PALOMINO LN	MORENO VALLI	CA	92551-163	WILKERSON, KAMESI	133.03
5583	486471024	8	684277	KEMP, TABATHA (OWNR)	16046	PALOMINO LN	MORENO VALLI	CA	92551-163	KEMP, TABATHA (OW	216.56
2886	486471023	7	684277	RIVERA, CLAUDIA	16054	PALOMINO LN	MORENO VALLI	CA	92551-163	RIVERA, CLAUDIA	316.49
5821	486470027	8	684277	GOODRICH, SHAWN	16063	PALOMINO LN	MORENO VALLI	CA	92551-163	GOODRICH, SHAWN	296.98
4600	486471010	5	684277	SANCHEZ, RAFAEL	16114	PALOMINO LN	MORENO VALLI	CA	92551-163	SANCHEZ, RAFAEL	409.86
2763	486470037	7	684277	LESLIE, DELANO AND JANELLE	16123	PALOMINO LN	MORENO VALLI	CA	92551-163	LESLIE, DELANO AND	412.76
8315	486470039	9	684277	BROWN, LLOYD (RENT)	16135	PALOMINO LN	MORENO VALLI	CA	92551-163	BROWN, LLOYD (REN	215.21
511	488010006	1	684277	POPP, JEFFREY (OWNR)	27041	PAM PL	MORENO VALLI	CA	92555-210	POPP, JEFFREY (OWN	467.36
121	488010005	0	684277	HEEKIN, SCOTT	27061	PAM PL	MORENO VALLI	CA	92555-210	HEEKIN, SCOTT	316.49
7845	486391016	4	684277	HERRERA, BRUNA (RENT)	15862	PAMPAS CT	MORENO VALLI	CA	92551-196	HERRERA, BRUNA (RE	113.75
8898	486391015	3	684277	FODDS, HAMIDULLAH (RENT)	15872	PAMPAS CT	MORENO VALLI	CA	92551-196	FODDS, HAMIDULLAH	282.52
8684	291541012	9	684277	PHAM, TAN VAN AND TUYET (OW	12770	PAN AM BLVD	MORENO VALLI	CA	92553-180	PHAM, TAN VAN AND	381.90
8950	291541020	6	684277	REYES, GRISEL (RENT)	12850	PAN AM BLVD	MORENO VALLI	CA	92553-180	REYES, GRISEL (RENT)	165.99
6711	291541022	8	684277	JACUINDE, CELSO (OWNR)	12870	PAN AM BLVD	MORENO VALLI	CA	92553-180	JACUINDE, CELSO (OV	310.08
1104	291541026	2	684277	BUSTOS, MARIA	12910	PAN AM BLVD	MORENO VALLI	CA	92553-180	BUSTOS, MARIA	432.46
2799	291373021	8	684277	DEL ROSARIO, RESHMAN	13044	PAN AM BLVD	MORENO VALLI	CA	92553-785	DEL ROSARIO, RESHM	291.36
1658	291384019	1	684277	VERA JR, DANIEL A	13055	PAN AM BLVD	MORENO VALLI	CA	92553-785	VERA JR, DANIEL A	434.29
1030	291373019	7	684277	BARILLAS, SYLVIA (OWNR)	13058	PAN AM BLVD	MORENO VALLI	CA	92553-785	BARILLAS, SYLVIA (OV	88.33
1067	291384026	7	684277	RENWRICK, JANICE (RENT)	13105	PAN AM BLVD	MORENO VALLI	CA	92553-785	RENWRICK, JANICE (R	110.89
2606	291373012	0	684277	RUBLE, MICHAEL	13110	PAN AM BLVD	MORENO VALLI	CA	92553-642	RUBLE, MICHAEL	316.49
1214	291384028	9	684277	UHRICH, JEREMY J	13117	PAN AM BLVD	MORENO VALLI	CA	92553-785	UHRICH, JEREMY J	412.76
8360	291384032	2	684277	GUEVARA, DARLENE (OWNR)	13151	PAN AM BLVD	MORENO VALLI	CA	92553-785	GUEVARA, DARLENE (	345.64
7334	291382052	4	684277	GUAVARA, OSMIN (OWNR)	13205	PAN AM BLVD	MORENO VALLI	CA	92553-785	GUAVARA, OSMIN (O	305.64
3365	291382056	8	684277	ESQUIVEL, JOSE MANUEL	13231	PAN AM BLVD	MORENO VALLI	CA	92553-785	ESQUIVEL, JOSE MAN	189.82
5900	291382057	9	684277	PEREZ, MIGUEL (OWNR)	13239	PAN AM BLVD	MORENO VALLI	CA	92553-785	PEREZ, MIGUEL (OWN	317.06
8921	291314001	7	684277	CARROLL, LAPRECIA (RENT)	13371	PAN AM BLVD	MORENO VALLI	CA	92553-785	CARROLL, LAPRECIA (I	151.97
4918	291231002	2	684277	RABAGO, JOSE IGNACIO	13517	PAN AM BLVD	MORENO VALLI	CA	92553-840	RABAGO, JOSE IGNAC	329.16
282	291221019	7	684277	MC DERMOTT, EDWARD H	13529	PAN AM BLVD	MORENO VALLI	CA	92553-840	MC DERMOTT, EDWA	115.77
861	479621009	6	684277	LOGAN, CYNTHIA (OWNR)	13801	PAPRIKA CT	MORENO VALLI	CA	92553-486	LOGAN, CYNTHIA (OV	408.69
5441	479621004	1	684277	TOBIAS, JOSH AND MARIA (RENT	13826	PAPRIKA CT	MORENO VALLI	CA	92553-486	TOBIAS, JOSH AND M	317.06
7568	479621012	8	684277	REYES, RAYMUNDO	13837	PAPRIKA CT	MORENO VALLI	CA	92553-486	REYES, RAYMUNDO	317.06
4466	479621003	0	684277	JONES, LUISA	13838	PAPRIKA CT	MORENO VALLI	CA	92553-486	JONES, LUISA	317.06
7608	479621013	9	684277	MIKA, TELEA (RENT)	13849	PAPRIKA CT	MORENO VALLI	CA	92553-486	MIKA, TELEA (RENT)	89.00
7923	479621002	9	684277	AFEMATA, SHIRLDEEN (RENT)	13850	PAPRIKA CT	MORENO VALLI	CA	92553-486	AFEMATA, SHIRLDEEN	207.26
4858	264121025	5	684277	ACEVES, KIMBERLY	11527	PARAKEET CT	MORENO VALLI	CA	92557-542	ACEVES, KIMBERLY	352.10
7880	264121021	1	684277	LOPEZ, ALFRED (RENT)	11573	PARAKEET CT	MORENO VALLI	CA	92557-542	LOPEZ, ALFRED (RENT	165.93
1368	264121019	0	684277	CUEVA, JUAN JOSE	11599	PARAKEET CT	MORENO VALLI	CA	92557-542	CUEVA, JUAN JOSE	316.49
6603	296052027	7	684277	HERNANDEZ, EMILIO (RENT)	23303	PARK LANE CT	MORENO VALLI	CA	92553-324	HERNANDEZ, EMILIO	317.06
7048	296052023	3	684277	CRAIN, TEFFANY (OWNR)	23353	PARK LANE CT	MORENO VALLI	CA	92553-324	CRAIN, TEFFANY (OW	316.41
941	296052022	2	684277	DEANDA, LORRIE	23365	PARK LANE CT	MORENO VALLI	CA	92553-324	DEANDA, LORRIE	314.21
3712	474602006	9	684277	SILVAS, DAVID AND MARIE	10691	PARK RIM CIR	MORENO VALLI	CA	92557-300	SILVAS, DAVID AND M	353.85
1815	474602007	0	684277	HOLNESS, GERARDA	10707	PARK RIM CIR	MORENO VALLI	CA	92557-300	HOLNESS, GERARDA	316.49
6	474602008	1	684277	MALONE, TOOTSIE	10721	PARK RIM CIR	MORENO VALLI	CA	92557-300	MALONE, TOOTSIE	316.49
5121	474602009	2	684277	WEST, KIM	10731	PARK RIM CIR	MORENO VALLI	CA	92557-300	WEST, KIM	317.06
8918	292031010	8	684277	CHAVEZ, OFMARA (RENT)	23239	PARK VALLEY DR	MORENO VALLI	CA	92553-592	CHAVEZ, OFMARA (RE	271.97
5348	292042001	4	684277	MC ALISTER, JULIE (OWNR)	23246	PARK VALLEY DR	MORENO VALLI	CA	92553-592	MC ALISTER, JULIE (O	106.92
697	291553006	1	684277	KUNARD, NANCY	22629	PARKHAM ST	MORENO VALLI	CA	92553-186	KUNARD, NANCY	317.06
694	291532005	5	684277	NUNEZ, JOE	22789	PARKHAM ST	MORENO VALLI	CA	92553-186	NUNEZ, JOE	317.06
6616	264071040	4	684277	SALUDARES, JOANNA P (OWNR)	23470	PARKLAND AVE	MORENO VALLI	CA	92557-497	SALUDARES, JOANNA	317.06
1411	264071034	9	684277	MULLINAX, SABINA	23530	PARKLAND AVE	MORENO VALLI	CA	92557-497	MULLINAX, SABINA	128.98
8308	264071010	7	684277	CLARK, MARTHA (RENT)	23576	PARKLAND AVE	MORENO VALLI	CA	92557-493	CLARK, MARTHA (REN	175.78
7525	264072008	9	684277	HARRIS, LEISHA (OWNR)	23581	PARKLAND AVE	MORENO VALLI	CA	92557-493	HARRIS, LEISHA (OWN	317.06
5025	264072007	8	684277	GONZALEZ, MATHEW	23587	PARKLAND AVE	MORENO VALLI	CA	92557-493	GONZALEZ, MATHEW	312.20
6491	264071005	3	684277	DESORBO, GIOVANNI (OWNR)	23606	PARKLAND AVE	MORENO VALLI	CA	92557-493	DESORBO, GIOVANNI	574.43
1200	264071002	0	684277	PESHA, JERRY	23624	PARKLAND AVE	MORENO VALLI	CA	92557-493	PESHA, JERRY	447.88
8825	264071001	9	684277	WARE, LYDIA (RENT)	23630	PARKLAND AVE	MORENO VALLI	CA	92557-493	WARE, LYDIA (RENT)	354.22
2718	264081001	0	684277	CORRAL, ROSALINA	23636	PARKLAND AVE	MORENO VALLI	CA	92557-493	CORRAL, ROSALINA	306.54
5131	264082002	4	684277	GONZALEZ, PRISCILLA (RENT)	23641	PARKLAND AVE	MORENO VALLI	CA	92557-493	GONZALEZ, PRISCILLA	317.06
8625	264081002	1	684277	NGUYEN, DUC (OWNR)	23642	PARKLAND AVE	MORENO VALLI	CA	92557-493	NGUYEN, DUC (OWNI	206.78
4349	264081003	2	684277	JOHNSON, LINDA	23648	PARKLAND AVE	MORENO VALLI	CA	92557-493	JOHNSON, LINDA	311.23
1912	264082008	0	684277	WILLIAMS, ANITA	23677	PARKLAND AVE	MORENO VALLI	CA	92557-493	WILLIAMS, ANITA	316.49
3354	264081008	7	684277	WILLIAMS, CLARK	23678	PARKLAND AVE	MORENO VALLI	CA	92557-493	WILLIAMS, CLARK	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
9210	264082010	1	684277	BOATRIGHT, JUSTIN (OWNR)	23695	PARKLAND AVE	MORENO VALLI	CA	92557-493	BOATRIGHT, JUSTIN (	83.81
2021	264092011	3	684277	ZARAGOZA, NAN	23766	PARKLAND AVE	MORENO VALLI	CA	92557-493	ZARAGOZA, NAN	316.49
7675	264221004	5	684277	GOMEZ, MARIA (RENT)	23779	PARKLAND AVE	MORENO VALLI	CA	92557-494	GOMEZ, MARIA (REN	109.08
8208	264221006	7	684277	BETANCUR, DAVID M AND ROY D	23791	PARKLAND AVE	MORENO VALLI	CA	92557-494	BETANCUR, DAVID M	118.54
4628	264092004	7	684277	CEDENO, SANDRA (OWNR)	23808	PARKLAND AVE	MORENO VALLI	CA	92557-494	CEDENO, SANDRA (O	200.99
6839	264092003	6	684277	ESTRADA, JACQUELINE (OWNR)	23814	PARKLAND AVE	MORENO VALLI	CA	92557-494	ESTRADA, JACQUELIN	68.82
6238	264221010	0	684277	WILLIAMS, RICHARD (OWNR)	23815	PARKLAND AVE	MORENO VALLI	CA	92557-494	WILLIAMS, RICHARD (	317.06
4645	264092001	4	684277	LILI (OWNR)	23826	PARKLAND AVE	MORENO VALLI	CA	92557-494	LILI (OWNR)	267.57
956	264231006	8	684277	STREETER, RICK AND MARY	23846	PARKLAND AVE	MORENO VALLI	CA	92557-494	STREETER, RICK AND	88.97
5556	264231008	0	684277	TURNER, SANDRA (RENT)	23858	PARKLAND AVE	MORENO VALLI	CA	92557-494	TURNER, SANDRA (RE	44.51
4492	264222038	9	684277	URQUIZU, CESAR AND KAREN	23859	PARKLAND AVE	MORENO VALLI	CA	92557-494	URQUIZU, CESAR ANI	314.21
7070	264234013	3	684277	JACOBS, YOLANDA (RENT)	23888	PARKLAND AVE	MORENO VALLI	CA	92557-494	JACOBS, YOLANDA (R	317.06
3815	264222032	3	684277	BONNER, MARQUITA	23895	PARKLAND AVE	MORENO VALLI	CA	92557-494	BONNER, MARQUITA	154.32
6700	264222029	1	684277	TELLES, JOSE (OWNR)	23913	PARKLAND AVE	MORENO VALLI	CA	92557-494	TELLES, JOSE (OWNR)	69.65
3858	264234004	5	684277	CLARK, GOLDIE	23942	PARKLAND AVE	MORENO VALLI	CA	92557-494	CLARK, GOLDIE	316.49
5490	264234003	4	684277	REYES-TATE, JESSENIA (RENT)	23948	PARKLAND AVE	MORENO VALLI	CA	92557-494	REYES-TATE, JESSENI	317.06
1024	312095022	4	684277	HUDSPET, MILDRED	16259	PARKSIDE LN	MORENO VALLI	CA	92551-927	HUDSPET, MILDRED	316.49
9048	312095021	3	684277	SCOTT, CHERON (RENT)	16279	PARKSIDE LN	MORENO VALLI	CA	92551-927	SCOTT, CHERON (REN	400.50
1008	312103009	7	684277	CARDENAS, MARK	16395	PARKSIDE LN	MORENO VALLI	CA	92551-111	CARDENAS, MARK	50.00
7773	312102027	0	684277	SLADE, VERGIA	16400	PARKSIDE LN	MORENO VALLI	CA	92551-927	SLADE, VERGIA	73.31
4088	312103007	5	684277	GRIJALVA, MONICA AND ZETH	16407	PARKSIDE LN	MORENO VALLI	CA	92551-927	GRIJALVA, MONICA A	316.49
2265	312103006	4	684277	PADILLA, ADRIANA (OWNR)	16413	PARKSIDE LN	MORENO VALLI	CA	92551-927	PADILLA, ADRIANA (O	316.49
1659	484213001	5	684277	MORRIS, CATHERINE AND JASON	14510	PARKWOOD CT	MORENO VALLI	CA	92553-716	MORRIS, CATHERINE	316.49
7656	484213002	6	684277	VILLA, DEREK (RENT)	14522	PARKWOOD CT	MORENO VALLI	CA	92553-716	VILLA, DEREK (RENT)	406.12
669	484213011	4	684277	IRIBE, ALICIA	14630	PARKWOOD CT	MORENO VALLI	CA	92553-716	IRIBE, ALICIA	444.60
6042	484213013	6	684277	FORRESTER, CYBIL (RENT)	14654	PARKWOOD CT	MORENO VALLI	CA	92553-716	FORRESTER, CYBIL (RE	95.33
3408	484213017	0	684277	MORA, ANGELINA	14702	PARKWOOD CT	MORENO VALLI	CA	92553-716	MORA, ANGELINA	130.08
3461	484213018	1	684277	REED, JAMES	14714	PARKWOOD CT	MORENO VALLI	CA	92553-716	REED, JAMES	371.84
1694	484303029	9	684277	ZARAGOZA, ROSA	25764	PARSLEY AVE	MORENO VALLI	CA	92553-500	ZARAGOZA, ROSA	316.49
1291	484303025	5	684277	ALVAREZ, RUDY AND PATRICIA	25782	PARSLEY AVE	MORENO VALLI	CA	92553-500	ALVAREZ, RUDY AND	316.49
6959	484301008	4	684277	CHAMLERN, NICOLE (OWNR)	25783	PARSLEY AVE	MORENO VALLI	CA	92553-500	CHAMLERN, NICOLE (	201.78
308	484303024	4	684277	ROBERTSON, NEAL	25786	PARSLEY AVE	MORENO VALLI	CA	92553-500	ROBERTSON, NEAL	422.52
6798	484303018	9	684277	AYALA, BERTHA (RENT)	25844	PARSLEY AVE	MORENO VALLI	CA	92553-502	AYALA, BERTHA (REN	305.26
4248	484302004	3	684277	CARDENA, ADRIANA	25861	PARSLEY AVE	MORENO VALLI	CA	92553-500	CARDENA, ADRIANA	211.57
5568	484302007	6	684277	BOOKART, HAROLD (RENT)	25879	PARSLEY AVE	MORENO VALLI	CA	92553-500	BOOKART, HAROLD (F	317.06
3538	487073013	5	684277	CHEATUM, BRENDA	26259	PARTON CT	MORENO VALLI	CA	92555-185	CHEATUM, BRENDA	413.60
2061	487073016	8	684277	TRONCOSO, VINCENT	26279	PARTON CT	MORENO VALLI	CA	92555-185	TRONCOSO, VINCENT	316.49
4207	486151034	8	684277	KANGER, RICHARD AND JANI SUE	15388	PASEO CARMEL	MORENO VALLI	CA	92551-706	KANGER, RICHARD AN	399.53
2655	486152006	6	684277	FOY JR, ELLIS	15435	PASEO CARMEL	MORENO VALLI	CA	92551-143	FOY JR, ELLIS	405.46
2333	486152009	9	684277	MORTON, HELEN	15471	PASEO CARMEL	MORENO VALLI	CA	92551-143	MORTON, HELEN	49.16
9087	486152010	9	684277	MCKINLEY HOLDING I LP (OWNR)	15483	PASEO CARMEL	MORENO VALLI	CA	92551-143	MCKINLEY HOLDING I	134.76
1865	486152011	0	684277	MARQUEZ, TOM	15495	PASEO CARMEL	MORENO VALLI	CA	92551-143	MARQUEZ, TOM	284.48
9393	259482009	9	684277	UPSHAW, LAURA (RENT)	9953	PASEO CORRALITO	MORENO VALLI	CA	92557-352	UPSHAW, LAURA (REI	261.55
5055	486135009	6	684277	VANCE, TAUNI	15432	PASEO CORTEZ	MORENO VALLI	CA	92551-708	VANCE, TAUNI	316.49
4892	486135005	2	684277	ZAZUETA, DONNA	15480	PASEO CORTEZ	MORENO VALLI	CA	92551-708	ZAZUETA, DONNA	60.00
5505	479312048	6	684277	BROWN, ANA (RENT)	12340	PASEO DEL SOL WAY	MORENO VALLI	CA	92557-751	BROWN, ANA (RENT)	317.06
2595	479312037	6	684277	WHITE, ERIKA	12341	PASEO DEL SOL WAY	MORENO VALLI	CA	92557-751	WHITE, ERIKA	316.49
5056	486151023	8	684277	LERUTTE, MAX AND RUTH	25858	PASEO PACIFICO	MORENO VALLI	CA	92551-706	LERUTTE, MAX AND R	405.46
8487	486153008	1	684277	LOPEZ, ANA (RENT)	25869	PASEO PACIFICO	MORENO VALLI	CA	92551-706	LOPEZ, ANA (RENT)	31.12
5467	486153014	6	684277	MONTOYA, GABRIELA (OWNR)	25955	PASEO PACIFICO	MORENO VALLI	CA	92551-143	MONTOYA, GABRIELA	211.78
3782	486151016	2	684277	MCCRAY, SHAWMEIN AND LLEW	25956	PASEO PACIFICO	MORENO VALLI	CA	92551-706	MCCRAY, SHAWMEIN	432.20
4180	479132047	9	684277	RAMIREZ, CARLOS	13337	PATRICIA LN	MORENO VALLI	CA	92553-424	RAMIREZ, CARLOS	201.54
5953	479132048	0	684277	GUTIERREZ, FREDDIE (RENT)	13363	PATRICIA LN	MORENO VALLI	CA	92553-424	GUTIERREZ, FREDDIE (I	212.08
117	486061008	7	684277	YBARRA, MARTHA	15174	PATRICIA ST	MORENO VALLI	CA	92551-452	YBARRA, MARTHA	316.49
6804	486061010	8	684277	ALMAZAN, RAQUEL	15196	PATRICIA ST	MORENO VALLI	CA	92551-452	ALMAZAN, RAQUEL	477.59
2098	486061004	3	684277	GAYLES, LOTTIE	15211	PATRICIA ST	MORENO VALLI	CA	92551-459	GAYLES, LOTTIE	272.04
3428	486094012	2	684277	TREVIZO, DEBRA	15415	PATRICIA ST	MORENO VALLI	CA	92551-453	TREVIZO, DEBRA	363.07
5715	486182018	0	684277	GREEN, KEVIN (RENT)	15614	PATRICIA ST	MORENO VALLI	CA	92551-467	GREEN, KEVIN (RENT)	317.06
8372	486183023	7	684277	MOORE, LAKECIA (RENT)	15707	PATRICIA ST	MORENO VALLI	CA	92551-131	MOORE, LAKECIA (REI	409.64
7796	486183024	8	684277	HERNANDEZ, MARCOS	15715	PATRICIA ST	MORENO VALLI	CA	92551-131	HERNANDEZ, MARCO	304.36
821	486182003	6	684277	BERRY, FRANKIE	15726	PATRICIA ST	MORENO VALLI	CA	92551-465	BERRY, FRANKIE	317.06
7466	486183026	0	684277	SCOTT, KAREN (RENT)	15729	PATRICIA ST	MORENO VALLI	CA	92551-131	SCOTT, KAREN (RENT)	147.63
5640	486182002	5	684277	SINGLETON, EARLINE (OWNR)	15734	PATRICIA ST	MORENO VALLI	CA	92551-465	SINGLETON, EARLINE	306.57
5269	486222021	5	684277	LOPEZ, VALENTINA	15756	PATRICIA ST	MORENO VALLI	CA	92551-466	LOPEZ, VALENTINA	211.78
6717	486221006	9	684277	CASILLAS, YVETTE (RENT)	15761	PATRICIA ST	MORENO VALLI	CA	92551-466	CASILLAS, YVETTE (RE	1,177.91
327	486222017	2	684277	MURRAY, DONALD	15764	PATRICIA ST	MORENO VALLI	CA	92551-466	MURRAY, DONALD	316.49
864	486221010	2	684277	VIDES, ARACELI AND JOSE	15769	PATRICIA ST	MORENO VALLI	CA	92551-466	VIDES, ARACELI AND J	69.65
2177	486222014	9	684277	OROZCO, CESAR	15770	PATRICIA ST	MORENO VALLI	CA	92551	OROZCO, CESAR	422.52
2262	486221015	7	684277	LOPEZ, CONNIE	15779	PATRICIA ST	MORENO VALLI	CA	92551-463	LOPEZ, CONNIE	133.67
8168	486222009	5	684277	GONZALES, KRISTINA (RENT)	15780	PATRICIA ST	MORENO VALLI	CA	92551-463	GONZALES, KRISTINA	145.99
713	486222007	3	684277	PARSONS, GABRIELE	15784	PATRICIA ST	MORENO VALLI	CA	92551-463	PARSONS, GABRIELE	214.49
3029	485064021	0	684277	HOFFMAN, ALEX AND LISA	24700	PATRICIAN CT	MORENO VALLI	CA	92551-400	HOFFMAN, ALEX AND	74.61
6061	485064022	1	684277	MATA, LIDIA (OWNR)	24710	PATRICIAN CT	MORENO VALLI	CA	92551-400	MATA, LIDIA (OWNR)	134.76
2550	485064023	2	684277	TERRY, NATASHA	24720	PATRICIAN CT	MORENO VALLI	CA	92551-400	TERRY, NATASHA	316.49
7797	296174025	2	684277	HOPES AND DREAMS FOUNDATI(	13601	PATTILYNN DR	MORENO VALLI	CA	92553-344	HOPES AND DREAMS	460.33
2143	296174026	3	684277	MACIEL, CHARLES AND SORINA ((	13609	PATTILYNN DR	MORENO VALLI	CA	92553-344	MACIEL, CHARLES AN	144.63

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6213	296182001	5	684277	GUZMAN, CHRISTINA (OWNR)	13658	PATTILYNN DR	MORENO VALLI	CA	92553-344	GUZMAN, CHRISTINA	167.06
6753	296174035	1	684277	SANCHEZ, FRANSICO (OWNR)	13681	PATTILYNN DR	MORENO VALLI	CA	92553-347	SANCHEZ, FRANSICO	317.06
3757	296182005	9	684277	PEREZ, GRISEL	13690	PATTILYNN DR	MORENO VALLI	CA	92553-344	PEREZ, GRISEL	74.32
2996	296181011	1	684277	CABULOY, CARMEN	13705	PATTILYNN DR	MORENO VALLI	CA	92553-344	CABULOY, CARMEN	317.06
3520	296181010	0	684277	DEROUEN, MARC	13715	PATTILYNN DR	MORENO VALLI	CA	92553-344	DEROUEN, MARC	110.61
1906	296181007	8	684277	MONTZ, TRACIE	13737	PATTILYNN DR	MORENO VALLI	CA	92553-347	MONTZ, TRACIE	100.00
6483	296182011	4	684277	KESSELMAN, MARIA (RENT)	13746	PATTILYNN DR	MORENO VALLI	CA	92553-347	KESSELMAN, MARIA (	195.18
7415	296042013	3	684277	CASTILLO, LUIS (RENT)	13043	PAVILLION CT	MORENO VALLI	CA	92553-569	CASTILLO, LUIS (RENT	39.69
7737	296042017	7	684277	WILLIAMS, JAN (RENT)	13101	PAVILLION CT	MORENO VALLI	CA	92553-560	WILLIAMS, JAN (RENT	52.64
2123	296054009	7	684277	JONES, HELEN	13138	PAVILLION CT	MORENO VALLI	CA	92553-567	JONES, HELEN	316.49
3317	296053003	8	684277	MARTINEZ, FRANCISCO	13163	PAVILLION CT	MORENO VALLI	CA	92553-560	MARTINEZ, FRANCISC	354.50
2035	487362001	7	684277	COLLINS, JACKIE	13029	PAWNEE DR	MORENO VALLI	CA	92555-242	COLLINS, JACKIE	540.95
4113	487362002	8	684277	PATTERSON, PETRA	13037	PAWNEE DR	MORENO VALLI	CA	92555-242	PATTERSON, PETRA	42.81
1236	487360009	9	684277	PAZ, MAX	13052	PAWNEE DR	MORENO VALLI	CA	92555-241	PAZ, MAX	316.49
1604	487362005	1	684277	VIDAL, IGNACIO	13061	PAWNEE DR	MORENO VALLI	CA	92555-242	VIDAL, IGNACIO	316.49
6432	487362007	3	684277	JONES, ARMESHA (RENT)	13077	PAWNEE DR	MORENO VALLI	CA	92555-241	JONES, ARMESHA (RE	317.06
9433	487362014	9	684277	BRYANT, JAMES (RENT)	13141	PAWNEE DR	MORENO VALLI	CA	92555-241	BRYANT, JAMES (REN	26.73
130	487361020	1	684277	SHILEY, RICHARD AND TAMMY	13148	PAWNEE DR	MORENO VALLI	CA	92555-241	SHILEY, RICHARD ANC	316.49
1850	487362018	3	684277	EYESTONE, JAMES	13185	PAWNEE DR	MORENO VALLI	CA	92555-241	EYESTONE, JAMES	446.77
8081	475322025	8	684277	HUERTA, ROSA (RENT)	24343	PAWNEE TRL	MORENO VALLI	CA	92557-503	HUERTA, ROSA (RENT	156.77
875	475322024	7	684277	SIPPLE, PAUL	24357	PAWNEE TRL	MORENO VALLI	CA	92557-503	SIPPLE, PAUL	314.21
7355	475322013	7	684277	GUERRERO, MELISSA (RENT)	24366	PAWNEE TRL	MORENO VALLI	CA	92557-503	GUERRERO, MELISSA	255.27
8191	475322020	3	684277	VIRGEN, MARIA (RENT)	24407	PAWNEE TRL	MORENO VALLI	CA	92557-503	VIRGEN, MARIA (REN	211.78
1050	475322017	1	684277	MATA, YOLANDA (OWN)	24418	PAWNEE TRL	MORENO VALLI	CA	92557-503	MATA, YOLANDA (OW	413.60
1077	479384002	7	684277	GUZMAN, LEA AND JOSE	12525	PEACHLEAF ST	MORENO VALLI	CA	92553-476	GUZMAN, LEA AND JC	316.49
8403	479382027	4	684277	IBARRA, IDE (RENT)	12526	PEACHLEAF ST	MORENO VALLI	CA	92553-476	IBARRA, IDE (RENT)	36.98
2887	479382024	1	684277	GARRETT, DARRELL	12550	PEACHLEAF ST	MORENO VALLI	CA	92553-476	GARRETT, DARRELL	214.46
1027	479382020	7	684277	CARNERO, RAMIRO	12584	PEACHLEAF ST	MORENO VALLI	CA	92553-478	CARNERO, RAMIRO	316.49
1789	479382019	7	684277	ELLOWP, STEVE	12594	PEACHLEAF ST	MORENO VALLI	CA	92553-478	ELLOWP, STEVE	413.60
4287	479384006	1	684277	MEDRANO, DELFINA	12597	PEACHLEAF ST	MORENO VALLI	CA	92553-121	MEDRANO, DELFINA	412.76
1818	479382018	6	684277	COX, SHERRY	12602	PEACHLEAF ST	MORENO VALLI	CA	92553-121	COX, SHERRY	413.60
9512	479382017	5	684277	ROGERS, KEVIN (RENT)	12612	PEACHLEAF ST	MORENO VALLI	CA	92553-121	ROGERS, KEVIN (RENT	117.25
3842	479384008	3	684277	IBARRA, MARIO	12615	PEACHLEAF ST	MORENO VALLI	CA	92553-478	IBARRA, MARIO	316.49
6102	479382016	4	684277	YZAGIRRE, TEREZA (RENT)	12622	PEACHLEAF ST	MORENO VALLI	CA	92553-121	YZAGIRRE, TEREZA (R	710.95
6281	479384009	4	684277	YBARRA, ERICA AND HERIBERTO	12623	PEACHLEAF ST	MORENO VALLI	CA	92553-478	YBARRA, ERICA AND H	317.06
502	259384005	2	684277	ESTRELLA, ALICIA AND ROBERTO	9545	PEBBLE BROOK DR	MORENO VALLI	CA	92557-181	ESTRELLA, ALICIA ANC	316.49
991	259384001	8	684277	BEEBE, MIKE	9601	PEBBLE BROOK DR	MORENO VALLI	CA	92557-181	BEEBE, MIKE	316.49
5212	259393010	4	684277	REEVES, DONALD (RENT)	9656	PEBBLE BROOK DR	MORENO VALLI	CA	92557-181	REEVES, DONALD (REI	204.84
8357	259393011	5	684277	ROJAS, BERNADETT (RENT)	9670	PEBBLE BROOK DR	MORENO VALLI	CA	92557-181	ROJAS, BERNADETT (F	30.35
7044	259394001	9	684277	BELL, NORMA	9741	PEBBLE BROOK DR	MORENO VALLI	CA	92557-181	BELL, NORMA	315.67
2820	259402006	8	684277	GUZMAN, GUILLERMO (OWNR)	9769	PEBBLE BROOK DR	MORENO VALLI	CA	92557-181	GUZMAN, GUILLERM(	316.49
6024	259402002	4	684277	LIM, STEVE (RENT)	9825	PEBBLE BROOK DR	MORENO VALLI	CA	92557-184	LIM, STEVE (RENT)	26.77
2415	259402001	3	684277	WILLIAMS, GITTA	9839	PEBBLE BROOK DR	MORENO VALLI	CA	92557-184	WILLIAMS, GITTA	412.76
4841	259414032	8	684277	ROMERO, CELESTE	9867	PEBBLE BROOK DR	MORENO VALLI	CA	92557-184	ROMERO, CELESTE	314.21
4017	259414031	7	684277	VANHOOK, STEPHEN	9877	PEBBLE BROOK DR	MORENO VALLI	CA	92557-184	VANHOOK, STEPHEN	192.03
7487	259411003	3	684277	JOHNSON, MITCHELL AND DIANE	9888	PEBBLE BROOK DR	MORENO VALLI	CA	92557-184	JOHNSON, MITCHELL	143.00
6648	312171012	0	684277	MUNOZ, JOSE (RENT)	25011	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-250	MUNOZ, JOSE (RENT)	317.06
4709	312171011	9	684277	SEWELL, BARBARA	25021	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-250	SEWELL, BARBARA	117.15
8573	312171010	8	684277	JOHNSON, CRISTINA	25031	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-250	JOHNSON, CRISTINA	142.82
3999	312171026	3	684277	SALINAS, NORMA	25164	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-250	SALINAS, NORMA	316.49
6830	312172004	6	684277	WILKES,DONALD,MCELROY,MICH	25177	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-251	WILKES,DONALD,MCE	317.06
4198	312172003	5	684277	WHITE, ANTHONY	25189	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-251	WHITE, ANTHONY	316.49
404	312171030	6	684277	MC CASLIN, GREG	25212	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-258	MC CASLIN, GREG	316.49
9404	482391007	8	684277	GALLEGOS, LINDA (RENT)	13581	PECAN PL	MORENO VALLI	CA	92553-389	GALLEGOS, LINDA (RE	82.53
7609	482391006	7	684277	SCOTT, STACIE (RENT)	13591	PECAN PL	MORENO VALLI	CA	92553-389	SCOTT, STACIE (RENT)	120.13
2758	482392011	4	684277	HERNANDEZ, JOSE AND SYLVIA	13592	PECAN PL	MORENO VALLI	CA	92553-389	HERNANDEZ, JOSE AN	466.79
7414	482391005	6	684277	SHAKER, MANGALA	13601	PECAN PL	MORENO VALLI	CA	92553-385	SHAKER, MANGALA	335.62
2204	482391002	3	684277	TORRES, JUAN	13631	PECAN PL	MORENO VALLI	CA	92553-385	TORRES, JUAN	355.85
1219	482391001	2	684277	WINGATE, RANDY	13641	PECAN PL	MORENO VALLI	CA	92553-385	WINGATE, RANDY	450.10
9441	482365007	7	684277	BARRAZA, ALICIA (RENT)	13675	PECAN PL	MORENO VALLI	CA	92553-385	BARRAZA, ALICIA (REI	125.46
4072	482364012	8	684277	JIMENEZ, LETICIA	13676	PECAN PL	MORENO VALLI	CA	92553-385	JIMENEZ, LETICIA	509.03
3342	482364014	0	684277	OGWO, EDWARD AND ABIGAEL	13700	PECAN PL	MORENO VALLI	CA	92553-530	OGWO, EDWARD ANI	402.36
7421	482364016	2	684277	RIVAS, LAURA (RENT)	13724	PECAN PL	MORENO VALLI	CA	92553-530	RIVAS, LAURA (RENT)	243.47
3927	482365001	1	684277	ALVAREZ, CRUZ	13747	PECAN PL	MORENO VALLI	CA	92553-530	ALVAREZ, CRUZ	316.49
2914	487410025	7	684277	MCNEIL, IRVING	26094	PECK ST	MORENO VALLI	CA	92555-280	MCNEIL, IRVING	170.35
8556	487530015	9	684277	WILLIAMS, DANIELLE B (OWNR)	26510	PEGASUS WAY	MORENO VALLI	CA	92555-381	WILLIAMS, DANIELLE	575.68
3871	487530014	8	684277	MUSWASWA, ERIC AND WANDA	26524	PEGASUS WAY	MORENO VALLI	CA	92555-381	MUSWASWA, ERIC AN	306.35
3867	486480028	0	684277	ALVIDREZ, ALICE	16023	PELICAN LN	MORENO VALLI	CA	92551-165	ALVIDREZ, ALICE	171.24
827	291552006	8	684277	CENTENO, JAVIER	12780	PEMBRIDGE DR	MORENO VALLI	CA	92553-181	CENTENO, JAVIER	314.21
5016	291552008	0	684277	SALMAN, CLAUDIA (RENT)	12800	PEMBRIDGE DR	MORENO VALLI	CA	92553-185	SALMAN, CLAUDIA (R	317.06
1761	291555004	5	684277	ELLINGTON, LEROY	12869	PEMBRIDGE DR	MORENO VALLI	CA	92553-186	ELLINGTON, LEROY	285.31
5322	486480018	1	684277	ROBBINS, MELVIN (OWNR)	16085	PENINSULA CT	MORENO VALLI	CA	92551-164	ROBBINS, MELVIN (O	317.06
8989	486480017	0	684277	WASHINGTON, DEANNA (RENT)	16095	PENINSULA CT	MORENO VALLI	CA	92551-164	WASHINGTON, DEAN	335.39
5627	486480016	9	684277	ANDERSON, JANET HILL AND KEL	16098	PENINSULA CT	MORENO VALLI	CA	92551-164	ANDERSON, JANET HI	246.66
1445	292022024	3	684277	FIERRO, AUDREY	12504	PENSKE ST	MORENO VALLI	CA	92553-520	FIERRO, AUDREY	414.42
8780	292022017	7	684277	MARTIN, SOLADAD (RENT)	12540	PENSKE ST	MORENO VALLI	CA	92553-520	MARTIN, SOLADAD (R	304.08

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2172	292022016	6	684277	VASQUEZ, MARTHA	12548	PENSKE ST	MORENO VALLI	CA	92553-520	VASQUEZ, MARTHA	83.63
8152	292023019	2	684277	CLAIRE, TERESA (RENT)	12565	PENSKE ST	MORENO VALLI	CA	92553-520	CLAIRE, TERESA (REN	296.98
4784	292023020	2	684277	MORENO, LEONARDO	12579	PENSKE ST	MORENO VALLI	CA	92553-520	MORENO, LEONARDC	89.21
7273	292023022	4	684277	OCHOA, JOSE J	12603	PENSKE ST	MORENO VALLI	CA	92553-526	OCHOA, JOSE J	317.17
7123	292033005	0	684277	GARCIA, HIDELINA (OWNR)	12621	PENSKE ST	MORENO VALLI	CA	92553-526	GARCIA, HIDELINA (O	206.74
7853	292034006	4	684277	CAFFEY, LINDA (RENT)	12699	PENSKE ST	MORENO VALLI	CA	92553-521	CAFFEY, LINDA (RENT	296.98
5122	485033056	6	684277	REYNOSO, LUIS	15058	PEPPER CT	MORENO VALLI	CA	92551-766	REYNOSO, LUIS	225.73
9457	485032018	9	684277	VERDUGO, BEATRIZ (RENT)	15059	PEPPER CT	MORENO VALLI	CA	92551-362	VERDUGO, BEATRIZ (I	181.48
4112	485032019	0	684277	SORIANO, JUAN	15069	PEPPER CT	MORENO VALLI	CA	92551-362	SORIANO, JUAN	83.63
6878	485033054	4	684277	SANCHEZ, LINDA	15082	PEPPER CT	MORENO VALLI	CA	92551-766	SANCHEZ, LINDA	317.06
6667	485032023	3	684277	MIRANDA, OSCAR	15115	PEPPER CT	MORENO VALLI	CA	92551-766	MIRANDA, OSCAR	89.46
6807	485033051	1	684277	CARDENAS, VERONICA	15116	PEPPER CT	MORENO VALLI	CA	92551-362	CARDENAS, VERONIC	233.27
6158	485032024	4	684277	LLAMAS, MARGARITA (RENT)	15125	PEPPER CT	MORENO VALLI	CA	92551-766	LLAMAS, MARGARITA	97.15
2808	485033049	0	684277	PUENTES, MARIA	15136	PEPPER CT	MORENO VALLI	CA	92551-362	PUENTES, MARIA	205.89
5800	485032026	6	684277	PULIDO, MARISOL (OWNR)	15141	PEPPER CT	MORENO VALLI	CA	92551-766	PULIDO, MARISOL (O	317.06
737	485033046	7	684277	AVILA, MARIA	15160	PEPPER CT	MORENO VALLI	CA	92551-362	AVILA, MARIA	413.60
9517	485033044	5	684277	THOMPSON, NANCY (RENT)	15176	PEPPER CT	MORENO VALLI	CA	92551-362	THOMPSON, NANCY (	58.25
3215	485033038	0	684277	GONZALES, SANDRA	15254	PEPPER CT	MORENO VALLI	CA	92551-766	GONZALES, SANDRA	413.60
1053	260221031	1	684277	HALL, T J	10650	PEPPER RIDGE LN	MORENO VALLI	CA	92557-295	HALL, T J	124.29
3375	260221032	2	684277	DIAZ, CLARETTA	10660	PEPPER RIDGE LN	MORENO VALLI	CA	92557-295	DIAZ, CLARETTA	153.90
6882	291191015	1	684277	WILLIAMS, JOBAREA (RENT)	13879	PEPPER ST	MORENO VALLI	CA	92553-823	WILLIAMS, JOBAREA (	816.58
2977	291191016	2	684277	MUNGUIA, MARIA	13899	PEPPER ST	MORENO VALLI	CA	92553-823	MUNGUIA, MARIA	316.49
1824	291191017	3	684277	HERNANDEZ, OLGA	13903	PEPPER ST	MORENO VALLI	CA	92553-824	HERNANDEZ, OLGA	316.49
6752	291191018	4	684277	FOX, DEXTER (OWNR)	13923	PEPPER ST	MORENO VALLI	CA	92553-824	FOX, DEXTER (OWNR)	413.60
4166	291191019	5	684277	CHAVEZ, CATALINA	13931	PEPPER ST	MORENO VALLI	CA	92553-824	CHAVEZ, CATALINA	216.49
897	479561002	4	684277	WOODS, MARY	13011	PEPPERBUSH DR	MORENO VALLI	CA	92553-680	WOODS, MARY	412.76
7945	479562008	3	684277	LEW, ROBERT K (OWNR)	13024	PEPPERBUSH DR	MORENO VALLI	CA	92553-684	LEW, ROBERT K (OWN	196.75
2897	479561005	7	684277	HARRIS, TRAVETTE	13047	PEPPERBUSH DR	MORENO VALLI	CA	92553-680	HARRIS, TRAVETTE	122.84
8585	479562006	1	684277	AVERY, DARYL (OWNR)	13048	PEPPERBUSH DR	MORENO VALLI	CA	92553-684	AVERY, DARYL (OWNI	240.48
4103	479561006	8	684277	EDWARDS, MARLON	13059	PEPPERBUSH DR	MORENO VALLI	CA	92553-680	EDWARDS, MARLON	86.72
5996	479571007	0	684277	RANDLES, VOLO (OWNR)	13148	PEPPERBUSH DR	MORENO VALLI	CA	92553-081	RANDLES, VOLO (OWI	381.43
1561	479571004	7	684277	CARILLO, ANA	13198	PEPPERBUSH DR	MORENO VALLI	CA	92553-081	CARILLO, ANA	371.43
7249	479642022	2	684277	MILLER, IDA (RENT)	13266	PEPPERBUSH DR	MORENO VALLI	CA	92553-081	MILLER, IDA (RENT)	314.76
5198	479642019	0	684277	PADILLA, VIRGINIA(OWNR)	13308	PEPPERBUSH DR	MORENO VALLI	CA	92553-684	PADILLA, VIRGINIA(O	155.77
7020	260092035	7	684277	COLE, KRISTINE (RENT)	10481	PEPPERGRASS WAY	MORENO VALLI	CA	92557-291	COLE, KRISTINE (RENT	79.68
3575	474471023	0	684277	PEREZ, ALFREDO	24414	PEPPERMILL DR	MORENO VALLI	CA	92557-302	PEREZ, ALFREDO	427.34
6617	474471024	1	684277	MCGHEE, LAURA	24426	PEPPERMILL DR	MORENO VALLI	CA	92557-302	MCGHEE, LAURA	131.62
3452	474472011	2	684277	OGBOGU, JONATHAN	24475	PEPPERMILL DR	MORENO VALLI	CA	92557-302	OGBOGU, JONATHAN	354.50
8209	474472012	3	684277	RODRIGUEZ, LUZ M (OWNR)	24487	PEPPERMILL DR	MORENO VALLI	CA	92557-302	RODRIGUEZ, LUZ M ((	322.70
1296	474511001	3	684277	BALLARD, CAROL	24516	PEPPERMILL DR	MORENO VALLI	CA	92557-305	BALLARD, CAROL	316.49
7437	482443021	0	684277	SMITH, AMY AND BILL (RENT)	14142	PERHAM CT	MORENO VALLI	CA	92553-672	SMITH, AMY AND BILI	172.00
1669	482443018	8	684277	GARCIA, DEBBIE L (RENT)	14186	PERHAM CT	MORENO VALLI	CA	92553-672	GARCIA, DEBBIE L (RE	215.74
4901	482443028	7	684277	DUBOSE, EUGENE	14243	PERHAM CT	MORENO VALLI	CA	92553-676	DUBOSE, EUGENE	291.11
8282	482281001	2	684277	BELTRAN, JAVIER (OWNR)	14383	PERHAM DR	MORENO VALLI	CA	92553-358	BELTRAN, JAVIER (OW	162.97
1325	482281002	3	684277	GARRETT, BOBBIE AND ANA	14395	PERHAM DR	MORENO VALLI	CA	92553-358	GARRETT, BOBBIE AN	422.52
2764	482281006	7	684277	NUNEZ, MARCIANO (OWNR)	14445	PERHAM DR	MORENO VALLI	CA	92553-351	NUNEZ, MARCIANO ((	197.36
6171	482271009	9	684277	MENDOZA, JOSE (OWNR)	14543	PERHAM DR	MORENO VALLI	CA	92553-356	MENDOZA, JOSE (OW	313.28
241	482271008	8	684277	WRIGHT, DEANNA (OWNR)	14559	PERHAM DR	MORENO VALLI	CA	92553-356	WRIGHT, DEANNA (O	134.76
4189	482271006	6	684277	STEVENS, STEPHANIE	14579	PERHAM DR	MORENO VALLI	CA	92553-356	STEVENS, STEPHANIE	316.49
2340	482271001	1	684277	RUBAL, GRISELDA	14623	PERHAM DR	MORENO VALLI	CA	92553-356	RUBAL, GRISELDA	316.49
3675	482302011	5	684277	PINTOR, ARACELI	14645	PERHAM DR	MORENO VALLI	CA	92553-356	PINTOR, ARACELI	238.72
5842	482302008	3	684277	HENDERSON, DAVID AND THERES	14675	PERHAM DR	MORENO VALLI	CA	92553-356	HENDERSON, DAVID /	306.35
4986	482303006	4	684277	RAMIREZ, MELODY	14690	PERHAM DR	MORENO VALLI	CA	92553-356	RAMIREZ, MELODY	316.49
8456	482302006	1	684277	MONTES, IMELDA (RENT)	14695	PERHAM DR	MORENO VALLI	CA	92553-356	MONTES, IMELDA (RE	211.78
8008	482302003	8	684277	DAVIS, RAY (RENT)	14725	PERHAM DR	MORENO VALLI	CA	92553-355	DAVIS, RAY (RENT)	124.17
2877	482302002	7	684277	CORREA, LORENZO	14735	PERHAM DR	MORENO VALLI	CA	92553-355	CORREA, LORENZO	306.35
2630	482384020	7	684277	GIBSON, MARTHA	14802	PERHAM DR	MORENO VALLI	CA	92553-769	GIBSON, MARTHA	316.49
6627	482382013	5	684277	PADILLA, ROBERT (OWNR)	14854	PERHAM DR	MORENO VALLI	CA	92553-366	PADILLA, ROBERT (OV	292.53
1553	482672004	3	684277	MONTALVO, JOSE JAUREGUI	14936	PERHAM DR	MORENO VALLI	CA	92553-764	MONTALVO, JOSE JAI	282.03
1251	487293006	9	684277	AVEN, SHERYL	26285	PERRIER DR	MORENO VALLI	CA	92555-233	AVEN, SHERYL	455.05
4563	475141031	4	684277	HARRIS, ROBERT	11473	PERRIS BLVD	MORENO VALLI	CA	92557-566	HARRIS, ROBERT	314.21
5873	475150005	9	684277	HERNANDEZ, MIGUEL (OWNR)	11531	PERRIS BLVD	MORENO VALLI	CA	92557-566	HERNANDEZ, MIGUEL	317.06
3268	474120009	3	684277	SANAME, MILFORD	11730	PERRIS BLVD	MORENO VALLI	CA	92557-653	SANAME, MILFORD	317.06
5850	474120053	2	684277	PATTERSON, COLIN (RENT)	11856	PERRIS BLVD	MORENO VALLI	CA	92557-654	PATTERSON, COLIN (F	830.63
1384	475300025	0	684277	WALL, CHARLES	11987	PERRIS BLVD	MORENO VALLI	CA	92557-654	WALL, CHARLES	316.49
4384	481210050	9	684277	WILLIAMS, JOSEPH AND SHEILA	12801	PERRIS BLVD	MORENO VALLI	CA	92553-413	WILLIAMS, JOSEPH AI	255.31
6528	482060018	5	684277	MORALES, CYNTHIA	13157	PERRIS BLVD	MORENO VALLI	CA	92553-540	MORALES, CYNTHIA	336.20
268	482230022	3	684277	EDWARDS, WALTER	14739	PERRIS BLVD	MORENO VALLI	CA	92553-711	EDWARDS, WALTER	316.49
6266	481200022	3	684277	GARCIA, ESMARIA (RENT) APTS	12765	PERRIS BLVD UNIT B	MORENO VALLI	CA	92553-236	GARCIA, ESMARIA (RE	121.16
1599	482396011	6	684277	ALEXANDER, GREGORY	13516	PERSIMMON RD	MORENO VALLI	CA	92553-530	ALEXANDER, GREGOF	316.49
1202	482396007	3	684277	ZULUETA, LOUISE	13570	PERSIMMON RD	MORENO VALLI	CA	92553-530	ZULUETA, LOUISE	296.49
3080	482361007	5	684277	RILEY, ERIKA	13666	PERSIMMON RD	MORENO VALLI	CA	92553-385	RILEY, ERIKA	354.50
8675	487381015	9	684277	PERRY, KIMBERLY	26424	PETALUMA AVE	MORENO VALLI	CA	92555-246	PERRY, KIMBERLY	384.94
733	487381014	8	684277	FLEWELLEN, CATHERINE	26438	PETALUMA AVE	MORENO VALLI	CA	92555-246	FLEWELLEN, CATHERI	306.35
6509	304090029	7	684277	BROWN, JADA (OWRN)	14830	PETE DYE ST	MORENO VALLI	CA	92555-633	BROWN, JADA (OWRI	317.06
3833	304090014	3	684277	SCOTT, LA RHONDA	14831	PETE DYE ST	MORENO VALLI	CA	92555-633	SCOTT, LA RHONDA	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2512	304090031	8	684277	PLACCHI, JENNIFER	14850	PETE DYE ST	MORENO VALLI	CA	92555-633	PLACCHI, JENNIFER	316.49
9053	304090034	1	684277	RODRIGUEZ, RUDY (OWNR)	14880	PETE DYE ST	MORENO VALLI	CA	92555-633	RODRIGUEZ, RUDY (O	45.81
4344	304090007	7	684277	MORLEY, RONALD	14901	PETE DYE ST	MORENO VALLI	CA	92555-633	MORLEY, RONALD	317.06
2490	304090038	5	684277	VANDERWALKER, ROBERT	14920	PETE DYE ST	MORENO VALLI	CA	92555-633	VANDERWALKER, ROI	216.49
6083	304090039	6	684277	ADAMSON, CANDICE (RENT)	14930	PETE DYE ST	MORENO VALLI	CA	92555-633	ADAMSON, CANDICE	317.06
4171	304090040	6	684277	BASS, LATRICIA	14940	PETE DYE ST	MORENO VALLI	CA	92555-633	BASS, LATRICIA	209.52
9551	488230001	6	684277	THOMPSON, NICOLE (RENT)	12016	PETTIT ST	MORENO VALLI	CA	92555-540	THOMPSON, NICOLE (	41.95
4499	488230002	7	684277	HERRERA, CHERYL	12038	PETTIT ST	MORENO VALLI	CA	92555-540	HERRERA, CHERYL	116.24
4020	478341007	2	684277	PALOMAREZ, MARYJANE	13783	PEYTON DR	MORENO VALLI	CA	92555-613	PALOMAREZ, MARYJA	313.46
6890	482631005	7	684277	CARDOZO, SALVADOR (RENT)	13815	PHEASANT KNOLL LN	MORENO VALLI	CA	92553-387	CARDOZO, SALVADOF	317.06
980	482631009	1	684277	RENTERIA, JULIO (OWNR)	13867	PHEASANT KNOLL LN	MORENO VALLI	CA	92553-387	RENTERIA, JULIO (OW	316.49
7133	482631010	1	684277	SMITH-CRUZ, KIMBERLY (RENT)	13881	PHEASANT KNOLL LN	MORENO VALLI	CA	92553-387	SMITH-CRUZ, KIMBER	52.59
2869	482633016	3	684277	FIELDS, LEANDRE	13914	PHEASANT KNOLL LN	MORENO VALLI	CA	92553-533	FIELDS, LEANDRE	316.49
1012	482596009	3	684277	THOMAS, TIMOTHY	14409	PHILO ST	MORENO VALLI	CA	92553-589	THOMAS, TIMOTHY	409.86
1730	482581009	7	684277	ESCALERA, JUAN	14527	PHILO ST	MORENO VALLI	CA	92553-582	ESCALERA, JUAN	215.60
8176	291161011	4	684277	RANGEL, JACOB (RENT)	13649	PHYLLIS AVE	MORENO VALLI	CA	92553-834	RANGEL, JACOB (REN	304.15
4643	474061005	7	684277	MENDOZA, FELICIA	25240	PICO VISTA WAY	MORENO VALLI	CA	92557-521	MENDOZA, FELICIA	70.34
2923	474710003	0	684277	CRUZ, MIGUEL	25300	PICO VISTA WAY	MORENO VALLI	CA	92557-522	CRUZ, MIGUEL	275.77
3180	304481008	6	684277	GOUDEAU, LAURENCE	14544	PIEDMONT DR	MORENO VALLI	CA	92555-573	GOUDEAU, LAURENCI	178.40
5483	304481010	7	684277	FELTENBERGER, MARK (RENT)	14570	PIEDMONT DR	MORENO VALLI	CA	92555-573	FELTENBERGER, MAR	408.67
8044	264110011	8	684277	TORO, EDUARDO	11455	PIGEON PASS RD	MORENO VALLI	CA	92557-471	TORO, EDUARDO	1,482.03
480	256306020	2	684277	LOBATO, ALONSO	11650	PIMLICO WAY	MORENO VALLI	CA	92557-855	LOBATO, ALONSO	192.15
1162	256306024	6	684277	SALERA, SANDRA	11690	PIMLICO WAY	MORENO VALLI	CA	92557-855	SALERA, SANDRA	412.76
5577	256252014	1	684277	WOMACK, SHANNON (RENT)	11739	PIMLICO WAY	MORENO VALLI	CA	92557-853	WOMACK, SHANNON	208.03
7369	260132006	4	684277	DOOLAN, MARIA (RENT)	23796	PINE FIELD DR	MORENO VALLI	CA	92557-391	DOOLAN, MARIA (REI	119.62
2145	260136004	4	684277	COOK, BLANCHE	23837	PINE FIELD DR	MORENO VALLI	CA	92557-391	COOK, BLANCHE	316.49
3801	260132002	0	684277	FOX, MARYLIN	23860	PINE FIELD DR	MORENO VALLI	CA	92557-391	FOX, MARYLIN	364.46
1612	260132001	9	684277	VEYNA, JOSE	23886	PINE FIELD DR	MORENO VALLI	CA	92557-391	VEYNA, JOSE	232.87
2062	260136001	1	684277	JACKSON, KELLEY	23889	PINE FIELD DR	MORENO VALLI	CA	92557-391	JACKSON, KELLEY	316.49
383	260141027	1	684277	EDMONDS,ADRENA	23910	PINE FIELD DR	MORENO VALLI	CA	92557-390	EDMONDS,ADRENA	412.76
238	260144006	1	684277	LEONARD, HERBERT	23939	PINE FIELD DR	MORENO VALLI	CA	92557-397	LEONARD, HERBERT	83.63
3275	260141022	6	684277	STEVENS, BRENDA	23960	PINE FIELD DR	MORENO VALLI	CA	92557-390	STEVENS, BRENDA	317.06
2913	260221055	3	684277	BELL, LATOYA	23959	PINE SMOKE PL	MORENO VALLI	CA	92557-295	BELL, LATOYA	316.49
2673	304391008	8	684277	BARNES, TAMARA	15014	PINE VALLEY CIR	MORENO VALLI	CA	92555-634	BARNES, TAMARA	212.49
6324	479351018	0	684277	JIMENEZ, JOEL	12781	PINEBROOK CT	MORENO VALLI	CA	92553-474	JIMENEZ, JOEL	121.17
6091	479351025	6	684277	BARAJAS, RAYMOND (OWNR)	12796	PINEBROOK CT	MORENO VALLI	CA	92553-474	BARAJAS, RAYMOND	327.44
6923	479351014	6	684277	LOWE, JOHN (RENT)	12820	PINEBROOK CT	MORENO VALLI	CA	92553-121	LOWE, JOHN (RENT)	71.84
7114	479351013	5	684277	VILLALOBOS, ELVIS	12832	PINEBROOK CT	MORENO VALLI	CA	92553-121	VILLALOBOS, ELVIS	371.82
1512	304172055	3	684277	MC DANIEL, BENNIE O	15660	PININA CT	MORENO VALLI	CA	92555-493	MC DANIEL, BENNIE (	412.76
4736	304172059	7	684277	GONZALEZ, EMILY	15669	PININA CT	MORENO VALLI	CA	92555-493	GONZALEZ, EMILY	409.86
417	264361036	7	684277	DUBON, GUS	11643	PINTAIL CT	MORENO VALLI	CA	92557-543	DUBON, GUS	316.49
2492	264361038	9	684277	ASPER, ALVIE (OWNR)	11651	PINTAIL CT	MORENO VALLI	CA	92557-543	ASPER, ALVIE (OWNR	536.08
3444	264361029	1	684277	VASQUEZ, ISRAEL	11672	PINTAIL CT	MORENO VALLI	CA	92557-543	VASQUEZ, ISRAEL	317.06
8567	264361039	0	684277	LIVINGSTON, WILLIAM (RENT)	11673	PINTAIL CT	MORENO VALLI	CA	92557-543	LIVINGSTON, WILLIAM	316.87
2013	264361025	7	684277	O'ROAKE, COLLEEN	11712	PINTAIL CT	MORENO VALLI	CA	92557-543	O'ROAKE, COLLEEN	134.53
3634	308531052	7	684277	MERAZ, ALBERT	26032	PINTO CT	MORENO VALLI	CA	92555-336	MERAZ, ALBERT	224.61
3677	487041007	1	684277	GARCIA, MARY	26046	PINZON CT	MORENO VALLI	CA	92555-180	GARCIA, MARY	316.49
798	487041009	3	684277	RICE, SHEILA AND JOSEPH	26070	PINZON CT	MORENO VALLI	CA	92555-180	RICE, SHEILA AND JOS	316.49
1179	264242003	9	684277	GARCIA, VEDA	11140	PIONEER RIDGE RD	MORENO VALLI	CA	92557-480	GARCIA, VEDA	260.36
300	264214003	2	684277	ALLEN, CALVIN	11261	PIONEER RIDGE RD	MORENO VALLI	CA	92557-480	ALLEN, CALVIN	316.49
4035	479431019	8	684277	ROBERSON, MAURICE	25775	PIZZARO CT	MORENO VALLI	CA	92557-774	ROBERSON, MAURICE	448.20
3167	296151016	3	684277	DESPREZ, STEVEN	13580	PLATO DR	MORENO VALLI	CA	92553-965	DESPREZ, STEVEN	64.65
478	296151018	5	684277	MCCOMB, CHERYL	13588	PLATO DR	MORENO VALLI	CA	92553-965	MCCOMB, CHERYL	316.49
6014	296151021	7	684277	HARISTON, REGINALD (RENT)	13601	PLATO DR	MORENO VALLI	CA	92553-968	HARISTON, REGINALD	180.26
4084	296161068	1	684277	LANGSTON, BILL	13637	PLATO DR	MORENO VALLI	CA	92553-965	LANGSTON, BILL	316.49
1671	296161002	1	684277	ELIZONDO, PABLO	13649	PLATO DR	MORENO VALLI	CA	92553-965	ELIZONDO, PABLO	59.53
8914	296161003	2	684277	RODRIGUEZ, IZAMAR (RENT)	13661	PLATO DR	MORENO VALLI	CA	92553-965	RODRIGUEZ, IZAMAR	241.91
312	296161004	3	684277	SUBIA, MARGIE	13673	PLATO DR	MORENO VALLI	CA	92553-965	SUBIA, MARGIE	126.34
6455	296161006	5	684277	FLORES, BRANDY (OWNR)	13697	PLATO DR	MORENO VALLI	CA	92553-965	FLORES, BRANDY (OW	317.06
8052	291233022	6	684277	CUEVAS, RAUL (OWNR)	13612	PLAYER CT	MORENO VALLI	CA	92553-864	CUEVAS, RAUL (OWN	343.92
4850	291233018	3	684277	SAHAGUN, EDGAR	13662	PLAYER CT	MORENO VALLI	CA	92553-864	SAHAGUN, EDGAR	314.21
6941	291233017	2	684277	GUERRERO, SONIA (RENT)	13676	PLAYER CT	MORENO VALLI	CA	92553-864	GUERRERO, SONIA (R	317.06
4973	474451016	2	684277	CLARK, DAVID	24137	PLEASANT RUN RD	MORENO VALLI	CA	92557-403	CLARK, DAVID	241.95
4342	474451017	3	684277	DOUGLAS, JOSEPH AND LISA	24151	PLEASANT RUN RD	MORENO VALLI	CA	92557-403	DOUGLAS, JOSEPH AN	317.06
74	474451018	4	684277	KROMINGA, EDWARD AND KARE	24165	PLEASANT RUN RD	MORENO VALLI	CA	92557-403	KROMINGA, EDWARD	207.67
60	474451020	5	684277	FLORES, ARMANDO	24191	PLEASANT RUN RD	MORENO VALLI	CA	92557-403	FLORES, ARMANDO	422.52
4001	474451021	6	684277	BREAU, JERRENE	24205	PLEASANT RUN RD	MORENO VALLI	CA	92557-403	BREAU, JERRENE	316.49
3668	312310001	9	684277	THAI, TOM	25267	PLUMERIA LN	MORENO VALLI	CA	92551-242	THAI, TOM	439.86
3646	312310006	4	684277	AGUIRRE, TONY	25337	PLUMERIA LN	MORENO VALLI	CA	92551-257	AGUIRRE, TONY	67.57
4011	312313020	5	684277	BROWN, MICHAEL (RENT)	25348	PLUMERIA LN	MORENO VALLI	CA	92551-242	BROWN, MICHAEL (RI	92.89
1463	312183006	2	684277	RASMUSSEN, ROBERTA	25429	PLUMERIA LN	MORENO VALLI	CA	92551-256	RASMUSSEN, ROBERT	143.40
3548	474541030	2	684277	MELENDREZ, ALEX	24741	PLUMTREE CT	MORENO VALLI	CA	92557-413	MELENDREZ, ALEX	413.60
6561	474541039	1	684277	ARAIS, JOHNNY (RENT)	24780	PLUMTREE CT	MORENO VALLI	CA	92557-413	ARAIS, JOHNNY (RENT	135.41
5879	474541034	6	684277	AVILA, ALICIA BERTHA (OWNR)	24783	PLUMTREE CT	MORENO VALLI	CA	92557-413	AVILA, ALICIA BERTHA	317.06
1138	474541037	9	684277	DIXON, BRENDA (ONWR)	24800	PLUMTREE CT	MORENO VALLI	CA	92557-413	DIXON, BRENDA (ONV	124.82
1759	487361036	6	684277	RICKS, YVETTE	13136	POCONO CT	MORENO VALLI	CA	92555-241	RICKS, YVETTE	314.21

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8608	487361033	3	684277	GARCIA, BELEN (RENT)	13137	POCONO CT	MORENO VALLI	CA	92555-241	GARCIA, BELEN (RENT	333.11
2863	487361038	8	684277	RAMIREZ, MARIA	13156	POCONO CT	MORENO VALLI	CA	92555-241	RAMIREZ, MARIA	316.49
2848	487361031	1	684277	LARA-TELLEZ, DAVID	13159	POCONO CT	MORENO VALLI	CA	92555-241	LARA-TELLEZ, DAVID	316.49
4275	487361030	0	684277	TORRES, PEDRO	13169	POCONO CT	MORENO VALLI	CA	92555-241	TORRES, PEDRO	316.49
992	487361040	9	684277	NEWSON, TIM	13176	POCONO CT	MORENO VALLI	CA	92555-241	NEWSON, TIM	316.49
4830	487361028	9	684277	SIMS, EDNA	13189	POCONO CT	MORENO VALLI	CA	92555-241	SIMS, EDNA	285.11
5623	487361042	1	684277	PERRY, CHRISTINA (RENT)	13196	POCONO CT	MORENO VALLI	CA	92555-241	PERRY, CHRISTINA (RI	192.19
8901	487361044	3	684277	JAMES, CHRISTINA (RENT)	13210	POCONO CT	MORENO VALLI	CA	92555-249	JAMES, CHRISTINA (R	277.20
4468	316222005	9	684277	FLORES, CARMEN	24550	POLARIS DR	MORENO VALLI	CA	92551-748	FLORES, CARMEN	423.74
6552	316221009	0	684277	COOPER, DONTAE (RENT)	24575	POLARIS DR	MORENO VALLI	CA	92551-748	COOPER, DONTAE (RE	183.63
3854	316221006	7	684277	LYLES, DESMOND (OWNR)	24605	POLARIS DR	MORENO VALLI	CA	92551-748	LYLES, DESMOND (OV	175.96
6651	316221005	6	684277	JACKSON, DAMION	24615	POLARIS DR	MORENO VALLI	CA	92551-748	JACKSON, DAMION	221.25
8182	316221004	5	684277	GOMEZ, LILIANA (OWNR)	24625	POLARIS DR	MORENO VALLI	CA	92551-748	GOMEZ, LILIANA (OW	304.15
6498	479434003	2	684277	FLESHMAN, JASON (RENT)	12086	PONCE DE LEON DR	MORENO VALLI	CA	92557-771	FLESHMAN, JASON (R	103.31
7446	487014016	5	684277	MOORE, MICHAEL (RENT)	12215	PONCE DE LEON DR	MORENO VALLI	CA	92557-771	MOORE, MICHAEL (RE	207.78
8659	487040008	9	684277	ALVARADO, LAZARO (RENT)	12230	PONCE DE LEON DR	MORENO VALLI	CA	92557-770	ALVARADO, LAZARO (	50.94
1594	487014013	2	684277	GOMEZ, PATRICIA	12247	PONCE DE LEON DR	MORENO VALLI	CA	92557-771	GOMEZ, PATRICIA	316.49
6377	308573001	1	684277	SPEARMAN, CHARZETTA (RENT)	15611	PONCHA SPRINGS WAY	MORENO VALLI	CA	92555-497	SPEARMAN, CHARZET	171.99
5326	260154016	1	684277	CANO, ERIK (OWNR)	10949	POPPY FIELD CIR	MORENO VALLI	CA	92557-391	CANO, ERIK (OWNR)	296.03
6259	260154014	9	684277	GREY, CHARLES (RENT)	10960	POPPY FIELD CIR	MORENO VALLI	CA	92557-391	GREY, CHARLES (RENT	317.06
7963	485152001	4	684277	CARR, JOHN	24031	POPPYSTONE DR	MORENO VALLI	CA	92551-760	CARR, JOHN	255.90
2073	485151006	6	684277	SMITH, CHERYL LYNN	24070	POPPYSTONE DR	MORENO VALLI	CA	92551-760	SMITH, CHERYL LYNN	244.54
7900	485152007	0	684277	GONZALEZ, VALERIE (RENT)	24077	POPPYSTONE DR	MORENO VALLI	CA	92551-760	GONZALEZ, VALERIE (	319.08
4917	485151008	8	684277	GONZALES, JESSICA	24084	POPPYSTONE DR	MORENO VALLI	CA	92551-760	GONZALES, JESSICA	202.88
26	485152008	1	684277	PARRAS, NINA	24085	POPPYSTONE DR	MORENO VALLI	CA	92551-760	PARRAS, NINA	309.16
9016	485152010	2	684277	LEMMON, VERONICA (RENT)	24101	POPPYSTONE DR	MORENO VALLI	CA	92551-511	LEMMON, VERONICA	83.75
9198	485153010	5	684277	TORRES, TANYA (RENT)	24125	POPPYSTONE DR	MORENO VALLI	CA	92551-764	TORRES, TANYA (REN	220.40
4659	485153006	2	684277	PULIDO, MARISELA	24155	POPPYSTONE DR	MORENO VALLI	CA	92551-764	PULIDO, MARISELA	432.52
1198	485153005	1	684277	VALDEZ, JOSE	24163	POPPYSTONE DR	MORENO VALLI	CA	92551-764	VALDEZ, JOSE	205.89
7547	485151018	7	684277	JOHNSON, CORETTA (RENT)	24164	POPPYSTONE DR	MORENO VALLI	CA	92551-764	JOHNSON, CORETTA (	204.68
9304	485153004	0	684277	ANDERSON, PHYLLIS (RENT)	24171	POPPYSTONE DR	MORENO VALLI	CA	92551-764	ANDERSON, PHYLLIS	168.90
8692	485151019	8	684277	ALVAREZ, ALLAN (OWNR)	24172	POPPYSTONE DR	MORENO VALLI	CA	92551-764	ALVAREZ, ALLAN (OW	143.60
4073	485153003	9	684277	MARTIN, SHARRON	24179	POPPYSTONE DR	MORENO VALLI	CA	92551-763	MARTIN, SHARRON	316.49
3442	484060041	9	684277	CHURCHILL, EARLEEN	14151	PORT ROYAL PL	MORENO VALLI	CA	92553-291	CHURCHILL, EARLEEN	317.06
6033	484060036	5	684277	COBB, LOVITA (RENT)	14197	PORT ROYAL PL	MORENO VALLI	CA	92553-291	COBB, LOVITA (RENT)	91.86
3671	292191013	6	684277	CARILLO, ELENA	12005	POUTOUS CT	MORENO VALLI	CA	92557-814	CARILLO, ELENA	316.49
256	292191011	4	684277	AL-HAMD, GERYIS AND AUDREY (	12014	POUTOUS CT	MORENO VALLI	CA	92557-814	AL-HAMD, GERYIS AN	286.20
4711	292191010	3	684277	AREVALO, GUILLERMO AND LIZET	12022	POUTOUS CT	MORENO VALLI	CA	92557-814	AREVALO, GUILLERMO	39.30
6121	292206004	3	684277	BUSTILLO, CINDY (RENT)	12043	POUTOUS CT	MORENO VALLI	CA	92557-814	BUSTILLO, CINDY (REI	55.27
5220	292206005	4	684277	HARRIS, MIKE (OWNR)	12051	POUTOUS CT	MORENO VALLI	CA	92557-814	HARRIS, MIKE (OWNR	106.39
8794	292191006	0	684277	DELAO, ESTER (RENT)	12058	POUTOUS CT	MORENO VALLI	CA	92557-814	DELAO, ESTER (RENT)	57.14
2171	292206007	6	684277	BABARACO, MARJORIE	12067	POUTOUS CT	MORENO VALLI	CA	92557-814	BABARACO, MARJORI	323.61
1511	292207001	3	684277	WILLIAMS, OZIE	12124	POUTOUS CT	MORENO VALLI	CA	92557-815	WILLIAMS, OZIE	316.49
223	482343031	0	684277	BURROWS, STEVE	24017	POWELL PL	MORENO VALLI	CA	92553-357	BURROWS, STEVE	412.76
4794	482343013	4	684277	RODRIGUEZ, REGINA	24236	POWELL PL	MORENO VALLI	CA	92553-355	RODRIGUEZ, REGINA	79.30
6901	487412014	3	684277	DELT, ASHLEY (RENT)	26032	PRADO ST	MORENO VALLI	CA	92555-280	DELT, ASHLEY (RENT)	261.45
3114	487413002	5	684277	MENGEL, DELPHINE	26035	PRADO ST	MORENO VALLI	CA	92553-	MENGEL, DELPHINE	188.52
4948	487412010	9	684277	RAMIREZ, JOSEFINA	26072	PRADO ST	MORENO VALLI	CA	92555-280	RAMIREZ, JOSEFINA	77.49
3002	487410014	7	684277	MOORE, DYANA (OWNR)	26095	PRADO ST	MORENO VALLI	CA	92555-280	MOORE, DYANA (OW	317.06
3118	487184013	8	684277	JONES, BRIAN AND ROZ	26960	PRAIRIE DOG LN	MORENO VALLI	CA	92555-202	JONES, BRIAN AND R(	139.07
3736	487184014	9	684277	HERNANDEZ, MACARIO (OWNR)	26980	PRAIRIE DOG LN	MORENO VALLI	CA	92555-202	HERNANDEZ, MACAR	316.49
2678	308372009	8	684277	BRADLEY, GEOFFREY	26402	PRAIRIE LN	MORENO VALLI	CA	92555-294	BRADLEY, GEOFFREY	316.49
5548	308371005	1	684277	GARCIA, HECTOR (RENT)	26425	PRAIRIE LN	MORENO VALLI	CA	92555-294	GARCIA, HECTOR (REI	69.65
4210	308372002	1	684277	GAMEZ, PATRICIA	26472	PRAIRIE LN	MORENO VALLI	CA	92555-294	GAMEZ, PATRICIA	316.49
2324	488282001	7	684277	BAISDEN, LARRY	12342	PRAIRIE WIND TRL	MORENO VALLI	CA	92555-542	BAISDEN, LARRY	316.49
6364	488290016	6	684277	ZAZUETA, LYNNAY (OWNR)	12444	PRAIRIE WIND TRL	MORENO VALLI	CA	92555-540	ZAZUETA, LYNNAY (O	336.83
6897	478412006	0	684277	WRIGHT JR, EUGENE (OWNR)	13423	PRANCER LN	MORENO VALLI	CA	92555-842	WRIGHT JR, EUGENE (	317.06
3935	485083006	6	684277	CISNEROS, RICARDO	15129	PRENTICE WAY	MORENO VALLI	CA	92551-406	CISNEROS, RICARDO	297.57
429	485093010	0	684277	BARRON, ERIC (OWNR)	15165	PRENTICE WAY	MORENO VALLI	CA	92551-402	BARRON, ERIC (OWNI	331.55
5154	485093012	2	684277	BRADY, SHALLA (RENT)	15189	PRENTICE WAY	MORENO VALLI	CA	92551-402	BRADY, SHALLA (REN	306.92
2652	260231022	4	684277	ANDERSON, ROBERT (OWNR)	23375	PRESCOTT	MORENO VALLI	CA	92557-280	ANDERSON, ROBERT (	243.89
3116	259491026	2	684277	EDWARDS, CANDY	23547	PRESIDIO HILLS DR	MORENO VALLI	CA	92557-353	EDWARDS, CANDY	317.06
5549	304183034	8	684277	HENDRIX, SHAREE (RENT)	15665	PRESTANCIA CT	MORENO VALLI	CA	92555-492	HENDRIX, SHAREE (RE	211.78
5455	304183029	4	684277	ROMAN, MARTHA (OWNR)	15713	PRESTANCIA CT	MORENO VALLI	CA	92555-492	ROMAN, MARTHA (O'	138.13
3055	487191001	9	684277	RUIZ, GABRIELA	26120	PRIMROSE WAY	MORENO VALLI	CA	92555-222	RUIZ, GABRIELA	306.92
6758	487201004	2	684277	FRANCO, EDGAR (OWNR)	26176	PRIMROSE WAY	MORENO VALLI	CA	92555-222	FRANCO, EDGAR (OW	317.06
5816	487202027	6	684277	DIVINE, JEFFREY (OWNR)	26239	PRIMROSE WAY	MORENO VALLI	CA	92555-224	DIVINE, JEFFREY (OW	522.00
3430	487213005	0	684277	GALBA-BRIGHT, JACOB	26288	PRIMROSE WAY	MORENO VALLI	CA	92555-224	GALBA-BRIGHT, JACO	317.06
6900	487213004	9	684277	DOMINGUEZ, MANUEL	26302	PRIMROSE WAY	MORENO VALLI	CA	92555-224	DOMINGUEZ, MANUI	317.06
3441	487212014	5	684277	DONCKELS, MICHAEL	26337	PRIMROSE WAY	MORENO VALLI	CA	92555-224	DONCKELS, MICHAEL	233.17
3786	487222011	3	684277	MARTINEZ, SOLEDAD	26386	PRIMROSE WAY	MORENO VALLI	CA	92555-223	MARTINEZ, SOLEDAD	316.49
5057	487222009	2	684277	OCHOA, FERNANDO AND CARME	26414	PRIMROSE WAY	MORENO VALLI	CA	92555-223	OCHOA, FERNANDO A	316.49
5818	487221012	1	684277	DIXON, CARLA (OWNR)	26491	PRIMROSE WAY	MORENO VALLI	CA	92555-223	DIXON, CARLA (OWNI	356.62
5028	487232002	6	684277	LOGAN, SIMMON	26518	PRIMROSE WAY	MORENO VALLI	CA	92555-350	LOGAN, SIMMON	316.49
5795	487232007	1	684277	HURTADO, JESSICA (OWNR)	26568	PRIMROSE WAY	MORENO VALLI	CA	92555-350	HURTADO, JESSICA (C	206.78
183	475160043	4	684277	BARRETT, CLARA	11519	PROSPERITY LN	MORENO VALLI	CA	92557-564	BARRETT, CLARA	316.49

Item No. E.2

Rec No	Parcel No	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6666	475210038	4	684277	MITCHELL, KENNETH AND STACY	11640	PROSPERITY LN	MORENO VALLI	CA	92557-564	MITCHELL, KENNETH	317.06
413	475210036	2	684277	DELANDRO, FRANK	11666	PROSPERITY LN	MORENO VALLI	CA	92557-564	DELANDRO, FRANK	216.49
4816	296212050	1	684277	JAIME, JORGE	23330	PROTEA CT	MORENO VALLI	CA	92553-343	JAIME, JORGE	164.21
8808	296212054	5	684277	PALAGANAS, DONNA	23341	PROTEA CT	MORENO VALLI	CA	92553-343	PALAGANAS, DONNA	354.95
3331	304110028	7	684277	GARCIA, MARCO	14847	PROVINCE CIR	MORENO VALLI	CA	92555-731	GARCIA, MARCO	520.28
8062	304110039	7	684277	MOEN, DEBORAH	14862	PROVINCE CIR	MORENO VALLI	CA	92555-731	MOEN, DEBORAH	224.18
8851	304110033	1	684277	CARINO, MIA AND DONALD (OWI	14887	PROVINCE CIR	MORENO VALLI	CA	92555-731	CARINO, MIA AND DC	174.28
7596	485163012	8	684277	HAYES, KEITH (RENT)	24011	PUDDINGSTONE DR	MORENO VALLI	CA	92551-362	HAYES, KEITH (RENT)	313.57
3450	485163005	2	684277	BAYLESS, RUTH	24081	PUDDINGSTONE DR	MORENO VALLI	CA	92551-362	BAYLESS, RUTH	176.62
9442	485163004	1	684277	RAAMIREZ , REYNA (OWNR)	24091	PUDDINGSTONE DR	MORENO VALLI	CA	92551-362	RAAMIREZ , REYNA (C	137.15
1901	485163002	9	684277	PEREZ, ALVARO	24111	PUDDINGSTONE DR	MORENO VALLI	CA	92551-360	PEREZ, ALVARO	316.49
2657	485163025	0	684277	OWENS, MARISSA	24131	PUDDINGSTONE DR	MORENO VALLI	CA	92551-362	OWENS, MARISSA	179.26
7395	485163019	5	684277	RODRIGUEZ, BRENDA (OWNR)	24191	PUDDINGSTONE DR	MORENO VALLI	CA	92551-362	RODRIGUEZ, BRENDA	317.06
3043	308262020	7	684277	BROWN, DERRICK	26640	PUEBLO VISTA WAY	MORENO VALLI	CA	92555-420	BROWN, DERRICK	317.06
3082	308252022	8	684277	LEE-MCDUFFIE, PRECIOUS	26657	PUEBLO VISTA WAY	MORENO VALLI	CA	92555-420	LEE-MCDUFFIE, PRECI	413.60
5287	308252026	2	684277	HATERMAN, RACHEL (OWNR)	26729	PUEBLO VISTA WAY	MORENO VALLI	CA	92555-420	HATERMAN, RACHEL	317.06
4278	488131006	5	684277	POOLE, ROB AND KAREN	27017	QUAIL CREEK DR	MORENO VALLI	CA	92555-451	POOLE, ROB AND KAF	205.89
4185	488132026	6	684277	CASTRO, ANTHONY	27124	QUAIL CREEK DR	MORENO VALLI	CA	92555-452	CASTRO, ANTHONY	194.05
6647	488132023	3	684277	RIVAS, HERMAN (OWNR)	27160	QUAIL CREEK DR	MORENO VALLI	CA	92555-452	RIVAS, HERMAN (OW	216.56
7458	488132012	3	684277	VASQUEZ, BLANCA (OWNR)	27213	QUAIL CREEK DR	MORENO VALLI	CA	92555-452	VASQUEZ, BLANCA (O	106.23
4490	488132013	4	684277	KIMUHU, JOHNSON	27225	QUAIL CREEK DR	MORENO VALLI	CA	92555-452	KIMUHU, JOHNSON	245.83
5376	474433019	9	684277	GUERRERO, KELLY (RENT)	24472	QUAIL NEST RD	MORENO VALLI	CA	92557-404	GUERRERO, KELLY (RE	347.45
5052	482653026	4	684277	CARROLL, RAMSEY	24565	QUALTON CT	MORENO VALLI	CA	92553-533	CARROLL, RAMSEY	263.97
7781	482653025	3	684277	WASHINGTON-SUTTON, EDDIE (F	24575	QUALTON CT	MORENO VALLI	CA	92553-533	WASHINGTON-SUTTC	167.92
5487	482653029	7	684277	GUTHRIE, RIZZA (OWNR)	24576	QUALTON CT	MORENO VALLI	CA	92553-533	GUTHRIE, RIZZA (OWI	149.73
663	482653031	8	684277	POWELL, EMILY	24604	QUALTON CT	MORENO VALLI	CA	92553-389	POWELL, EMILY	316.49
1962	482653023	1	684277	CARR, DARLENE (RENT)	24605	QUALTON CT	MORENO VALLI	CA	92553-389	CARR, DARLENE (REN	79.35
1288	482653022	0	684277	WILSON, SHEENA	24617	QUALTON CT	MORENO VALLI	CA	92553-389	WILSON, SHEENA	316.49
202	482653018	7	684277	MC FARLAND, JAMES	24673	QUALTON CT	MORENO VALLI	CA	92553-389	MC FARLAND, JAMES	316.49
5645	482653038	5	684277	MANZO, REMIGIO AND MARICEL	24702	QUALTON CT	MORENO VALLI	CA	92553-533	MANZO, REMIGIO AN	538.70
4862	482653039	6	684277	ROSA, GLORIMAR	24716	QUALTON CT	MORENO VALLI	CA	92553-533	ROSA, GLORIMAR	314.21
5048	475321023	3	684277	ORCOYNE-YORIO, MARIA (OWNR	24062	QUAPAW TRL	MORENO VALLI	CA	92557-502	ORCOYNE-YORIO, MA	316.49
3519	475321002	4	684277	ORTIZ, GILBERT	24332	QUAPAW TRL	MORENO VALLI	CA	92557-503	ORTIZ, GILBERT	113.78
7729	475322008	3	684277	SUAREZ, ERIC	24341	QUAPAW TRL	MORENO VALLI	CA	92557-503	SUAREZ, ERIC	371.79
1543	475322007	2	684277	DOBBS, ELAINE	24355	QUAPAW TRL	MORENO VALLI	CA	92557-503	DOBBS, ELAINE	197.13
1863	475321004	6	684277	MENDOZA, FRANCISCO	24360	QUAPAW TRL	MORENO VALLI	CA	92557-503	MENDOZA, FRANCISC	205.89
6922	475322005	0	684277	SOLORIO, STEPHANIE (OWNR)	24381	QUAPAW TRL	MORENO VALLI	CA	92557-503	SOLORIO, STEPHANIE	317.06
2765	475321006	8	684277	DUARTE, ROBERT (OWNR)	24388	QUAPAW TRL	MORENO VALLI	CA	92557-503	DUARTE, ROBERT (OV	412.76
3294	475322003	8	684277	GORDON, EUGENE	24415	QUAPAW TRL	MORENO VALLI	CA	92557-503	GORDON, EUGENE	413.60
7429	475321008	0	684277	MACIAS, JUAN (OWNR)	24416	QUAPAW TRL	MORENO VALLI	CA	92557-503	MACIAS, JUAN (OWN	112.76
7387	308414001	9	684277	SHEPARD, VI (RENT)	16420	QUARTER HORSE RD	MORENO VALLI	CA	92555-332	SHEPARD, VI (RENT)	342.13
3090	308413003	8	684277	MITCHELL, ONA	16425	QUARTER HORSE RD	MORENO VALLI	CA	92555-333	MITCHELL, ONA	317.06
4111	487482002	9	684277	GLORIA, JENNIFER AND CARMEL	26632	QUARTZ RD	MORENO VALLI	CA	92555-383	GLORIA, JENNIFER AN	316.49
4508	487482007	4	684277	GAITAN, ARACELI	26694	QUARTZ RD	MORENO VALLI	CA	92555-383	GAITAN, ARACELI	314.21
4425	474391010	1	684277	SALINAS, REGINA	25045	QUEBRADA CT	MORENO VALLI	CA	92557-650	SALINAS, REGINA	303.10
7670	474391002	4	684277	MOGTUGA, ANITA	25098	QUEBRADA CT	MORENO VALLI	CA	92557-650	MOGTUGA, ANITA	211.78
788	474391001	3	684277	CONSTON, DONALD	25112	QUEBRADA CT	MORENO VALLI	CA	92557-652	CONSTON, DONALD	317.06
2988	473250057	1	684277	PENTONEY, KRISTIN	11177	QUINCY ST	MORENO VALLI	CA	92555-658	PENTONEY, KRISTIN	317.06
568	473391001	6	684277	TRAX, LINDA	11285	QUINCY ST	MORENO VALLI	CA	92555-658	TRAX, LINDA	316.49
1894	292272008	2	684277	LAROCHE, JAMES	12029	RACKET CT	MORENO VALLI	CA	92557-701	LAROCHE, JAMES	314.21
9518	292272006	0	684277	VIETELA, ANGELICA (OWNR)	12030	RACKET CT	MORENO VALLI	CA	92557-701	VIETELA, ANGELICA (C	117.25
5808	292272005	9	684277	ALVAREZ, TASHIA (RENT)	12036	RACKET CT	MORENO VALLI	CA	92557-701	ALVAREZ, TASHIA (RE	406.68
7758	292272004	8	684277	MORALES, HENRY	12046	RACKET CT	MORENO VALLI	CA	92557-701	MORALES, HENRY	280.54
1038	291433003	7	684277	ANDERSON, ANDRE	22550	RADNOR LN	MORENO VALLI	CA	92557-680	ANDERSON, ANDRE	147.06
1346	291432021	0	684277	IRVING, GAIL	22575	RADNOR LN	MORENO VALLI	CA	92557-680	IRVING, GAIL	345.08
5830	291432024	3	684277	JONES, CHARLES AND JULIET	22603	RADNOR LN	MORENO VALLI	CA	92557-685	JONES, CHARLES AND	247.45
6486	291432025	4	684277	FINE,CLAIRE (RENT)	22615	RADNOR LN	MORENO VALLI	CA	92557-685	FINE,CLAIRE (RENT)	314.21
1810	291403004	5	684277	SULLIVAN, GAEL	22653	RADNOR LN	MORENO VALLI	CA	92557-685	SULLIVAN, GAEL	519.72
5687	291404017	0	684277	MARTINEZ, NICOLE (RENT)	22717	RADNOR LN	MORENO VALLI	CA	92557-693	MARTINEZ, NICOLE (F	298.79
8907	482571023	8	684277	WILLIAMS, RENIA (RENT)	24176	RADWELL DR	MORENO VALLI	CA	92553-339	WILLIAMS, RENIA (RE	293.91
6492	482572021	9	684277	JHAWAR, BALBIR AND HARINDER	24177	RADWELL DR	MORENO VALLI	CA	92553-339	JHAWAR, BALBIR ANE	292.36
5133	482571024	9	684277	ROBERTSON, SALINDA	24182	RADWELL DR	MORENO VALLI	CA	92553-339	ROBERTSON, SALINDA	34.76
6015	482571025	0	684277	CORONA, MONICA	24190	RADWELL DR	MORENO VALLI	CA	92553-339	CORONA, MONICA	480.83
7147	482571026	1	684277	VASQUEZ, LORENA (RENT)	24198	RADWELL DR	MORENO VALLI	CA	92553-339	VASQUEZ, LORENA (R	317.06
6788	482572016	5	684277	CHAURE, CLAUDIA (RENT)	24213	RADWELL DR	MORENO VALLI	CA	92553-331	CHAURE, CLAUDIA (RI	317.06
4135	482572010	9	684277	FLOREZ, OCTAVIO	24261	RADWELL DR	MORENO VALLI	CA	92553-331	FLOREZ, OCTAVIO	316.49
1039	479352040	2	684277	SHEPHERD, ARTIMAE	12765	RAENETTE WAY	MORENO VALLI	CA	92553-470	SHEPHERD, ARTIMAE	287.22
6104	479352042	4	684277	TURNAGE, LARRY (RENT)	12766	RAENETTE WAY	MORENO VALLI	CA	92553-470	TURNAGE, LARRY (RE	461.18
4368	479352037	0	684277	DO, DUC (OWNER)	12789	RAENETTE WAY	MORENO VALLI	CA	92553-470	DO, DUC (OWNER)	134.76
5740	479352036	9	684277	TOLEDO, JESSICA	12797	RAENETTE WAY	MORENO VALLI	CA	92553-470	TOLEDO, JESSICA	317.06
7772	479352035	8	684277	AYALA, MYRA	12805	RAENETTE WAY	MORENO VALLI	CA	92553-121	AYALA, MYRA	318.76
1363	479531027	4	684277	ROBERSON, VICTORIA	12887	RAENETTE WAY	MORENO VALLI	CA	92553-121	ROBERSON, VICTORIA	316.49
3821	479531029	6	684277	FLORES, CATALINA (OWNR)	12913	RAENETTE WAY	MORENO VALLI	CA	92553-470	FLORES, CATALINA (O	316.49
6663	479522013	3	684277	JACKSON, DIANE (RENT)	13036	RAENETTE WAY	MORENO VALLI	CA	92553-680	JACKSON, DIANE (REI	317.06
2629	479522011	1	684277	GOGUE, MARIE	13060	RAENETTE WAY	MORENO VALLI	CA	92553-680	GOGUE, MARIE	316.49
235	479454019	9	684277	CHAPPELL, ISSAC	13144	RAENETTE WAY	MORENO VALLI	CA	92553-680	CHAPPELL, ISSAC	412.76

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
225	479642001	3	684277	KELLY, GENE	13251	RAENETTE WAY	MORENO VALLI	CA	92553-687	KELLY, GENE	316.49
1497	479641020	7	684277	HERRERA, LEONEL	13290	RAENETTE WAY	MORENO VALLI	CA	92553-687	HERRERA, LEONEL	72.04
6816	479642005	7	684277	RAMIREZ, CESAR	13315	RAENETTE WAY	MORENO VALLI	CA	92553-685	RAMIREZ, CESAR	197.54
2895	479444014	3	684277	CALVILLO, JULIAN AND ALEJANDI	25845	RAILTON ST	MORENO VALLI	CA	92553-070	CALVILLO, JULIAN AN	316.49
5257	479444012	1	684277	QUINNIE, COLENTCHIA (RENT)	25875	RAILTON ST	MORENO VALLI	CA	92553-070	QUINNIE, COLENTCHI	413.60
2719	479444010	9	684277	MENDEZ, ESTELLA (OWNR)	25897	RAILTON ST	MORENO VALLI	CA	92553-070	MENDEZ, ESTELLA (O	316.49
2066	479443013	9	684277	EICHMAN, KELLY	25904	RAILTON ST	MORENO VALLI	CA	92553-484	EICHMAN, KELLY	316.49
5065	479444009	9	684277	JAIME, ROMAN	25907	RAILTON ST	MORENO VALLI	CA	92553-484	JAIME, ROMAN	268.41
125	484101014	1	684277	CLARK, DAN AND KIM	25286	RAMBLEWOOD CT	MORENO VALLI	CA	92553-440	CLARK, DAN AND KIM	420.08
1867	484102005	6	684277	ALDAPA, MARY	25321	RAMBLEWOOD CT	MORENO VALLI	CA	92553-441	ALDAPA, MARY	234.14
8266	484102001	2	684277	MCCRACKEN, QUIANA (RENT)	25369	RAMBLEWOOD CT	MORENO VALLI	CA	92553-441	MCCRACKEN, QUIAN/	370.86
5067	484101021	7	684277	HURN, ANNETTE (RENT)	25370	RAMBLEWOOD CT	MORENO VALLI	CA	92553-441	HURN, ANNETTE (REI	412.76
8172	484101025	1	684277	PETERSON, DARLENE (RENTR)	25394	RAMBLEWOOD CT	MORENO VALLI	CA	92553-441	PETERSON, DARLENE	42.40
2598	482144002	9	684277	SALAZAR, SOCCORO	24803	RAMONA LN	MORENO VALLI	CA	92553-386	SALAZAR, SOCCORO	316.49
7603	482142013	3	684277	REYES, ALICIA (RENT)	24856	RAMONA LN	MORENO VALLI	CA	92553-386	REYES, ALICIA (RENT)	221.56
3965	482144007	4	684277	MUNOZ, RODRIGO AND VERONIC	24867	RAMONA LN	MORENO VALLI	CA	92553-386	MUNOZ, RODRIGO AI	316.49
257	482144008	5	684277	STIEDE, DEL (OWNR)	24883	RAMONA LN	MORENO VALLI	CA	92553-386	STIEDE, DEL (OWNR)	316.49
2001	482241016	2	684277	MCCOY, JAMAL	13591	RAMSDELL DR	MORENO VALLI	CA	92553-621	MCCOY, JAMAL	412.76
2805	482241017	3	684277	VALORA, ANGEL S AND MARIBEL	13603	RAMSDELL DR	MORENO VALLI	CA	92553-333	VALORA, ANGEL S AN	316.49
5880	482243002	5	684277	PURAY, HERLINA (OWNR)	13620	RAMSDELL DR	MORENO VALLI	CA	92553-333	PURAY, HERLINA (OW	413.60
2956	482291003	5	684277	GONZALEZ, RAUL	13657	RAMSDELL DR	MORENO VALLI	CA	92553-333	GONZALEZ, RAUL	67.93
8073	482291005	7	684277	MC CULLOUGH, TIFFANY (RENT)	13681	RAMSDELL DR	MORENO VALLI	CA	92553-333	MC CULLOUGH, TIFFA	204.08
1056	482291006	8	684277	MICHEL, MARIA	13693	RAMSDELL DR	MORENO VALLI	CA	92553-333	MICHEL, MARIA	316.49
5221	482291007	9	684277	HOY, ROCHELLE (RENT)	13705	RAMSDELL DR	MORENO VALLI	CA	92553-333	HOY, ROCHELLE (REN	388.56
7456	482370015	0	684277	MOSLEY, ALICIA (RENT)	13771	RAMSDELL DR	MORENO VALLI	CA	92553-333	MOSLEY, ALICIA (REN	102.85
9470	482370014	9	684277	HILL, ALBERT (RENT)	13781	RAMSDELL DR	MORENO VALLI	CA	92553-333	HILL, ALBERT (RENT)	120.30
9311	482370013	8	684277	TORRES, DORALILIA (RENT)	13791	RAMSDELL DR	MORENO VALLI	CA	92553-333	TORRES, DORALILIA (I	182.15
2693	482370010	5	684277	ALMAZAN, RONALD	13821	RAMSDELL DR	MORENO VALLI	CA	92553-621	ALMAZAN, RONALD	176.49
8728	482370007	3	684277	BANUELOS, NANCY (RENT)	13859	RAMSDELL DR	MORENO VALLI	CA	92553-621	BANUELOS, NANCY (F	161.28
5860	304370043	4	684277	PEREZ, TIM	27769	RANCHO BAJA	MORENO VALLI	CA	92555-580	PEREZ, TIM	317.06
2626	304370061	0	684277	ADAM, SANDRA	27772	RANCHO BAJA	MORENO VALLI	CA	92555-580	ADAM, SANDRA	316.49
4009	308252014	1	684277	SMITH, NANCIE	26721	RANCHO BUENA CIR	MORENO VALLI	CA	92555-422	SMITH, NANCIE	306.35
1405	312061027	4	684277	GOINT, FRANCISCO A	16095	RANCHO DEL LAGO	MORENO VALLI	CA	92551-160	GOINT, FRANCISCO A	316.49
878	312061023	0	684277	VIDRO, OLGA	16135	RANCHO DEL LAGO	MORENO VALLI	CA	92551-201	VIDRO, OLGA	314.21
1675	312071029	7	684277	BROOKS, MARY	16145	RANCHO DEL LAGO	MORENO VALLI	CA	92551-201	BROOKS, MARY	412.76
971	312071028	6	684277	PEREYDA, JOSE	16155	RANCHO DEL LAGO	MORENO VALLI	CA	92555	PEREYDA, JOSE	314.21
2300	312072007	0	684277	BRIM, ANDREW	16190	RANCHO DEL LAGO	MORENO VALLI	CA	92551-202	BRIM, ANDREW	316.49
7887	312071022	0	684277	PANTOJA, ALEJANDRO (OWNR)	16195	RANCHO DEL LAGO	MORENO VALLI	CA	92551-202	PANTOJA, ALEJANDR(	40.10
5550	486141031	4	684277	MCDONALD, TAKEYA (RENT)	25780	RANCHO LUCERO DR	MORENO VALLI	CA	92551-705	MCDONALD, TAKEYA	305.22
892	486142004	3	684277	JASSO, JOSE	25789	RANCHO LUCERO DR	MORENO VALLI	CA	92551-705	JASSO, JOSE	316.49
845	486141025	9	684277	MC MULLEN, ANITA	25860	RANCHO LUCERO DR	MORENO VALLI	CA	92551-705	MC MULLEN, ANITA	412.76
7655	486123007	7	684277	CARRILLO, PRECILLA (ONWR)	25534	RANCHO TIERRA DR	MORENO VALLI	CA	92551-707	CARRILLO, PRECILLA (	40.15
1788	486123006	6	684277	SMITH, TERRI (OWNR)	25546	RANCHO TIERRA DR	MORENO VALLI	CA	92551-707	SMITH, TERRI (OWNR	413.60
5357	486124010	2	684277	TINOCO, ALEJANDRO (RENT)	25563	RANCHO TIERRA DR	MORENO VALLI	CA	92551-707	TINOCO, ALEJANDRO	317.06
656	486135004	1	684277	TRADER, CONSTANCE	25659	RANCHO TIERRA DR	MORENO VALLI	CA	92551-143	TRADER, CONSTANCE	316.49
8626	264243012	0	684277	JACKSON, TYRONE	23245	RANGER ST	MORENO VALLI	CA	92557-480	JACKSON, TYRONE	171.28
2022	264241013	5	684277	MC LENDON, CINDY	23246	RANGER ST	MORENO VALLI	CA	92557-480	MC LENDON, CINDY	64.43
1832	473260009	9	684277	NUNEZ, RUBEN	11088	RAYMOND RD	MORENO VALLI	CA	92555-658	NUNEZ, RUBEN	279.01
544	473260005	5	684277	LOGAN, RONALD (OWNR)	11093	RAYMOND RD	MORENO VALLI	CA	92555-658	LOGAN, RONALD (OW	291.61
2608	471171035	3	684277	BURNS, KRISTEN (OWN)	9311	RECHE VISTA DR	MORENO VALLI	CA	92557-141	BURNS, KRISTEN (OW	941.65
3324	471290001	0	684277	TAYLOR, CHARLES	9530	RECHE VISTA DR	MORENO VALLI	CA	92557-141	TAYLOR, CHARLES	509.97
1256	479651015	4	684277	RODRIGUEZ, REBECCA	13770	RED BERRY ST	MORENO VALLI	CA	92553-486	RODRIGUEZ, REBECC/	412.76
7050	479651018	7	684277	SAADE, TINA MANUEL	13830	RED BERRY ST	MORENO VALLI	CA	92553-486	SAADE, TINA MANUEI	559.96
9369	486501005	3	684277	ALFONSECA, MARIA (RENT)	14625	RED GUM ST	MORENO VALLI	CA	92555-475	ALFONSECA, MARIA (	122.17
3555	486504005	2	684277	THOMAS, DEON	14626	RED GUM ST	MORENO VALLI	CA	92555-475	THOMAS, DEON	413.60
5031	486501002	0	684277	CARTER, AUNDRELL	14661	RED GUM ST	MORENO VALLI	CA	92555-475	CARTER, AUNDRELL	316.49
5238	479482001	9	684277	ACEVEDO, JANETH (OWNR)	13505	RED MAHOGANY DR	MORENO VALLI	CA	92553-431	ACEVEDO, JANETH (O	97.96
7327	479483001	2	684277	JOHNSON, THERESA (RENT)	13506	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	JOHNSON, THERESA (	177.18
6458	479483002	3	684277	CADELLO, GLADIS	13512	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	CADELLO, GLADIS	317.06
8015	479482002	0	684277	TAPIA, MAXIMINA (RENT)	13513	RED MAHOGANY DR	MORENO VALLI	CA	92553-431	TAPIA, MAXIMINA (RI	125.80
1683	479482003	1	684277	CORONA, MARIA	13519	RED MAHOGANY DR	MORENO VALLI	CA	92553-431	CORONA, MARIA	316.49
5266	479483006	7	684277	HERNANDEZ, SANDRA (OWNR)	13538	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	HERNANDEZ, SANDRA	93.72
6278	479482006	4	684277	JIMENEZ, TRINIDAD	13539	RED MAHOGANY DR	MORENO VALLI	CA	92553-431	JIMENEZ, TRINIDAD	317.06
127	479483009	0	684277	ALSUP, TERRY	13556	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	ALSUP, TERRY	101.34
8453	479483011	1	684277	MIRANDA, SAUL (RENT)	13570	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	MIRANDA, SAUL (REN	294.98
2618	479482011	8	684277	FLORES, JOSE	13571	RED MAHOGANY DR	MORENO VALLI	CA	92553-431	FLORES, JOSE	300.72
1707	479483012	2	684277	SARAGOSA, MARIA THERESA	13576	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	SARAGOSA, MARIA TI	375.82
9528	479483015	5	684277	GONZALES, TINA (RENT)	13594	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	GONZALES, TINA (REI	249.64
5683	479483016	6	684277	GAINES, THERESA (RENT)	13600	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	GAINES, THERESA (RE	317.06
146	479483022	1	684277	GONZALES, VICTOR AND ESTHER	13638	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	GONZALES, VICTOR A	28.63
247	479483024	3	684277	MC AULEY, MICHAEL	13650	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	MC AULEY, MICHAEL	316.49
1135	479482018	5	684277	NAVARRO, REBECA	13651	RED MAHOGANY DR	MORENO VALLI	CA	92553-651	NAVARRO, REBECA	186.33
3574	479483026	5	684277	SHEPHERD, CHARLES	13664	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	SHEPHERD, CHARLES	317.06
5769	479482021	7	684277	ARNWINE, ROBERT (RENT)	13671	RED MAHOGANY DR	MORENO VALLI	CA	92553-651	ARNWINE, ROBERT (F	317.06
6596	479483028	7	684277	LETTMAN, LEONORA (OWNR)	13676	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	LETTMAN, LEONORA	433.48
7909	479483029	8	684277	MOTLEY, LADOVIS (RNT)	13682	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	MOTLEY, LADOVIS (RI	302.22

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6793	479483030	8	684277	MANNING, BRADLEY	13688	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	MANNING, BRADLEY	278.78
5431	479482024	0	684277	JOSETH, DESIREE	13689	RED MAHOGANY DR	MORENO VALLI	CA	92553-651	JOSETH, DESIREE	317.06
343	479482025	1	684277	SALLEY, CURTIS AND DEBBIE	13697	RED MAHOGANY DR	MORENO VALLI	CA	92553-651	SALLEY, CURTIS AND I	316.49
6029	479477002	4	684277	TAYLOR, EMMA (RENT)	13708	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	TAYLOR, EMMA (REN	398.40
1060	479477003	5	684277	HARRIS, JOY	13714	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	HARRIS, JOY	305.38
8106	479476010	8	684277	CHATTERSON, MARCUS (RENT)	13741	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	CHATTERSON, MARCI	307.23
211	479476009	8	684277	JIMENEZ, MARIO	13747	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	JIMENEZ, MARIO	316.49
4221	479477009	1	684277	CONNER, MALSPISA	13752	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	CONNER, MALSPISA	83.63
7762	479477010	1	684277	MONDRAGON, MARIA	13758	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	MONDRAGON, MARI/	124.96
1220	479477011	2	684277	HERNANDEZ, FABIAN	13766	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	HERNANDEZ, FABIAN	108.58
6628	479462002	8	684277	RODRIGUEZ, ANITA	13810	RED MAHOGANY DR	MORENO VALLI	CA	92553-438	RODRIGUEZ, ANITA	42.82
5759	479462004	0	684277	RUIZ, ALMA (OWNR)	13822	RED MAHOGANY DR	MORENO VALLI	CA	92553-438	RUIZ, ALMA (OWNR)	317.06
6689	479462031	4	684277	PORTER, DONNA (RENT)	13899	RED MAHOGANY DR	MORENO VALLI	CA	92553-651	PORTER, DONNA (REI	296.37
5743	479462030	3	684277	ARMINTA, SERGIO (OWNR)	13905	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	ARMINTA, SERGIO (O	64.65
7432	479462029	3	684277	LOPEZ, MANUEL (RENT)	13911	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	LOPEZ, MANUEL (REN	34.69
4261	479462028	2	684277	MUHAMMAD, KIM	13917	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	MUHAMMAD, KIM	316.49
153	479462019	4	684277	HUGHES, ROY C	13918	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	HUGHES, ROY C	183.64
4438	479462027	1	684277	DIAZ, RENE	13919	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	DIAZ, RENE	207.82
4967	479462020	4	684277	FRAGOZA, JOSE LUIS AND URSUL	13924	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	FRAGOZA, JOSE LUIS /	92.20
6305	479462025	9	684277	PEREZ, CLARK (OWNR)	13931	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	PEREZ, CLARK (OWNR	317.06
1518	312081002	3	684277	LOPEZ, MARIA	25061	RED MAPLE LN	MORENO VALLI	CA	92551-921	LOPEZ, MARIA	306.54
5066	312083011	7	684277	ARREDONDO, PATRICIA (RENT)	25107	RED MAPLE LN	MORENO VALLI	CA	92551-921	ARREDONDO, PATRIC	316.49
4834	312083010	6	684277	JONES, GENISE	25113	RED MAPLE LN	MORENO VALLI	CA	92551-921	JONES, GENISE	457.74
2356	312083009	6	684277	REYES, DENISE	25119	RED MAPLE LN	MORENO VALLI	CA	92551-921	REYES, DENISE	316.49
6060	312091002	4	684277	MARTINEZ, HUMBERTO (OWNR)	25143	RED MAPLE LN	MORENO VALLI	CA	92551-921	MARTINEZ, HUMBERT	291.46
3198	475141004	0	684277	BADARACO, REMIGIO	24774	RED RIVER RD	MORENO VALLI	CA	92557-561	BADARACO, REMIGIO	154.82
2703	475141007	3	684277	CARPENTER, TROY	24816	RED RIVER RD	MORENO VALLI	CA	92557-562	CARPENTER, TROY	380.79
9407	260153006	9	684277	PALMA, JORGE (RENT)	23720	REDBARK DR	MORENO VALLI	CA	92557-390	PALMA, JORGE (RENT	138.47
6832	260153008	1	684277	DIAZ, DESIREE (RENT)	23740	REDBARK DR	MORENO VALLI	CA	92557-390	DIAZ, DESIREE (RENT)	64.65
3445	260131005	0	684277	ALVARADO, CARLOS AND MARTH	23771	REDBARK DR	MORENO VALLI	CA	92557-398	ALVARADO, CARLOS /	296.98
472	260131004	9	684277	SANDERS, SANDRA	23781	REDBARK DR	MORENO VALLI	CA	92557-398	SANDERS, SANDRA	412.76
1125	260141001	7	684277	DEGROOT, RUDY	23821	REDBARK DR	MORENO VALLI	CA	92557-396	DEGROOT, RUDY	545.48
7583	260142005	4	684277	TORRES, IMELDA (RENT)	23860	REDBARK DR	MORENO VALLI	CA	92557-396	TORRES, IMELDA (REI	314.91
6702	260142006	5	684277	MENDOZA, REGINA (RENT)	23870	REDBARK DR	MORENO VALLI	CA	92557-396	MENDOZA, REGINA (I	176.42
1073	260141006	2	684277	LOPEZ, LUIS (RENT)	23871	REDBARK DR	MORENO VALLI	CA	92557-396	LOPEZ, LUIS (RENT)	317.06
2754	260141008	4	684277	ALVARADO, ENRIQUE	23891	REDBARK DR	MORENO VALLI	CA	92557-396	ALVARADO, ENRIQUE	412.76
1365	260141014	9	684277	CRAIG, LINDA	23951	REDBARK DR	MORENO VALLI	CA	92557-396	CRAIG, LINDA	412.76
7031	260141017	2	684277	FRAZIER, TINA	23981	REDBARK DR	MORENO VALLI	CA	92557-396	FRAZIER, TINA	305.55
1747	479572015	0	684277	ELDER, RUSSELL	25871	REDBAY LN	MORENO VALLI	CA	92553-684	ELDER, RUSSELL	493.66
29	479573025	2	684277	LOKUGE, DON AND MEMARLI	25910	REDBAY LN	MORENO VALLI	CA	92553-081	LOKUGE, DON AND M	92.44
6610	479572022	6	684277	TURNER, JUSTIN (RENT)	25955	REDBAY LN	MORENO VALLI	CA	92553-684	TURNER, JUSTIN (REN	317.06
6988	479572023	7	684277	CIMICATO, LYSA	25967	REDBAY LN	MORENO VALLI	CA	92553-684	CIMICATO, LYSA	51.78
9550	475231001	5	684277	LLANOS, ORFILA AND LUIS (OWN	24760	REDCLIFF CT	MORENO VALLI	CA	92557-640	LLANOS, ORFILA AND	74.52
5099	475231020	2	684277	NAPUTI, SHANE	24761	REDCLIFF CT	MORENO VALLI	CA	92557-640	NAPUTI, SHANE	317.06
3647	475231002	6	684277	MORALES, LUZ AND EDGAR	24770	REDCLIFF CT	MORENO VALLI	CA	92557-640	MORALES, LUZ AND E	316.49
1105	475231008	2	684277	TOLBERT SR, MICHAEL	24830	REDCLIFF CT	MORENO VALLI	CA	92557-640	TOLBERT SR, MICHAE	303.68
5064	264222001	5	684277	GUTIERREZ, RICARDO	11344	REDHILL RD	MORENO VALLI	CA	92557-491	GUTIERREZ, RICARDO	154.32
6963	264222003	7	684277	MOLINA, ADRIAN (RENT)	11356	REDHILL RD	MORENO VALLI	CA	92557-491	MOLINA, ADRIAN (RE	380.45
6053	264222005	9	684277	SALOFFLOMEW, RICHARD (RENT)	11368	REDHILL RD	MORENO VALLI	CA	92557-491	SALOFFLOMEW, RICH	306.92
4992	264222007	1	684277	ST CLAIR, SHAMIKA	11380	REDHILL RD	MORENO VALLI	CA	92557-491	ST CLAIR, SHAMIKA	139.44
3564	473220038	1	684277	ALVAREZ, JESUS AND MACIEL	11790	REDLANDS BLVD	MORENO VALLI	CA	92555-659	ALVAREZ, JESUS AND	365.46
777	473220040	2	684277	DAVENPORT, MICAH R	11810	REDLANDS BLVD	MORENO VALLI	CA	92555-654	DAVENPORT, MICAH	93.07
7771	488260003	1	684277	REGALADO, OFELIA	12212	REDLANDS BLVD	MORENO VALLI	CA	92555-661	REGALADO, OFELIA	166.63
976	478202052	2	684277	JACKSON, DAVID	13851	REDLANDS BLVD	MORENO VALLI	CA	92555-830	JACKSON, DAVID	420.05
5312	478181054	0	684277	LIZARRAGA, GARY (OWNR)	13910	REDLANDS BLVD	MORENO VALLI	CA	92555-833	LIZARRAGA, GARY (O\	69.65
7690	478181057	3	684277	FLORES, JUANA	13920	REDLANDS BLVD	MORENO VALLI	CA	92555-830	FLORES, JUANA	326.13
5388	478174016	4	684277	LARA, ERIC (RENT)	13935	REDLANDS BLVD	MORENO VALLI	CA	92555-831	LARA, ERIC (RENT)	317.06
6801	484094004	1	684277	MENDEZ, RALPH AND ROCIO (OW	14334	REDWING DR	MORENO VALLI	CA	92553-495	MENDEZ, RALPH AND	274.33
37	484145001	5	684277	RAMIREZ, LOIS (OWNR)	14382	REDWING DR	MORENO VALLI	CA	92553-499	RAMIREZ, LOIS (OWN	64.65
4867	484145009	3	684277	ORDAZ, JUAN LUIS AND LILIAN	14478	REDWING DR	MORENO VALLI	CA	92553-499	ORDAZ, JUAN LUIS AN	314.21
2523	484145010	3	684277	LUNA, SABRINA AND LUPE	14490	REDWING DR	MORENO VALLI	CA	92553-499	LUNA, SABRINA AND	316.49
5226	291671071	4	684277	MATA, IMELDA (OWNR)	22378	REGENTS PARK LN	MORENO VALLI	CA	92553-203	MATA, IMELDA (OWN	139.82
3252	487493012	2	684277	KEMP, STACY	13659	REGIS DR	MORENO VALLI	CA	92555-250	KEMP, STACY	193.11
9541	487492007	5	684277	TARVER , LUKAS	13662	REGIS DR	MORENO VALLI	CA	92555-251	TARVER , LUKAS	72.31
6314	487493013	3	684277	CRESPA, JOSE AND KIM	13671	REGIS DR	MORENO VALLI	CA	92555-250	CRESPA, JOSE AND KI	317.06
2668	487492004	2	684277	DOUGHTON, MICHAEL	13698	REGIS DR	MORENO VALLI	CA	92555-251	DOUGHTON, MICHAE	133.41
7833	296131009	5	684277	CASTENEDA, JERRY AND DAWN (	13387	REINDEER ST	MORENO VALLI	CA	92553-270	CASTENEDA, JERRY AI	134.76
7265	296143006	9	684277	TORRES, YESENIA	13454	REINDEER ST	MORENO VALLI	CA	92553-329	TORRES, YESENIA	61.78
3592	484262013	8	684277	QUINONEZ, PATRICIA	14799	REMBRANDT DR	MORENO VALLI	CA	92553-151	QUINONEZ, PATRICIA	316.49
1226	484262004	0	684277	WILLIAMS, JASMINE	14907	REMBRANDT DR	MORENO VALLI	CA	92553-151	WILLIAMS, JASMINE	316.49
5218	296161028	5	684277	FLORES, GERMAN (RENT)	13690	RENA CT	MORENO VALLI	CA	92553-965	FLORES, GERMAN (RE	223.16
7577	296161032	8	684277	ACOSTA, JOANNA	13699	RENA CT	MORENO VALLI	CA	92553-965	ACOSTA, JOANNA	616.11
286	486061035	1	684277	RANDOLPH, LAWRENCE	15210	RENCHER CT	MORENO VALLI	CA	92551-452	RANDOLPH, LAWREN	316.49
7433	484272002	9	684277	TREVIZO, MARY (RENT)	25387	RENOIR AVE	MORENO VALLI	CA	92553-151	TREVIZO, MARY (REN	357.76
8612	484272007	4	684277	MORRIS, KAREN AND DARCELL (R	25443	RENOIR AVE	MORENO VALLI	CA	92553-711	MORRIS, KAREN AND	251.57
1586	264193024	7	684277	PALOMARES, ANDY	23455	RHEA DR	MORENO VALLI	CA	92557-610	PALOMARES, ANDY	315.21

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2139	264193030	2	684277	CROCKETT, TIMOTHY	23525	RHEA DR	MORENO VALLI	CA	92557-620	CROCKETT, TIMOTHY	316.49
5436	264294004	1	684277	FELTS, VERONICA	23583	RHEA DR	MORENO VALLI	CA	92557-620	FELTS, VERONICA	69.30
7113	264294007	4	684277	WALKER, ROSLYN	23619	RHEA DR	MORENO VALLI	CA	92557-620	WALKER, ROSLYN	296.78
1312	264293018	1	684277	CHARPENTIER, JOHN AND RENEE	23620	RHEA DR	MORENO VALLI	CA	92557-620	CHARPENTIER, JOHN	83.63
2419	264294008	5	684277	HOLMES, LOWELL	23631	RHEA DR	MORENO VALLI	CA	92557-620	HOLMES, LOWELL	289.45
6461	264293017	0	684277	OLSON, STEPHEN AND ANDREA	23634	RHEA DR	MORENO VALLI	CA	92557-620	OLSON, STEPHEN ANI	322.33
5464	264294010	6	684277	TAYLOR, NATASHA (RENT)	23655	RHEA DR	MORENO VALLI	CA	92557-620	TAYLOR, NATASHA (R	195.18
3265	264293014	7	684277	FLORES, BLANCA	23680	RHEA DR	MORENO VALLI	CA	92557-620	FLORES, BLANCA	317.06
479	264293013	6	684277	KAMINE, SHARON	23690	RHEA DR	MORENO VALLI	CA	92557-620	KAMINE, SHARON	316.49
8210	264295001	1	684277	MARTINEZ, NICOLAS (OWNR)	23771	RHEA DR	MORENO VALLI	CA	92557-620	MARTINEZ, NICOLAS (	322.70
5851	487531012	9	684277	FELLOWS, JAMES (RENT)	26548	RHONE CT	MORENO VALLI	CA	92555-380	FELLOWS, JAMES (REI	111.78
5977	487531009	7	684277	ANSLEY, SHELIA (RENT)	26590	RHONE CT	MORENO VALLI	CA	92555-380	ANSLEY, SHELIA (REN	334.02
1570	260082022	4	684277	HOGAN, LYNN	23911	RIDGE POINT CT	MORENO VALLI	CA	92557-293	HOGAN, LYNN	48.12
439	260082003	7	684277	GOODWIN, EVELYN	23916	RIDGE POINT CT	MORENO VALLI	CA	92557-293	GOODWIN, EVELYN	391.21
6241	260082023	5	684277	GRANADOS, NORMA	23919	RIDGE POINT CT	MORENO VALLI	CA	92557-293	GRANADOS, NORMA	267.06
7816	475172006	8	684277	SILVEIRA, DAVID	11529	RIDGECREST LN	MORENO VALLI	CA	92557-550	SILVEIRA, DAVID	418.29
6823	475172009	1	684277	VARGAS, ROSANNA (OWNR)	11559	RIDGECREST LN	MORENO VALLI	CA	92557-550	VARGAS, ROSANNA ((	142.82
276	475172010	1	684277	KING, JON	11569	RIDGECREST LN	MORENO VALLI	CA	92557-550	KING, JON	316.49
2352	475171022	9	684277	FINEGEN, ANNA	11578	RIDGECREST LN	MORENO VALLI	CA	92557-550	FINEGEN, ANNA	414.42
3163	475172011	2	684277	SHAFF, ALZORA	11579	RIDGECREST LN	MORENO VALLI	CA	92557-550	SHAFF, ALZORA	282.41
6242	260171017	5	684277	BOYKIN, LUCKITA	10576	RIDGEFIELD TER	MORENO VALLI	CA	92557-380	BOYKIN, LUCKITA	217.06
1709	260172001	3	684277	BOBO, FELIX	10601	RIDGEFIELD TER	MORENO VALLI	CA	92557-380	BOBO, FELIX	316.49
5729	260172004	6	684277	AGUIRRE, VICTORIA (OWNR)	10635	RIDGEFIELD TER	MORENO VALLI	CA	92557-380	AGUIRRE, VICTORIA ((	297.13
8097	260173029	2	684277	RAMIREZ, HILDA (RENT)	10690	RIDGEFIELD TER	MORENO VALLI	CA	92557-380	RAMIREZ, HILDA (REN	48.32
3885	474681001	9	684277	APODACA, ROBERT	11360	RIDGEMONT DR	MORENO VALLI	CA	92557-581	APODACA, ROBERT	134.53
964	474671005	2	684277	COSTON, ARNOLD	11420	RIDGEMONT DR	MORENO VALLI	CA	92557-581	COSTON, ARNOLD	316.49
7792	474671002	9	684277	ORTIZ, FELIPE (RENT)	11468	RIDGEMONT DR	MORENO VALLI	CA	92557-581	ORTIZ, FELIPE (RENT)	40.86
692	259441003	6	684277	QUON, RICHARD	22460	RIDGEWATER WAY	MORENO VALLI	CA	92557-171	QUON, RICHARD	342.18
373	474622006	1	684277	EVANS, DONALD	24360	RIMCREST LN	MORENO VALLI	CA	92557-304	EVANS, DONALD	301.91
955	474481010	9	684277	GORDON, TAJUANA	24198	RIMVIEW RD	MORENO VALLI	CA	92557-301	GORDON, TAJUANA	412.76
592	474482009	2	684277	VALDEPENA, NORMA	24265	RIMVIEW RD	MORENO VALLI	CA	92557-301	VALDEPENA, NORMA	55.76
1054	474471008	7	684277	ROTHENBERGER, JOEL	24410	RIMVIEW RD	MORENO VALLI	CA	92557-301	ROTHENBERGER, JOE	324.54
4408	474471009	8	684277	MC CONAGHY, MEGAN	24422	RIMVIEW RD	MORENO VALLI	CA	92557-301	MC CONAGHY, MEGA	403.10
5957	474471014	2	684277	HARMON, CARRIE (OWNR)	24433	RIMVIEW RD	MORENO VALLI	CA	92557-301	HARMON, CARRIE (O	317.06
8430	474471012	0	684277	DUFFY, JOHN (RENT)	24460	RIMVIEW RD	MORENO VALLI	CA	92557-301	DUFFY, JOHN (RENT)	298.63
4085	308570010	0	684277	JUAREZ, DANIEL JOJO	15574	RIO BLANCO TRL	MORENO VALLI	CA	92555-496	JUAREZ, DANIEL JOJO	422.52
4128	308580003	5	684277	ANDERSON, DELCIE AND CELIA	15706	RIO BLANCO TRL	MORENO VALLI	CA	92555-498	ANDERSON, DELCIE A	219.27
4134	308580006	8	684277	CRAWFORD, MILDRED	15742	RIO BLANCO TRL	MORENO VALLI	CA	92555-498	CRAWFORD, MILDREI	359.87
6704	484052007	4	684277	CROSBY, JESSE (OWNR)	14164	RIO BRAVO RD	MORENO VALLI	CA	92553-448	CROSBY, JESSE (OWN	317.06
707	484051023	5	684277	PARKE, DENNIS A	14203	RIO BRAVO RD	MORENO VALLI	CA	92553-448	PARKE, DENNIS A	314.21
8038	484051022	4	684277	HARDEN, DAVID (OWNR)	14215	RIO BRAVO RD	MORENO VALLI	CA	92553-448	HARDEN, DAVID (OW	514.78
1729	484052003	0	684277	ROBINSON, NAOMI	14216	RIO BRAVO RD	MORENO VALLI	CA	92553-448	ROBINSON, NAOMI	316.49
3877	484052002	9	684277	MILLWEE, WILLIAM D	14228	RIO BRAVO RD	MORENO VALLI	CA	92553-448	MILLWEE, WILLIAM D	103.06
6071	484051020	2	684277	WILLIAMS, JOAN (OWNR)	14241	RIO BRAVO RD	MORENO VALLI	CA	92553-448	WILLIAMS, JOAN (OW	365.12
3752	484105006	6	684277	HERNANDEZ, JUAN	14307	RIO BRAVO RD	MORENO VALLI	CA	92553-443	HERNANDEZ, JUAN	279.01
1800	484106006	9	684277	SEISAY, PRINCESS	14314	RIO BRAVO RD	MORENO VALLI	CA	92553-443	SEISAY, PRINCESS	274.49
599	484135007	0	684277	DYER, REGINA	14373	RIO BRAVO RD	MORENO VALLI	CA	92553-445	DYER, REGINA	278.07
7051	484135011	3	684277	OWENS, SHANBIE	14421	RIO BRAVO RD	MORENO VALLI	CA	92553-445	OWENS, SHANBIE	374.64
8306	484135012	4	684277	VALSON, BEVERLY (RENT)	14433	RIO BRAVO RD	MORENO VALLI	CA	92553-445	VALSON, BEVERLY (RE	343.17
2444	484203017	9	684277	NEUENS, CHARLES	14534	RIO BRAVO RD	MORENO VALLI	CA	92553-717	NEUENS, CHARLES	321.67
2936	484202005	5	684277	ROMERO, JESUS	14557	RIO BRAVO RD	MORENO VALLI	CA	92553-717	ROMERO, JESUS	487.91
5692	484203013	5	684277	ROE, LLOYD AND VICTORIA (OWN	14582	RIO BRAVO RD	MORENO VALLI	CA	92553-717	ROE, LLOYD AND VICT	309.65
4507	484203002	5	684277	AYERS, JUSTIN	14644	RIO BRAVO RD	MORENO VALLI	CA	92553-717	AYERS, JUSTIN	73.74
5120	484203004	7	684277	LEE, ALICE	14672	RIO BRAVO RD	MORENO VALLI	CA	92553-717	LEE, ALICE	114.78
7267	484203005	8	684277	GARCIA, GEORGE (RENT)	14686	RIO BRAVO RD	MORENO VALLI	CA	92553-717	GARCIA, GEORGE (REI	289.51
8714	484193009	2	684277	DEVORA, MARIO	14650	RIO GRANDE DR	MORENO VALLI	CA	92553-496	DEVORA, MARIO	88.61
9058	484193007	0	684277	CHAPMAN, ELIZABETH (RENT)	14663	RIO GRANDE DR	MORENO VALLI	CA	92553-496	CHAPMAN, ELIZABETI	35.32
8171	484193006	9	684277	RHODEN, BRIAN (RENT)	14675	RIO GRANDE DR	MORENO VALLI	CA	92553-496	RHODEN, BRIAN (REN	215.11
1653	484294009	4	684277	ROBERSON, ANNETTE	14858	RIO GRANDE DR	MORENO VALLI	CA	92553-505	ROBERSON, ANNETTE	393.96
1424	484285003	0	684277	LEE, YVETTE	14906	RIO GRANDE DR	MORENO VALLI	CA	92553-504	LEE, YVETTE	316.49
274	484284003	7	684277	HIRSHEL, LEE	14939	RIO GRANDE DR	MORENO VALLI	CA	92553-505	HIRSHEL, LEE	412.76
5597	484285008	5	684277	VASQUEZ, EVANS AND NANCY (O	14960	RIO GRANDE DR	MORENO VALLI	CA	92553-504	VASQUEZ, EVANS ANI	365.70
325	484285010	6	684277	HOUGH, JOHN	14986	RIO GRANDE DR	MORENO VALLI	CA	92553-504	HOUGH, JOHN	316.49
724	486043002	5	684277	ROBERSON, FRED	15024	RIO GRANDE DR	MORENO VALLI	CA	92551-702	ROBERSON, FRED	314.21
6934	486042017	6	684277	TAVARES, ANTHONY AND MARLE	15071	RIO GRANDE DR	MORENO VALLI	CA	92551-144	TAVARES, ANTHONY /	415.61
5647	486042018	7	684277	WALKER, KIANNA (RENT)	15083	RIO GRANDE DR	MORENO VALLI	CA	92551-144	WALKER, KIANNA (RE	294.72
6079	486042019	8	684277	MCCRORY, CHERYL (RENT)	15095	RIO GRANDE DR	MORENO VALLI	CA	92551-144	MCCRORY, CHERYL (R	413.60
5027	486043008	1	684277	PLATA, PRESCILLA	15096	RIO GRANDE DR	MORENO VALLI	CA	92551-702	PLATA, PRESCILLA	246.17
6212	486042020	8	684277	GUERRERO, FRANCELIA	15107	RIO GRANDE DR	MORENO VALLI	CA	92551-702	GUERRERO, FRANCEL	54.08
3894	486043009	2	684277	GARCIA, BENJAMIN	15108	RIO GRANDE DR	MORENO VALLI	CA	92551-144	GARCIA, BENJAMIN	123.19
3540	486055002	2	684277	RATNER, KEITH	15132	RIO GRANDE DR	MORENO VALLI	CA	92551-144	RATNER, KEITH	35.54
9291	486055006	6	684277	HERNANDEZ, ELENA (RENT)	15180	RIO GRANDE DR	MORENO VALLI	CA	92551-702	HERNANDEZ, ELENA (	178.23
8238	486055008	8	684277	RAMIREZ, DANIEL AND LUCILA (C	15204	RIO GRANDE DR	MORENO VALLI	CA	92551-144	RAMIREZ, DANIEL AN	360.14
8113	484172008	6	684277	TORRES, BIANCA (RENT)	14565	RIO HONDO DR	MORENO VALLI	CA	92553-496	TORRES, BIANCA (REN	285.61
1370	484172009	7	684277	ROMERO, REINA	14579	RIO HONDO DR	MORENO VALLI	CA	92553-496	ROMERO, REINA	316.49
2005	484172010	7	684277	USQUIANN, LAURO	14593	RIO HONDO DR	MORENO VALLI	CA	92553-496	USQUIANN, LAURO	305.71

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2176	484192019	8	684277	DUBAY, LORIE	14717	RIO HONDO DR	MORENO VALLI	CA	92553-496	DUBAY, LORIE	249.30
1301	291344024	1	684277	CARLTON, CYNTHIA	12050	RIPARIAN WAY	MORENO VALLI	CA	92557-693	CARLTON, CYNTHIA	156.14
387	291344026	3	684277	SHEA, KEVIN M	12074	RIPARIAN WAY	MORENO VALLI	CA	92557-693	SHEA, KEVIN M	316.49
4309	291341008	8	684277	JOHNSON, DIANA	12105	RIPARIAN WAY	MORENO VALLI	CA	92557-694	JOHNSON, DIANA	89.82
6831	291344031	7	684277	FOSTER, THAD (RENT)	12136	RIPARIAN WAY	MORENO VALLI	CA	92557-694	FOSTER, THAD (RENT)	317.06
3814	291344032	8	684277	CERECERES, MARIBEL	12148	RIPARIAN WAY	MORENO VALLI	CA	92557-694	CERECERES, MARIBEL	236.49
3657	291392016	3	684277	RODRIGUEZ, ANNA AND MICHAE	12157	RIPARIAN WAY	MORENO VALLI	CA	92557-694	RODRIGUEZ, ANNA AI	108.56
6738	291393006	7	684277	MALDONADO, VERONICA (OWNI	12240	RIPARIAN WAY	MORENO VALLI	CA	92557-694	MALDONADO, VERON	310.09
2711	291393007	8	684277	LEWIS, YOLANDA	12254	RIPARIAN WAY	MORENO VALLI	CA	92557-694	LEWIS, YOLANDA	119.53
4655	291393010	0	684277	MARTIMIANAKIS, STESANOS (REI	12296	RIPARIAN WAY	MORENO VALLI	CA	92557-694	MARTIMIANAKIS, STE	35.74
4160	259383002	6	684277	SIMON, JOHN (RENT)	9601	RIPPLECREEK DR	MORENO VALLI	CA	92557-182	SIMON, JOHN (RENT)	187.45
2165	259392007	9	684277	RUELAS, THERESA	9712	RIPPLECREEK DR	MORENO VALLI	CA	92557-183	RUELAS, THERESA	316.49
1734	259393001	6	684277	SMITH, ANTHONY	9727	RIPPLECREEK DR	MORENO VALLI	CA	92557-184	SMITH, ANTHONY	316.49
5867	308541009	0	684277	SALMANCA, VIOSELINA (RENT)	17285	RIVA RIDGE DR	MORENO VALLI	CA	92555-339	SALMANCA, VIOSELIN	317.06
4543	308541008	9	684277	RUDD, CHRISTOPHER	17291	RIVA RIDGE DR	MORENO VALLI	CA	92555-339	RUDD, CHRISTOPHER	64.99
7480	308540044	8	684277	CHICO, JENNIFER (RENT)	17300	RIVA RIDGE DR	MORENO VALLI	CA	92555-339	CHICO, JENNIFER (REI	74.25
7296	308540047	1	684277	METOYER, MARK AND MELINDA	17318	RIVA RIDGE DR	MORENO VALLI	CA	92555-339	METOYER, MARK ANI	144.49
7291	308541002	3	684277	ARENCIBIA, ERNESTO (OWNR)	17327	RIVA RIDGE DR	MORENO VALLI	CA	92555-339	ARENCIBIA, ERNESTO	134.76
6164	308551006	8	684277	TVETIO, DANE (OWNR)	17339	RIVA RIDGE DR	MORENO VALLI	CA	92555-339	TVETIO, DANE (OWNI	317.06
5673	308560002	2	684277	MURGA, FRANCISCO AND VERON	17378	RIVA RIDGE DR	MORENO VALLI	CA	92555-790	MURGA, FRANCISCO /	280.58
6438	308560012	1	684277	COLEMAN, ADA (RENT)	17399	RIVA RIDGE DR	MORENO VALLI	CA	92555-790	COLEMAN, ADA (REN	66.43
8391	308560006	6	684277	AARON, CASAUNDRA (OWNR)	17435	RIVA RIDGE DR	MORENO VALLI	CA	92555-340	AARON, CASAUNDRA	289.82
5525	479102007	0	684277	MCCLAIN, SHAMEKA (RENT)	25301	RIVENDELL TER	MORENO VALLI	CA	92553-424	MCCLAIN, SHAMEKA (	134.76
3103	479102008	1	684277	MARQUEZ, MARISA	25319	RIVENDELL TER	MORENO VALLI	CA	92553	MARQUEZ, MARISA	232.29
7244	479102009	2	684277	GOMEZ, MARTHA (OWNR)	25345	RIVENDELL TER	MORENO VALLI	CA	92553-424	GOMEZ, MARTHA (O\	279.33
1003	260251011	6	684277	BROWN, SHEILAH	10361	RIVER RUN CIR	MORENO VALLI	CA	92557-262	BROWN, SHEILAH	317.06
3230	260251006	2	684277	CALIMESE, SHERRI	10364	RIVER RUN CIR	MORENO VALLI	CA	92557-262	CALIMESE, SHERRI	354.50
314	260251012	7	684277	STEIN, GREG AND AMY	10367	RIVER RUN CIR	MORENO VALLI	CA	92557-262	STEIN, GREG AND AM	316.49
4817	260251005	1	684277	FLORES, DAVID	10370	RIVER RUN CIR	MORENO VALLI	CA	92557-262	FLORES, DAVID	282.39
2945	474291033	3	684277	UBALLEZ, GLORIA	11410	RIVIERA CT	MORENO VALLI	CA	92557-574	UBALLEZ, GLORIA	253.78
9098	479690005	6	684277	CARLISLE, JOHN AND DEBORAH (	25062	ROADRUNNER LN	MORENO VALLI	CA	92557-654	CARLISLE, JOHN AND	88.92
8107	485182038	1	684277	VIESCAS, ARTHUR (RENT)	24278	ROBIE CT	MORENO VALLI	CA	92551-695	VIESCAS, ARTHUR (RE	304.16
4801	485183011	9	684277	RODRIGUEZ, MARINA (OWNR)	24313	ROBIE CT	MORENO VALLI	CA	92551-694	RODRIGUEZ, MARINA	314.21
862	485182044	6	684277	VILLASENOR, ROSA	24332	ROBIE CT	MORENO VALLI	CA	92551-692	VILLASENOR, ROSA	494.76
1740	485183008	7	684277	PERAZA, MARY	24339	ROBIE CT	MORENO VALLI	CA	92551-692	PERAZA, MARY	316.49
7128	485182003	9	684277	RODRIGUEZ, JORGE LUIS (RENT)	24374	ROBIE CT	MORENO VALLI	CA	92551-690	RODRIGUEZ, JORGE LI	306.92
49	485181051	9	684277	MUNDO, LETICIA	24421	ROBIE CT	MORENO VALLI	CA	92551-691	MUNDO, LETICIA	316.49
3932	485181033	3	684277	URIARTE, LYDIA M	24428	ROBIE CT	MORENO VALLI	CA	92551-691	URIARTE, LYDIA M	214.46
5954	485181046	5	684277	RAZO, JUANA (RENT)	24461	ROBIE CT	MORENO VALLI	CA	92551-691	RAZO, JUANA (RENT)	109.06
6524	482633031	6	684277	EDLER, JAIME (OWNR)	13849	ROBIN NEST CT	MORENO VALLI	CA	92553-388	EDLER, JAIME (OWNR	414.42
8939	482633035	0	684277	BLANCO, ERIKA (RENT)	13854	ROBIN NEST CT	MORENO VALLI	CA	92553-387	BLANCO, ERIKA (RENT	23.91
2794	482633026	2	684277	MACIAS, LILIA (OWNR)	13905	ROBIN NEST CT	MORENO VALLI	CA	92553-533	MACIAS, LILIA (OWNF	352.11
2809	482633042	6	684277	MCLEOD, SAMUEL	13946	ROBIN NEST CT	MORENO VALLI	CA	92553-533	MCLEOD, SAMUEL	316.49
4675	474443018	9	684277	ASHLOCK, TRACY (OWNR)	24442	ROBINWOOD DR	MORENO VALLI	CA	92557-401	ASHLOCK, TRACY (OW	227.51
2130	474443013	4	684277	PERKINS, WILLIMAE	24497	ROBINWOOD DR	MORENO VALLI	CA	92557-402	PERKINS, WILLIMAE	62.35
634	260241020	3	684277	KELLAR, MICHAEL (OWNR)	10000	ROCK HILL	MORENO VALLI	CA	92557-282	KELLAR, MICHAEL (OV	316.49
633	260241022	5	684277	RANDHAWA, NASIB	10044	ROCK HILL	MORENO VALLI	CA	92557-282	RANDHAWA, NASIB	316.49
6413	260241015	9	684277	ESTRELLA,CHRISTOPHER	10075	ROCK HILL	MORENO VALLI	CA	92557-282	ESTRELLA,CHRISTOPH	306.92
7314	260241014	8	684277	GONZALEZ, ANITA (OWNR)	10087	ROCK HILL	MORENO VALLI	CA	92557-282	GONZALEZ, ANITA (O'	67.10
5579	474521021	2	684277	THOMAS, NADINE (RENT)	10721	ROCK ROSE PL	MORENO VALLI	CA	92557-411	THOMAS, NADINE (RE	206.78
3008	474523018	6	684277	MUNOZ, ALEX AND PATRICIA	10744	ROCK ROSE PL	MORENO VALLI	CA	92557-411	MUNOZ, ALEX AND P/	69.65
3269	475141024	8	684277	ELDER, THOMAS	24847	ROCK SPRING TRL	MORENO VALLI	CA	92557-562	ELDER, THOMAS	315.56
2186	475141020	4	684277	CRAIG, MARY	24858	ROCK SPRING TRL	MORENO VALLI	CA	92557-562	CRAIG, MARY	355.85
1811	475141023	7	684277	WILLIAMS, VICTORIA	24859	ROCK SPRING TRL	MORENO VALLI	CA	92557-562	WILLIAMS, VICTORIA	210.89
5738	475141022	6	684277	MORA, JOSE (OWNR)	24871	ROCK SPRING TRL	MORENO VALLI	CA	92557-562	MORA, JOSE (OWNR)	339.32
6976	296252017	6	684277	DIEBERITZ, BOBBI	13522	ROCKCREST DR	MORENO VALLI	CA	92553-171	DIEBERITZ, BOBBI	83.63
7597	296252016	5	684277	MARSHALL RESIDENTIAL PROPER	13526	ROCKCREST DR	MORENO VALLI	CA	92553-171	MARSHALL RESIDENT	317.06
1213	296252015	4	684277	VALENZUELA, RAYMUNDO	13532	ROCKCREST DR	MORENO VALLI	CA	92553-171	VALENZUELA, RAYMU	316.49
3792	296252007	7	684277	FLORES, JESUS	13578	ROCKCREST DR	MORENO VALLI	CA	92553-171	FLORES, JESUS	316.49
6016	296252002	2	684277	LUPERCIO, CARLOS	13610	ROCKCREST DR	MORENO VALLI	CA	92553-348	LUPERCIO, CARLOS	147.97
7704	296261021	7	684277	GAMEZ, RODRIGO	13636	ROCKCREST DR	MORENO VALLI	CA	92553-171	GAMEZ, RODRIGO	268.75
7255	296263002	6	684277	GORDON, ASHLY (RENT)	13649	ROCKCREST DR	MORENO VALLI	CA	92553-342	GORDON, ASHLY (REN	306.92
7018	296261017	4	684277	BERNAL, SAMUEL (RENT)	13686	ROCKCREST DR	MORENO VALLI	CA	92553-171	BERNAL, SAMUEL (RE	212.80
4434	296263006	0	684277	HOOPER, LESLIE	13697	ROCKCREST DR	MORENO VALLI	CA	92553-342	HOOPER, LESLIE	413.60
7598	296263008	2	684277	GREEN, DOROTHY (RENT)	13721	ROCKCREST DR	MORENO VALLI	CA	92553-171	GREEN, DOROTHY (RE	228.91
9301	296263010	3	684277	ALEX, JINELLE (OWNR)	13745	ROCKCREST DR	MORENO VALLI	CA	92553-171	ALEX, JINELLE (OWNR	164.22
4811	296293005	2	684277	CELIS, PATRICIA	13836	ROCKCREST DR	MORENO VALLI	CA	92553-343	CELIS, PATRICIA	71.31
957	296291016	6	684277	THOMPSON, LAVERNE	13822	ROCKPORT CT	MORENO VALLI	CA	92553-600	THOMPSON, LAVERNI	510.63
4273	308601009	5	684277	GUZMAN, MIRIAM	26955	ROCKVALE TER	MORENO VALLI	CA	92555-910	GUZMAN, MIRIAM	21.63
4244	308601005	1	684277	THOMAS, JENNIFER	26995	ROCKVALE TER	MORENO VALLI	CA	92555-910	THOMAS, JENNIFER	73.00
3976	304471046	9	684277	GONZALEZ, ANGELA	27614	ROCKWOOD AVE	MORENO VALLI	CA	92555-573	GONZALEZ, ANGELA	316.49
4061	304490004	0	684277	VALDEZ, MANUEL	27661	ROCKWOOD AVE	MORENO VALLI	CA	92555-573	VALDEZ, MANUEL	316.49
3273	304490006	2	684277	FORD, NEFERITARA	27685	ROCKWOOD AVE	MORENO VALLI	CA	92555-573	FORD, NEFERITARA	117.06
3264	304471053	5	684277	CASTRO, PATRICIA AND JOSE	27708	ROCKWOOD AVE	MORENO VALLI	CA	92555-573	CASTRO, PATRICIA AN	280.54
6318	304483003	7	684277	BAKER, TAYARIE (OWNR)	27769	ROCKWOOD AVE	MORENO VALLI	CA	92555-573	BAKER, TAYARIE (OW	290.29
5047	304481014	1	684277	SPEARS, MYISHIA	27888	ROCKWOOD AVE	MORENO VALLI	CA	92555-572	SPEARS, MYISHIA	291.38

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3228	304483016	9	684277	NEAL, PATRICIA	27925	ROCKWOOD AVE	MORENO VALLI	CA	92555-573	NEAL, PATRICIA	423.74
3226	304481023	9	684277	IDDRISSU, BESSIE	27940	ROCKWOOD AVE	MORENO VALLI	CA	92555-572	IDDRISSU, BESSIE	317.06
2910	304300042	6	684277	BENJAMIN, GARY A	14753	ROCKY MOUNTAIN WAY	MORENO VALLI	CA	92555-636	BENJAMIN, GARY A	316.49
2938	264071054	7	684277	PROBUS, CYNTHIA	11041	ROCKY RIDGE RD	MORENO VALLI	CA	92557-492	PROBUS, CYNTHIA	277.86
7836	264072015	5	684277	DRIVER, RENA (RENT)	11066	ROCKY RIDGE RD	MORENO VALLI	CA	92557-495	DRIVER, RENA (RENT)	195.28
4050	478340001	3	684277	REEDER, DIANNA	13760	RODERICK DR	MORENO VALLI	CA	92555-610	REEDER, DIANNA	303.78
5710	478342018	5	684277	SANCHEZ, JOSEPH (OWNR)	13765	RODERICK DR	MORENO VALLI	CA	92555-610	SANCHEZ, JOSEPH (O	317.06
8467	478340002	4	684277	GONZALEZ, STEVE (RENT)	13780	RODERICK DR	MORENO VALLI	CA	92555-610	GONZALEZ, STEVE (RE	382.71
4506	478342014	1	684277	BRIGGS, BENJAMIN	13845	RODERICK DR	MORENO VALLI	CA	92555-611	BRIGGS, BENJAMIN	203.79
3663	308520004	0	684277	TOWNES, NICOLE	26090	ROJO TIERRA	MORENO VALLI	CA	92555-336	TOWNES, NICOLE	166.49
3678	308520005	1	684277	EDWARDS, KAREN	26102	ROJO TIERRA	MORENO VALLI	CA	92555-336	EDWARDS, KAREN	316.49
4102	296175032	1	684277	MARTINEZ, LUIS ROBERTO	23370	ROLANDA DR	MORENO VALLI	CA	92553-344	MARTINEZ, LUIS ROBI	389.71
7709	296175033	2	684277	HERNANDEZ, ALMA (RENT)	23384	ROLANDA DR	MORENO VALLI	CA	92553-344	HERNANDEZ, ALMA (I	78.86
7614	296175060	6	684277	DEDEN, RITA	23391	ROLANDA DR	MORENO VALLI	CA	92553-344	DEDEN, RITA	142.41
6620	296175038	7	684277	CAUDILLO, CARLOS (RENT)	23424	ROLANDA DR	MORENO VALLI	CA	92553-349	CAUDILLO, CARLOS (R	415.61
2226	296175054	1	684277	SANCHEZ, GILBERTO	23439	ROLANDA DR	MORENO VALLI	CA	92553-349	SANCHEZ, GILBERTO	316.49
5755	296175050	7	684277	NELSON, TERRY AND REBECCA	23471	ROLANDA DR	MORENO VALLI	CA	92553-349	NELSON, TERRY AND	317.06
7245	296175048	6	684277	ZEPEDA, LETICIA	23487	ROLANDA DR	MORENO VALLI	CA	92553-349	ZEPEDA, LETICIA	206.78
3641	486504010	6	684277	BENTON, MARK	14654	ROSEA CT	MORENO VALLI	CA	92555-475	BENTON, MARK	399.53
3608	486504015	1	684277	SAMANO, NICHOLAS	14661	ROSEA CT	MORENO VALLI	CA	92555-475	SAMANO, NICHOLAS	316.49
7537	479533015	9	684277	WILSON, CRISTOPHER (RENT)	25669	ROSEBAY CT	MORENO VALLI	CA	92553-470	WILSON, CRISTOPHER	413.60
4082	479533011	5	684277	HERRERA, ADRIANA	25709	ROSEBAY CT	MORENO VALLI	CA	92553-122	HERRERA, ADRIANA	316.49
705	479533007	2	684277	ZEPEDA, SAUL (RENT)	25730	ROSEBAY CT	MORENO VALLI	CA	92553-470	ZEPEDA, SAUL (RENT)	383.40
895	479533025	8	684277	FRANKS, ELLIOT	25739	ROSEBAY CT	MORENO VALLI	CA	92553-122	FRANKS, ELLIOT	279.01
118	475100034	0	684277	MORETTI, TRACY	24051	ROSELEAF PL	MORENO VALLI	CA	92557-553	MORETTI, TRACY	386.73
8518	475100028	5	684277	BURROWES, GLORIA (OWNR)	24091	ROSELEAF PL	MORENO VALLI	CA	92557-553	BURROWES, GLORIA (	145.13
1131	484182025	2	684277	HIGGS, LAWRENCE	14654	ROSEMARY AVE	MORENO VALLI	CA	92553-493	HIGGS, LAWRENCE	297.57
5361	484303040	8	684277	STEELE, SEAN (OWNR)	14763	ROSEMARY AVE	MORENO VALLI	CA	92553-507	STEELE, SEAN (OWNR	37.65
6563	484303041	9	684277	CUEVAS, GUSTAVO (RENT)	14773	ROSEMARY AVE	MORENO VALLI	CA	92553-507	CUEVAS, GUSTAVO (R	356.75
695	484321010	7	684277	KAROLCZAK, JOHN	14780	ROSEMARY AVE	MORENO VALLI	CA	92553-502	KAROLCZAK, JOHN	317.06
3498	484303045	3	684277	ALONZO, VINCENT	14811	ROSEMARY AVE	MORENO VALLI	CA	92553-504	ALONZO, VINCENT	48.56
8718	484303046	4	684277	FALKOWSKY, NATHAN (RENT)	14817	ROSEMARY AVE	MORENO VALLI	CA	92553-504	FALKOWSKY, NATHAN	168.74
3356	260163017	0	684277	EVANS, SHEENA	23589	ROSEMEADOW CT	MORENO VALLI	CA	92557-393	EVANS, SHEENA	317.06
3964	304471032	6	684277	MILLER, TIFFANY	27671	ROSEMONT CT	MORENO VALLI	CA	92555-571	MILLER, TIFFANY	296.48
8103	304471030	4	684277	ROZUK, BEATRICE	27688	ROSEMONT CT	MORENO VALLI	CA	92555-571	ROZUK, BEATRICE	145.51
3031	481221016	3	684277	LOPEZ, JORGE A (OWNR)	12765	ROSS ST	MORENO VALLI	CA	92553-933	LOPEZ, JORGE A (OWI	215.38
4800	481222002	3	684277	VALDERAS, PEARLITA	12780	ROSS ST	MORENO VALLI	CA	92553-933	VALDERAS, PEARLITA	270.07
902	481222004	5	684277	RUBIO, SALVADOR (OWNR)	12808	ROSS ST	MORENO VALLI	CA	92553-373	RUBIO, SALVADOR (O	317.06
6838	482553006	7	684277	SANDOVAL, RENE (OWNR)	24028	ROTHBURY DR	MORENO VALLI	CA	92553-623	SANDOVAL, RENE (OV	166.97
5410	482552008	6	684277	WELCH, STAPGEN (RENT)	24041	ROTHBURY DR	MORENO VALLI	CA	92553-623	WELCH, STAPGEN (RE	344.94
5670	482552011	8	684277	HERNANDEZ, CHRISTINA (OWNR)	24091	ROTHBURY DR	MORENO VALLI	CA	92553-623	HERNANDEZ, CHRISTI	104.48
3218	482553015	5	684277	JENNINGS, RUSSELL	24124	ROTHBURY DR	MORENO VALLI	CA	92553-338	JENNINGS, RUSSELL	266.93
6703	482553017	7	684277	MIRANDA, ARTHUR (OWNR)	24136	ROTHBURY DR	MORENO VALLI	CA	92553-338	MIRANDA, ARTHUR ((	317.06
7341	482552035	0	684277	GONZALES, EVARISTO	24149	ROTHBURY DR	MORENO VALLI	CA	92553-338	GONZALES, EVARISTO	99.67
4419	482553025	4	684277	GREGORY, AMY	24192	ROTHBURY DR	MORENO VALLI	CA	92553-331	GREGORY, AMY	317.06
440	482552029	5	684277	HATTER, DON	24193	ROTHBURY DR	MORENO VALLI	CA	92553-331	HATTER, DON	216.49
4321	482553027	6	684277	GARCIA, MARIE	24202	ROTHBURY DR	MORENO VALLI	CA	92553-623	GARCIA, MARIE	195.41
4965	486490015	9	684277	WILKERSON, LAQUISHA	14651	ROUND LEAF RD	MORENO VALLI	CA	92555-474	WILKERSON, LAQUISH	400.37
5901	486490013	7	684277	PULIDO, RAFAEL (OWNR)	14675	ROUND LEAF RD	MORENO VALLI	CA	92555-474	PULIDO, RAFAEL (OW	116.49
8060	486490011	5	684277	MOMELSO, JORGE (OWNR)	14699	ROUND LEAF RD	MORENO VALLI	CA	92555-474	MOMELSO, JORGE (O	309.48
5519	486490010	4	684277	CHISM, RHONDA (OWNR)	14711	ROUND LEAF RD	MORENO VALLI	CA	92555-474	CHISM, RHONDA (OW	1,591.78
1624	264431056	1	684277	PADILLA, ALBERTO	23787	ROWE DR	MORENO VALLI	CA	92557-793	PADILLA, ALBERTO	115.08
3588	264431053	8	684277	GARCIA, ESPERANZA	23805	ROWE DR	MORENO VALLI	CA	92557-793	GARCIA, ESPERANZA	297.37
486	264431052	7	684277	MARQUEZ, JUAN	23811	ROWE DR	MORENO VALLI	CA	92557-793	MARQUEZ, JUAN	210.89
2968	264431028	6	684277	GARCIA, MARIA L	23824	ROWE DR	MORENO VALLI	CA	92557-792	GARCIA, MARIA L	316.49
503	264431030	7	684277	APODACA, ROBERT	23840	ROWE DR	MORENO VALLI	CA	92557-792	APODACA, ROBERT	204.41
500	264431031	8	684277	BEVILLE, LARRY	23850	ROWE DR	MORENO VALLI	CA	92557-792	BEVILLE, LARRY	69.30
508	264431044	0	684277	AMEZCUA, MARIA	23875	ROWE DR	MORENO VALLI	CA	92557-793	AMEZCUA, MARIA	297.57
5302	264431040	6	684277	BLANCO, MYRA (OWNR)	23945	ROWE DR	MORENO VALLI	CA	92557-793	BLANCO, MYRA (OWI	137.77
1023	256301006	5	684277	KOSIGIN, JULIE	21675	ROWENA DR	MORENO VALLI	CA	92557-857	KOSIGIN, JULIE	316.49
1066	256306016	9	684277	ZAVALA, HECTOR AND KATHLYN	21690	ROWENA DR	MORENO VALLI	CA	92557-850	ZAVALA, HECTOR ANI	316.49
6836	475331019	1	684277	KELLEY, AMANDA (RENT)	24039	ROYALE ST	MORENO VALLI	CA	92557-501	KELLEY, AMANDA (RE	425.66
7837	475331021	2	684277	EDWARDS, NANCY (RENT)	24053	ROYALE ST	MORENO VALLI	CA	92557-501	EDWARDS, NANCY (R	24.65
1871	475342020	5	684277	FLEMING, GLORIA	24132	ROYALE ST	MORENO VALLI	CA	92557-501	FLEMING, GLORIA	224.62
1006	475343003	3	684277	WARREN, DAVID	24153	ROYALE ST	MORENO VALLI	CA	92557-502	WARREN, DAVID	309.54
734	475343004	4	684277	MARIANARO, JOSEPH AND SUSAI	24165	ROYALE ST	MORENO VALLI	CA	92557-502	MARIANARO, JOSEPH	316.49
6201	256215011	3	684277	PEJI, OFELIA (OWNR)	11894	RUDBECKIA CIR	MORENO VALLI	CA	92557-862	PEJI, OFELIA (OWNR)	83.63
8090	256215008	1	684277	RODRIGUEZ, MELIZ (RENT)	11895	RUDBECKIA CIR	MORENO VALLI	CA	92557-862	RODRIGUEZ, MELIZ (R	22.42
3279	485072035	8	684277	PRICE, LANCE	24667	RUGBY LN	MORENO VALLI	CA	92551-402	PRICE, LANCE	146.43
5242	485075002	7	684277	SANCHEZ, TINA MARIE (RENT)	24690	RUGBY LN	MORENO VALLI	CA	92551-090	SANCHEZ, TINA MARI	314.59
7190	485072032	5	684277	STEPHENS, COLMAN AND PATRIC	24697	RUGBY LN	MORENO VALLI	CA	92551-402	STEPHENS, COLMAN /	317.06
229	485075003	8	684277	RICHMOND, GENE	24700	RUGBY LN	MORENO VALLI	CA	92551-402	RICHMOND, GENE	422.52
4136	485075004	9	684277	ESTRADA, SANDRA (OWNR)	24710	RUGBY LN	MORENO VALLI	CA	92551-402	ESTRADA, SANDRA (O	191.74
610	296233031	9	684277	BULLOCK, BERTHA	13520	RUNDELL DR	MORENO VALLI	CA	92553-341	BULLOCK, BERTHA	152.18
5054	296232026	2	684277	PILGRIM, JULIE ANN (RENT)	13553	RUNDELL DR	MORENO VALLI	CA	92553-341	PILGRIM, JULIE ANN (	316.49
6568	296233027	6	684277	MESA, ANTOINETTE	13572	RUNDELL DR	MORENO VALLI	CA	92553-341	MESA, ANTOINETTE	143.25

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6025	296233026	5	684277	BULLOCK, ELMIRA (RENT)	13584	RUNDELL DR	MORENO VALLI	CA	92553-341	BULLOCK, ELMIRA (RE	256.70
5632	296233025	4	684277	ZELEDON, ERIC (OWNR)	13598	RUNDELL DR	MORENO VALLI	CA	92553-341	ZELEDON, ERIC (OWN	317.06
7331	296232031	6	684277	COUNCILL, JAMIE	13617	RUNDELL DR	MORENO VALLI	CA	92553-170	COUNCILL, JAMIE	41.75
8587	296233023	2	684277	LARA, TERESA (RENT)	13624	RUNDELL DR	MORENO VALLI	CA	92553-348	LARA, TERESA (RENT)	197.60
2844	296233022	1	684277	WILLIAMS, GARY	13636	RUNDELL DR	MORENO VALLI	CA	92553-348	WILLIAMS, GARY	306.35
452	296243025	5	684277	RODRIGUEZ, TRINIDAD	13678	RUNDELL DR	MORENO VALLI	CA	92553-341	RODRIGUEZ, TRINIDA	210.61
815	296243022	2	684277	BELTON, RICK	13714	RUNDELL DR	MORENO VALLI	CA	92553-170	BELTON, RICK	300.19
6204	296243018	9	684277	AVALOS, HILDA (OWNR)	13721	RUNDELL DR	MORENO VALLI	CA	92553-170	AVALOS, HILDA (OWN	211.78
8201	296091004	7	684277	HERNANDEZ, ANDRES AND MIRI/	13049	RUNNING DEER RD	MORENO VALLI	CA	92553-324	HERNANDEZ, ANDRES	301.79
2239	296091008	1	684277	GONZALEZ, GASPAR AND MARIS(	13097	RUNNING DEER RD	MORENO VALLI	CA	92553-324	GONZALEZ, GASPAR A	192.69
1273	296131001	7	684277	BATES, TAMARA	13261	RUNNING DEER RD	MORENO VALLI	CA	92553-324	BATES, TAMARA	59.68
263	296131002	8	684277	BURKETT, TOM	13275	RUNNING DEER RD	MORENO VALLI	CA	92553-324	BURKETT, TOM	316.49
2775	296131003	9	684277	TITH, PHALLA	13289	RUNNING DEER RD	MORENO VALLI	CA	92553-324	TITH, PHALLA	316.49
4467	296133010	1	684277	WASHINGTON, REGINA	13338	RUNNING DEER RD	MORENO VALLI	CA	92553-326	WASHINGTON, REGIN	315.66
3141	296132001	0	684277	LUNA, PETRA	13339	RUNNING DEER RD	MORENO VALLI	CA	92553-326	LUNA, PETRA	111.78
3102	296135017	4	684277	RUBIO, MARIA	13418	RUNNING DEER RD	MORENO VALLI	CA	92553-324	RUBIO, MARIA	271.10
1462	257210026	9	684277	GUERRERO, JESS (OWNR)	8840	RUNNING GUN LN	MORENO VALLI	CA	92557-070	GUERRERO, JESS (OW	212.28
7486	296134014	8	684277	DUNNE, MARK (RENT)	13326	RUNNING HORSE DR	MORENO VALLI	CA	92553-320	DUNNE, MARK (RENT	130.03
6896	296135004	2	684277	HARNAGE, URSULA (RENT)	13363	RUNNING HORSE DR	MORENO VALLI	CA	92553-320	HARNAGE, URSULA (F	346.64
2774	296145021	8	684277	PRECIADO, ANTONIA	13432	RUNNING HORSE DR	MORENO VALLI	CA	92553-325	PRECIADO, ANTONIA	66.78
1841	296145020	7	684277	CABRAR, RAMIRO AND ESTER	13444	RUNNING HORSE DR	MORENO VALLI	CA	92553-325	CABRAR, RAMIRO AN	317.06
1052	296144001	7	684277	LLOYD, VERNA (OWN)	13457	RUNNING HORSE DR	MORENO VALLI	CA	92553-325	LLOYD, VERNA (OWN	103.26
5559	296145016	4	684277	ALANIZ, MARIA (RENT)	13488	RUNNING HORSE DR	MORENO VALLI	CA	92553-325	ALANIZ, MARIA (RENT	297.56
7688	312301021	9	684277	BEATTY, JAMES (RENT)	25291	RUNSEY CT	MORENO VALLI	CA	92551-241	BEATTY, JAMES (RENT	172.68
7442	304451005	0	684277	REYES, BLAKE	14880	RYDER WAY	MORENO VALLI	CA	92555-705	REYES, BLAKE	218.20
3013	304450008	0	684277	DANIELS, JAQUELINE	14915	RYDER WAY	MORENO VALLI	CA	92555-705	DANIELS, JAQUELINE	317.06
9026	304231005	0	684277	MAUPIN, KIM AND JAMES (RENT	15005	RYDER WAY	MORENO VALLI	CA	92555-702	MAUPIN, KIM AND JA	183.72
107	264052004	3	684277	WILLIAMS, VIVIAN	11111	SADDLE RIDGE RD	MORENO VALLI	CA	92557-481	WILLIAMS, VIVIAN	141.07
3040	264053009	1	684277	WUENCE, JULISSA	11140	SADDLE RIDGE RD	MORENO VALLI	CA	92557-480	WUENCE, JULISSA	415.61
3686	264051001	7	684277	ARREDONDO, MARIA	11181	SADDLE RIDGE RD	MORENO VALLI	CA	92557-481	ARREDONDO, MARIA	134.53
2050	264311005	4	684277	TALAMAIVAO, MALAMA	11223	SADDLE RIDGE RD	MORENO VALLI	CA	92557-481	TALAMAIVAO, MALAI	69.65
8843	308521008	7	684277	WELCH, INDIA (RENT)	26096	SADDLEBRED LN	MORENO VALLI	CA	92555-337	WELCH, INDIA (RENT)	77.31
4932	312095001	5	684277	GONZALEZ, YVETTE	16288	SADDLEBROOK LN	MORENO VALLI	CA	92551-922	GONZALEZ, YVETTE	304.07
1774	312095003	7	684277	BULLEY, JOSEPH	16308	SADDLEBROOK LN	MORENO VALLI	CA	92551-112	BULLEY, JOSEPH	316.49
5205	312091009	1	684277	GUERRERO, KARINA (RENT)	16329	SADDLEBROOK LN	MORENO VALLI	CA	92551-923	GUERRERO, KARINA (	49.13
5695	312091010	1	684277	WILLIAMS, PATTY (RENT)	16339	SADDLEBROOK LN	MORENO VALLI	CA	92551-923	WILLIAMS, PATTY (RE	331.02
1063	312091013	4	684277	GONZALES, ALMA	16369	SADDLEBROOK LN	MORENO VALLI	CA	92551-923	GONZALES, ALMA	316.49
557	312144004	9	684277	SANCHEZ, BEATRICE (OWNR)	16531	SADDLEBROOK LN	MORENO VALLI	CA	92551-256	SANCHEZ, BEATRICE (	73.40
7601	312301001	1	684277	SMITH, LAVINA	16586	SADDLEBROOK LN	MORENO VALLI	CA	92551-256	SMITH, LAVINA	347.21
6094	312144010	4	684277	MICHAEL, RAMON (OWNR)	16591	SADDLEBROOK LN	MORENO VALLI	CA	92551-256	MICHAEL, RAMON (O	306.92
5517	312301006	6	684277	DOTSON, HAROLD AND BRIONNA	16644	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	DOTSON, HAROLD AN	93.13
6233	312301007	7	684277	HILL, JEVETTA (RENT)	16654	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	HILL, JEVETTA (RENT)	298.32
4692	312301008	8	684277	TAYLOR, SHAKIRA	16664	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	TAYLOR, SHAKIRA	395.85
3290	312301009	9	684277	JOHNSON, VICTOR AND CHRISTA	16676	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	JOHNSON, VICTOR AN	413.60
5069	312151020	5	684277	MEJIA, MARIA	16677	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	MEJIA, MARIA	316.49
1010	312151021	6	684277	SPRINGER, ERNESTINA	16687	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	SPRINGER, ERNESTIN/	185.21
5208	312301011	0	684277	KOSTIUK, CYNTHIA (OWNR)	16698	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	KOSTIUK, CYNTHIA (O	116.79
3835	312313011	7	684277	HO, ANH	16872	SADDLEBROOK LN	MORENO VALLI	CA	92551-242	HO, ANH	316.49
8727	487481033	4	684277	EDWARDS , MARLON (RENT)	26585	SAFFRON CIR	MORENO VALLI	CA	92555-383	EDWARDS , MARLON	139.76
5393	487532011	1	684277	UGALDE, URANIA (RENT)	26589	SAGE BRUSH CT	MORENO VALLI	CA	92555-381	UGALDE, URANIA (RE	89.36
4564	308370021	2	684277	JOHNSON, HENRY	15545	SAGE CT	MORENO VALLI	CA	92555-293	JOHNSON, HENRY	457.74
6734	308370025	6	684277	ROBINSON, BENIDA (OWNR)	15585	SAGE CT	MORENO VALLI	CA	92555-293	ROBINSON, BENIDA ((	64.65
6048	308364002	6	684277	RICHARDS, MARCIE (OWNR)	15605	SAGE CT	MORENO VALLI	CA	92555-293	RICHARDS, MARCIE ((	317.06
2568	308364004	8	684277	DUFF, MARIE	15625	SAGE CT	MORENO VALLI	CA	92555-293	DUFF, MARIE	316.49
9504	308362019	6	684277	TEJADA, SANDRA (RENT)	15680	SAGE CT	MORENO VALLI	CA	92555-293	TEJADA, SANDRA (REI	122.23
237	474471039	5	684277	HOLLIS, FRED	10457	SAGECREST DR	MORENO VALLI	CA	92557-303	HOLLIS, FRED	316.49
3846	474471031	7	684277	FLORES, JOHN	10472	SAGECREST DR	MORENO VALLI	CA	92557-303	FLORES, JOHN	155.07
8964	475100064	7	684277	STEPHENSON-VIGIL, ANN (RENT)	11328	SAGEWOOD PL	MORENO VALLI	CA	92557-553	STEPHENSON-VIGIL, A	27.61
4548	475100061	4	684277	SAMS, ROCHELLE	11347	SAGEWOOD PL	MORENO VALLI	CA	92557-553	SAMS, ROCHELLE	314.21
3011	475100066	9	684277	YOGUEZ, MICHELLE	11360	SAGEWOOD PL	MORENO VALLI	CA	92557-553	YOGUEZ, MICHELLE	115.70
2141	475100060	3	684277	TURNER, HAROLD	11361	SAGEWOOD PL	MORENO VALLI	CA	92557-553	TURNER, HAROLD	216.63
4324	308582026	2	684277	RICHARDSON, EVATTE	26951	SALT MISSIONS CIR	MORENO VALLI	CA	92555-498	RICHARDSON, EVATTI	316.49
5718	308582023	9	684277	PALMER, ANA SOFHIA	26981	SALT MISSIONS CIR	MORENO VALLI	CA	92555-498	PALMER, ANA SOFHIA	306.92
3552	486493002	6	684277	BROWN, VALERIE	14636	SALT RIVER WAY	MORENO VALLI	CA	92555-475	BROWN, VALERIE	317.06
8040	486493005	9	684277	ROBERTS, AYANA (RENT)	14672	SALT RIVER WAY	MORENO VALLI	CA	92555-475	ROBERTS, AYANA (RE	382.98
1139	474511019	0	684277	SNELL, LEA	10449	SALTBUSH CIR	MORENO VALLI	CA	92557-305	SNELL, LEA	153.16
6245	474511028	8	684277	WENDELL, CARR (RENT)	10460	SALTBUSH CIR	MORENO VALLI	CA	92557-305	WENDELL, CARR (REN	317.06
384	474511030	9	684277	SINGH, CAROL	10486	SALTBUSH CIR	MORENO VALLI	CA	92557-305	SINGH, CAROL	306.34
6712	474511031	0	684277	GARCIA, JOSE (OWNR)	10494	SALTBUSH CIR	MORENO VALLI	CA	92557-305	GARCIA, JOSE (OWNR	362.71
8426	487270029	9	684277	MONROE, KEENA (RENT)	12931	SAMPLE CT	MORENO VALLI	CA	92555-234	MONROE, KEENA (RE	295.99
5612	487270028	8	684277	LUNA, NIDIA (RENT)	12941	SAMPLE CT	MORENO VALLI	CA	92555-230	LUNA, NIDIA (RENT)	212.06
3380	487270042	0	684277	COVARRUBIAS, CARLOS	12970	SAMPLE CT	MORENO VALLI	CA	92555-230	COVARRUBIAS, CARL(	273.91
1266	487270043	1	684277	TUTOKI, DAVID	12980	SAMPLE CT	MORENO VALLI	CA	92555-230	TUTOKI, DAVID	316.49
1531	474675010	8	684277	STOKES,FRANK	25519	SAN ANTONIO ST	MORENO VALLI	CA	92557-580	STOKES,FRANK	434.52
2979	474675007	6	684277	FRANKO, RAUL	25561	SAN ANTONIO ST	MORENO VALLI	CA	92557-580	FRANKO, RAUL	406.44
2210	484072040	5	684277	CAZARES, SANDI	14131	SAN CRISTOBAL BAY DR	MORENO VALLI	CA	92553-290	CAZARES, SANDI	191.20

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7321	484072036	2	684277	LEWIS, SHAYLA (RENT)	14163	SAN CRISTOBAL BAY DR	MORENO VALLI	CA	92553-290	LEWIS, SHAYLA (RENT	262.82
5215	484072035	1	684277	DENNIS, DEMETRIUS (OWNR)	14175	SAN CRISTOBAL BAY DR	MORENO VALLI	CA	92553-290	DENNIS, DEMETRIUS	143.00
7610	484072047	2	684277	CEDILLO, ANAYELLI (OWNR)	14184	SAN CRISTOBAL BAY DR	MORENO VALLI	CA	92553-290	CEDILLO, ANAYELLI (C	306.92
1649	484072031	7	684277	URQUIZU, CESAR AND MARIA	14209	SAN CRISTOBAL BAY DR	MORENO VALLI	CA	92553-293	URQUIZU, CESAR ANI	413.52
3710	484072050	4	684277	LUEVANOS, GENOVEVA (RENT)	14210	SAN CRISTOBAL BAY DR	MORENO VALLI	CA	92553-293	LUEVANOS, GENOVE\	252.85
1238	474403002	0	684277	NICHOLLS, MARCI J	11345	SAN FERNANDO ST	MORENO VALLI	CA	92557-571	NICHOLLS, MARCI J	335.48
754	474402016	0	684277	BLANCO, KATHY-ANN	11426	SAN FERNANDO ST	MORENO VALLI	CA	92557-571	BLANCO, KATHY-ANN	70.22
811	474401002	4	684277	PIERS, STEPHEN	11465	SAN FERNANDO ST	MORENO VALLI	CA	92557-572	PIERS, STEPHEN	314.21
3081	304300010	7	684277	MILLER, SUDIE	14805	SAN JACINTO DR	MORENO VALLI	CA	92555-636	MILLER, SUDIE	317.06
6619	486051001	9	684277	ROBLES, ANNA (RENT)	25508	SAN LUPE AVE	MORENO VALLI	CA	92551-703	ROBLES, ANNA (RENT	317.06
3855	486052002	3	684277	HAWKINS, SALLY	25547	SAN LUPE AVE	MORENO VALLI	CA	92551-704	HAWKINS, SALLY	316.49
108	486052003	4	684277	MARSHALL, SHARA (OWNR)	25555	SAN LUPE AVE	MORENO VALLI	CA	92551-704	MARSHALL, SHARA (C	65.53
6819	486051007	5	684277	JIMENEZ, OSCAR AND DAISY(REN	25556	SAN LUPE AVE	MORENO VALLI	CA	92551-703	JIMENEZ, OSCAR AND	113.60
5932	486051009	7	684277	WILLIAMS, KAMILA (OWNR)	25572	SAN LUPE AVE	MORENO VALLI	CA	92551-144	WILLIAMS, KAMILA (C	313.07
854	486042001	1	684277	MORALES, ROBERT	25581	SAN LUPE AVE	MORENO VALLI	CA	92551-704	MORALES, ROBERT	551.89
7646	486042003	3	684277	JOHNSON, TERRY (RENT)	25595	SAN LUPE AVE	MORENO VALLI	CA	92551-704	JOHNSON, TERRY (RE	295.20
1779	486041006	3	684277	MARTINEZ, HORTENCIA	25620	SAN LUPE AVE	MORENO VALLI	CA	92551-703	MARTINEZ, HORTENC	316.49
3510	486041010	6	684277	JARAMILLO, JOSE	25652	SAN LUPE AVE	MORENO VALLI	CA	92551-703	JARAMILLO, JOSE	354.50
345	486042006	6	684277	SULCER, BEVERLY	25653	SAN LUPE AVE	MORENO VALLI	CA	92551-704	SULCER, BEVERLY	316.49
2213	486042007	7	684277	HINOJOSA, MIGUEL	25667	SAN LUPE AVE	MORENO VALLI	CA	92551-704	HINOJOSA, MIGUEL	406.44
1414	486042008	8	684277	THOMPSON, LAFON	25675	SAN LUPE AVE	MORENO VALLI	CA	92551-704	THOMPSON, LAFON	316.49
2856	486041013	9	684277	WAFER, FLOYD	25676	SAN LUPE AVE	MORENO VALLI	CA	92551-144	WAFER, FLOYD	353.85
3138	486042009	9	684277	PEDACE, CARLOS	25683	SAN LUPE AVE	MORENO VALLI	CA	92551-704	PEDACE, CARLOS	189.04
6390	474673002	5	684277	ALVARADO, JENNIFER	11379	SAN RICARDO AVE	MORENO VALLI	CA	92557-580	ALVARADO, JENNIFER	269.64
5364	474672008	8	684277	WATTS, CHRISTIANNE (OWNR)	25550	SAN THOMAS ST	MORENO VALLI	CA	92557-580	WATTS, CHRISTIANNE	131.59
2402	474674003	9	684277	WAGNER, MICHAEL	25577	SAN THOMAS ST	MORENO VALLI	CA	92557-582	WAGNER, MICHAEL	305.05
2190	474672006	6	684277	ROSS, BEVERLY	25578	SAN THOMAS ST	MORENO VALLI	CA	92557-580	ROSS, BEVERLY	156.34
1309	479601022	5	684277	STARN, CRISTY	25500	SAND CREEK TRL	MORENO VALLI	CA	92557-763	STARN, CRISTY	316.49
4646	479601012	6	684277	CHANEY, MONTAQUE	25511	SAND CREEK TRL	MORENO VALLI	CA	92557-763	CHANEY, MONTAQUE	314.21
7416	260231030	1	684277	KING, JEREMY	10059	SAND CREST	MORENO VALLI	CA	92557-281	KING, JEREMY	128.12
5607	486541019	0	684277	PUCKETT, ALLEN (OWNR)	27723	SAND DOLLAR WAY	MORENO VALLI	CA	92555-576	PUCKETT, ALLEN (OW	317.06
4947	486542002	7	684277	JABER, KATIA	27730	SAND DOLLAR WAY	MORENO VALLI	CA	92555-576	JABER, KATIA	712.21
4271	487310030	2	684277	MADRIGAL, ALEXANDRO	26467	SAND PALM CT	MORENO VALLI	CA	92555-236	MADRIGAL, ALEXAND	316.49
4205	487310029	2	684277	ROSA, VILMA AND GERARDO	26479	SAND PALM CT	MORENO VALLI	CA	92555-236	ROSA, VILMA AND GE	90.57
4195	487310026	9	684277	HOLNESS, GERARD	26480	SAND PALM CT	MORENO VALLI	CA	92555-236	HOLNESS, GERARD	316.49
2907	475112003	9	684277	RAMOS, BELISARIO	24043	SANDBOW ST	MORENO VALLI	CA	92557-552	RAMOS, BELISARIO	206.35
7348	475112006	2	684277	BECERRA, LORENA (RENT)	24087	SANDBOW ST	MORENO VALLI	CA	92557-552	BECERRA, LORENA (RI	112.21
2488	484091013	0	684277	GAONA, ARACELI	14298	SANDCASTLE CT	MORENO VALLI	CA	92553-499	GAONA, ARACELI	272.04
3779	474272005	9	684277	REY, WELLY	26900	SANDI LN	MORENO VALLI	CA	92555-191	REY, WELLY	501.57
6023	474272007	1	684277	PAWLUK, GEORGE (RENT)	26920	SANDI LN	MORENO VALLI	CA	92555-191	PAWLUK, GEORGE (RI	328.87
3151	474272009	3	684277	GAPCZYNSKI, WILLIAM	26960	SANDI LN	MORENO VALLI	CA	92555-191	GAPCZYNSKI, WILLIAI	317.06
2521	474272011	4	684277	ROBLES, ISABEL	26995	SANDI LN	MORENO VALLI	CA	92555-191	ROBLES, ISABEL	352.11
456	264423015	9	684277	VIDAL, NANCY	11557	SANDPIPER CT	MORENO VALLI	CA	92557-791	VIDAL, NANCY	297.57
4810	264423022	5	684277	TENORIO, VELIA (OWNR)	11558	SANDPIPER CT	MORENO VALLI	CA	92557-791	TENORIO, VELIA (OWI	446.77
779	264423023	6	684277	KING, LARRY AND ROSALIND (OW	11570	SANDPIPER CT	MORENO VALLI	CA	92557-791	KING, LARRY AND RO:	241.49
6660	264423012	6	684277	MITCHEL, JOE (RENT)	11593	SANDPIPER CT	MORENO VALLI	CA	92557-791	MITCHEL, JOE (RENT)	37.79
1923	264423025	8	684277	TORRES, MAURICE	11594	SANDPIPER CT	MORENO VALLI	CA	92557-791	TORRES, MAURICE	413.60
8281	264422007	9	684277	FOLLER , GINA (OWNR)	11625	SANDPIPER CT	MORENO VALLI	CA	92557-791	FOLLER , GINA (OWNI	256.69
8862	264422006	8	684277	SMITH, CRAIG AND VICKI (RENT)	11639	SANDPIPER CT	MORENO VALLI	CA	92557-791	SMITH, CRAIG AND VI	352.75
8326	264421003	2	684277	ALVARDO, NOEMI (RENT)	11650	SANDPIPER CT	MORENO VALLI	CA	92557-791	ALVARDO, NOEMI (RE	114.91
528	264421006	5	684277	DE LA ROSA, JOANNA (OWNR)	11686	SANDPIPER CT	MORENO VALLI	CA	92557-791	DE LA ROSA, JOANNA	316.49
8924	264421008	7	684277	CUEVAS, FRANCISCO (RENT)	11710	SANDPIPER CT	MORENO VALLI	CA	92557-791	CUEVAS, FRANCISCO (	84.39
3577	264421009	8	684277	ESQUIVEL, HERMAN (OWNR)	11722	SANDPIPER CT	MORENO VALLI	CA	92557-791	ESQUIVEL, HERMAN (	354.50
3105	487131001	3	684277	ARNOLD, STEVE	12190	SANDRIA AVE	MORENO VALLI	CA	92555-188	ARNOLD, STEVE	65.80
3053	487131007	9	684277	ENRIQUEZ, VICTORIA	12250	SANDRIA AVE	MORENO VALLI	CA	92555-187	ENRIQUEZ, VICTORIA	310.99
4173	487111022	0	684277	ZAMORA, ANTOINETTE (RENT)	12375	SANDRIA AVE	MORENO VALLI	CA	92555-187	ZAMORA, ANTOINETT	389.50
5378	475111035	5	684277	TREANOR, BRITTANY (OWNR)	11453	SANDSTONE PL	MORENO VALLI	CA	92557-552	TREANOR, BRITTANY	317.06
2188	475100021	8	684277	RIVAS, ANGELINA	24010	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	RIVAS, ANGELINA	509.03
1352	475111001	4	684277	TUCKER, DARRELL	24011	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	TUCKER, DARRELL	316.49
6246	475111003	6	684277	BLACKBURN, SUSAN (RENT)	24039	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	BLACKBURN, SUSAN (	261.72
2824	475100025	2	684277	NEWTON, VICKIE	24066	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	NEWTON, VICKIE	299.38
4416	475111005	8	684277	VORGEACK, PATRICK	24067	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	VORGEACK, PATRICK	423.74
1396	475111006	9	684277	MORTON, OBELL	24081	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	MORTON, OBELL	505.85
7788	475111007	0	684277	WILLIFORD, RHON (RENT)	24093	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	WILLIFORD, RHON (RI	470.17
4224	478391003	3	684277	GUTIERREZ, ERICKA	13373	SANTA ANITA AVE	MORENO VALLI	CA	92555-841	GUTIERREZ, ERICKA	316.49
103	474403006	4	684277	FIELDS, CLAUDE W	25446	SANTA BARBARA ST	MORENO VALLI	CA	92557-570	FIELDS, CLAUDE W	316.49
4383	474681009	7	684277	MYERS, ANDREW	25577	SANTA BARBARA ST	MORENO VALLI	CA	92557-580	MYERS, ANDREW	60.11
7851	308271010	6	684277	MCCARNS, STEPHANIE (RENT)	26395	SANTA ROSA DR	MORENO VALLI	CA	92555-421	MCCARNS, STEPHANI	314.16
5948	308273010	2	684277	ROBINSON, JEAN AND DENNIS (C	26460	SANTA ROSA DR	MORENO VALLI	CA	92555-421	ROBINSON, JEAN ANI	206.78
5968	308273006	9	684277	MILES III, BILLIE C	26500	SANTA ROSA DR	MORENO VALLI	CA	92555-421	MILES III, BILLIE C	317.06
5823	308273004	7	684277	GONZALEZ, CINDY (RENT)	26520	SANTA ROSA DR	MORENO VALLI	CA	92555-421	GONZALEZ, CINDY (RI	149.74
2871	308272017	6	684277	ANDREAS, STEVE	26535	SANTA ROSA DR	MORENO VALLI	CA	92552-	ANDREAS, STEVE	412.76
2715	308261026	0	684277	BOND, CAROLINE	26600	SANTA ROSA DR	MORENO VALLI	CA	92555-420	BOND, CAROLINE	316.49
2864	308261025	9	684277	HAYES, CHERYL	26614	SANTA ROSA DR	MORENO VALLI	CA	92555-420	HAYES, CHERYL	112.59
7708	308262003	2	684277	LASKEY, MARCUS	26637	SANTA ROSA DR	MORENO VALLI	CA	92555-420	LASKEY, MARCUS	508.16
2699	308262004	3	684277	AVILA, MARK	26655	SANTA ROSA DR	MORENO VALLI	CA	92555-420	AVILA, MARK	301.26

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
9403	308262008	7	684277	LA ROE, M (RENT)	26717	SANTA ROSA DR	MORENO VALLI	CA	92555-420	LA ROE, M (RENT)	147.12
2745	308261016	1	684277	BURTON, JOHN AND EVANGELIN	26742	SANTA ROSA DR	MORENO VALLI	CA	92555-420	BURTON, JOHN AND I	297.57
6247	308261012	7	684277	CAMTADASSO, PETE (OWNR)	26798	SANTA ROSA DR	MORENO VALLI	CA	92555-420	CAMTADASSO, PETE (	317.06
6303	486222046	8	684277	BURNEY, CHERYL (RENT)	25319	SANTIAGO DR	MORENO VALLI	CA	92551-468	BURNEY, CHERYL (REI	275.88
4554	486235043	5	684277	ROBINSON, LORENE	25445	SANTIAGO DR	MORENO VALLI	CA	92551-467	ROBINSON, LORENE	456.29
6857	291641011	7	684277	VALENZUELA, CONSUELO (RENT)	13317	SASSAFRAS ST	MORENO VALLI	CA	92553-697	VALENZUELA, CONSU	199.44
4909	291641010	6	684277	GONZALEZ, FRANCISCO (RENT)	13329	SASSAFRAS ST	MORENO VALLI	CA	92553-697	GONZALEZ, FRANCISC	144.80
7411	291642003	3	684277	RAMOS, LORENA (OWNR)	13330	SASSAFRAS ST	MORENO VALLI	CA	92553-697	RAMOS, LORENA (OW	186.92
123	482451039	2	684277	RODRIGUEZ, SERGIO (OWNR)	14275	SAYAN PL	MORENO VALLI	CA	92553-395	RODRIGUEZ, SERGIO (	316.49
6250	482451035	8	684277	VAZQUEZ, JUAN (RENT)	14318	SAYAN PL	MORENO VALLI	CA	92553-396	VAZQUEZ, JUAN (REN	246.05
3775	482451042	4	684277	QUIJAS, MARCO	14319	SAYAN PL	MORENO VALLI	CA	92553-395	QUIJAS, MARCO	76.71
1022	264405002	1	684277	NEWELL, RUBEN	22378	SCARLET SAGE WAY	MORENO VALLI	CA	92557-591	NEWELL, RUBEN	317.06
6555	264405005	4	684277	JIMENEZ, MIRNA (RENT)	22414	SCARLET SAGE WAY	MORENO VALLI	CA	92557-591	JIMENEZ, MIRNA (REI	317.06
1244	264403013	5	684277	FAUSTO, FRANCISCO	22419	SCARLET SAGE WAY	MORENO VALLI	CA	92557-591	FAUSTO, FRANCISCO	412.76
3547	264412018	8	684277	MEDINA, GERARDO	22521	SCARLET SAGE WAY	MORENO VALLI	CA	92557-592	MEDINA, GERARDO	306.92
1493	264412017	7	684277	YOUNG, CAROL AND THEODORE	22533	SCARLET SAGE WAY	MORENO VALLI	CA	92557-592	YOUNG, CAROL AND	422.52
5210	264412015	5	684277	KURNYTA, JOHN (RENT)	22557	SCARLET SAGE WAY	MORENO VALLI	CA	92557-592	KURNYTA, JOHN (REN	211.78
1379	296263022	4	684277	ARMENTA, SERGIO (OWNR)	13651	SCHAYLEEN CT	MORENO VALLI	CA	92553-341	ARMENTA, SERGIO (C	302.05
2142	296263026	8	684277	IVORY, CARLA	13699	SCHAYLEEN CT	MORENO VALLI	CA	92553-341	IVORY, CARLA	259.85
6947	296263029	1	684277	MARTIN, DORWONDA	13735	SCHAYLEEN CT	MORENO VALLI	CA	92553-170	MARTIN, DORWONDA	579.84
2112	296263030	1	684277	BROWN, PEGGY L	13747	SCHAYLEEN CT	MORENO VALLI	CA	92553-170	BROWN, PEGGY L	422.52
2900	296263011	4	684277	WOLLENWEBER, SHERI	13748	SCHAYLEEN CT	MORENO VALLI	CA	92553-341	WOLLENWEBER, SHEI	316.49
2196	291311022	7	684277	ANDRADE, SERGIO	22892	SCHRIBNER DR	MORENO VALLI	CA	92553-643	ANDRADE, SERGIO	316.49
7732	291342001	4	684277	RODRIGUEZ, MARIA (RENT)	22674	SCOTIA LN	MORENO VALLI	CA	92557-698	RODRIGUEZ, MARIA (	50.11
2499	291342008	1	684277	VASQUEZ, TRINIDAD	22756	SCOTIA LN	MORENO VALLI	CA	92557-690	VASQUEZ, TRINIDAD	316.49
3604	291342013	5	684277	MARTINEZ, JIMMY (OWNR)	22814	SCOTIA LN	MORENO VALLI	CA	92557-699	MARTINEZ, JIMMY (O	412.76
9408	291331016	4	684277	VILLALOBOS, ANTONIO (RENT)	22862	SCOTIA LN	MORENO VALLI	CA	92557-699	VILLALOBOS, ANTONI	82.39
5809	291331011	9	684277	HAILE, WILLIAM (RENT)	22940	SCOTIA LN	MORENO VALLI	CA	92557-690	HAILE, WILLIAM (REN	353.59
255	487140019	8	684277	CHANDLER, JENNIFER	26603	SCOTT LN	MORENO VALLI	CA	92555-203	CHANDLER, JENNIFER	312.31
3018	487030006	6	684277	SHUTTLEWORTH, JULIE (OWNR)	26018	SCOTT VICTOR CIR	MORENO VALLI	CA	92555-183	SHUTTLEWORTH, JUL	468.61
7068	487030002	2	684277	BANUELOS, MARIBEL (OWNR)	26050	SCOTT VICTOR CIR	MORENO VALLI	CA	92555-183	BANUELOS, MARIBEL	428.75
3942	291313002	5	684277	ALVARADO, MARIA G	22905	SCRIBNER DR	MORENO VALLI	CA	92553-782	ALVARADO, MARIA G	39.13
3943	291311025	0	684277	INIGUEZ, EFREN M	22940	SCRIBNER DR	MORENO VALLI	CA	92553-782	INIGUEZ, EFREN M	316.49
1389	478271009	8	684277	LESAN, JAQUELYN	28082	SEA BISCUIT ST	MORENO VALLI	CA	92555-600	LESAN, JAQUELYN	413.60
653	478261013	0	684277	LINTON, LAURENCE	28225	SEA BISCUIT ST	MORENO VALLI	CA	92555-600	LINTON, LAURENCE	532.05
239	264302034	2	684277	VELOS AVILES SR, LUIS	23015	SEABROOK LN	MORENO VALLI	CA	92557-616	VELOS AVILES SR, LUI	155.21
5106	264153050	6	684277	SERRANO, ADOLFO (OWNR)	23311	SEAFARER WAY	MORENO VALLI	CA	92557-611	SERRANO, ADOLFO (C	144.83
5343	264153053	9	684277	MCCLAIN, LATOYA (RENT)	23335	SEAFARER WAY	MORENO VALLI	CA	92557-611	MCCLAIN, LATOYA (RI	139.95
5459	264153054	0	684277	MC GEE, JAMEE (RENT)	23343	SEAFARER WAY	MORENO VALLI	CA	92557-611	MC GEE, JAMEE (REN	317.06
1508	264153055	1	684277	DE LA CRUZ, AGUSTIN	23351	SEAFARER WAY	MORENO VALLI	CA	92557-611	DE LA CRUZ, AGUSTIN	289.45
2291	264153058	4	684277	CALDERON , JOSE	23385	SEAFARER WAY	MORENO VALLI	CA	92557-611	CALDERON , JOSE	205.89
6249	264153066	1	684277	VARGAS, TATIANA (RENT)	23449	SEAFARER WAY	MORENO VALLI	CA	92557-611	VARGAS, TATIANA (RI	314.06
6407	264151023	6	684277	ZARAGOZA, ROSEMARY	23476	SEAFARER WAY	MORENO VALLI	CA	92557-611	ZARAGOZA, ROSEMAI	123.75
4181	264151025	8	684277	GARCIA, LIDIA AND JOSE	23492	SEAFARER WAY	MORENO VALLI	CA	92557-611	GARCIA, LIDIA AND JC	366.55
4156	475170040	2	684277	PADILLA, BONNIE	11504	SEAPORT CIR	MORENO VALLI	CA	92557-551	PADILLA, BONNIE	139.45
5751	475170042	4	684277	SHELTON, YVONNE	11525	SEAPORT CIR	MORENO VALLI	CA	92557-551	SHELTON, YVONNE	317.06
3070	475170043	5	684277	GONZALEZ, RUTH	11539	SEAPORT CIR	MORENO VALLI	CA	92557-551	GONZALEZ, RUTH	317.06
261	475170035	8	684277	ARAGON, ALBERT AND PATRICIA	11568	SEAPORT CIR	MORENO VALLI	CA	92557-551	ARAGON, ALBERT AN	316.49
106	482643008	7	684277	GUZMAN, ROBIN	13524	SEARSON DR	MORENO VALLI	CA	92553-382	GUZMAN, ROBIN	301.51
214	482654010	2	684277	CARLE, ROBERT	13632	SEARSON DR	MORENO VALLI	CA	92553-382	CARLE, ROBERT	316.49
3156	312144022	5	684277	ZOCARIAS, JUDY	16510	SEATTLE SLEW DR	MORENO VALLI	CA	92551-256	ZOCARIAS, JUDY	413.60
1595	312144019	3	684277	SOPELO, LETICIA	16528	SEATTLE SLEW DR	MORENO VALLI	CA	92551-256	SOPELO, LETICIA	316.49
9337	312144015	9	684277	LAXTON, RHONDA (RENT)	16556	SEATTLE SLEW DR	MORENO VALLI	CA	92551-256	LAXTON, RHONDA (RI	193.90
5765	312144013	7	684277	RICO, ADRIAN (RENT)	16572	SEATTLE SLEW DR	MORENO VALLI	CA	92551-256	RICO, ADRIAN (RENT)	317.06
6296	312144012	6	684277	PEREZ, JOSE A AND JAQUELINE	16580	SEATTLE SLEW DR	MORENO VALLI	CA	92551-256	PEREZ, JOSE A AND JA	317.06
8700	312151034	8	684277	JOHNSTON, LAURA (RENT)	16655	SECRETARIAT DR	MORENO VALLI	CA	92551-254	JOHNSTON, LAURA (R	326.38
1569	312161023	9	684277	GRIFFIN, VERONICA	16704	SECRETARIAT DR	MORENO VALLI	CA	92551-257	GRIFFIN, VERONICA	373.99
1919	312161022	8	684277	JETER, TREESJE	16712	SECRETARIAT DR	MORENO VALLI	CA	92551-254	JETER, TREESJE	292.62
2325	312163015	8	684277	WILLIAMS, JAMES E	16729	SECRETARIAT DR	MORENO VALLI	CA	92551-254	WILLIAMS, JAMES E	316.49
5898	312163014	7	684277	BRACKINS, SANDRA (RENT)	16737	SECRETARIAT DR	MORENO VALLI	CA	92551-254	BRACKINS, SANDRA (I	251.46
7821	312163013	6	684277	WILLIAMS, LARRY (RENT)	16745	SECRETARIAT DR	MORENO VALLI	CA	92551-254	WILLIAMS, LARRY (RE	448.01
4482	312161014	1	684277	NGUYEN, KIM (OWN)	16776	SECRETARIAT DR	MORENO VALLI	CA	92551-254	NGUYEN, KIM (OWN)	314.21
2628	312164002	9	684277	SADLER, EUGENE	16789	SECRETARIAT DR	MORENO VALLI	CA	92551-254	SADLER, EUGENE	412.76
6559	482471008	6	684277	SIMENTAL, CHRISTIAN (RENT)	24511	SENECA CIR	MORENO VALLI	CA	92553-582	SIMENTAL, CHRISTIAN	291.40
5588	482471003	1	684277	CANES, MARIO (OWNR)	24558	SENECA CIR	MORENO VALLI	CA	92553-582	CANES, MARIO (OWN	317.06
8273	487520015	8	684277	PATTERSON, LAVERNE (RENT)	26357	SEQUOIA ST	MORENO VALLI	CA	92555-256	PATTERSON, LAVERNI	301.79
5952	487520009	3	684277	DELA CRUZ, RICARDO AND SUSAI	26441	SEQUOIA ST	MORENO VALLI	CA	92555-256	DELA CRUZ, RICARDO	211.57
4256	488110080	6	684277	CAMPBELL, SANDRA	12852	SERPENTINE WAY	MORENO VALLI	CA	92555-451	CAMPBELL, SANDRA	316.49
9190	488110079	6	684277	WILSON, TAMMY (RENT)	12860	SERPENTINE WAY	MORENO VALLI	CA	92555-451	WILSON, TAMMY (RE	45.20
4251	488110075	2	684277	ANDRADA, ARNEL	12867	SERPENTINE WAY	MORENO VALLI	CA	92555-451	ANDRADA, ARNEL	89.45
3709	487482011	7	684277	VALLES, ELSA	13592	SESAME RD	MORENO VALLI	CA	92555-383	VALLES, ELSA	335.93
6977	487481020	2	684277	PEREZ, WENCESLAO (OWNR)	13597	SESAME RD	MORENO VALLI	CA	92555-383	PEREZ, WENCESLAO (	317.06
3805	487481022	4	684277	VALENZUELA, JOSE	13621	SESAME RD	MORENO VALLI	CA	92555-383	VALENZUELA, JOSE	316.49
4720	487514004	9	684277	SWISS, NORA	13688	SESAME RD	MORENO VALLI	CA	92555-383	SWISS, NORA	274.14
6998	475272045	2	684277	GUTIERREZ, GUADALUPE AND AI	24134	SETON PL	MORENO VALLI	CA	92557-636	GUTIERREZ, GUADALI	211.78
6229	304441048	8	684277	NUNEZ JR, RODOLFO (RENT)	14850	SEVILLA CT	MORENO VALLI	CA	92555-706	NUNEZ JR, RODOLFO	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2995	259500017	1	684277	CARVAJAL, ROWAN	9860	SHADOW MOUNTAIN DR	MORENO VALLI	CA	92557-353	CARVAJAL, ROWAN	64.65
540	259381011	8	684277	GARCIA, VERONICA	9530	SHADOW SPRINGS DR	MORENO VALLI	CA	92557-182	GARCIA, VERONICA	317.06
4238	259381014	1	684277	RAMIREZ, GRACIELA	9572	SHADOW SPRINGS DR	MORENO VALLI	CA	92557-182	RAMIREZ, GRACIELA	317.06
5308	479362007	4	684277	EVANS, SHAMEKA (RENT)	12531	SHADOWBROOK ST	MORENO VALLI	CA	92553-475	EVANS, SHAMEKA (RE	316.49
2149	479362013	9	684277	WITHERSPOON, KELVIN	12576	SHADOWBROOK ST	MORENO VALLI	CA	92553-475	WITHERSPOON, KELV	42.71
2862	479362014	0	684277	JOHNSON, LEWIS	12590	SHADOWBROOK ST	MORENO VALLI	CA	92553-475	JOHNSON, LEWIS	450.10
8559	479362003	0	684277	JOHNSON, TERESA (RENT)	12597	SHADOWBROOK ST	MORENO VALLI	CA	92553-475	JOHNSON, TERESA (RI	85.17
174	479362001	8	684277	MCMILLAN, MICHAEL	12617	SHADOWBROOK ST	MORENO VALLI	CA	92553-471	MCMILLAN, MICHAEL	353.85
2700	479362021	6	684277	SOKO, CARL	12660	SHADOWBROOK ST	MORENO VALLI	CA	92553-477	SOKO, CARL	417.51
2076	479361015	8	684277	BROWN, BEVERLY	12671	SHADOWBROOK ST	MORENO VALLI	CA	92553-471	BROWN, BEVERLY	200.00
3200	260283018	2	684277	HEALTON, STEVE AND ALEXIS	22791	SHADOWRIDGE LN	MORENO VALLI	CA	92557-263	HEALTON, STEVE AND	484.35
1124	260151009	6	684277	ORTEGA, RAUL	10930	SHADY GLADE RD	MORENO VALLI	CA	92557-391	ORTEGA, RAUL	103.06
7860	260154009	5	684277	LITTLEFIELD, LILLIAN	10943	SHADY GLADE RD	MORENO VALLI	CA	92557-391	LITTLEFIELD, LILLIAN	304.89
6410	260151012	8	684277	HAWTHORNE, JESSICA (RENT)	10960	SHADY GLADE RD	MORENO VALLI	CA	92557-391	HAWTHORNE, JESSICA	63.96
5956	260154011	6	684277	NORRIS, REGINA (RENT)	10963	SHADY GLADE RD	MORENO VALLI	CA	92557-391	NORRIS, REGINA (REN	85.83
2739	260154012	7	684277	MCDEVITT, MICHELLE	10973	SHADY GLADE RD	MORENO VALLI	CA	92557-391	MCDEVITT, MICHELLE	316.49
2218	264164046	7	684277	SANCHEZ, VIRGINIA	23431	SHADY GLEN CT	MORENO VALLI	CA	92557-611	SANCHEZ, VIRGINIA	316.49
2688	264164048	9	684277	WATSON, LETICIA	23451	SHADY GLEN CT	MORENO VALLI	CA	92557-611	WATSON, LETICIA	316.49
2582	264164054	4	684277	MADRIGAL, PABLO	23495	SHADY GLEN CT	MORENO VALLI	CA	92557-611	MADRIGAL, PABLO	205.89
258	264164030	2	684277	GRONNING, CANDICE	23496	SHADY GLEN CT	MORENO VALLI	CA	92557-611	GRONNING, CANDICE	316.49
4301	474612018	1	684277	NEMBACK, DARCY	24185	SHADY RIDGE CIR	MORENO VALLI	CA	92557-300	NEMBACK, DARCY	374.31
3327	474612016	9	684277	AYERS, JAMES	24210	SHADY RIDGE CIR	MORENO VALLI	CA	92557-300	AYERS, JAMES	211.78
6742	304481018	5	684277	HOLLAND, REGINA	14610	SHADY VALLEY WAY	MORENO VALLI	CA	92555-573	HOLLAND, REGINA	290.20
4481	304481017	4	684277	BETHEL, NATALIE	14620	SHADY VALLEY WAY	MORENO VALLI	CA	92555-573	BETHEL, NATALIE	275.18
3584	304502005	7	684277	NERO, ERIKA	14722	SHADY VALLEY WAY	MORENO VALLI	CA	92555-573	NERO, ERIKA	316.49
9006	292042009	2	684277	HORVATH, JOE (RENT)	12593	SHADYBEND DR	MORENO VALLI	CA	92553-590	HORVATH, JOE (RENT	256.26
2766	292043016	1	684277	MARQUEZ, JUAN VICTOR	12614	SHADYBEND DR	MORENO VALLI	CA	92553-590	MARQUEZ, JUAN VICT	316.49
1905	292051010	0	684277	HORNYAK, ALICIA	12627	SHADYBEND DR	MORENO VALLI	CA	92553-590	HORNYAK, ALICIA	316.49
2114	292051009	0	684277	MALDONADO, FIDEL	12643	SHADYBEND DR	MORENO VALLI	CA	92553-590	MALDONADO, FIDEL	164.81
3495	292052015	8	684277	ADAMS, HELEN (OWNR)	12650	SHADYBEND DR	MORENO VALLI	CA	92553-590	ADAMS, HELEN (OWN	413.60
7863	292051008	9	684277	CAMPOS, MARIO (OWNR)	12655	SHADYBEND DR	MORENO VALLI	CA	92553-590	CAMPOS, MARIO (OW	306.38
4129	292052014	7	684277	ANGULO, TONY	12662	SHADYBEND DR	MORENO VALLI	CA	92553-590	ANGULO, TONY	316.49
2184	292052017	0	684277	HERNANDEZ, ERNESTO	12686	SHADYBEND DR	MORENO VALLI	CA	92553-590	HERNANDEZ, ERNEST	435.82
5892	292051004	5	684277	WELDON, ANGELA (RENT)	12701	SHADYBEND DR	MORENO VALLI	CA	92553-599	WELDON, ANGELA (R	343.91
7902	292051001	2	684277	NAJERA, FERNANDO (RENT)	12745	SHADYBEND DR	MORENO VALLI	CA	92553-599	NAJERA, FERNANDO (	398.13
388	292081007	1	684277	SPENCER, MILDRED	12765	SHADYBEND DR	MORENO VALLI	CA	92553-599	SPENCER, MILDRED	815.37
2058	292151009	9	684277	CERVANTES, ALFONSO	12695	SHAFFER CT	MORENO VALLI	CA	92553-568	CERVANTES, ALFONS	316.49
2274	292151010	9	684277	TAYLOR, JUAN AND GENITA (OW	12700	SHAFFER CT	MORENO VALLI	CA	92553-563	TAYLOR, JUAN AND G	413.23
638	292151014	3	684277	KIM, CHUENG S	12748	SHAFFER CT	MORENO VALLI	CA	92553-563	KIM, CHUENG S	117.06
9349	474541002	7	684277	MOKOLO, AUSTIN (RENT)	24631	SHAGBARK RD	MORENO VALLI	CA	92557-413	MOKOLO, AUSTIN (RE	166.80
9144	256273006	9	684277	CAO, DEYOUNG	21213	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	CAO, DEYOUNG	51.39
6531	256273004	7	684277	CAMPBELL, JOHN (OWNR)	21229	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	CAMPBELL, JOHN (OV	317.06
679	256272013	2	684277	PINZON, EDUARDO (OWNR)	21238	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	PINZON, EDUARDO (C	64.49
688	256312030	0	684277	SPEER, GREG J	21258	SHAKESPEARE CT	MORENO VALLI	CA	92557	SPEER, GREG J	316.49
1360	256312027	8	684277	JOHNSON, LARRY	21282	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	JOHNSON, LARRY	316.49
7390	256313003	9	684277	ESPINOZA, ARMANDO AND CINTI	21287	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	ESPINOZA, ARMANDO	123.80
6725	256313004	0	684277	KARIM-COLCEAG, MARUAN (REN	21297	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	KARIM-COLCEAG, MA	291.52
5779	256313007	3	684277	PARKER, LATONYA (OWNR)	21329	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	PARKER, LATONYA (O	356.56
2169	256313008	4	684277	VARGAS, LIDIA	21341	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	VARGAS, LIDIA	316.49
3859	256312019	1	684277	WRIGHT, WARDELL(RENT)	21370	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	WRIGHT, WARDELL(R	30.62
2100	256320015	2	684277	HAAS, AMY	21435	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	HAAS, AMY	316.49
6420	256320021	7	684277	RAMOS, KARLA (RENT)	21440	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	RAMOS, KARLA (RENT	197.97
7288	474733008	6	684277	DEAN, JENNIFER (OWNR)	25566	SHALU AVE	MORENO VALLI	CA	92557-664	DEAN, JENNIFER (OW	151.13
3097	474651031	3	684277	ELSAHRKAWI, GAMAL	25681	SHALU AVE	MORENO VALLI	CA	92557-661	ELSAHRKAWI, GAMAL	538.36
5509	474652003	1	684277	GRIFFITH, ARENITA (RENT)	25684	SHALU AVE	MORENO VALLI	CA	92557-661	GRIFFITH, ARENITA (R	413.60
4489	474651030	2	684277	ACOSTA, CARLOS AMANDA RAO	25691	SHALU AVE	MORENO VALLI	CA	92557-661	ACOSTA, CARLOS AM	276.82
7937	486221025	6	684277	ROBINSON, BRYANT (RENT)	25325	SHAMEL ASH DR	MORENO VALLI	CA	92551-467	ROBINSON, BRYANT (	416.79
4218	486221026	7	684277	BLACKBURN, DEBBIE	25337	SHAMEL ASH DR	MORENO VALLI	CA	92551-467	BLACKBURN, DEBBIE	287.65
3439	486221028	9	684277	MOSQUEDA, JORGE	25361	SHAMEL ASH DR	MORENO VALLI	CA	92551-467	MOSQUEDA, JORGE	317.06
2573	486231001	5	684277	LOPEZ, JUAN	25373	SHAMEL ASH DR	MORENO VALLI	CA	92551-131	LOPEZ, JUAN	316.49
4464	486232005	2	684277	HOLGUIN, SUSAN	25396	SHAMEL ASH DR	MORENO VALLI	CA	92551-467	HOLGUIN, SUSAN	317.06
1510	486231003	7	684277	JACKSON, MARY AND PAUL	25397	SHAMEL ASH DR	MORENO VALLI	CA	92551-131	JACKSON, MARY AND	119.54
2183	479422025	5	684277	CORTEZ, FRANK AND DONNA	12348	SHASTA PL	MORENO VALLI	CA	92557-760	CORTEZ, FRANK AND	77.79
7188	291494002	5	684277	LOFTIN, ANGELA AND JAMES (RE	22355	SHEFFIELD DR	MORENO VALLI	CA	92557-681	LOFTIN, ANGELA AND	57.73
1727	291494006	9	684277	PINEDA, MARIA	22395	SHEFFIELD DR	MORENO VALLI	CA	92557-681	PINEDA, MARIA	396.27
1572	291494010	2	684277	CARNES, DEBBIE	22435	SHEFFIELD DR	MORENO VALLI	CA	92557-685	CARNES, DEBBIE	279.01
4702	291412005	4	684277	DOWNEY, ELIZABETH	22501	SHEFFIELD DR	MORENO VALLI	CA	92557-685	DOWNEY, ELIZABETH	97.29
70	291413018	9	684277	STANLEY, DONALD	22510	SHEFFIELD DR	MORENO VALLI	CA	92557-684	STANLEY, DONALD	316.49
2107	291413019	0	684277	URIAS, KAREN AND HECTOR	22522	SHEFFIELD DR	MORENO VALLI	CA	92557-684	URIAS, KAREN AND H	199.70
5409	291412014	2	684277	ROMAWAC, REMELIN (RENT)	22545	SHEFFIELD DR	MORENO VALLI	CA	92557-682	ROMAWAC, REMELIN	317.06
3572	291412015	3	684277	SAIDAHMAD, ISMAIL AND HUDA	22551	SHEFFIELD DR	MORENO VALLI	CA	92557-682	SAIDAHMAD, ISMAIL.	206.89
1541	291412016	4	684277	STUART, TERRY	22557	SHEFFIELD DR	MORENO VALLI	CA	92557-682	STUART, TERRY	194.79
6449	304520008	6	684277	RIOS, GERADO (OWNR)	27517	SHELLIE WAY	MORENO VALLI	CA	92555-585	RIOS, GERADO (OWN	413.60
5301	304520007	5	684277	RAMOS, ERICKA (RENT)	27527	SHELLIE WAY	MORENO VALLI	CA	92555-585	RAMOS, ERICKA (REN	317.06
339	291172033	8	684277	TELLES, LINDA	22138	SHERMAN AVE	MORENO VALLI	CA	92553-826	TELLES, LINDA	316.49
1372	291172024	0	684277	BARRIENTOS, LUIS	22200	SHERMAN AVE	MORENO VALLI	CA	92553-824	BARRIENTOS, LUIS	70.43

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1721	291172019	6	684277	MOORE, FELITA	22208	SHERMAN AVE	MORENO VALLI	CA	92553-824	MOORE, FELITA	316.49
3971	291172022	8	684277	JAEN, YAMILET AND FELIPE (OWI	22224	SHERMAN AVE	MORENO VALLI	CA	92553-824	JAEN, YAMILET AND F	299.07
8604	291192001	1	684277	FLORES, GUSTAVO (RENT)	22257	SHERMAN AVE	MORENO VALLI	CA	92553-824	FLORES, GUSTAVO (RI	451.21
2797	291182016	4	684277	ALAMILLA, JACINTO	22354	SHERMAN AVE	MORENO VALLI	CA	92553-832	ALAMILLA, JACINTO	505.53
9579	291182018	6	684277	PETERSON, SHAWNA (RENT)	22382	SHERMAN AVE	MORENO VALLI	CA	92553-832	PETERSON, SHAWNA	38.74
2106	291182019	7	684277	REYNOSO, DIANNE	22390	SHERMAN AVE	MORENO VALLI	CA	92553-832	REYNOSO, DIANNE	316.49
7040	291182021	8	684277	VALLEJO, SALVADOR (OWNR)	22410	SHERMAN AVE	MORENO VALLI	CA	92553-832	VALLEJO, SALVADOR (	141.78
90	291182024	1	684277	HAYES, JAMES (OWNR)	22460	SHERMAN AVE	MORENO VALLI	CA	92553-832	HAYES, JAMES (OWNI	213.77
635	291182025	2	684277	GARCIA, ANDRES AND ALICIA	22470	SHERMAN AVE	MORENO VALLI	CA	92553-832	GARCIA, ANDRES ANI	414.42
3066	487103012	6	684277	LOPEZ, ANTONIO (OWNR)	26380	SHERWOOD CIR	MORENO VALLI	CA	92555-188	LOPEZ, ANTONIO (OW	211.67
6679	487103014	8	684277	STELLS, ROBIN	26400	SHERWOOD CIR	MORENO VALLI	CA	92555-188	STELLS, ROBIN	116.56
3061	487103001	6	684277	ROSSI, SHARON	26419	SHERWOOD CIR	MORENO VALLI	CA	92555-188	ROSSI, SHARON	159.56
6802	485201001	5	684277	GONZALEZ, MARIA	15753	SHERYL LN	MORENO VALLI	CA	92551-692	GONZALEZ, MARIA	268.83
4101	485201002	6	684277	LIMON, SANDRA	15761	SHERYL LN	MORENO VALLI	CA	92551-692	LIMON, SANDRA	316.49
5903	485201004	8	684277	CLARK, CHRIS (OWNR)	15777	SHERYL LN	MORENO VALLI	CA	92551-692	CLARK, CHRIS (OWNR	89.33
8996	485202004	1	684277	DOVE, LOVELL (RENT)	15778	SHERYL LN	MORENO VALLI	CA	92551-692	DOVE, LOVELL (RENT)	261.49
4294	485201005	9	684277	GONZALES, JUAN CARLOS	15785	SHERYL LN	MORENO VALLI	CA	92551-692	GONZALES, JUAN CAI	316.49
934	485202005	2	684277	SANCHEZ, MARGIE	15786	SHERYL LN	MORENO VALLI	CA	92551-692	SANCHEZ, MARGIE	141.99
4379	296034024	8	684277	PHILLIPS, LENA	23160	SHIDAY CT	MORENO VALLI	CA	92553-595	PHILLIPS, LENA	317.06
91	296034011	6	684277	GORDON, GENEVA	23161	SHIDAY CT	MORENO VALLI	CA	92553-595	GORDON, GENEVA	205.89
336	296034021	5	684277	HALL, JOHN AND DARLENE	23202	SHIDAY CT	MORENO VALLI	CA	92553-597	HALL, JOHN AND DAR	316.49
4476	486523020	4	684277	REEDY, DAMIEN	27408	SHIMMER CT	MORENO VALLI	CA	92555-473	REEDY, DAMIEN	413.60
33	479342013	7	684277	GODFREY, JANET	12679	SHIRAY RANCH RD	MORENO VALLI	CA	92553-417	GODFREY, JANET	316.49
5663	479342016	0	684277	SYKEF, ROSALIND (RENT)	12717	SHIRAY RANCH RD	MORENO VALLI	CA	92553-414	SYKEF, ROSALIND (RE	317.06
2909	479262009	7	684277	MONTERROSA, BLANCA	12777	SHIRAY RANCH RD	MORENO VALLI	CA	92553-233	MONTERROSA, BLAN	243.65
213	479262007	5	684277	NAVARETE, JUANITA	12805	SHIRAY RANCH RD	MORENO VALLI	CA	92553-414	NAVARETE, JUANITA	316.49
3258	479262016	3	684277	RUBIO, GIOVANNI	12893	SHIRAY RANCH RD	MORENO VALLI	CA	92553-414	RUBIO, GIOVANNI	317.06
2931	479262014	1	684277	GARCIA, ANNA (OWNR)	12921	SHIRAY RANCH RD	MORENO VALLI	CA	92553-417	GARCIA, ANNA (OWN	306.14
3237	479262012	9	684277	VALADEZ, EVA	12949	SHIRAY RANCH RD	MORENO VALLI	CA	92553-417	VALADEZ, EVA	323.66
8562	479100010	6	684277	FILISIONE, FINA (RENT)	13040	SHIREBOURN RD	MORENO VALLI	CA	92553-424	FILISIONE, FINA (REN	170.71
9532	479102006	9	684277	SHELTON, LATONYA	13064	SHIREBOURN RD	MORENO VALLI	CA	92553-428	SHELTON, LATONYA	107.31
4899	479101002	2	684277	DANIEL, RICKY	13071	SHIREBOURN RD	MORENO VALLI	CA	92553-424	DANIEL, RICKY	217.18
6415	479102003	6	684277	CARBAJAL, GALDINO (RENT)	13102	SHIREBOURN RD	MORENO VALLI	CA	92553-426	CARBAJAL, GALDINO (	415.61
1245	479101005	5	684277	HOILDAY , PAM	13107	SHIREBOURN RD	MORENO VALLI	CA	92553-425	HOILDAY , PAM	316.49
5075	479101006	6	684277	PACHECO, ESTHER	13121	SHIREBOURN RD	MORENO VALLI	CA	92553-425	PACHECO, ESTHER	40.89
890	479111004	5	684277	BOSTIC, MARSHALL B	13167	SHIREBOURN RD	MORENO VALLI	CA	92553-425	BOSTIC, MARSHALL B	412.76
783	479111005	6	684277	MACIAS, MARTIN	13181	SHIREBOURN RD	MORENO VALLI	CA	92553-425	MACIAS, MARTIN	387.87
144	479111008	9	684277	HERBERT, LOUIS AND SANDRA	13219	SHIREBOURN RD	MORENO VALLI	CA	92553-428	HERBERT, LOUIS AND	448.88
1418	260081015	5	684277	LOWELL, PAM (OWNER)	10309	SHORE CREST TER	MORENO VALLI	CA	92557-293	LOWELL, PAM (OWNE	316.49
2094	260081013	3	684277	TOLBER, LINDA	10329	SHORE CREST TER	MORENO VALLI	CA	92557-293	TOLBER, LINDA	316.49
4474	482251021	7	684277	LOVE, DAVID	24786	SHOREHAM AVE	MORENO VALLI	CA	92553-393	LOVE, DAVID	317.06
9325	482251028	4	684277	FISHER, BRANDI (OWNR)	24820	SHOREHAM AVE	MORENO VALLI	CA	92553-391	FISHER, BRANDI (OWI	176.97
7757	486482005	5	684277	NAPOLES, MARIA (RENT)	25839	SHORELINE ST	MORENO VALLI	CA	92551-164	NAPOLES, MARIA (REI	105.31
9039	486481002	9	684277	ROSE, QUILLAINE (RENT)	25840	SHORELINE ST	MORENO VALLI	CA	92551-164	ROSE, QUILLAINE (REI	62.98
7435	486481003	0	684277	DAVIS, MARICELA	25850	SHORELINE ST	MORENO VALLI	CA	92551-164	DAVIS, MARICELA	85.12
8240	486481004	1	684277	SPENCER, EVA HAJDUK (OWNR)	25860	SHORELINE ST	MORENO VALLI	CA	92551-164	SPENCER, EVA HAJDU	305.63
4776	478313001	9	684277	CHILDERSS, KARL	13141	SHUBERT ST	MORENO VALLI	CA	92555-675	CHILDERSS, KARL	146.85
5041	312202026	8	684277	YOUNG, YVONNE	25649	SIERRA BELLO CT	MORENO VALLI	CA	92551-214	YOUNG, YVONNE	138.33
4622	312202019	2	684277	HUDSON, SONYA	25652	SIERRA BELLO CT	MORENO VALLI	CA	92551-214	HUDSON, SONYA	300.21
3238	312202027	9	684277	MARTIN, DAMALL	25661	SIERRA BELLO CT	MORENO VALLI	CA	92551-214	MARTIN, DAMALL	98.79
7434	312202001	5	684277	LEE, DAWN	25555	SIERRA BRAVO CT	MORENO VALLI	CA	92551-212	LEE, DAWN	513.61
1968	312193013	9	684277	SHANKS, CHANDRA	25590	SIERRA BRAVO CT	MORENO VALLI	CA	92551-216	SHANKS, CHANDRA	316.49
2607	312202004	8	684277	MARIN, DONNA	25591	SIERRA BRAVO CT	MORENO VALLI	CA	92553-	MARIN, DONNA	605.10
5108	312202006	0	684277	MCCLENDON, SHARMON (RENT)	25615	SIERRA BRAVO CT	MORENO VALLI	CA	92551-212	MCCLENDON, SHARM	117.06
6942	312193010	6	684277	COLIER, JEAN	25626	SIERRA BRAVO CT	MORENO VALLI	CA	92551-212	COLIER, JEAN	317.06
5624	312212025	8	684277	JAMES, LASONIA (RENT)	25572	SIERRA CADIZ CT	MORENO VALLI	CA	92551-410	JAMES, LASONIA (REN	423.74
7024	312212022	5	684277	MORRIS, TANISHA (RENT)	25595	SIERRA CADIZ CT	MORENO VALLI	CA	92551-410	MORRIS, TANISHA (RE	352.90
5776	312202016	9	684277	GARDNER, MIKEL (RENT)	25613	SIERRA CALMO CT	MORENO VALLI	CA	92551-216	GARDNER, MIKEL (RE	165.92
9089	312191011	1	684277	GEORGE, AARON (OWNR)	25521	SIERRA LEONE CT	MORENO VALLI	CA	92551-216	GEORGE, AARON (OW	235.32
3545	312191007	8	684277	GARCIA, JOSE LUIS AND PATRICIA	25534	SIERRA LEONE CT	MORENO VALLI	CA	92551-216	GARCIA, JOSE LUIS AN	111.78
7786	312191015	5	684277	BERNAL, RACHEL (RENT)	25569	SIERRA LEONE CT	MORENO VALLI	CA	92551-217	BERNAL, RACHEL (REI	329.42
2776	312192006	0	684277	FUGGINS,TRENTON AND LISA	25641	SIERRA LEONE CT	MORENO VALLI	CA	92551-210	FUGGINS,TRENTON A	202.65
7831	291200028	0	684277	GREGORY, CHRISTOPHER (RENT)	13876	SIERRA MESA CIR UNIT B	MORENO VALLI	CA	92553-830	GREGORY, CHRISTOPI	520.96
270	479281008	5	684277	GJELHAUG, CARL T	25128	SILENT CREEK RD	MORENO VALLI	CA	92553-433	GJELHAUG, CARL T	316.49
259	479281009	6	684277	HOWEY, RICHARD	25141	SILENT CREEK RD	MORENO VALLI	CA	92553-433	HOWEY, RICHARD	51.84
271	479281012	8	684277	GULLETT, SHIRLEY	25177	SILENT CREEK RD	MORENO VALLI	CA	92553-433	GULLETT, SHIRLEY	316.49
4021	479281018	4	684277	FLORES, ROBERTO	25194	SILVER ARROW DR	MORENO VALLI	CA	92553-434	FLORES, ROBERTO	138.49
2108	260221043	2	684277	BARTLE, LISA	10545	SILVER LEAF CIR	MORENO VALLI	CA	92557-296	BARTLE, LISA	320.16
1378	260221046	5	684277	ASHFORD, DONNIE L (OWNR)	10600	SILVER LEAF CIR	MORENO VALLI	CA	92557-296	ASHFORD, DONNIE L (	311.10
8320	260221047	6	684277	DIXON, BREANA (RENT)	10610	SILVER LEAF CIR	MORENO VALLI	CA	92557-296	DIXON, BREANA (REN	36.93
600	260221049	8	684277	ESCOTO, YOLANDA	10630	SILVER LEAF CIR	MORENO VALLI	CA	92557-296	ESCOTO, YOLANDA	306.35
4957	260221033	3	684277	GUZMAN, CLAUDIA	10659	SILVER LEAF CIR	MORENO VALLI	CA	92557-296	GUZMAN, CLAUDIA	57.52
561	260221052	0	684277	WASHINGTON, KAREN	10660	SILVER LEAF CIR	MORENO VALLI	CA	92557-296	WASHINGTON, KAREI	104.00
6214	479251008	2	684277	MARKS, MARY AND HERMAN (RE	13281	SILVER LN	MORENO VALLI	CA	92553-428	MARKS, MARY AND H	461.18
7679	479252024	9	684277	BEASLY, KASHA (RENT)	13286	SILVER LN	MORENO VALLI	CA	92553-427	BEASLY, KASHA (RENT	295.37
6695	479251013	6	684277	PUENTE, SYLVIA (RENT)	13333	SILVER LN	MORENO VALLI	CA	92553-427	PUENTE, SYLVIA (REN	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8621	479251014	7	684277	JAMES, JONI (OWNR)	13343	SILVER LN	MORENO VALLI	CA	92553-427	JAMES, JONI (OWNR)	87.72
6680	479252018	4	684277	WILSON, TONY (RENT)	13358	SILVER LN	MORENO VALLI	CA	92553-428	WILSON, TONY (RENT	317.06
6929	479253020	8	684277	JONES, LISA (RENT)	13398	SILVER LN	MORENO VALLI	CA	92553-429	JONES, LISA (RENT)	103.20
3625	479251021	3	684277	BURCIAGA, ANTONIO (OWNR)	13413	SILVER LN	MORENO VALLI	CA	92553-421	BURCIAGA, ANTONIO	75.85
93	479251024	6	684277	HICKMAN, MICHELE	13443	SILVER LN	MORENO VALLI	CA	92553-421	HICKMAN, MICHELE	316.49
8952	264093015	0	684277	NAVARRO, JACQUELINE (RENT)	11051	SILVER RUN	MORENO VALLI	CA	92557-492	NAVARRO, JACQUELII	252.61
5145	264094005	4	684277	WESTERNMAN, KEVIN	11064	SILVER RUN	MORENO VALLI	CA	92557-491	WESTERNMAN, KEVI	317.06
6393	264093021	5	684277	ACHTERBERG, RONNIE	11087	SILVER RUN	MORENO VALLI	CA	92557-492	ACHTERBERG, RONNI	64.36
6893	264094011	9	684277	RIVERA, ELEAZAR (OWNR)	11100	SILVER RUN	MORENO VALLI	CA	92557-492	RIVERA, ELEAZAR (OV	65.37
770	264094012	0	684277	SVADER, FRED (RENT)	11106	SILVER RUN	MORENO VALLI	CA	92557-492	SVADER, FRED (RENT)	461.43
5150	264231015	6	684277	TROYA, WALTER	11111	SILVER RUN	MORENO VALLI	CA	92557-492	TROYA, WALTER	317.06
8076	264232003	8	684277	MCCOY, BRENDA (OWNR)	11132	SILVER RUN	MORENO VALLI	CA	92557-492	MCCOY, BRENDA (OV	308.73
3155	308370037	7	684277	BOLANOS, MARIA	26414	SILVERADO CT	MORENO VALLI	CA	92555-294	BOLANOS, MARIA	128.97
4051	308370029	0	684277	GARCIA, SANDRA	26462	SILVERADO CT	MORENO VALLI	CA	92555-295	GARCIA, SANDRA	308.03
5369	308372020	7	684277	GOMEZ, STEPHANIE (RENT)	26481	SILVERADO CT	MORENO VALLI	CA	92555-295	GOMEZ, STEPHANIE (	317.06
9522	308381017	3	684277	TORRES, EVELYN (RENT)	26492	SILVERADO CT	MORENO VALLI	CA	92555-295	TORRES, EVELYN (REN	112.28
6050	308381008	5	684277	SANDERS-HALE, LINDA	26580	SILVERADO CT	MORENO VALLI	CA	92555-295	SANDERS-HALE, LIND	317.06
3922	308381007	4	684277	GARCIA, OFELIA	26590	SILVERADO CT	MORENO VALLI	CA	92555-295	GARCIA, OFELIA	244.29
6902	308381001	8	684277	GUERRERO, VICTOR (OWNR)	26650	SILVERADO CT	MORENO VALLI	CA	92555-296	GUERRERO, VICTOR (	215.61
4551	291582018	2	684277	GANDY, MWADEYI	22218	SILVERBELL LN	MORENO VALLI	CA	92553-692	GANDY, MWADEYI	178.66
7014	291582017	1	684277	BRUNO, FRANLYN AND TERRI (RE	22228	SILVERBELL LN	MORENO VALLI	CA	92553-692	BRUNO, FRANLYN AN	317.06
6120	291584008	9	684277	PORTER, JAMES (RENT)	22237	SILVERBELL LN	MORENO VALLI	CA	92553-692	PORTER, JAMES (REN	36.44
8671	291582016	0	684277	HOLLINS, SHAUNTE (RENT)	22238	SILVERBELL LN	MORENO VALLI	CA	92553-692	HOLLINS, SHAUNTE (F	326.38
4695	312081016	6	684277	PEREZ, CARLOS	16329	SILVERBIRCH RD	MORENO VALLI	CA	92551-920	PEREZ, CARLOS	211.84
6515	312081017	7	684277	CHAPMAN, LYNELLE AND MICHA	16339	SILVERBIRCH RD	MORENO VALLI	CA	92551-920	CHAPMAN, LYNELLE A	198.45
6145	312082026	8	684277	GUNN, WILAMENA (RENT)	16370	SILVERBIRCH RD	MORENO VALLI	CA	92551-920	GUNN, WILAMENA (R	379.53
137	312081027	6	684277	BLACKBURN, MARK	16439	SILVERBIRCH RD	MORENO VALLI	CA	92551-921	BLACKBURN, MARK	317.06
626	312081028	7	684277	KELSON, DOROTHY	16449	SILVERBIRCH RD	MORENO VALLI	CA	92551-921	KELSON, DOROTHY	316.49
5839	312081029	8	684277	JOHNSON, ANN (RENT)	16459	SILVERBIRCH RD	MORENO VALLI	CA	92551-921	JOHNSON, ANN (REN	28.54
6895	312081031	9	684277	COOK, CANDACE (RENT)	16479	SILVERBIRCH RD	MORENO VALLI	CA	92551-921	COOK, CANDACE (REN	291.73
2236	312081032	0	684277	HENDERSON, CHRIS	16489	SILVERBIRCH RD	MORENO VALLI	CA	92551-921	HENDERSON, CHRIS	316.49
2541	482421007	0	684277	ALBA SANCHEZ, JUAN FRANCISCC	14755	SILVERTREE RD	MORENO VALLI	CA	92553-570	ALBA SANCHEZ, JUAN	316.49
8821	482421011	3	684277	MUNIZ, MARCO (RENT)	14801	SILVERTREE RD	MORENO VALLI	CA	92553-581	MUNIZ, MARCO (REN	292.96
2403	482421015	7	684277	NOLASCO, MIGUEL	14849	SILVERTREE RD	MORENO VALLI	CA	92553-582	NOLASCO, MIGUEL	316.49
5380	482421016	8	684277	MCGINNIS, GREGORY (OWNR)	14861	SILVERTREE RD	MORENO VALLI	CA	92553-582	MCGINNIS, GREGORY	316.49
6463	482422005	1	684277	ROSS, HARRIET (RENT)	14898	SILVERTREE RD	MORENO VALLI	CA	92553-582	ROSS, HARRIET (RENT	297.12
1081	482412015	9	684277	MARTINEZ, JESUS	14920	SILVERTREE RD	MORENO VALLI	CA	92553-570	MARTINEZ, JESUS	316.49
4713	482414013	3	684277	VOGELER, DAVID	14937	SILVERTREE RD	MORENO VALLI	CA	92553-570	VOGELER, DAVID	134.30
5814	482414012	2	684277	LOPEZ, JULIO CESAR (OWNR)	14949	SILVERTREE RD	MORENO VALLI	CA	92553-570	LOPEZ, JULIO CESAR (	317.06
1967	482414010	0	684277	CIUBAL, ROGER	14977	SILVERTREE RD	MORENO VALLI	CA	92553-398	CIUBAL, ROGER	145.93
8477	482331009	4	684277	TRUONG, LOAN (RENT)	24133	SILVERWOOD LN	MORENO VALLI	CA	92553-357	TRUONG, LOAN (REN	190.23
3368	482331007	2	684277	LOPEZ, NORMA	24142	SILVERWOOD LN	MORENO VALLI	CA	92553-357	LOPEZ, NORMA	79.08
629	482331011	5	684277	CHACON, MELINDA	24157	SILVERWOOD LN	MORENO VALLI	CA	92553-357	CHACON, MELINDA	316.49
2601	482331004	9	684277	ROMO, HELEN	24174	SILVERWOOD LN	MORENO VALLI	CA	92553-357	ROMO, HELEN	128.08
6359	482331003	8	684277	GIL, GUILLERMO AND MARIA	24190	SILVERWOOD LN	MORENO VALLI	CA	92553-357	GIL, GUILLERMO AND	215.44
8708	482331015	9	684277	GATHRIGHT, APRIL (RENT)	24203	SILVERWOOD LN	MORENO VALLI	CA	92553-242	GATHRIGHT, APRIL (R	149.02
1767	481061002	6	684277	CRAIG, DEBRA	24526	SINALOA ST	MORENO VALLI	CA	92557-781	CRAIG, DEBRA	717.87
8804	481063007	7	684277	TILLMAN, DIANA (RENT)	24627	SINALOA ST	MORENO VALLI	CA	92557-781	TILLMAN, DIANA (REN	292.96
906	481062006	3	684277	CORTEZ, ALEJANDRO A	24628	SINALOA ST	MORENO VALLI	CA	92557-781	CORTEZ, ALEJANDRO	317.06
3093	481064031	1	684277	MADRID, BRANDY (OWNR)	24589	SINGER ST	MORENO VALLI	CA	92557-781	MADRID, BRANDY (O	410.72
4421	481064029	0	684277	SERNA, OLGA	24621	SINGER ST	MORENO VALLI	CA	92557-781	SERNA, OLGA	317.06
6945	481064028	9	684277	PAREDES, JUANA (OWNR)	24631	SINGER ST	MORENO VALLI	CA	92557-781	PAREDES, JUANA (OW	306.92
5675	481063019	8	684277	TORRES, MARIELA (OWNR)	24640	SINGER ST	MORENO VALLI	CA	92557-781	TORRES, MARIELA (O	143.25
6796	481064025	6	684277	IBARRA, DANIEL (RENT)	24675	SINGER ST	MORENO VALLI	CA	92557-781	IBARRA, DANIEL (REN	53.72
522	312142007	6	684277	SHELBY, NORMA	16531	SIR BARTON WAY	MORENO VALLI	CA	92551-253	SHELBY, NORMA	316.49
7950	312143005	7	684277	GOMEZ, STEPHENIE	16556	SIR BARTON WAY	MORENO VALLI	CA	92551-253	GOMEZ, STEPHENIE	272.90
4566	312143008	0	684277	DAY, SHANICE	16580	SIR BARTON WAY	MORENO VALLI	CA	92551-253	DAY, SHANICE	78.54
627	312153010	2	684277	DEMESA, CATALINA	16604	SIR BARTON WAY	MORENO VALLI	CA	92551-257	DEMESA, CATALINA	465.87
2866	312153011	3	684277	PATTERSON, BRIGITTE	16612	SIR BARTON WAY	MORENO VALLI	CA	92551-257	PATTERSON, BRIGITTI	233.32
2113	312151001	8	684277	WARD, ARNETA	16634	SIR BARTON WAY	MORENO VALLI	CA	92551-253	WARD, ARNETA	316.49
2986	312154005	1	684277	MCGEE, DAVID	16641	SIR BARTON WAY	MORENO VALLI	CA	92557-	MCGEE, DAVID	316.49
645	312151002	9	684277	COMBS, CASSANDRA	16642	SIR BARTON WAY	MORENO VALLI	CA	92551-253	COMBS, CASSANDRA	317.06
5319	312154004	0	684277	MACIEL, TONITA (OWNR)	16645	SIR BARTON WAY	MORENO VALLI	CA	92551-253	MACIEL, TONITA (OW	377.12
6020	312151024	9	684277	GARIBITO, LEO (OWNR)	16658	SIR BARTON WAY	MORENO VALLI	CA	92551-253	GARIBITO, LEO (OWN	317.06
7001	312151025	0	684277	APODACO, EDDIE (OWNR)	16666	SIR BARTON WAY	MORENO VALLI	CA	92551-253	APODACO, EDDIE (OV	26.78
5724	312151027	2	684277	DRINKARD, MICHAEL	16680	SIR BARTON WAY	MORENO VALLI	CA	92551-253	DRINKARD, MICHAEL	137.40
3075	312163018	1	684277	ALVAREZ, JULIA (RENT)	16693	SIR BARTON WAY	MORENO VALLI	CA	92551-254	ALVAREZ, JULIA (REN	71.00
7262	312151030	4	684277	WILLIAMS, JOSEPHINE (RENT)	16698	SIR BARTON WAY	MORENO VALLI	CA	92551-253	WILLIAMS, JOSEPHINI	77.18
9045	312151031	5	684277	MARTIN, STACEY (RENT)	16704	SIR BARTON WAY	MORENO VALLI	CA	92551-257	MARTIN, STACEY (REI	80.81
7666	312151032	6	684277	AUMEU, PESE	16710	SIR BARTON WAY	MORENO VALLI	CA	92551-257	AUMEU, PESE	326.75
2539	475081016	6	684277	HAMANN, MARLAYNA AND JOHN	24530	SKYLAND DR	MORENO VALLI	CA	92557-514	HAMANN, MARLAYN/	306.02
564	475082006	0	684277	THOMPSON, ROSAVELT	24571	SKYLAND DR	MORENO VALLI	CA	92557-511	THOMPSON, ROSAVE	352.64
3161	475081002	3	684277	GRANADOS, ROGELIO	24588	SKYLAND DR	MORENO VALLI	CA	92557-514	GRANADOS, ROGELIC	300.14
492	475081003	4	684277	DELALUZ, LETICIA	24604	SKYLAND DR	MORENO VALLI	CA	92557-511	DELALUZ, LETICIA	68.33
69	475081014	4	684277	POLITTO, JOSEPH	24638	SKYLAND DR	MORENO VALLI	CA	92557-511	POLITTO, JOSEPH	316.49
9154	475082023	5	684277	GARCIA , ANDREW (RENT)	24661	SKYLAND DR	MORENO VALLI	CA	92557-510	GARCIA , ANDREW (R	22.10

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7687	475082024	6	684277	LEE, CHANTALLE	24675	SKYLAND DR	MORENO VALLI	CA	92557-510	LEE, CHANTALLE	142.86
5681	475081009	0	684277	HUBERT, CASSANDRA (RENT)	24700	SKYLAND DR	MORENO VALLI	CA	92557-514	HUBERT, CASSANDRA	317.06
8259	475082028	0	684277	MENDOZA, CYNTHIA (OWNR)	24723	SKYLAND DR	MORENO VALLI	CA	92557-510	MENDOZA, CYNTHIA	305.63
2346	475082030	1	684277	FIERRO, ELIZABETH	24747	SKYLAND DR	MORENO VALLI	CA	92557-510	FIERRO, ELIZABETH	412.76
8029	475081005	6	684277	WINDING, VERONICA (OWNR)	24748	SKYLAND DR	MORENO VALLI	CA	92557-514	WINDING, VERONICA	329.35
3795	475070055	7	684277	PHALEN, ALISHA	24771	SKYLAND DR	MORENO VALLI	CA	92557-513	PHALEN, ALISHA	422.52
6502	475070045	8	684277	MCFADDEN, KEUNDRA (OWNR)	24856	SKYLAND DR	MORENO VALLI	CA	92557-513	MCFADDEN, KEUNDR	134.60
3734	475070047	0	684277	WIMSATT, ALBERT AND KATHY	24867	SKYLAND DR	MORENO VALLI	CA	92557-513	WIMSATT, ALBERT AN	316.49
3733	475082020	2	684277	VANCE, KATHY	24512	SKYROCK DR	MORENO VALLI	CA	92557-560	VANCE, KATHY	93.59
2980	475082019	2	684277	MC CULLOUGH, SONJIA	24524	SKYROCK DR	MORENO VALLI	CA	92557-560	MC CULLOUGH, SONJ	317.06
4290	475082018	1	684277	ROSS, FATIMAH	24536	SKYROCK DR	MORENO VALLI	CA	92557-560	ROSS, FATIMAH	413.60
8610	475083002	9	684277	PERALTA, DAISY (RENT)	24541	SKYROCK DR	MORENO VALLI	CA	92557-560	PERALTA, DAISY (REN	143.38
6560	475083003	0	684277	RAMIREZ, MIGUEL	24553	SKYROCK DR	MORENO VALLI	CA	92557-560	RAMIREZ, MIGUEL	305.63
2949	316061007	4	684277	GONZALEZ, MARIA	16221	SKYWOOD CT	MORENO VALLI	CA	92551-723	GONZALEZ, MARIA	284.01
1403	316061005	2	684277	QUINTERO, MIGUEL AND GLORIA	16224	SKYWOOD CT	MORENO VALLI	CA	92551-723	QUINTERO, MIGUEL A	316.49
2448	316061004	1	684277	PAZMINO, ANNA M	16234	SKYWOOD CT	MORENO VALLI	CA	92551-723	PAZMINO, ANNA M	316.49
8498	316093022	6	684277	FRIESON, NICOLE (RENT)	16282	SKYWOOD CT	MORENO VALLI	CA	92551-723	FRIESON, NICOLE (REI	34.69
5274	316094007	6	684277	LEMUS, VERONICA AND (OWNR)	16315	SKYWOOD CT	MORENO VALLI	CA	92551-723	LEMUS, VERONICA AN	397.09
8346	316093019	4	684277	WEYANT, CINDY (RENT)	16316	SKYWOOD CT	MORENO VALLI	CA	92551-723	WEYANT, CINDY (REN	101.93
5232	316094009	8	684277	BUCIO, ELVIE (OWNR)	16339	SKYWOOD CT	MORENO VALLI	CA	92551-723	BUCIO, ELVIE (OWNR)	290.78
7420	316093015	0	684277	CHAVEZ, YOLIE (RENT)	16360	SKYWOOD CT	MORENO VALLI	CA	92551-723	CHAVEZ, YOLIE (RENT	148.21
6292	312171002	1	684277	DURLEY, DERRELL	25020	SLATE CREEK DR	MORENO VALLI	CA	92551-250	DURLEY, DERRELL	130.34
1180	312171005	4	684277	LOFLIN, KIMBERLY	25050	SLATE CREEK DR	MORENO VALLI	CA	92551-250	LOFLIN, KIMBERLY	139.53
3583	312172033	2	684277	JENKINS, AARON	25095	SLATE CREEK DR	MORENO VALLI	CA	92551-100	JENKINS, AARON	412.76
2019	312172013	4	684277	ROBINSON, CHERISE	25106	SLATE CREEK DR	MORENO VALLI	CA	92551-250	ROBINSON, CHERISE	412.76
4453	312172027	7	684277	WATANABE-FRYER, AMY	25165	SLATE CREEK DR	MORENO VALLI	CA	92551-250	WATANABE-FRYER, A	134.76
4852	312172021	1	684277	DESOUZA, JASON	25200	SLATE CREEK DR	MORENO VALLI	CA	92551-100	DESOUZA, JASON	633.52
4206	474171012	3	684277	ORTEGA, PATRICIA	11545	SLAWSON AVE	MORENO VALLI	CA	92557-583	ORTEGA, PATRICIA	316.49
6581	482452030	6	684277	JACKSON, JUDY AND BERNARD	24705	SLOAN CT	MORENO VALLI	CA	92553-580	JACKSON, JUDY AND I	100.00
6073	486552009	5	684277	TORRES, MARTHA (RENT)	27862	SLUMBER LN	MORENO VALLI	CA	92555-575	TORRES, MARTHA (RE	317.06
5450	316051003	9	684277	AZCONA, VICTOR AND GLENDA (I	16209	SMOKE TREE PL	MORENO VALLI	CA	92551-724	AZCONA, VICTOR ANI	82.12
658	260311001	2	684277	ARIDA, WALLIE	10024	SNIPE CIR	MORENO VALLI	CA	92557-283	ARIDA, WALLIE	317.06
2957	291641003	0	684277	COXSEY, JAMES	13296	SNOWBELL LN	MORENO VALLI	CA	92553-696	COXSEY, JAMES	316.49
5679	291641005	2	684277	OWENS, ALEXZANDRIA (RENT)	13320	SNOWBELL LN	MORENO VALLI	CA	92553-696	OWENS, ALEXZANDRI	413.60
3742	486480030	1	684277	MCDONALD, MILTON (OWNR)	25924	SOARING SEAGULL LN	MORENO VALLI	CA	92551-166	MCDONALD, MILTON	412.76
6777	486480042	2	684277	ALLEN, DEBRA	25972	SOARING SEAGULL LN	MORENO VALLI	CA	92551-166	ALLEN, DEBRA	263.42
3014	259490003	8	684277	HELME, CHRIS	9950	SOFIA CT	MORENO VALLI	CA	92557-352	HELME, CHRIS	317.06
3937	292043004	0	684277	THOMAS, EUNICESA (OWNR)	12581	SOFTWIND DR	MORENO VALLI	CA	92553-599	THOMAS, EUNICESA (	133.61
9079	292052011	4	684277	GONZALES, SALVADOR (RENT)	12625	SOFTWIND DR	MORENO VALLI	CA	92553-593	GONZALES, SALVADO	235.32
1080	292052008	2	684277	MARTINEZ, JOAQUIN	12661	SOFTWIND DR	MORENO VALLI	CA	92553-593	MARTINEZ, JOAQUIN	355.85
7180	292053005	2	684277	VACA, SUSANA	12674	SOFTWIND DR	MORENO VALLI	CA	92553-593	VACA, SUSANA	317.06
4417	292052006	0	684277	SOLORIO, JAVIER	12685	SOFTWIND DR	MORENO VALLI	CA	92553-593	SOLORIO, JAVIER	150.53
1232	292053008	5	684277	BULGER, DAVID	12704	SOFTWIND DR	MORENO VALLI	CA	92553-593	BULGER, DAVID	306.35
1596	292094001	5	684277	MONTES, JUAN	12773	SOFTWIND DR	MORENO VALLI	CA	92553-594	MONTES, JUAN	205.89
6049	260292007	0	684277	LIPKIN, ELLEN	23902	SOLITARE CIR	MORENO VALLI	CA	92557-282	LIPKIN, ELLEN	317.06
6885	260292008	1	684277	BUMPUS, THOMAS	23908	SOLITARE CIR	MORENO VALLI	CA	92557-282	BUMPUS, THOMAS	306.92
569	260292010	2	684277	BOYCE, BOBBY L	23920	SOLITARE CIR	MORENO VALLI	CA	92557-282	BOYCE, BOBBY L	316.49
4116	478361004	1	684277	VALERIANO, ARDA	13546	SOMERGATE DR	MORENO VALLI	CA	92555-603	VALERIANO, ARDA	316.49
313	264172003	3	684277	WALTERS, ROBERT (OWNR)	23097	SONNET DR	MORENO VALLI	CA	92557-543	WALTERS, ROBERT (O	316.49
2517	264171008	5	684277	SMITH, TEDDY	23144	SONNET DR	MORENO VALLI	CA	92557-540	SMITH, TEDDY	120.86
3038	264171011	7	684277	SAAVEDRA, MARKOS	23180	SONNET DR	MORENO VALLI	CA	92557-540	SAAVEDRA, MARKOS	289.82
6252	264172011	0	684277	GUEVARRA, WILLIAM (RENT)	23191	SONNET DR	MORENO VALLI	CA	92557-540	GUEVARRA, WILLIAM	182.44
2981	264254038	8	684277	SILGUERO, JOSEPH	23259	SONNET DR	MORENO VALLI	CA	92557-540	SILGUERO, JOSEPH	316.49
7717	264251008	2	684277	LOPEZ, NORMA (RENT)	23320	SONNET DR	MORENO VALLI	CA	92557-540	LOPEZ, NORMA (REN	36.39
154	264254031	1	684277	MC PHERSON, MR	23341	SONNET DR	MORENO VALLI	CA	92557-540	MC PHERSON, MR	316.49
2216	264251011	4	684277	TAYLOR, SUSAN	23356	SONNET DR	MORENO VALLI	CA	92557-543	TAYLOR, SUSAN	316.49
4393	264252001	8	684277	MEJIA, SOTERO	23440	SONNET DR	MORENO VALLI	CA	92557-540	MEJIA, SOTERO	317.06
2275	264252004	1	684277	REINHARDT, BILLIE	23476	SONNET DR	MORENO VALLI	CA	92557-540	REINHARDT, BILLIE	316.49
6425	291623023	2	684277	ALVAREZ, SANDY (OWNR)	13306	SOURWOOD AVE	MORENO VALLI	CA	92553-695	ALVAREZ, SANDY (OW	122.15
8787	291623027	6	684277	HERNANDEZ, JOSE (OWNR)	13346	SOURWOOD AVE	MORENO VALLI	CA	92553-695	HERNANDEZ, JOSE (O	84.08
6602	291623030	8	684277	BARAJAS, JORGE	13376	SOURWOOD AVE	MORENO VALLI	CA	92553-695	BARAJAS, JORGE	602.91
4555	291623032	0	684277	BUTANDA, LEIDI	13396	SOURWOOD AVE	MORENO VALLI	CA	92553-695	BUTANDA, LEIDI	238.17
578	291562017	9	684277	NELSON, MAUREEN	22490	SOUTHWALK ST	MORENO VALLI	CA	92553-182	NELSON, MAUREEN	316.49
5475	291563002	8	684277	EDMAN, LATANYA (RENT)	22519	SOUTHWALK ST	MORENO VALLI	CA	92553-182	EDMAN, LATANYA (RI	237.14
1087	291563003	9	684277	BENITO, SALVADOR AND CATALI	22529	SOUTHWALK ST	MORENO VALLI	CA	92553-182	BENITO, SALVADOR A	56.81
6459	291563004	0	684277	NGUYEN, KHANH	22539	SOUTHWALK ST	MORENO VALLI	CA	92553-182	NGUYEN, KHANH	289.82
6038	291563006	2	684277	MONROE, LISA (RENT)	22559	SOUTHWALK ST	MORENO VALLI	CA	92553-182	MONROE, LISA (RENT	299.22
6991	291553020	3	684277	VILAN, MARK (RENT)	22620	SOUTHWALK ST	MORENO VALLI	CA	92553-182	VILAN, MARK (RENT)	175.77
6572	291553023	6	684277	PEREZ, JIMMY (OWNR)	22650	SOUTHWALK ST	MORENO VALLI	CA	92553-182	PEREZ, JIMMY (OWNI	228.48
685	312042007	7	684277	HASKINS, WILLIE	16086	SPACE DR	MORENO VALLI	CA	92551-113	HASKINS, WILLIE	316.49
3790	312042014	3	684277	LEELO, JUNE (RENT)	16184	SPACE DR	MORENO VALLI	CA	92551-924	LEELO, JUNE (RENT)	316.49
436	482682009	9	684277	BENJAMIN, BILL	14781	SPINNAKER LN	MORENO VALLI	CA	92553-940	BENJAMIN, BILL	314.30
437	482682010	9	684277	DOAN, THAO	14789	SPINNAKER LN	MORENO VALLI	CA	92553-940	DOAN, THAO	316.49
912	482682011	0	684277	MUNOZ, BASILIO	14797	SPINNAKER LN	MORENO VALLI	CA	92553-940	MUNOZ, BASILIO	204.78
1111	482681012	8	684277	VASQUEZ, SONIA	14800	SPINNAKER LN	MORENO VALLI	CA	92553-943	VASQUEZ, SONIA	316.49
3291	482681011	7	684277	RICHARDS, DESMOND	14808	SPINNAKER LN	MORENO VALLI	CA	92553-943	RICHARDS, DESMONI	252.44

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6497	482682014	3	684277	MARTINEZ, MARIBEL (RENT)	14821	SPINNAKER LN	MORENO VALLI	CA	92553-940	MARTINEZ, MARIBEL	317.06
1032	482682017	6	684277	PRUDHOLM, MERCY	14845	SPINNAKER LN	MORENO VALLI	CA	92553-940	PRUDHOLM, MERCY	316.49
3272	482681006	3	684277	LEANOS, EFREN	14852	SPINNAKER LN	MORENO VALLI	CA	92553-940	LEANOS, EFREN	317.06
1918	482681005	2	684277	BREECE, CONNIE	14864	SPINNAKER LN	MORENO VALLI	CA	92553-940	BREECE, CONNIE	69.65
434	482682019	8	684277	WILKE, COLLEEN	14875	SPINNAKER LN	MORENO VALLI	CA	92553-940	WILKE, COLLEEN	316.49
2368	482682025	3	684277	WILLIAMS, DWAYNE	14929	SPINNAKER LN	MORENO VALLI	CA	92553-941	WILLIAMS, DWAYNE	316.49
5868	308431010	0	684277	MARCHAND, SYRITA (RENT)	16418	SPIRIT RD	MORENO VALLI	CA	92555-332	MARCHAND, SYRITA (	421.22
5869	308431013	3	684277	HOUSEY, ALLEN (OWNR)	16436	SPIRIT RD	MORENO VALLI	CA	92555-332	HOUSEY, ALLEN (OWI	65.11
9140	308400012	6	684277	SANCHEZ, BRANDI SEFARRI (REN	16486	SPIRIT RD	MORENO VALLI	CA	92555-332	SANCHEZ, BRANDI SE	160.75
4478	308400011	5	684277	GURODE, PATRICIA	16494	SPIRIT RD	MORENO VALLI	CA	92555-332	GURODE, PATRICIA	137.40
3335	308400010	4	684277	KLEMAN, ESTRELLA	16502	SPIRIT RD	MORENO VALLI	CA	92555-332	KLEMAN, ESTRELLA	201.49
3153	308400008	3	684277	GREEN, MARK	16520	SPIRIT RD	MORENO VALLI	CA	92555-332	GREEN, MARK	229.58
4317	308400007	2	684277	MARENCO, LUZ	16532	SPIRIT RD	MORENO VALLI	CA	92555-332	MARENCO, LUZ	313.26
7234	474084023	4	684277	SCHENCK, JANET (RENT)	11374	SPLENDOR WAY	MORENO VALLI	CA	92557-573	SCHENCK, JANET (REI	306.92
509	474084024	5	684277	NEVELS, THOMAS	11400	SPLENDOR WAY	MORENO VALLI	CA	92557-576	NEVELS, THOMAS	312.04
5908	474331004	0	684277	LAIRD, JUSTIN (RENT)	11432	SPLENDOR WAY	MORENO VALLI	CA	92557-576	LAIRD, JUSTIN (RENT)	67.05
3388	304511036	3	684277	VALENCIA, SILVIA	27824	SPRING GROVE ST	MORENO VALLI	CA	92555-583	VALENCIA, SILVIA	317.06
3991	304510026	1	684277	WILLIAMS, CLARA	27825	SPRING GROVE ST	MORENO VALLI	CA	92555-583	WILLIAMS, CLARA	306.92
3397	304510023	8	684277	DOMINGUEZ, ALICIA	27861	SPRING GROVE ST	MORENO VALLI	CA	92555-583	DOMINGUEZ, ALICIA	106.56
374	256242042	5	684277	SANCHEZ, IGNACIO	21861	SPRINGCREST RD	MORENO VALLI	CA	92557-850	SANCHEZ, IGNACIO	412.76
2200	256243007	7	684277	RODRIGUEZ, YOLANDA	21886	SPRINGCREST RD	MORENO VALLI	CA	92557-856	RODRIGUEZ, YOLAND	316.49
1696	256242044	7	684277	AYERS, NICOLE	21889	SPRINGCREST RD	MORENO VALLI	CA	92557-850	AYERS, NICOLE	84.53
425	264372007	5	684277	BAGGETT, SHEILA	22062	SPRINGCREST RD	MORENO VALLI	CA	92557-590	BAGGETT, SHEILA	316.49
4291	264372006	4	684277	GARCIA, JESSIE (RENT)	22074	SPRINGCREST RD	MORENO VALLI	CA	92557-590	GARCIA, JESSIE (RENT	290.40
5962	264371028	1	684277	CORDERO, WILLIAM E	22133	SPRINGCREST RD	MORENO VALLI	CA	92557-590	CORDERO, WILLIAM E	146.60
7489	260361019	4	684277	HUIE, BROOKE (OWNR)	22541	SPRINGDALE DR	MORENO VALLI	CA	92557-264	HUIE, BROOKE (OWNI	306.92
5214	260361015	0	684277	STEWART, APRIL (RENT)	22542	SPRINGDALE DR	MORENO VALLI	CA	92557-264	STEWART, APRIL (REI	149.70
5023	260361014	9	684277	FOREBES, PAULA	22552	SPRINGDALE DR	MORENO VALLI	CA	92557-264	FOREBES, PAULA	316.49
2164	260362009	8	684277	RENWRICK, RONALD AND TRACY	22622	SPRINGDALE DR	MORENO VALLI	CA	92557-260	RENWRICK, RONALD ,	316.49
4253	260361032	5	684277	CLARK, PATRICIA	22671	SPRINGDALE DR	MORENO VALLI	CA	92557-260	CLARK, PATRICIA	223.73
7550	260362003	2	684277	THORTON, DAWN	22682	SPRINGDALE DR	MORENO VALLI	CA	92557-901	THORTON, DAWN	83.63
5163	260201002	3	684277	MEJIA, JAVIER (RENT)	22701	SPRINGDALE DR	MORENO VALLI	CA	92557-901	MEJIA, JAVIER (RENT)	295.44
1441	260362001	0	684277	GAMEZ, ANDREW AND VALERIE	22702	SPRINGDALE DR	MORENO VALLI	CA	92557-267	GAMEZ, ANDREW AN	405.46
6709	260201004	5	684277	MCCANTS, AUDREY (RENT)	22721	SPRINGDALE DR	MORENO VALLI	CA	92557-901	MCCANTS, AUDREY (F	37.36
5546	260321008	0	684277	VAUGHN, LAFAYETTE (OWNR)	22732	SPRINGDALE DR	MORENO VALLI	CA	92557-267	VAUGHN, LAFAYETTE	133.61
3404	260191015	5	684277	TEMPLE, LORNA (RENT)	22892	SPRINGDALE DR	MORENO VALLI	CA	92557-267	TEMPLE, LORNA (REN	317.06
7268	260191013	3	684277	BRANNAN, LORETTA	22912	SPRINGDALE DR	MORENO VALLI	CA	92557-260	BRANNAN, LORETTA	171.53
3030	260272001	2	684277	MCMULLEN, CAROL	22658	SPRINGMIST DR	MORENO VALLI	CA	92557-269	MCMULLEN, CAROL	317.06
6329	260272004	5	684277	ESTRELLA, FRANK (OWNR)	22740	SPRINGMIST DR	MORENO VALLI	CA	92557-263	ESTRELLA, FRANK (OV	341.38
3765	260272007	8	684277	ALVA, GIL M	22770	SPRINGMIST DR	MORENO VALLI	CA	92557-263	ALVA, GIL M	316.49
1913	259381019	6	684277	FRANKLIN, MARY (OWNR)	22927	SPRINGTREE WAY	MORENO VALLI	CA	92557-182	FRANKLIN, MARY (OV	108.23
6257	474652018	5	684277	DURAN, ADAN (OWNR)	25689	SPRUCEWOOD PL	MORENO VALLI	CA	92557-662	DURAN, ADAN (OWN	306.35
8484	475170026	0	684277	FRIAS, CYNTHIA (RENT)	11515	SPYGLASS CIR	MORENO VALLI	CA	92557-551	FRIAS, CYNTHIA (REN	100.30
3199	475170028	2	684277	THOMAS, MARK (OWNR)	11543	SPYGLASS CIR	MORENO VALLI	CA	92557-551	THOMAS, MARK (OW	317.06
4443	475170020	4	684277	COLLIER, JOHN	11572	SPYGLASS CIR	MORENO VALLI	CA	92557-551	COLLIER, JOHN	317.06
3289	475170018	3	684277	LARA, FERMEN	11598	SPYGLASS CIR	MORENO VALLI	CA	92557-551	LARA, FERMEN	225.64
639	479200015	0	684277	L B C SERVICE	25085	ST CHRISTOPHER LN	MORENO VALLI	CA	92553-431	L B C SERVICE	303.04
6825	316153040	7	684277	LOPEZ, ELIZABETH (OWNR)	16825	ST GEORGE WAY	MORENO VALLI	CA	92551-742	LOPEZ, ELIZABETH (O	317.06
1413	316153051	7	684277	IBARRA, MANUEL	16840	ST GEORGE WAY	MORENO VALLI	CA	92551-742	IBARRA, MANUEL	304.68
7497	316153038	6	684277	ROBINSON, PAULINE	16845	ST GEORGE WAY	MORENO VALLI	CA	92551-742	ROBINSON, PAULINE	296.46
585	482282004	8	684277	VELASCO, GERARDO AND FRANCI	24318	ST JAMES DR	MORENO VALLI	CA	92553-358	VELASCO, GERARDO A	78.53
4632	482283005	2	684277	FLORES, MARICELA	24329	ST JAMES DR	MORENO VALLI	CA	92553-359	FLORES, MARICELA	314.21
7353	482282005	9	684277	SYLVESTER, STEPHANIE (RENT)	24330	ST JAMES DR	MORENO VALLI	CA	92553-358	SYLVESTER, STEPHAN	323.12
1489	482283006	3	684277	VIRURQUEZ, DELFINO (OWNR)	24343	ST JAMES DR	MORENO VALLI	CA	92553-359	VIRURQUEZ, DELFINO	108.72
1324	482282008	2	684277	VASQUEZ, ANEDENA	24372	ST JAMES DR	MORENO VALLI	CA	92553-358	VASQUEZ, ANEDENA	428.17
27	482283009	6	684277	TUIOLOSEGA, TONY	24385	ST JAMES DR	MORENO VALLI	CA	92553-359	TUIOLOSEGA, TONY	326.55
2462	482282009	3	684277	LOGAN, ALTHANIEL	24386	ST JAMES DR	MORENO VALLI	CA	92553-358	LOGAN, ALTHANIEL	528.57
2859	482283012	8	684277	WILLIAMS, GAIL	24435	ST JAMES DR	MORENO VALLI	CA	92553-357	WILLIAMS, GAIL	316.49
7111	482283015	1	684277	ARELLANO, ANA (RENT)	24475	ST JAMES DR	MORENO VALLI	CA	92553-357	ARELLANO, ANA (REN	295.63
4065	482282015	8	684277	DE ONATIZ, EDITH	24476	ST JAMES DR	MORENO VALLI	CA	92553-357	DE ONATIZ, EDITH	316.49
1335	485201065	3	684277	MITCHELL, DARYL	24341	ST THOMAS AVE	MORENO VALLI	CA	92551-690	MITCHELL, DARYL	362.76
6127	485201055	4	684277	LAOS, ADRIAN (OWNR)	24354	ST THOMAS AVE	MORENO VALLI	CA	92551-696	LAOS, ADRIAN (OWNI	317.06
2292	485201052	1	684277	PORTER, G P	24390	ST THOMAS AVE	MORENO VALLI	CA	92551-696	PORTER, G P	134.53
3117	485201045	5	684277	GALLOWAY, DONNA	24474	ST THOMAS AVE	MORENO VALLI	CA	92551-693	GALLOWAY, DONNA	210.96
1043	484072065	8	684277	VALADEZ, ROGER	14148	ST TROPEZ CT	MORENO VALLI	CA	92553-290	VALADEZ, ROGER	413.60
1160	484072067	0	684277	MONTEZUMA, ARIEL AND THERE	14164	ST TROPEZ CT	MORENO VALLI	CA	92553-290	MONTEZUMA, ARIEL	435.82
1002	484072057	1	684277	HEISS, NANCY	14175	ST TROPEZ CT	MORENO VALLI	CA	92553-291	HEISS, NANCY	317.06
9277	484072053	7	684277	VARGA, STACY (RENT)	14209	ST TROPEZ CT	MORENO VALLI	CA	92553-291	VARGA, STACY (RENT	193.64
3930	485144003	1	684277	GUERRERO, TOMAS AND ALBA	24282	STACEY AVE	MORENO VALLI	CA	92551-364	GUERRERO, TOMAS A	316.49
753	485142014	5	684277	HARRY, RICHARD	24297	STACEY AVE	MORENO VALLI	CA	92551-767	HARRY, RICHARD	314.21
1528	485144001	9	684277	PEREZ, ELIAS	24310	STACEY AVE	MORENO VALLI	CA	92551-767	PEREZ, ELIAS	414.42
4696	485142010	1	684277	HUERTA, RAYMOND	24333	STACEY AVE	MORENO VALLI	CA	92551-364	HUERTA, RAYMOND	314.21
5910	485143002	7	684277	DANIEL, PENNY (RENT)	24340	STACEY AVE	MORENO VALLI	CA	92551-364	DANIEL, PENNY (RENT	148.45
4953	485142005	7	684277	SHAO, MING	24373	STACEY AVE	MORENO VALLI	CA	92551-364	SHAO, MING	316.49
882	485142004	6	684277	ORTIZ, MARTIN AND MARLENA	24381	STACEY AVE	MORENO VALLI	CA	92551-364	ORTIZ, MARTIN AND I	316.49
4318	485142002	4	684277	VALDEZ, RAUL	24397	STACEY AVE	MORENO VALLI	CA	92551-364	VALDEZ, RAUL	312.49

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
9208	485141017	5	684277	LEE, TOWANA (OWNR)	24421	STACEY AVE	MORENO VALLI	CA	92551-364	LEE, TOWANA (OWNI	169.51
8686	485141012	0	684277	WHITE, ANTHONY (RENT)	24461	STACEY AVE	MORENO VALLI	CA	92551-364	WHITE, ANTHONY (RE	183.54
8974	487443011	6	684277	PINEDO, PATRICIA OR DANNY	13385	STADIUM WAY	MORENO VALLI	CA	92555-370	PINEDO, PATRICIA OR	206.78
5615	260291006	6	684277	BOLANOS, PRISCILA (RENT)	23962	STAGHORN CIR	MORENO VALLI	CA	92557-282	BOLANOS, PRISCILA (I	278.67
2967	260291001	1	684277	GUILLIN, FERNANDO	23967	STAGHORN CIR	MORENO VALLI	CA	92557-282	GUILLIN, FERNANDO	353.85
385	264333010	6	684277	VASQUEZ, GEORGE AND MARY	11702	STAR JASMINE CIR	MORENO VALLI	CA	92557-602	VASQUEZ, GEORGE AI	110.89
3966	481162004	0	684277	PARRA, PATRICIA R	24701	STARCREST DR	MORENO VALLI	CA	92553-373	PARRA, PATRICIA R	154.81
2348	481162005	1	684277	PINEDA, VLADIMIR	24713	STARCREST DR	MORENO VALLI	CA	92553-373	PINEDA, VLADIMIR	229.28
2354	304041029	5	684277	CORTEZ-LUNA, CARMEN	14503	STARFALL PL	MORENO VALLI	CA	92555-622	CORTEZ-LUNA, CARM	85.50
5289	304041032	7	684277	RUELAS, BRENDA (OWNR)	14524	STARFALL PL	MORENO VALLI	CA	92555-622	RUELAS, BRENDA (OV	316.49
6115	482254018	4	684277	ZAVALA, GERARDO (RENT)	14854	STARMONT ST	MORENO VALLI	CA	92553-392	ZAVALA, GERARDO (R	1,170.44
4079	482251001	9	684277	LANDA, LUZ	14901	STARMONT ST	MORENO VALLI	CA	92553-392	LANDA, LUZ	146.97
2468	482261012	0	684277	FERRY, EMILY	14934	STARMONT ST	MORENO VALLI	CA	92553-392	FERRY, EMILY	64.65
6424	482261022	9	684277	CONTRERAS, BRENDA (RENT)	14961	STARMONT ST	MORENO VALLI	CA	92553-392	CONTRERAS, BRENDA	289.82
420	474581021	8	684277	CLOUD, CONSTANCE H	10265	STARSHINE DR	MORENO VALLI	CA	92557-320	CLOUD, CONSTANCE I	412.76
5456	316062009	9	684277	MENDOZA, ROBERT	16124	STARVIEW ST	MORENO VALLI	CA	92551-720	MENDOZA, ROBERT	64.65
8485	316062008	8	684277	POWELL, DESHAN (RENT)	16136	STARVIEW ST	MORENO VALLI	CA	92551-720	POWELL, DESHAN (RE	294.38
6469	316062003	3	684277	ZUNIGA, KYLE (RENT)	16196	STARVIEW ST	MORENO VALLI	CA	92551-727	ZUNIGA, KYLE (RENT)	300.24
4296	316093004	0	684277	MUNOZ, JOSE	16271	STARVIEW ST	MORENO VALLI	CA	92551-721	MUNOZ, JOSE	203.70
1639	316091018	7	684277	BENTON, MARK	16280	STARVIEW ST	MORENO VALLI	CA	92551-721	BENTON, MARK	183.90
1272	316093007	3	684277	BALL, MARY	16307	STARVIEW ST	MORENO VALLI	CA	92551-727	BALL, MARY	299.99
4813	316091015	4	684277	SOMBRITO, CATHRINE	16316	STARVIEW ST	MORENO VALLI	CA	92551-727	SOMBRITO, CATHRINI	314.21
3603	316091014	3	684277	PARTIDA, DANIA	16328	STARVIEW ST	MORENO VALLI	CA	92551-721	PARTIDA, DANIA	316.49
1373	316091008	8	684277	LYONS, MARK	16400	STARVIEW ST	MORENO VALLI	CA	92551-721	LYONS, MARK	352.64
52	474351006	4	684277	BARTELL, MRS AND MR	11525	STEEPLE CHASE DR	MORENO VALLI	CA	92555-174	BARTELL, MRS AND M	292.76
2089	474352005	6	684277	PETERS, MICHEAL	11540	STEEPLE CHASE DR	MORENO VALLI	CA	92555-174	PETERS, MICHEAL	412.76
716	474361026	3	684277	KHATTAB, MAHMOUD (OWNER)	11665	STEEPLE CHASE DR	MORENO VALLI	CA	92555-170	KHATTAB, MAHMOUI	317.06
4479	474361027	4	684277	BARNETT, ALICIA	11685	STEEPLE CHASE DR	MORENO VALLI	CA	92555-170	BARNETT, ALICIA	317.06
253	474382001	5	684277	TORRES, TOM	11910	STEEPLE CHASE DR	MORENO VALLI	CA	92555-175	TORRES, TOM	316.49
6136	474381027	6	684277	MUNOZ, ERIC	11923	STEEPLE CHASE DR	MORENO VALLI	CA	92555-175	MUNOZ, ERIC	220.14
3579	474381025	4	684277	VALENCIA, ARACELI	11943	STEEPLE CHASE DR	MORENO VALLI	CA	92555-175	VALENCIA, ARACELI	210.89
291	479113046	9	684277	SEEGER, SHERRY	25418	STEFFY CIR	MORENO VALLI	CA	92553-423	SEEGER, SHERRY	316.49
2545	479113034	8	684277	CORONA, MARIA G	25447	STEFFY CIR	MORENO VALLI	CA	92553-425	CORONA, MARIA G	316.49
2823	479113037	1	684277	CASTELLON, FRANCISCO JAVIER	25485	STEFFY CIR	MORENO VALLI	CA	92553-425	CASTELLON, FRANCIS	412.76
5539	304080014	2	684277	ALLEN, TROY (OWNR)	14860	STEPHENSON ST	MORENO VALLI	CA	92555-632	ALLEN, TROY (OWNR)	317.06
3072	304080012	0	684277	DOZIER, WILLITTE	14876	STEPHENSON ST	MORENO VALLI	CA	92555-632	DOZIER, WILLITTE	317.06
2037	304080009	8	684277	WILKINSON, RICHARD	14900	STEPHENSON ST	MORENO VALLI	CA	92555-632	WILKINSON, RICHARI	298.39
3508	304560033	2	684277	RAMIREZ, JENNIFER	14917	STEPHENSON ST	MORENO VALLI	CA	92555-632	RAMIREZ, JENNIFER	109.49
323	478201059	6	684277	ESQUIVEL, JOHN	28822	STEVENS AVE	MORENO VALLI	CA	92555-825	ESQUIVEL, JOHN	605.61
704	478202083	0	684277	RESINGER, BILLIE	28845	STEVENS AVE	MORENO VALLI	CA	92555-825	RESINGER, BILLIE	314.21
2432	478201060	6	684277	CARBAJAL, JUAN	28890	STEVENS AVE	MORENO VALLI	CA	92555-825	CARBAJAL, JUAN	782.59
877	478202042	3	684277	ARIAS, YOLANDA	28959	STEVENS AVE	MORENO VALLI	CA	92555-822	ARIAS, YOLANDA	314.21
4255	478202041	2	684277	BROWN, KRISTY	28971	STEVENS AVE	MORENO VALLI	CA	92555-822	BROWN, KRISTY	316.49
7272	478192032	4	684277	SAMPSON, NIKI (RENT)	29103	STEVENS AVE	MORENO VALLI	CA	92555-831	SAMPSON, NIKI (REN	317.06
7790	478191036	5	684277	HADLEY, TAMMY (RENT)	29230	STEVENS AVE	MORENO VALLI	CA	92555-831	HADLEY, TAMMY (REI	53.45
4912	479322004	7	684277	MURRILO, MARTHA	13546	STOCKBROOK RD	MORENO VALLI	CA	92553-483	MURRILO, MARTHA	314.21
2943	479322009	2	684277	SIC, IRIS	13606	STOCKBROOK RD	MORENO VALLI	CA	92553-480	SIC, IRIS	316.49
2259	479321009	9	684277	FISHER, ROBERT AND LISA	13641	STOCKBROOK RD	MORENO VALLI	CA	92553-483	FISHER, ROBERT AND	338.63
198	479321007	7	684277	MENDOZA, AMPARO	13665	STOCKBROOK RD	MORENO VALLI	CA	92553-483	MENDOZA, AMPARO	305.49
6467	479321004	4	684277	REYES, JOSE	13701	STOCKBROOK RD	MORENO VALLI	CA	92553-487	REYES, JOSE	423.74
3306	479321001	1	684277	CONTRERAS, LETICIA	13747	STOCKBROOK RD	MORENO VALLI	CA	92553-487	CONTRERAS, LETICIA	343.16
4501	478210068	2	684277	POUTOUS, STEVEN	13680	STODDARD ST	MORENO VALLI	CA	92555-822	POUTOUS, STEVEN	653.21
5547	478166026	8	684277	MARTINEZ, VICTOR (OWNR)	14360	STODDARD ST	MORENO VALLI	CA	92555-692	MARTINEZ, VICTOR (C	231.61
2092	474602031	1	684277	CULPEPPER, RICHARD	24090	STONE CREEK CIR	MORENO VALLI	CA	92557-300	CULPEPPER, RICHARD	23.54
5079	485152022	3	684277	ABANILLA, CHRISTINA AND NATH	24051	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	ABANILLA, CHRISTINA	331.29
2449	485152015	7	684277	RHYNES, ANDREW	24070	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	RHYNES, ANDREW	412.76
3247	485152014	6	684277	COAUSTRO, ADAM	24076	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	COAUSTRO, ADAM	317.06
9375	485153012	7	684277	JOHNSON, KOURNEY (RENT)	24132	STONEBRIDGE CT	MORENO VALLI	CA	92551-762	JOHNSON, KOURNEY	156.96
6327	485153014	9	684277	COLVIN, AMBER	24146	STONEBRIDGE CT	MORENO VALLI	CA	92551-762	COLVIN, AMBER	317.06
7295	485153015	0	684277	GALINDO, VALENTINA	24154	STONEBRIDGE CT	MORENO VALLI	CA	92551-762	GALINDO, VALENTINA	190.76
1284	485152035	5	684277	DEVORE, MARIA H (OWNR)	24155	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	DEVORE, MARIA H (O	355.45
7999	485152036	6	684277	ANTOINE, ANNDREA (RENT)	24163	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	ANTOINE, ANNDREA (	103.26
1547	485152038	8	684277	PATRIARCO, JUSTIN	24179	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	PATRIARCO, JUSTIN	316.49
8546	485152039	9	684277	HASAN, KELINDA (RENT)	24185	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	HASAN, KELINDA (REI	48.10
3880	485152040	9	684277	BURNS, DEBRA A	24193	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	BURNS, DEBRA A	414.42
5294	304560016	7	684277	SIMS, JAMES (OWNR)	28047	STONEGATE CT	MORENO VALLI	CA	92555-637	SIMS, JAMES (OWNR)	130.38
3181	482501021	9	684277	MADDOX, LORA	14141	STONEHURST DR	MORENO VALLI	CA	92553-673	MADDOX, LORA	413.60
6652	482501017	6	684277	RAMIREZ, JORGE (OWNR)	14142	STONEHURST DR	MORENO VALLI	CA	92553-672	RAMIREZ, JORGE (OW	289.72
4981	482501016	5	684277	GOMEZ, MANUEL (OWNR)	14158	STONEHURST DR	MORENO VALLI	CA	92553-672	GOMEZ, MANUEL (OV	494.93
3182	482501014	3	684277	ARECHIGA, NANCY	14186	STONEHURST DR	MORENO VALLI	CA	92553-672	ARECHIGA, NANCY	136.67
598	482501026	4	684277	BIRR, MELVIN	14213	STONEHURST DR	MORENO VALLI	CA	92553-676	BIRR, MELVIN	412.76
4353	482313013	1	684277	JURLS, KATHLEEN	14265	STONEHURST DR	MORENO VALLI	CA	92553-243	JURLS, KATHLEEN	317.06
2122	482313008	7	684277	PEREZ, LAURA	14343	STONEHURST DR	MORENO VALLI	CA	92553-357	PEREZ, LAURA	412.76
4341	484283015	5	684277	CORTES, MARIA	25561	STONEYBROOK DR	MORENO VALLI	CA	92553-508	CORTES, MARIA	94.06
4803	484283006	7	684277	CARO, HUGO	25651	STONEYBROOK DR	MORENO VALLI	CA	92553-502	CARO, HUGO	401.86
7995	484283003	4	684277	JOHNSON, CHERYL (RENT)	25681	STONEYBROOK DR	MORENO VALLI	CA	92553-502	JOHNSON, CHERYL (R	314.91

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2791	484283001	2	684277	OSBURN, JONI	25701	STONEYBROOK DR	MORENO VALLI	CA	92553-508	OSBURN, JONI	113.13
5189	260181010	9	684277	HUETA, VERONICA (RENT)	23274	STONY CREEK WAY	MORENO VALLI	CA	92557-380	HUETA, VERONICA (R	284.33
6253	260181001	1	684277	REYES, FRANCISCO G AND PAZ E	23346	STONY CREEK WAY	MORENO VALLI	CA	92557-381	REYES, FRANCISCO G	450.88
2030	260171018	6	684277	WOODAL, MICHELLE	23370	STONY CREEK WAY	MORENO VALLI	CA	92557-381	WOODAL, MICHELLE	206.35
4229	308571011	4	684277	LEMON, KENYON	26923	STORRIE LAKE DR	MORENO VALLI	CA	92555-495	LEMON, KENYON	297.57
6376	308573016	5	684277	LOPEZ, JUAN PEDRO	26940	STORRIE LAKE DR	MORENO VALLI	CA	92555-497	LOPEZ, JUAN PEDRO	206.78
3904	308571007	1	684277	YUEN, CHOONG-WAI	26963	STORRIE LAKE DR	MORENO VALLI	CA	92555-495	YUEN, CHOONG-WAI	316.49
7865	308570002	3	684277	HICKS, LATISH (RENT)	26970	STORRIE LAKE DR	MORENO VALLI	CA	92555-495	HICKS, LATISH (RENT)	318.76
5260	308571003	7	684277	BOTELLO, CHERYL (OWNR)	27003	STORRIE LAKE DR	MORENO VALLI	CA	92555-496	BOTELLO, CHERYL (O	311.29
7521	308571001	5	684277	HARDSON, KENNETH (RENT)	27023	STORRIE LAKE DR	MORENO VALLI	CA	92555-496	HARDSON, KENNETH	99.59
4658	308570009	0	684277	LACSON, DEODEGARIA	27040	STORRIE LAKE DR	MORENO VALLI	CA	92555-496	LACSON, DEODEGARI	70.34
6904	291433016	9	684277	SMITH, JAMES (RENT)	22558	STRATFORD CT	MORENO VALLI	CA	92557-686	SMITH, JAMES (RENT)	83.78
9252	291433015	8	684277	PFEIFFER, JASON (RENT)	22568	STRATFORD CT	MORENO VALLI	CA	92557-686	PFEIFFER, JASON (REI	188.00
2508	291433013	6	684277	WALKER, DAMON	22586	STRATFORD CT	MORENO VALLI	CA	92557-686	WALKER, DAMON	316.49
1204	291433012	5	684277	CLEMENT, CHERRY	22596	STRATFORD CT	MORENO VALLI	CA	92557-686	CLEMENT, CHERRY	316.49
844	291433007	1	684277	ELLIOTT, JAMES	22611	STRATFORD CT	MORENO VALLI	CA	92557-681	ELLIOTT, JAMES	218.83
2119	291433009	3	684277	BRUCE, MOLLY	22618	STRATFORD CT	MORENO VALLI	CA	92557-681	BRUCE, MOLLY	479.02
5723	478400010	6	684277	DIAZ, DENISE AND REYNA (OWNI	28604	STRAUSS LN	MORENO VALLI	CA	92555-674	DIAZ, DENISE AND RE	207.23
4246	478400011	7	684277	WALKER, DEBRA	28610	STRAUSS LN	MORENO VALLI	CA	92555-674	WALKER, DEBRA	316.49
4222	478402002	5	684277	HARDISON, LAWANDA (OWNR)	28619	STRAUSS LN	MORENO VALLI	CA	92555-674	HARDISON, LAWAND	358.87
915	478302003	7	684277	ZALDIVAR, FRANK	28743	STRAUSS LN	MORENO VALLI	CA	92555-674	ZALDIVAR, FRANK	314.21
2056	484151001	4	684277	JACOME, EDUARDO	14376	STUARD DR	MORENO VALLI	CA	92553-495	JACOME, EDUARDO	124.19
3409	484153010	8	684277	MEJIA, XIOMARA	14419	STUARD DR	MORENO VALLI	CA	92553-495	MEJIA, XIOMARA	106.92
7516	484151006	9	684277	DAVIS, SHANIQUE (RENT)	14450	STUARD DR	MORENO VALLI	CA	92553-495	DAVIS, SHANIQUE (RE	309.80
2156	484153007	6	684277	ALI, RODA	14463	STUARD DR	MORENO VALLI	CA	92553-495	ALI, RODA	450.10
1215	479612001	0	684277	VELASQUEZ, OSCAR	25509	STUYVESANT ST	MORENO VALLI	CA	92557-762	VELASQUEZ, OSCAR	119.71
5014	479612002	1	684277	RENTERIA, DANIEL (RENT)	25521	STUYVESANT ST	MORENO VALLI	CA	92557-762	RENTERIA, DANIEL (RI	83.20
2185	479612006	5	684277	RUBIO, JOSE	25569	STUYVESANT ST	MORENO VALLI	CA	92557-762	RUBIO, JOSE	412.76
5283	479615013	0	684277	CHAVARRIA, JUAN (RENT)	25604	STUYVESANT ST	MORENO VALLI	CA	92557-762	CHAVARRIA, JUAN (RI	523.06
531	479614004	9	684277	STORMS, RUTH	25641	STUYVESANT ST	MORENO VALLI	CA	92557-762	STORMS, RUTH	33.44
6132	479615008	6	684277	MEDINA, ROBERT AND ALMA	25660	STUYVESANT ST	MORENO VALLI	CA	92557-762	MEDINA, ROBERT AN	108.38
1873	479614006	1	684277	GAMBLE, SANDRA	25665	STUYVESANT ST	MORENO VALLI	CA	92557-762	GAMBLE, SANDRA	413.60
535	479615001	9	684277	MERRICK, FREDRICK L	25728	STUYVESANT ST	MORENO VALLI	CA	92557-762	MERRICK, FREDRICK L	217.38
558	316143024	2	684277	PLUMMER, TED	24768	SUBURBAN LN	MORENO VALLI	CA	92551-746	PLUMMER, TED	297.57
2375	316143023	1	684277	CHAMPAGNE, ISSAC	24780	SUBURBAN LN	MORENO VALLI	CA	92551-746	CHAMPAGNE, ISSAC	165.81
3216	316153057	3	684277	MALDONADO, PASCUAL AND KA	24876	SUBURBAN LN	MORENO VALLI	CA	92551-743	MALDONADO, PASCU	317.06
7332	264153038	6	684277	CALHUAN, KIMBERLY (OWNR)	11897	SUGAR CREEK CT	MORENO VALLI	CA	92557-616	CALHUAN, KIMBERLY	306.92
6907	264153031	9	684277	GRAYSON, EUGINA (OWNR)	11948	SUGAR CREEK CT	MORENO VALLI	CA	92557-612	GRAYSON, EUGINA (C	316.31
5772	264153046	3	684277	JENKINS, LISA (RENT)	11959	SUGAR CREEK CT	MORENO VALLI	CA	92557-616	JENKINS, LISA (RENT)	347.96
7079	264153029	8	684277	GOUDEAU, ANGELIQUE (RENT)	11964	SUGAR CREEK CT	MORENO VALLI	CA	92557-612	GOUDEAU, ANGELIQU	130.45
4968	264153047	4	684277	VILLEGAS, TERESA	11967	SUGAR CREEK CT	MORENO VALLI	CA	92557-616	VILLEGAS, TERESA	316.49
3006	264153028	7	684277	CONDON, PERRY	11972	SUGAR CREEK CT	MORENO VALLI	CA	92557-612	CONDON, PERRY	151.84
7542	479292014	4	684277	DIXON, ANGELA (OWNR)	24214	SUGAR HILL RD	MORENO VALLI	CA	92553-434	DIXON, ANGELA (OWI	107.28
6726	479293007	1	684277	OLALDE, LUIS (RENT)	25213	SUGAR HILL RD	MORENO VALLI	CA	92553-652	OLALDE, LUIS (RENT)	400.61
4594	479292008	9	684277	HICKS, GLORIA	25214	SUGAR HILL RD	MORENO VALLI	CA	92553-652	HICKS, GLORIA	605.37
3271	479291011	8	684277	PEREZ, ERIC (OWNR)	25233	SUGAR HILL RD	MORENO VALLI	CA	92553-652	PEREZ, ERIC (OWNR)	349.91
6818	479291029	5	684277	GONZALEZ, BRENDA (RENT)	25266	SUGAR HILL RD	MORENO VALLI	CA	92553-652	GONZALEZ, BRENDA (	192.90
1619	479291015	2	684277	BAKER, KIM	25291	SUGAR HILL RD	MORENO VALLI	CA	92553-652	BAKER, KIM	70.89
4242	487332014	6	684277	SANTEE, JOHN AND MAYRA	26856	SUGARCANE DR	MORENO VALLI	CA	92555-353	SANTEE, JOHN AND M	37.57
5947	308590009	2	684277	WIDJAJA, JOSEPH (OWNR)	26890	SUGARITE CANYON DR	MORENO VALLI	CA	92555-910	WIDJAJA, JOSEPH (OV	317.06
5705	308590010	2	684277	TOLEDO, JANINE (OWNR)	26900	SUGARITE CANYON DR	MORENO VALLI	CA	92555-910	TOLEDO, JANINE (OW	132.72
4455	308592008	7	684277	HARRIS, PATRICE	26953	SUGARITE CANYON DR	MORENO VALLI	CA	92555-910	HARRIS, PATRICE	317.06
4638	308591001	7	684277	AZAD, MOHAMAD	26970	SUGARITE CANYON DR	MORENO VALLI	CA	92555-910	AZAD, MOHAMAD	130.54
7428	264092020	1	684277	JOHNSON, ALEDA (RENT)	11049	SULTAN ST	MORENO VALLI	CA	92557-491	JOHNSON, ALEDA (RE	120.66
628	264092021	2	684277	GARCIA, ROLANDO J	11055	SULTAN ST	MORENO VALLI	CA	92557-491	GARCIA, ROLANDO J	316.49
8801	264093004	0	684277	BLAKE, SYDNEY (OWNR)	11056	SULTAN ST	MORENO VALLI	CA	92557-491	BLAKE, SYDNEY (OWN	139.04
4652	264092028	9	684277	WALKER, BEVERLY	11081	SULTAN ST	MORENO VALLI	CA	92557-491	WALKER, BEVERLY	314.21
2116	264092029	0	684277	DAVIS, RICKEY	11091	SULTAN ST	MORENO VALLI	CA	92557-491	DAVIS, RICKEY	316.49
1333	264092030	0	684277	TILLMANNS, DAN	11103	SULTAN ST	MORENO VALLI	CA	92557-491	TILLMANNS, DAN	208.49
36	474563001	4	684277	GARNIER, MIRIAM	10561	SUMMER BREEZE DR	MORENO VALLI	CA	92557-422	GARNIER, MIRIAM	135.89
3111	474562019	8	684277	CRAMER, DOCK (OWNR)	10562	SUMMER BREEZE DR	MORENO VALLI	CA	92557-421	CRAMER, DOCK (OWI	317.06
3047	291583030	5	684277	VILLALOBOS, SHERYL	22253	SUMMER HOLLY AVE	MORENO VALLI	CA	92553-691	VILLALOBOS, SHERYL	317.06
8873	291583018	5	684277	CABALLERO, CARLOS (RENT)	22320	SUMMER HOLLY AVE	MORENO VALLI	CA	92553-691	CABALLERO, CARLOS	287.52
6540	291583009	7	684277	BURNS, ENID (RENT)	22359	SUMMER HOLLY AVE	MORENO VALLI	CA	92553-691	BURNS, ENID (RENT)	301.46
5634	291583012	9	684277	MINNIFIELD, TREVA (RENT)	22373	SUMMER HOLLY AVE	MORENO VALLI	CA	92553-691	MINNIFIELD, TREVA (I	94.86
1193	475311001	2	684277	PICAZO, VIRGINIA	24510	SUMMERFIELD DR	MORENO VALLI	CA	92557-512	PICAZO, VIRGINIA	267.04
9184	475311005	6	684277	RIVERA, SONIA (RENT)	24550	SUMMERFIELD DR	MORENO VALLI	CA	92557-512	RIVERA, SONIA (RENT	100.00
5518	475311009	0	684277	WINSTON, AMBER (RENT)	24590	SUMMERFIELD DR	MORENO VALLI	CA	92557-512	WINSTON, AMBER (RI	177.70
8425	475352011	8	684277	AGUILLARD, ALISA (OWNR)	24660	SUMMERFIELD DR	MORENO VALLI	CA	92557-513	AGUILLARD, ALISA (O'	72.30
1603	474553010	1	684277	SIMON, PAUL	24881	SUN STREAM CIR	MORENO VALLI	CA	92557-420	SIMON, PAUL	371.16
755	474553012	3	684277	ROBERSON, DAVID	24886	SUN STREAM CIR	MORENO VALLI	CA	92557-420	ROBERSON, DAVID	290.68
965	482673008	0	684277	TAJIMAROA, JOSE F	24143	SUN VALLEY RD	MORENO VALLI	CA	92553-761	TAJIMAROA, JOSE F	317.06
5733	482674002	7	684277	HALL, WINDI (RENT)	24158	SUN VALLEY RD	MORENO VALLI	CA	92553-761	HALL, WINDI (RENT)	157.16
1419	482674003	8	684277	ROBERTS, CARMEN	24168	SUN VALLEY RD	MORENO VALLI	CA	92553-761	ROBERTS, CARMEN	466.14
474	482674005	0	684277	LEDBETTER, PAUL AND ROSIE	24186	SUN VALLEY RD	MORENO VALLI	CA	92553-764	LEDBETTER, PAUL AN	117.65
7491	482673001	3	684277	GIL, ROSA (RENT)	24205	SUN VALLEY RD	MORENO VALLI	CA	92553-511	GIL, ROSA (RENT)	325.80

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5353	482672019	7	684277	PETRUSAN, PATRICIA (OWNR)	24241	SUN VALLEY RD	MORENO VALLI	CA	92553-763	PETRUSAN, PATRICIA	317.06
6362	482674013	7	684277	BAUTISTA, VERONICA (RENT)	24256	SUN VALLEY RD	MORENO VALLI	CA	92553-763	BAUTISTA, VERONICA	317.06
2040	482672013	1	684277	CONTRERAS, QUENIA	24309	SUN VALLEY RD	MORENO VALLI	CA	92553-764	CONTRERAS, QUENIA	316.49
5865	482671007	3	684277	CARLOS, RICARDO (RENT)	24320	SUN VALLEY RD	MORENO VALLI	CA	92553-764	CARLOS, RICARDO (RE	317.06
1670	482671009	5	684277	FERNANDEZ, MARIA	24340	SUN VALLEY RD	MORENO VALLI	CA	92553-764	FERNANDEZ, MARIA	730.68
4430	482672009	8	684277	LEE, TRISHCINA (RENT)	24351	SUN VALLEY RD	MORENO VALLI	CA	92553-764	LEE, TRISHCINA (RENT	317.06
4028	474332003	2	684277	BOSQUEZ, MICHAEL AND CINDY	11454	SUNAIRE PL	MORENO VALLI	CA	92557-572	BOSQUEZ, MICHAEL A	69.65
3639	296072006	0	684277	IGNACIO, GLORIA	13076	SUNBIRD DR	MORENO VALLI	CA	92553-569	IGNACIO, GLORIA	316.49
9042	296072008	2	684277	SHIPMAN, JAYSON (RENT)	13092	SUNBIRD DR	MORENO VALLI	CA	92553-569	SHIPMAN, JAYSON (R	363.92
279	296083002	0	684277	LOPEZ, RUBEN	13138	SUNBIRD DR	MORENO VALLI	CA	92553-568	LOPEZ, RUBEN	316.49
7391	296083007	5	684277	RUELAS, JOSE C (OWNR)	13192	SUNBIRD DR	MORENO VALLI	CA	92553-568	RUELAS, JOSE C (OWN	323.86
2671	296082007	2	684277	NGUNJIRI, MUMBI	13215	SUNBIRD DR	MORENO VALLI	CA	92553-564	NGUNJIRI, MUMBI	316.49
7211	296082005	0	684277	RANSOM, ALFIE	13235	SUNBIRD DR	MORENO VALLI	CA	92553-564	RANSOM, ALFIE	134.76
7121	296262028	7	684277	IE REAL ESTATE HOLDINGS (OWN	13648	SUNBRIGHT DR	MORENO VALLI	CA	92553-605	IE REAL ESTATE HOLD	68.72
1255	296262025	4	684277	OLMOS, JULIO	13686	SUNBRIGHT DR	MORENO VALLI	CA	92553-605	OLMOS, JULIO	257.68
1718	296262021	0	684277	REYNA, LUZ (RENT)	13734	SUNBRIGHT DR	MORENO VALLI	CA	92553-600	REYNA, LUZ (RENT)	316.49
8834	296124006	0	684277	ECHEVERRIA, MS (RENT)	23607	SUNCREST AVE	MORENO VALLI	CA	92553-322	ECHEVERRIA, MS (REI	33.20
4502	296124010	3	684277	ARELLANO, SERENA	23655	SUNCREST AVE	MORENO VALLI	CA	92553-322	ARELLANO, SERENA	282.26
8497	296126011	0	684277	ZERRELL, ZARA (RENT)	23660	SUNCREST AVE	MORENO VALLI	CA	92553-326	ZERRELL, ZARA (RENT	216.05
1837	296126017	6	684277	REILLY, JOHN	23736	SUNCREST AVE	MORENO VALLI	CA	92553-328	REILLY, JOHN	317.06
9569	296126018	7	684277	ESPINO, CLAUDIA AND NOE (REN	23748	SUNCREST AVE	MORENO VALLI	CA	92553-328	ESPINO, CLAUDIA ANI	49.00
2336	296141011	7	684277	OCHOA, MARCO	23759	SUNCREST AVE	MORENO VALLI	CA	92553-320	OCHOA, MARCO	165.59
7156	296142002	2	684277	AMEZCUA, ISAC (RENT)	23770	SUNCREST AVE	MORENO VALLI	CA	92553-328	AMEZCUA, ISAC (REN	174.20
4423	296142006	6	684277	ORTEGA, MILTON	23810	SUNCREST AVE	MORENO VALLI	CA	92553-326	ORTEGA, MILTON	317.06
6291	296141005	2	684277	CLAYTON, LACHELLE	23829	SUNCREST AVE	MORENO VALLI	CA	92553-326	CLAYTON, LACHELLE	317.06
5885	296143007	0	684277	PERAZZA, JAZMIN (RENT)	23830	SUNCREST AVE	MORENO VALLI	CA	92553-328	PERAZZA, JAZMIN (RE	317.06
8094	296143009	2	684277	PALMER, HELEN (RENT)	23850	SUNCREST AVE	MORENO VALLI	CA	92553-328	PALMER, HELEN (REN	317.45
6178	296143010	2	684277	JOHNSON, LEE (RENT)	23860	SUNCREST AVE	MORENO VALLI	CA	92553-328	JOHNSON, LEE (RENT)	317.06
1578	296141001	8	684277	PAYAN, NORMA	23869	SUNCREST AVE	MORENO VALLI	CA	92553-326	PAYAN, NORMA	83.63
1391	296145010	8	684277	MORALES, AILIA	23956	SUNCREST AVE	MORENO VALLI	CA	92553-328	MORALES, AILIA	316.49
2464	475353008	9	684277	HARRISON, CHRIS	24712	SUNDAY DR	MORENO VALLI	CA	92557-510	HARRISON, CHRIS	316.49
8826	475353010	0	684277	SANCHEZ, JESS (RENT)	24736	SUNDAY DR	MORENO VALLI	CA	92557-510	SANCHEZ, JESS (RENT	206.78
4364	475353011	1	684277	BARRAGAN, LUPE	24746	SUNDAY DR	MORENO VALLI	CA	92557-510	BARRAGAN, LUPE	317.06
6075	475050010	4	684277	IBARRA, ANGELICA (OWNR)	24790	SUNDAY DR	MORENO VALLI	CA	92557-510	IBARRA, ANGELICA (O	284.83
210	475050019	3	684277	REED, CECELIA	24841	SUNDAY DR	MORENO VALLI	CA	92557-510	REED, CECELIA	316.49
1447	475050018	2	684277	VELOZ, CHARLENE	24847	SUNDAY DR	MORENO VALLI	CA	92557-510	VELOZ, CHARLENE	316.49
266	475122004	1	684277	COOPER, FRANCIS	24457	SUNDIAL WAY	MORENO VALLI	CA	92557-550	COOPER, FRANCIS	131.45
1822	475132003	1	684277	MENDOZA, CLEMA	24591	SUNDIAL WAY	MORENO VALLI	CA	92557-560	MENDOZA, CLEMA	317.06
4485	475133002	3	684277	MC GEE, DEMETRIA	24624	SUNDIAL WAY	MORENO VALLI	CA	92557-561	MC GEE, DEMETRIA	66.00
2828	475133007	8	684277	LOPEZ, GABRIELA	24758	SUNDIAL WAY	MORENO VALLI	CA	92557-561	LOPEZ, GABRIELA	309.52
4174	475133008	9	684277	FLORES, REBECCA	24784	SUNDIAL WAY	MORENO VALLI	CA	92557-561	FLORES, REBECCA	414.42
1477	475133009	0	684277	ALONSO, RAMONE	24808	SUNDIAL WAY	MORENO VALLI	CA	92557-561	ALONSO, RAMONE	414.42
6562	475132013	0	684277	DE LA ROCHA, MARIO	24831	SUNDIAL WAY	MORENO VALLI	CA	92557-561	DE LA ROCHA, MARIO	285.90
2772	475132015	2	684277	DE LA PAZ, CARLOS	24871	SUNDIAL WAY	MORENO VALLI	CA	92557-561	DE LA PAZ, CARLOS	316.49
8192	475132017	4	684277	GOMEZ, ALREDA (RENT)	24915	SUNDIAL WAY	MORENO VALLI	CA	92557-561	GOMEZ, ALREDA (REI	294.37
8260	475132018	5	684277	WISEMAN, TIM (OWNR)	24927	SUNDIAL WAY	MORENO VALLI	CA	92557-561	WISEMAN, TIM (OWN	277.42
7502	475132019	6	684277	LARIOS, NOE (RENT)	24939	SUNDIAL WAY	MORENO VALLI	CA	92557-561	LARIOS, NOE (RENT)	75.11
7260	475132020	6	684277	TRUJILLO, SOLOMON	24951	SUNDIAL WAY	MORENO VALLI	CA	92557-561	TRUJILLO, SOLOMON	71.78
3333	296111009	3	684277	DIXON, TIFFANY	13269	SUNFIELD DR	MORENO VALLI	CA	92553-326	DIXON, TIFFANY	196.70
6674	296112006	3	684277	MIRA, LUZ (OWNR)	13320	SUNFIELD DR	MORENO VALLI	CA	92553-325	MIRA, LUZ (OWNR)	306.92
884	296111017	0	684277	COOLIDGE, BRUCE	13284	SUNFLOWER CT	MORENO VALLI	CA	92553-322	COOLIDGE, BRUCE	448.88
2976	296111016	9	684277	GARCIA, EDDIE	13286	SUNFLOWER CT	MORENO VALLI	CA	92553-322	GARCIA, EDDIE	412.76
289	296111015	8	684277	SCAGNETTI, WAYNE	13296	SUNFLOWER CT	MORENO VALLI	CA	92553-322	SCAGNETTI, WAYNE	357.41
4401	296111020	2	684277	GONZALES, VALERIE	13305	SUNFLOWER CT	MORENO VALLI	CA	92553-322	GONZALES, VALERIE	317.06
7225	296111024	6	684277	BENTON, EUNICE (OWNR)	13363	SUNFLOWER CT	MORENO VALLI	CA	92553-322	BENTON, EUNICE (OV	206.78
7413	296123005	6	684277	BROWN, TYRONE	13426	SUNFLOWER CT	MORENO VALLI	CA	92553-322	BROWN, TYRONE	285.54
4285	296122005	3	684277	ORTIZ, GLORIA	13439	SUNFLOWER CT	MORENO VALLI	CA	92553-322	ORTIZ, GLORIA	215.60
5611	296123006	7	684277	AGUILAR, MIRIAM (OWNR)	13440	SUNFLOWER CT	MORENO VALLI	CA	92553-322	AGUILAR, MIRIAM (O	86.12
2951	296122004	2	684277	BURTON, LATESHA	13455	SUNFLOWER CT	MORENO VALLI	CA	92553-322	BURTON, LATESHA	172.67
554	475314005	5	684277	BURROWES, JAMES AND GLORIA	11170	SUNGLOW DR	MORENO VALLI	CA	92557-510	BURROWES, JAMES A	316.49
418	475314002	2	684277	ZARETKI, STEVEN	11212	SUNGLOW DR	MORENO VALLI	CA	92557-514	ZARETKI, STEVEN	316.49
7145	475314001	1	684277	LONGORIA, DARLENE	11226	SUNGLOW DR	MORENO VALLI	CA	92557-514	LONGORIA, DARLENE	306.92
9341	296071013	3	684277	COLEMAN, KEENA (RENT)	13052	SUNLIT CT	MORENO VALLI	CA	92553-568	COLEMAN, KEENA (RI	110.49
1613	296071014	4	684277	YOUNG, BOBBY J	13064	SUNLIT CT	MORENO VALLI	CA	92553-568	YOUNG, BOBBY J	316.49
1931	296071005	6	684277	SOTELO, CATALINA	13071	SUNLIT CT	MORENO VALLI	CA	92553-568	SOTELO, CATALINA	317.06
3826	296071019	9	684277	MACIAS, MIGUEL	13116	SUNLIT CT	MORENO VALLI	CA	92553-564	MACIAS, MIGUEL	83.32
3906	296081007	9	684277	ALSTON, LATOSHA	13161	SUNLIT CT	MORENO VALLI	CA	92553-564	ALSTON, LATOSHA	316.49
455	475313005	2	684277	LICERIO, DAVID	24553	SUNNY RIDGE DR	MORENO VALLI	CA	92557-513	LICERIO, DAVID	316.49
1509	475313008	5	684277	REID, KELLY	24583	SUNNY RIDGE DR	MORENO VALLI	CA	92557-513	REID, KELLY	316.49
4526	475351002	7	684277	MOLINA, CRISSY	24649	SUNNY RIDGE DR	MORENO VALLI	CA	92557-514	MOLINA, CRISSY	421.89
328	475351003	8	684277	MOSQUEDA, JOSEPH	24661	SUNNY RIDGE DR	MORENO VALLI	CA	92557-514	MOSQUEDA, JOSEPH	365.33
2195	259443001	0	684277	MUNSAYAC, BONFACIO (OWNR)	9690	SUNNYBROOK DR	MORENO VALLI	CA	92557-170	MUNSAYAC, BONFAC	412.76
2994	259443002	1	684277	VILLA, JOE	9702	SUNNYBROOK DR	MORENO VALLI	CA	92557-170	VILLA, JOE	435.13
6254	259443003	2	684277	SANDOVAL, NICHOLAS	9714	SUNNYBROOK DR	MORENO VALLI	CA	92557-170	SANDOVAL, NICHOLA	134.53
8988	259442007	3	684277	ARRAIGA, LOUISE (OWNR)	9721	SUNNYBROOK DR	MORENO VALLI	CA	92557-170	ARRAIGA, LOUISE (OV	256.26
4978	292091001	6	684277	TORRES, VANESSA	12794	SUNNYGLEN DR	MORENO VALLI	CA	92553-562	TORRES, VANESSA	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1656	292091011	5	684277	GUZMAN, DAVID	12926	SUNNYGLEN DR	MORENO VALLI	CA	92553-563	GUZMAN, DAVID	316.49
7376	481120005	1	684277	COSTA, EDWARD (RENT)	24095	SUNNYMEAD BLVD	MORENO VALLI	CA	92553-309	COSTA, EDWARD (REI	289.98
6355	481140003	1	684277	COLONNA, PENNY (OWNR)	24287	SUNNYMEAD BLVD	MORENO VALLI	CA	92553-302	COLONNA, PENNY (O'	129.28
1924	481140008	6	684277	KIM, KRISTOPHER (RENT) APTS	24375	SUNNYMEAD BLVD	MORENO VALLI	CA	92553-308	KIM, KRISTOPHER (RE	149.58
1110	292041009	9	684277	SALES, MELBA	12641	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	SALES, MELBA	409.37
2364	292041008	8	684277	MENDOZA, MARIA (RENT)	12651	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	MENDOZA, MARIA (R	97.79
1350	292041005	5	684277	SEGURA, ROBIN (RENT)	12681	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	SEGURA, ROBIN (REN	316.49
151	292042017	9	684277	THOMAS, RANDALL	12692	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-597	THOMAS, RANDALL	412.76
2547	292042018	0	684277	BURNETT, ELBERT	12708	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-595	BURNETT, ELBERT	306.35
1011	292041001	1	684277	GUTIERREZ, ROGACIANO	12727	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-595	GUTIERREZ, ROGACIA	317.06
2392	292022003	4	684277	GOMEZ, GILARDO	12757	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-595	GOMEZ, GILARDO	435.82
1583	292021003	1	684277	SPENCER, LAVON	12774	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-595	SPENCER, LAVON	412.76
2359	292021004	2	684277	BAPTISTE, KANDACE	12780	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-595	BAPTISTE, KANDACE	316.49
1646	292022010	0	684277	DILLARD, BRIDGETTE	12799	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-595	DILLARD, BRIDGETTE	412.76
4744	292031015	3	684277	OCHOA, MARIO	12824	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-596	OCHOA, MARIO	314.21
4140	292031017	5	684277	PULIDO, LAURA	12836	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-596	PULIDO, LAURA	510.63
2162	292082001	8	684277	OLIVARES, DANNY	12860	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-596	OLIVARES, DANNY	316.49
3703	292082002	9	684277	GONZALES, ANA (OWNR)	12866	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-596	GONZALES, ANA (OW	107.83
2306	292082003	0	684277	TAYLOR, ANTHONY	12870	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-596	TAYLOR, ANTHONY	205.89
4243	292082007	4	684277	OROSCO, LILIAN	12898	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-596	OROSCO, LILIAN	316.49
3009	292072004	0	684277	MENDES, RITA	12937	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	MENDES, RITA	316.02
985	292072005	1	684277	DAVILA, RICK A	12943	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	DAVILA, RICK A	316.49
2316	292072008	4	684277	INMAN, SHERRI	12967	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	INMAN, SHERRI	316.49
2894	292072010	5	684277	DOMINGUEZ, BRENDA	12981	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	DOMINGUEZ, BRENDA	316.49
7661	296262011	1	684277	MUNOZ, JUAN (OWNR)	13651	SUNRAY CT	MORENO VALLI	CA	92553-601	MUNOZ, JUAN (OWN	301.15
1657	296262008	9	684277	HERNANDEZ, JOSE J	13666	SUNRAY CT	MORENO VALLI	CA	92553-601	HERNANDEZ, JOSE J	316.49
9134	296262013	3	684277	LOLA, LUIS E (OWNR)	13675	SUNRAY CT	MORENO VALLI	CA	92553-601	LOLA, LUIS E (OWNR)	334.69
9135	296262015	5	684277	MAGANA, MARLON (OWNR)	13699	SUNRAY CT	MORENO VALLI	CA	92553-601	MAGANA, MARLON ((	359.03
51	296262016	6	684277	ZETINA, DIANA	13711	SUNRAY CT	MORENO VALLI	CA	92553-605	ZETINA, DIANA	317.06
5760	479120005	4	684277	ALVAREZ, JOSE (RENT)	13182	SUNSET LN	MORENO VALLI	CA	92553-425	ALVAREZ, JOSE (RENT	331.24
2296	296123014	4	684277	CERDA, ROBERTO	13383	SUNSWEPT CT	MORENO VALLI	CA	92553-322	CERDA, ROBERTO	40.49
1014	296123018	8	684277	CROTHER, MONIQUE	13416	SUNSWEPT CT	MORENO VALLI	CA	92553-271	CROTHER, MONIQUE	300.74
3402	296123019	9	684277	ANAYA, NANCY	13428	SUNSWEPT CT	MORENO VALLI	CA	92553-271	ANAYA, NANCY	413.60
6629	296123008	9	684277	ADAN, ALBA (RENT)	13457	SUNSWEPT CT	MORENO VALLI	CA	92553-270	ADAN, ALBA (RENT)	42.59
7515	316143008	8	684277	BROWN, DERRICK (RENT)	24605	SUPERIOR AVE	MORENO VALLI	CA	92551-747	BROWN, DERRICK (RE	430.57
6472	316151011	5	684277	LEE, DENISE	24833	SUPERIOR AVE	MORENO VALLI	CA	92551-744	LEE, DENISE	540.68
4769	316152002	0	684277	NAJERA, BLANCA (OWNER)	24840	SUPERIOR AVE	MORENO VALLI	CA	92551-744	NAJERA, BLANCA (OW	300.23
6835	292061017	8	684277	MEREDITH, JULIANA (RENT)	23145	SURTEES CT	MORENO VALLI	CA	92553-521	MEREDITH, JULIANA (	39.76
6485	482561047	9	684277	TORREZ, JOY (RENT)	14395	SUSANA CT	MORENO VALLI	CA	92553-356	TORREZ, JOY (RENT)	94.43
4882	264191001	0	684277	GARCIA, ANGELICA	23386	SWAN ST	MORENO VALLI	CA	92557-790	GARCIA, ANGELICA	96.66
5233	264191003	2	684277	LEGUNAS, ROBIN (OWNR)	23410	SWAN ST	MORENO VALLI	CA	92557-790	LEGUNAS, ROBIN (OW	77.83
1243	264192005	7	684277	DEJOHNETTE, ARNISE	23441	SWAN ST	MORENO VALLI	CA	92557-790	DEJOHNETTE, ARNISE	316.49
2572	264194022	8	684277	FLOREZ, DAN	23565	SWAN ST	MORENO VALLI	CA	92557-790	FLOREZ, DAN	187.43
2144	264291002	0	684277	ALEXANDER, LUANN	23650	SWAN ST	MORENO VALLI	CA	92557-793	ALEXANDER, LUANN	316.49
1322	264291005	3	684277	ROJAS, ROSARIO	23686	SWAN ST	MORENO VALLI	CA	92557-792	ROJAS, ROSARIO	303.58
5529	264292002	3	684277	MERCADO, JOHN (OWNR)	23721	SWAN ST	MORENO VALLI	CA	92557-790	MERCADO, JOHN (OW	317.06
3233	264292013	3	684277	SALAZAR, GISSEL	23745	SWAN ST	MORENO VALLI	CA	92557-790	SALAZAR, GISSEL	290.41
1768	264292014	4	684277	BOKELMAN, SHAMONA	23757	SWAN ST	MORENO VALLI	CA	92557-790	BOKELMAN, SHAMON	316.49
6978	264291011	8	684277	AUSTIN, NINA	23758	SWAN ST	MORENO VALLI	CA	92557-792	AUSTIN, NINA	83.63
4972	264432003	6	684277	CARTER, MICHAEL	23805	SWAN ST	MORENO VALLI	CA	92557-792	CARTER, MICHAEL	316.49
2328	264432005	8	684277	MONTE , MARY	23829	SWAN ST	MORENO VALLI	CA	92557-792	MONTE , MARY	71.11
5391	264431004	4	684277	GONZALEZ, RAMON (OWNR)	23830	SWAN ST	MORENO VALLI	CA	92557-792	GONZALEZ, RAMON (	306.92
481	264431006	6	684277	WARD, DONALD	23854	SWAN ST	MORENO VALLI	CA	92557-792	WARD, DONALD	148.20
5268	264431010	9	684277	PEREZ, ANDREW (RENT)	23902	SWAN ST	MORENO VALLI	CA	92557-792	PEREZ, ANDREW (REN	317.06
8931	264431011	0	684277	BERNAL, EVELIA (RENT)	23914	SWAN ST	MORENO VALLI	CA	92557-792	BERNAL, EVELIA (REN	134.76
5095	485101037	9	684277	LABON, ADRIENE	15282	SWARENS CT	MORENO VALLI	CA	92551-404	LABON, ADRIENE	69.65
1705	485101039	1	684277	HELLER, RANDOLPH AND MARILY	15299	SWARENS CT	MORENO VALLI	CA	92551-404	HELLER, RANDOLPH A	222.32
1821	485101035	7	684277	BRYANT, WILLIAM (OWNR)	15312	SWARENS CT	MORENO VALLI	CA	92551-402	BRYANT, WILLIAM (O'	317.06
7996	485101041	2	684277	AGULIAR, NANCY	15329	SWARENS CT	MORENO VALLI	CA	92551-403	AGULIAR, NANCY	186.67
102	485101033	5	684277	ROSALES, ELVIA	15342	SWARENS CT	MORENO VALLI	CA	92551-402	ROSALES, ELVIA	309.24
4008	485101042	3	684277	SANCHEZ, JAQUELYN (RENT)	15343	SWARENS CT	MORENO VALLI	CA	92551-403	SANCHEZ, JAQUELYN	412.76
1890	296153001	5	684277	YOUNG, FELTON	23153	SWEENEY DR	MORENO VALLI	CA	92553-342	YOUNG, FELTON	505.46
2920	296152013	3	684277	LOPEZ, JESUS	23174	SWEENEY DR	MORENO VALLI	CA	92553-170	LOPEZ, JESUS	266.49
5316	296172002	5	684277	ROBLES-MARTINEZ, ALMA (OWN	23269	SWEENEY DR	MORENO VALLI	CA	92553-170	ROBLES-MARTINEZ, A	112.77
4377	296172005	8	684277	JOHNSON, LORRAINE	23299	SWEENEY DR	MORENO VALLI	CA	92553-170	JOHNSON, LORRAINE	29.15
5419	479333006	3	684277	AVALOS, IGNACIA (RENT)	25189	SWEET GRASS DR	MORENO VALLI	CA	92553-436	AVALOS, IGNACIA (RE	557.63
9109	479472001	8	684277	SBR MANAGEMENT LLC (OWNR)	25255	SWEET GRASS DR	MORENO VALLI	CA	92553-436	SBR MANAGEMENT L	359.03
7377	479471006	0	684277	CHRISTMAS, BRECHELLE (RENT)	25256	SWEET GRASS DR	MORENO VALLI	CA	92553-436	CHRISTMAS, BRECHEL	317.06
5992	479472002	9	684277	THOMPSON, CASSANDRA (RENT)	25265	SWEET GRASS DR	MORENO VALLI	CA	92553-436	THOMPSON, CASSANI	103.20
3051	479524011	7	684277	MARTIN, JERMAINE	13014	SWEETFERN ST	MORENO VALLI	CA	92553-682	MARTIN, JERMAINE	317.06
6701	479524008	5	684277	SIMPSON, ORLANDO (RENT)	13017	SWEETFERN ST	MORENO VALLI	CA	92553-682	SIMPSON, ORLANDO	461.18
9031	479524012	8	684277	SAGALE, ELIZABETH (RENT)	13026	SWEETFERN ST	MORENO VALLI	CA	92553-682	SAGALE, ELIZABETH (I	81.00
7191	479451013	4	684277	WHITSON, RAMONA	13211	SWEETFERN ST	MORENO VALLI	CA	92553-681	WHITSON, RAMONA	392.35
2654	291614007	0	684277	GUERRERO DE CASILLAS, ANA	22184	SWEETGUM AVE	MORENO VALLI	CA	92553-692	GUERRERO DE CASILL	316.49
6784	291613026	4	684277	LARA, TERESA AND HERRERA, ALI	22203	SWEETGUM AVE	MORENO VALLI	CA	92553-692	LARA, TERESA AND HI	193.80
2648	291614003	6	684277	SEYOUM, TAMRAT AND AIDA	22224	SWEETGUM AVE	MORENO VALLI	CA	92553-692	SEYOUM, TAMRAT AN	50.00

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3905	479402011	0	684277	SJODEN, JUSTIN	25797	SWEETLEAF ST	MORENO VALLI	CA	92553-477	SJODEN, JUSTIN	460.95
2742	479402018	7	684277	NWUFO, GLADYS AND CHARLES	25808	SWEETLEAF ST	MORENO VALLI	CA	92553-472	NWUFO, GLADYS ANI	316.49
702	479402014	3	684277	SANTIAGO, FRANCISCO	25833	SWEETLEAF ST	MORENO VALLI	CA	92553-122	SANTIAGO, FRANCISC	65.34
800	264261007	2	684277	ORTIZ, BEATRICE	22775	SWEETPEA CIR	MORENO VALLI	CA	92557-602	ORTIZ, BEATRICE	316.49
310	264261006	1	684277	SHELTON, GERRY	22789	SWEETPEA CIR	MORENO VALLI	CA	92557-602	SHELTON, GERRY	316.49
3015	264261009	4	684277	HUDSON, BERNICE E	22802	SWEETPEA CIR	MORENO VALLI	CA	92557-602	HUDSON, BERNICE E	317.06
1784	264261004	9	684277	REYNOLDS, GREGORY	22817	SWEETPEA CIR	MORENO VALLI	CA	92557-602	REYNOLDS, GREGORY	314.21
1998	264261011	5	684277	BOZARTH, MARTHA	22830	SWEETPEA CIR	MORENO VALLI	CA	92557-602	BOZARTH, MARTHA	313.29
1955	479521020	6	684277	CARINGTON, DIJON	13002	SWEETSPICE ST	MORENO VALLI	CA	92553-682	CARINGTON, DIJON	314.21
8478	479524028	3	684277	SOLANO, DANIEL (RENT)	13017	SWEETSPICE ST	MORENO VALLI	CA	92553-682	SOLANO, DANIEL (REI	381.95
903	479521018	5	684277	SANCHEZ, NEPTALIE	13026	SWEETSPICE ST	MORENO VALLI	CA	92553-682	SANCHEZ, NEPTALIE	317.06
5989	479524027	2	684277	LILA, SHOKAT (OWNR)	13029	SWEETSPICE ST	MORENO VALLI	CA	92553-682	LILA, SHOKAT (OWNR	206.78
1034	479521017	4	684277	MAYS, GEORGE T AND CAROL	13038	SWEETSPICE ST	MORENO VALLI	CA	92553-682	MAYS, GEORGE T ANI	316.49
5434	479521015	2	684277	ORDAZ, VICTOR M (OWNR)	13062	SWEETSPICE ST	MORENO VALLI	CA	92553-682	ORDAZ, VICTOR M (O'	317.06
556	479524022	7	684277	DIAZ, GEORGE	13089	SWEETSPICE ST	MORENO VALLI	CA	92553-682	DIAZ, GEORGE	412.76
1385	479521012	9	684277	JOHNSON, DIANE	13098	SWEETSPICE ST	MORENO VALLI	CA	92553-682	JOHNSON, DIANE	316.49
5802	479524021	6	684277	ZAVALA, GLENDA	13101	SWEETSPICE ST	MORENO VALLI	CA	92553-682	ZAVALA, GLENDA	369.97
4184	479524020	5	684277	NGUYEN, LOI	13113	SWEETSPICE ST	MORENO VALLI	CA	92553-682	NGUYEN, LOI	316.49
8882	479452010	4	684277	BAUSTISTA, BYRON (RENT)	13131	SWEETSPICE ST	MORENO VALLI	CA	92553-682	BAUSTISTA, BYRON (F	287.52
5649	479452009	4	684277	FREEMAN, DANIELLE (RENT)	13141	SWEETSPICE ST	MORENO VALLI	CA	92553-682	FREEMAN, DANIELLE	317.06
995	479453006	4	684277	MARTIN, PAUL	13198	SWEETSPICE ST	MORENO VALLI	CA	92553-681	MARTIN, PAUL	314.21
5985	292206016	4	684277	TAIFAU, CARMELITA (RENT)	12016	SWEGLES LN	MORENO VALLI	CA	92557-814	TAIFAU, CARMELITA (	103.20
9338	292205007	3	684277	PETERKIN, AIMEE (OWNR)	12031	SWEGLES LN	MORENO VALLI	CA	92557-815	PETERKIN, AIMEE (OV	171.82
2786	292206009	8	684277	RODRIGUEZ, JESUS AND LETICIA	12078	SWEGLES LN	MORENO VALLI	CA	92557-814	RODRIGUEZ, JESUS AI	316.49
5329	259372010	9	684277	MESSINA, KRISTIN (OWNR)	9659	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-181	MESSINA, KRISTIN (O'	317.06
928	259371025	0	684277	OVERTON JR, STEPHEN E	9688	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-181	OVERTON JR, STEPHE	314.21
462	259361003	9	684277	PRESTON, WARREN	9755	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	PRESTON, WARREN	134.53
2771	259361006	2	684277	CORDOVA, GINA	9779	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	CORDOVA, GINA	412.76
6256	259361007	3	684277	BUHR, EDWARD O	9787	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	BUHR, EDWARD O	305.63
1712	259361015	0	684277	SMITH, CHARLES	9855	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	SMITH, CHARLES	345.70
9400	259362003	2	684277	DAVENPORT, ARTIS (RENT)	9860	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	DAVENPORT, ARTIS (F	152.04
4403	259362001	0	684277	MCKENZIE, LAURA	9880	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	MCKENZIE, LAURA	167.57
1120	259361021	5	684277	MOYA, JESUS	9895	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	MOYA, JESUS	316.49
6732	259361027	1	684277	LOPEZ, ALICE	9921	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	LOPEZ, ALICE	25.41
1144	260372032	9	684277	RAMSDEN, KIM	10025	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	RAMSDEN, KIM	88.35
7483	260372031	8	684277	MCHENRY, FE AND RONALD (OW	10035	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	MCHENRY, FE AND RO	41.27
4252	260371001	8	684277	SALGADO, JOSE	10038	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-185	SALGADO, JOSE	83.63
7763	260372028	6	684277	PABRO, ELISEO AND ANNA M	10065	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	PABRO, ELISEO AND A	505.10
2404	260372026	4	684277	BARKER, CURTIS	10085	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	BARKER, CURTIS	316.49
6396	260372003	3	684277	SCHU, ANLIA (OWNR)	10136	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	SCHU, ANLIA (OWNR)	39.76
3879	260372022	0	684277	LOOMIS, ROGER AND SHELLY	10147	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	LOOMIS, ROGER AND	434.90
2334	260372014	3	684277	GUZMAN, GEORGE	10259	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	GUZMAN, GEORGE	308.03
8143	487500049	7	684277	MUFFORD, JHYL (RENT)	13651	SYDNEY AVE	MORENO VALLI	CA	92555-254	MUFFORD, JHYL (REN	154.65
4660	487500050	7	684277	CLEAVER, PAUL AND STEFANIE	13663	SYDNEY AVE	MORENO VALLI	CA	92555-254	CLEAVER, PAUL AND S	467.31
1888	482112001	9	684277	MARTIN, LESTER	24374	SYKES DR	MORENO VALLI	CA	92553-336	MARTIN, LESTER	314.21
7750	482123016	7	684277	MALDANADO II, JESUS (OWNR)	24395	SYKES DR	MORENO VALLI	CA	92553-331	MALDANADO II, JESU	325.80
4147	296233009	0	684277	VOGELER, DAVID	13510	SYLMAR DR	MORENO VALLI	CA	92553-342	VOGELER, DAVID	210.89
5775	296233012	2	684277	LOFTON, STEVEN (OWNR)	13537	SYLMAR DR	MORENO VALLI	CA	92553-341	LOFTON, STEVEN (OW	277.93
1253	296233007	8	684277	CERVANTES, ESTER	13542	SYLMAR DR	MORENO VALLI	CA	92553-342	CERVANTES, ESTER	316.49
4959	296244009	4	684277	SMITH, DARRYL (RENT)	13644	SYLMAR DR	MORENO VALLI	CA	92553-170	SMITH, DARRYL (REN	316.49
6357	296243027	7	684277	SALOME, LAKETA (RENT)	13663	SYLMAR DR	MORENO VALLI	CA	92553-341	SALOME, LAKETA (REI	39.90
1388	296243031	0	684277	HOOPER, GINA	13713	SYLMAR DR	MORENO VALLI	CA	92553-170	HOOPER, GINA	105.89
9174	296244002	7	684277	CABRALES, MARINA (RENT)	13734	SYLMAR DR	MORENO VALLI	CA	92553-341	CABRALES, MARINA (I	45.55
9549	296274015	2	684277	RODRIGUEZ, MARCIA AND JAVIEI	13786	SYLMAR DR	MORENO VALLI	CA	92553-605	RODRIGUEZ, MARCIA	198.34
2129	296274011	8	684277	RODRIGUEZ, DAVID	13826	SYLMAR DR	MORENO VALLI	CA	92553-600	RODRIGUEZ, DAVID	192.89
1942	296273020	3	684277	GIBSON, MICHELE	13835	SYLMAR DR	MORENO VALLI	CA	92553-600	GIBSON, MICHELE	293.55
8945	296274008	6	684277	GALLEGOS, JAIME (RENT)	13856	SYLMAR DR	MORENO VALLI	CA	92553-600	GALLEGOS, JAIME (RE	118.71
4382	484151029	0	684277	BLOUGH, JULIET	14415	SYLVESTER CT	MORENO VALLI	CA	92553-497	BLOUGH, JULIET	133.58
403	484151020	1	684277	KOSEK, PAUL AND STEPHANIE	14430	SYLVESTER CT	MORENO VALLI	CA	92553-496	KOSEK, PAUL AND STI	316.49
1475	484164022	3	684277	CASTRO, AMANDA	14524	SYLVESTER DR	MORENO VALLI	CA	92553-492	CASTRO, AMANDA	214.49
2219	484162003	0	684277	SWARTZ, JOHN	14545	SYLVESTER DR	MORENO VALLI	CA	92553-492	SWARTZ, JOHN	316.49
1078	484162004	1	684277	SCOTT, DARREN	14559	SYLVESTER DR	MORENO VALLI	CA	92553-492	SCOTT, DARREN	316.49
6331	484164019	1	684277	SALAVERRIA, WALTER (RENT)	14560	SYLVESTER DR	MORENO VALLI	CA	92553-492	SALAVERRIA, WALTEF	72.71
5186	484162006	3	684277	SADLER, JERRY (OWNR)	14583	SYLVESTER DR	MORENO VALLI	CA	92553-492	SADLER, JERRY (OWN	387.49
10	475271010	7	684277	ERWIG, BERNIE L	11989	TABOR DR	MORENO VALLI	CA	92557-636	ERWIG, BERNIE L	305.17
4749	308520043	5	684277	BAIITY, MONIQUE	16781	TACK LN	MORENO VALLI	CA	92555-337	BAIITY, MONIQUE	314.21
9300	308520037	0	684277	FLAKES, CHRIS (RENT)	16865	TACK LN	MORENO VALLI	CA	92555-338	FLAKES, CHRIS (RENT)	168.67
4470	308520033	6	684277	TOMLIN, KARA	16921	TACK LN	MORENO VALLI	CA	92555-338	TOMLIN, KARA	317.06
5336	308520029	3	684277	OGAN, DWAYNE	16977	TACK LN	MORENO VALLI	CA	92555-338	OGAN, DWAYNE	225.64
7621	308520028	2	684277	SIMMONS, ERICK	16991	TACK LN	MORENO VALLI	CA	92555-338	SIMMONS, ERICK	318.76
8869	308522026	6	684277	SMITH, VICTORIA (RENT)	17016	TACK LN	MORENO VALLI	CA	92555-338	SMITH, VICTORIA (REI	213.64
3526	308520026	0	684277	EHIEMENONYE, ANTHONY	17019	TACK LN	MORENO VALLI	CA	92555	EHIEMENONYE, ANTH	61.76
4897	308520024	8	684277	HOWARD, STEPHEN	17047	TACK LN	MORENO VALLI	CA	92555-338	HOWARD, STEPHEN	24.34
3624	308520020	4	684277	LUBRICA, NANETTE	17103	TACK LN	MORENO VALLI	CA	92555-338	LUBRICA, NANETTE	89.53
5306	479121023	3	684277	LEWIS, MIKIA	13230	TACOMA DR	MORENO VALLI	CA	92553-425	LEWIS, MIKIA	1,660.98
9110	479132026	0	684277	SANCHEZ, GUADALUPE (OWNR)	13291	TACOMA DR	MORENO VALLI	CA	92553-429	SANCHEZ, GUADALUF	237.42

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6871	479121029	9	684277	XAYAVONG, AENOI (RENT) APTS	13221	TACOMA DR UNIT A	MORENO VALLI	CA	92553-543	XAYAVONG, AENOI (R	317.06
1217	485132009	0	684277	CLARKE, EMMA	24676	TALBOT CT	MORENO VALLI	CA	92551-091	CLARKE, EMMA	316.49
2034	485132023	2	684277	FAIR, JOHN	24687	TALBOT CT	MORENO VALLI	CA	92551-091	FAIR, JOHN	316.49
321	485132020	9	684277	SORIANO, JOSE	24717	TALBOT CT	MORENO VALLI	CA	92551-405	SORIANO, JOSE	297.57
8482	485132015	5	684277	GRAM, TYSHA (RENT)	24738	TALBOT CT	MORENO VALLI	CA	92551-405	GRAM, TYSHA (RENT)	240.14
4381	485132018	8	684277	OWENS, GERALDINE	24739	TALBOT CT	MORENO VALLI	CA	92551-405	OWENS, GERALDINE	413.60
4010	485132016	6	684277	NEAL, DEBORAH	24742	TALBOT CT	MORENO VALLI	CA	92551-405	NEAL, DEBORAH	316.49
208	479582027	2	684277	STAFFORD, LISA	25668	TALLANDSIA CT	MORENO VALLI	CA	92553-070	STAFFORD, LISA	316.49
20	479582037	1	684277	KOLAND, GARY (OWNR)	25693	TALLANDSIA CT	MORENO VALLI	CA	92553-070	KOLAND, GARY (OWN	316.49
5859	479582036	0	684277	CARROLL, EDWIN (OWNR)	25705	TALLANDSIA CT	MORENO VALLI	CA	92553-480	CARROLL, EDWIN (OV	317.06
4214	479582034	8	684277	LOPEZ, FERMIN AND BECKY	25719	TALLANDSIA CT	MORENO VALLI	CA	92553-480	LOPEZ, FERMIN AND	365.16
4056	479582033	7	684277	PETERSON, WAYNE	25729	TALLANDSIA CT	MORENO VALLI	CA	92553-480	PETERSON, WAYNE	422.52
2478	259470015	7	684277	GROOM, RHONDA	9796	TAMALPAIS PL	MORENO VALLI	CA	92557-351	GROOM, RHONDA	197.94
3286	259470007	0	684277	HARRIS, YVETTE	9813	TAMALPAIS PL	MORENO VALLI	CA	92557-351	HARRIS, YVETTE	300.84
297	479270001	4	684277	SUAZO, JESSE	12761	TAMARA DR	MORENO VALLI	CA	92553-233	SUAZO, JESSE	316.49
4671	479270002	5	684277	DOMINGUEZ, AARON	12773	TAMARA DR	MORENO VALLI	CA	92553-233	DOMINGUEZ, AARON	34.30
4783	479271016	1	684277	MACIAS, ARACELI	12798	TAMARA DR	MORENO VALLI	CA	92553-233	MACIAS, ARACELI	86.04
8486	479270008	1	684277	TURNER, TAMARA (OWNR)	12855	TAMARA DR	MORENO VALLI	CA	92553-415	TURNER, TAMARA (O	218.20
579	479271010	5	684277	POWER, MATT	12890	TAMARA DR	MORENO VALLI	CA	92553-415	POWER, MATT	412.76
2391	479270014	6	684277	JEFFERSON, JUNE (OWNR)	12927	TAMARA DR	MORENO VALLI	CA	92553-415	JEFFERSON, JUNE (OV	316.49
4142	474733001	9	684277	JOHNSON, CHARLENE	25511	TANGERINE RD	MORENO VALLI	CA	92557-664	JOHNSON, CHARLENE	412.76
4096	316220010	7	684277	OGWO, EDWARD	16505	TARANO LN	MORENO VALLI	CA	92551-748	OGWO, EDWARD	306.35
4338	316220018	5	684277	CHACON, MARIA	16623	TARANO LN	MORENO VALLI	CA	92551-749	CHACON, MARIA	316.49
8444	316220019	6	684277	PINEDA, ISABEL (RENT)	16639	TARANO LN	MORENO VALLI	CA	92551-749	PINEDA, ISABEL (REN	34.78
9388	316131001	4	684277	CLARK, LINDA AND JOHN (RENT)	16702	TARANO LN	MORENO VALLI	CA	92551-741	CLARK, LINDA AND JC	156.96
6500	316131002	5	684277	CASTRO, ELIS (OWNR)	16710	TARANO LN	MORENO VALLI	CA	92551-741	CASTRO, ELIS (OWNR	217.06
5239	316121026	6	684277	HECKARD, LASHONE (RENT)	16741	TARANO LN	MORENO VALLI	CA	92551-741	HECKARD, LASHONE (	316.49
3750	316121025	5	684277	COMAGON, GRACE	16749	TARANO LN	MORENO VALLI	CA	92551-741	COMAGON, GRACE	80.81
7057	316121024	4	684277	ARGUENTN, BRENDA	16757	TARANO LN	MORENO VALLI	CA	92551-741	ARGUENTN, BRENDA	317.06
4130	260112002	8	684277	JOHNSON, COLIN	23575	TARARA DR	MORENO VALLI	CA	92557-395	JOHNSON, COLIN	72.17
5110	260113001	0	684277	CLARKSTON, JOSEPH (RENT)	23578	TARARA DR	MORENO VALLI	CA	92557-395	CLARKSTON, JOSEPH	317.06
5030	260112006	2	684277	LEE, KRYSTAL	23591	TARARA DR	MORENO VALLI	CA	92557-395	LEE, KRYSTAL	316.49
5213	260123001	1	684277	CORTEZ, MONICA (OWNR)	23595	TARARA DR	MORENO VALLI	CA	92557-395	CORTEZ, MONICA (OV	211.78
4529	260124019	1	684277	WILLIAMS, KIMBERLY (RENT)	23600	TARARA DR	MORENO VALLI	CA	92557-395	WILLIAMS, KIMBERLY	257.93
407	260123004	4	684277	LACSON, HELEN	23607	TARARA DR	MORENO VALLI	CA	92557-395	LACSON, HELEN	139.53
6068	484303011	2	684277	MOTA, ELOY (OWNR)	14780	TARRAGON WAY	MORENO VALLI	CA	92553-500	MOTA, ELOY (OWNR)	188.30
6938	484303016	7	684277	BACOS, DAPHNE	14809	TARRAGON WAY	MORENO VALLI	CA	92553-508	BACOS, DAPHNE	390.75
5248	484312001	1	684277	ANTHONY, VIVIAN (RENT)	14874	TARRAGON WAY	MORENO VALLI	CA	92553-508	ANTHONY, VIVIAN (RI	317.06
2540	484312007	7	684277	BREWAH, JEFFERY	14934	TARRAGON WAY	MORENO VALLI	CA	92553-500	BREWAH, JEFFERY	316.49
6706	487042005	2	684277	ALVAREZ, HECTOR (RENT)	26135	TASMAN ST	MORENO VALLI	CA	92555-182	ALVAREZ, HECTOR (RI	220.16
8289	487042004	1	684277	THOMAS, DYMETRIUS (RENT)	26145	TASMAN ST	MORENO VALLI	CA	92555-182	THOMAS, DYMETRIUS	373.15
2554	487073004	7	684277	NOOR-PLIMLEY, KAMELYTA	26229	TASMAN ST	MORENO VALLI	CA	92555-186	NOOR-PLIMLEY, KAM	246.48
2285	487101001	0	684277	RANDOLPH, STANLEY AND JOVAN	26310	TASMAN ST	MORENO VALLI	CA	92555-186	RANDOLPH, STANLEY	272.04
4462	484201010	6	684277	STUART, KATHY M	25391	TAUPE AVE	MORENO VALLI	CA	92553-716	STUART, KATHY M	211.78
236	484201012	8	684277	BUTLER, GEORGE AND ERA	25415	TAUPE AVE	MORENO VALLI	CA	92553-716	BUTLER, GEORGE ANI	316.49
6489	484202007	7	684277	HERRINGTON, KRYSTLE (RENT)	25428	TAUPE AVE	MORENO VALLI	CA	92553-716	HERRINGTON, KRYSTI	180.75
4385	316220008	6	684277	BUTLER, TERRI	16520	TAURUS LN	MORENO VALLI	CA	92551-748	BUTLER, TERRI	152.26
8362	316220009	7	684277	CALVIN, LAUNA (RENT)	16532	TAURUS LN	MORENO VALLI	CA	92551-748	CALVIN, LAUNA (REN	225.78
8341	316220015	2	684277	PEREZ, JENNY (RENT)	16640	TAURUS LN	MORENO VALLI	CA	92551-749	PEREZ, JENNY (RENT)	262.18
8867	316221021	0	684277	WEAVER, ANTOINETTE (RENT)	16641	TAURUS LN	MORENO VALLI	CA	92551-749	WEAVER, ANTOINETT	110.02
7703	474434016	9	684277	MATTHEWS, EBONEY (RENT)	10783	TEA BARK RD	MORENO VALLI	CA	92557-404	MATTHEWS, EBONEY	247.65
4336	474443023	3	684277	CONDON, PERRY	10902	TEA BARK RD	MORENO VALLI	CA	92557-400	CONDON, PERRY	316.49
366	474442009	8	684277	BARGSTEN, BARBARA (OWNR)	10933	TEA BARK RD	MORENO VALLI	CA	92557-404	BARGSTEN, BARBARA	412.76
5902	474442007	6	684277	JACOBS, ALVIN	10959	TEA BARK RD	MORENO VALLI	CA	92557-404	JACOBS, ALVIN	113.66
9175	264331006	7	684277	TURNER, JENNY (RENT)	22775	TEA ROSE LN	MORENO VALLI	CA	92557-601	TURNER, JENNY (REN	224.87
1651	264331008	9	684277	KIMINIKI, JENNIFER	22799	TEA ROSE LN	MORENO VALLI	CA	92557-601	KIMINIKI, JENNIFER	201.25
3113	264331010	0	684277	REYES, MARI CRUZ (OWNR)	22823	TEA ROSE LN	MORENO VALLI	CA	92557-601	REYES, MARI CRUZ (O	56.78
2498	264342005	0	684277	JAHN, PAM	22836	TEA ROSE LN	MORENO VALLI	CA	92557-601	JAHN, PAM	316.49
4390	264342004	9	684277	CASTILLO, GILBERT	22846	TEA ROSE LN	MORENO VALLI	CA	92557-601	CASTILLO, GILBERT	317.06
3357	260135012	8	684277	ANDERSON, SUSAN	10817	TEAKWOOD CIR	MORENO VALLI	CA	92557-393	ANDERSON, SUSAN	206.78
2612	260135014	0	684277	DAY, TIMOTHY	10820	TEAKWOOD CIR	MORENO VALLI	CA	92557-393	DAY, TIMOTHY	316.49
269	291211045	9	684277	GAZAWAY, HOWARD	22568	TEMCO ST	MORENO VALLI	CA	92553-841	GAZAWAY, HOWARD	393.96
3234	291212002	3	684277	ZAMARRIPA, JOSE	22571	TEMCO ST	MORENO VALLI	CA	92553-841	ZAMARRIPA, JOSE	413.60
3276	291222002	4	684277	MORRIS, ROSA	22611	TEMCO ST	MORENO VALLI	CA	92553-843	MORRIS, ROSA	413.60
4286	291222004	6	684277	MC CRADY, WILLIAM	22651	TEMCO ST	MORENO VALLI	CA	92553-843	MC CRADY, WILLIAM	315.53
63	291222005	7	684277	GONZALES, RICHARD	22663	TEMCO ST	MORENO VALLI	CA	92553-843	GONZALES, RICHARD	76.54
1813	291221020	7	684277	WEASBY, LEROY AND MILDRED ((	22730	TEMCO ST	MORENO VALLI	CA	92553-843	WEASBY, LEROY AND	134.53
552	256263006	8	684277	LANE, DON AND MAGGIE	21151	TENNYSON RD	MORENO VALLI	CA	92557-840	LANE, DON AND MAG	306.35
4667	256312002	5	684277	SANCHEZ, GEORGINA	21247	TENNYSON RD	MORENO VALLI	CA	92557-840	SANCHEZ, GEORGINA	314.21
630	256312003	6	684277	RIVERA, RICHARD	21257	TENNYSON RD	MORENO VALLI	CA	92557-840	RIVERA, RICHARD	316.49
796	256311004	4	684277	LEANDRO JR, PAUL	21270	TENNYSON RD	MORENO VALLI	CA	92557-840	LEANDRO JR, PAUL	412.76
4177	256312010	2	684277	YADAO, KATHLEEN	21313	TENNYSON RD	MORENO VALLI	CA	92557-840	YADAO, KATHLEEN	74.53
3806	256312012	4	684277	MARTIN, WENDY AND SERGIO	21329	TENNYSON RD	MORENO VALLI	CA	92557-840	MARTIN, WENDY ANI	316.49
4131	256320027	3	684277	FREDES, OSCAR	21433	TENNYSON RD	MORENO VALLI	CA	92557-845	FREDES, OSCAR	288.57
7052	479170032	3	684277	SERVIN, HUMBERTO	13546	TERRA BELLA AVE	MORENO VALLI	CA	92553-482	SERVIN, HUMBERTO	270.52
3248	479170031	2	684277	GURROLA, CLIFFORD	13556	TERRA BELLA AVE	MORENO VALLI	CA	92553-482	GURROLA, CLIFFORD	407.42

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4889	479170028	0	684277	GREEN, TONY	13588	TERRA BELLA AVE	MORENO VALLI	CA	92553-482	GREEN, TONY	314.21
1192	479113051	3	684277	MARINAS, FELICITAS (RENT)	13134	TERRY CT	MORENO VALLI	CA	92553-423	MARINAS, FELICITAS (	191.21
3049	479113050	2	684277	MATALKA, PATRICIA AND VICTOF	13136	TERRY CT	MORENO VALLI	CA	92553-423	MATALKA, PATRICIA /	297.57
5768	479113048	1	684277	CARRILLO, MANUELA (RENT)	13162	TERRY CT	MORENO VALLI	CA	92553-423	CARRILLO, MANUELA	264.48
2888	487360015	4	684277	CONTRERAS, VERONICA	13015	TETON CT	MORENO VALLI	CA	92555-242	CONTRERAS, VERONI	83.93
2110	487360018	7	684277	GARCIA, TONY	13016	TETON CT	MORENO VALLI	CA	92555-242	GARCIA, TONY	316.49
6583	487360019	8	684277	BEELER, JOSIE (RENT)	13024	TETON CT	MORENO VALLI	CA	92555-242	BEELER, JOSIE (RENT)	280.39
5254	487360013	2	684277	VERGARA, SANDRA (RENT)	13031	TETON CT	MORENO VALLI	CA	92555-242	VERGARA, SANDRA (F	317.06
6935	487360022	0	684277	SOURY, COWTIC (RENT)	13048	TETON CT	MORENO VALLI	CA	92555-242	SOURY, COWTIC (REN	280.88
4454	487360024	2	684277	ZEPEDA, RAMON	13064	TETON CT	MORENO VALLI	CA	92555-242	ZEPEDA, RAMON	106.92
8435	485144010	7	684277	MARCU, LILIAN (OWNR)	15309	THERESA AVE	MORENO VALLI	CA	92551-366	MARCU, LILIAN (OWN	154.58
112	485142016	7	684277	BARON, ROBERT	15312	THERESA AVE	MORENO VALLI	CA	92551-367	BARON, ROBERT	316.49
7307	485144011	8	684277	BAXTER, LAMONTE	15317	THERESA AVE	MORENO VALLI	CA	92551-366	BAXTER, LAMONTE	127.13
4951	485142018	9	684277	RAMIREZ, AMELIA	15332	THERESA AVE	MORENO VALLI	CA	92551-367	RAMIREZ, AMELIA	316.49
6556	485144015	2	684277	GRAY, ALIKIA	15349	THERESA AVE	MORENO VALLI	CA	92551-366	GRAY, ALIKIA	287.27
7605	485144016	3	684277	CHAVELAS, CESAR (RENT)	15357	THERESA AVE	MORENO VALLI	CA	92551-366	CHAVELAS, CESAR (RE	99.93
8609	485144018	5	684277	LARA-CHAVEZ, JOSE ALFREDO (O	15373	THERESA AVE	MORENO VALLI	CA	92551-366	LARA-CHAVEZ, JOSE A	39.76
8065	485174014	4	684277	BECERRA, VICKI (OWNR)	15436	THERESA AVE	MORENO VALLI	CA	92551-364	BECERRA, VICKI (OWN	298.10
8112	485171006	8	684277	SOSA, ROBERTO (OWNR)	15449	THERESA AVE	MORENO VALLI	CA	92551-366	SOSA, ROBERTO (OWI	211.78
4580	479100017	3	684277	GUERRA, YESENIA	13010	THISTLE BROOK DR	MORENO VALLI	CA	92553-425	GUERRA, YESENIA	314.21
6536	479100018	4	684277	VIDANA, RACHEL	13022	THISTLE BROOK DR	MORENO VALLI	CA	92553-425	VIDANA, RACHEL	95.43
3454	479102010	2	684277	GUZMAN, JOE	13047	THISTLE BROOK DR	MORENO VALLI	CA	92553-425	GUZMAN, JOE	268.51
6248	479100024	9	684277	REYES, GABRIELA (RENT)	13096	THISTLE BROOK DR	MORENO VALLI	CA	92553-425	REYES, GABRIELA (REI	117.06
2738	479113018	4	684277	ROMERO, ARGENTINA (OWNR)	13142	THISTLE BROOK DR	MORENO VALLI	CA	92553-429	ROMERO, ARGENTINA	65.13
8023	479113017	3	684277	WILLIS, CORNEILA (RENT)	13154	THISTLE BROOK DR	MORENO VALLI	CA	92553-429	WILLIS, CORNEILA (RE	193.90
3837	479113015	1	684277	DAVALOS, JUAN	13178	THISTLE BROOK DR	MORENO VALLI	CA	92553-429	DAVALOS, JUAN	316.49
1320	479112007	1	684277	HOLLINS, HENRY (OWNR)	13211	THISTLE BROOK DR	MORENO VALLI	CA	92553-540	HOLLINS, HENRY (OW	316.49
1632	474542004	2	684277	MOORE, LINDA	24700	THORNBERRY CIR	MORENO VALLI	CA	92557-413	MOORE, LINDA	317.06
432	474541050	0	684277	SCHUBOTHE, DON	24746	THORNBERRY CIR	MORENO VALLI	CA	92557-413	SCHUBOTHE, DON	317.06
424	474541048	9	684277	PALOMAREZ, LOUISE (OWNR)	24766	THORNBERRY CIR	MORENO VALLI	CA	92557-413	PALOMAREZ, LOUISE	317.06
4264	260312011	4	684277	CARTER, CELESTINE (OWNR)	10025	THORNBIRD CT	MORENO VALLI	CA	92557-285	CARTER, CELESTINE ((	307.11
9302	260312017	0	684277	ROBLEDO , ESTEBAN (RENT)	10040	THORNBIRD CT	MORENO VALLI	CA	92557-285	ROBLEDO , ESTEBAN (	182.15
7484	260312002	6	684277	MOSSETT, JOHN	10101	THORNBIRD CT	MORENO VALLI	CA	92557-285	MOSSETT, JOHN	306.01
2524	308364012	5	684277	BROWN, DEBORAH	26301	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	BROWN, DEBORAH	22.55
8710	308364013	6	684277	CALNEK, MICHAEL JAMES AND AI	26307	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	CALNEK, MICHAEL JAI	402.38
9049	308364018	1	684277	ROMAN, GRETTELL (RENT)	26351	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	ROMAN, GRETTELL (R	243.54
7422	308362014	1	684277	PRYER, DOVIE (OWNR)	26362	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	PRYER, DOVIE (OWNF	299.86
7392	308362008	6	684277	GUZMAN, MARCOS	26418	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	GUZMAN, MARCOS	289.30
3340	308362007	5	684277	TORRES, KRISTIN	26428	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	TORRES, KRISTIN	317.06
5367	308361004	9	684277	CASTANEDA, ERIC (RENT)	26445	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	CASTANEDA, ERIC (RE	284.50
3027	308361005	0	684277	BARNES, GARY	26457	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	BARNES, GARY	413.60
5975	308361007	2	684277	PADILLA, EDGAR (OWNR)	26481	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	PADILLA, EDGAR (OW	300.22
8781	308362002	0	684277	REMBERT, ODELL (RENT)	26482	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	REMBERT, ODELL (REI	207.87
6237	308383002	5	684277	MORGAN, LINDA (RENT)	26511	THOROUGHBRED LN	MORENO VALLI	CA	92555-296	MORGAN, LINDA (REI	211.78
501	260302007	0	684277	HAJDUK, JOSEF	10068	THRASHER CIR	MORENO VALLI	CA	92557-281	HAJDUK, JOSEF	412.76
3701	260302002	5	684277	HOLT, GEORGE	10107	THRASHER CIR	MORENO VALLI	CA	92557-285	HOLT, GEORGE	284.01
5362	291233039	2	684277	VERA, MARGARITA (RENT)	13546	THUNDERBIRD DR	MORENO VALLI	CA	92553-865	VERA, MARGARITA (R	103.20
775	291233037	0	684277	JACKSON, ZETA	13610	THUNDERBIRD DR	MORENO VALLI	CA	92553-865	JACKSON, ZETA	300.01
5148	291233034	7	684277	CORTEZ, JOSE ANTONIO (OWNR)	13648	THUNDERBIRD DR	MORENO VALLI	CA	92553-865	CORTEZ, JOSE ANTON	214.36
6975	291224005	3	684277	MC CREADY, JAMES (RENT)	13683	THUNDERBIRD DR	MORENO VALLI	CA	92553-865	MC CREADY, JAMES (I	211.78
1720	291233031	4	684277	CATELLANOS, LUIS	13696	THUNDERBIRD DR	MORENO VALLI	CA	92553-865	CATELLANOS, LUIS	362.76
2737	484162012	8	684277	MARTINEZ, SAM	25812	THUNDERCLOUD CT	MORENO VALLI	CA	92553-495	MARTINEZ, SAM	113.70
1836	484162014	0	684277	SUAPAIA, ERIC	25823	THUNDERCLOUD CT	MORENO VALLI	CA	92553-495	SUAPAIA, ERIC	201.54
1339	484162011	7	684277	FLORES, RODOLFO AND ROSARIO	25824	THUNDERCLOUD CT	MORENO VALLI	CA	92553-495	FLORES, RODOLFO AN	39.64
4394	484162015	1	684277	RUIZ, JOSE LUIS AND MARIA	25835	THUNDERCLOUD CT	MORENO VALLI	CA	92553-495	RUIZ, JOSE LUIS AND I	317.06
4995	484162009	6	684277	RUIZ, LUCIA	25848	THUNDERCLOUD CT	MORENO VALLI	CA	92553-495	RUIZ, LUCIA	316.49
7300	260241001	6	684277	CARROLL,ANTHONY	10087	THUNDERHEAD	MORENO VALLI	CA	92557-281	CARROLL,ANTHONY	288.33
493	296042029	8	684277	DOTY, BRIAN	13010	TIERRA CANYON DR	MORENO VALLI	CA	92553-564	DOTY, BRIAN	316.49
7612	296042027	6	684277	BANUELOS, MONICA	13038	TIERRA CANYON DR	MORENO VALLI	CA	92553-564	BANUELOS, MONICA	242.47
94	296041005	3	684277	FERDON, ROBERT	13053	TIERRA CANYON DR	MORENO VALLI	CA	92553-564	FERDON, ROBERT	316.49
608	296042025	4	684277	THOM, DEBRA AND THOMAS	13064	TIERRA CANYON DR	MORENO VALLI	CA	92553-564	THOM, DEBRA AND T	64.65
7869	296042020	9	684277	HARFORD, HEATHER (RENT)	13116	TIERRA CANYON DR	MORENO VALLI	CA	92553-561	HARFORD, HEATHER (	64.41
5604	296053008	3	684277	MORALES, JOSE A (RENT)	13150	TIERRA CANYON DR	MORENO VALLI	CA	92553-561	MORALES, JOSE A (RE	317.06
5942	296052049	7	684277	BROWN, ELEANOR (RENT)	13179	TIERRA CANYON DR	MORENO VALLI	CA	92553-564	BROWN, ELEANOR (R	231.90
6955	296052048	6	684277	ORTEGA, TEMO(OWNR)	13189	TIERRA CANYON DR	MORENO VALLI	CA	92553-564	ORTEGA, TEMO(OWN	317.06
949	482292006	1	684277	GARCIA, RAMON C (RENT)	24263	TIERRA DE ORO	MORENO VALLI	CA	92553-622	GARCIA, RAMON C (R	94.00
6445	482292010	4	684277	LOPEZ, RAMON (RENT)	24317	TIERRA DE ORO	MORENO VALLI	CA	92553-334	LOPEZ, RAMON (REN	317.06
3123	482293013	0	684277	ROBINSON, PATRICIA	24324	TIERRA DE ORO	MORENO VALLI	CA	92553-334	ROBINSON, PATRICIA	310.44
84	482292009	4	684277	CASCARELLI, TRACI (OWNR)	24333	TIERRA DE ORO	MORENO VALLI	CA	92553-334	CASCARELLI, TRACI (C	300.21
5874	482293014	1	684277	GARIBAY, HECTOR (OWNR)	24338	TIERRA DE ORO	MORENO VALLI	CA	92553-334	GARIBAY, HECTOR (O'	317.06
1621	482292020	3	684277	CONTRERAS, LYDIA	24377	TIERRA DE ORO	MORENO VALLI	CA	92553-334	CONTRERAS, LYDIA	166.49
5190	482292019	3	684277	GUPOU, FETONGI (OWNR)	24389	TIERRA DE ORO	MORENO VALLI	CA	92553-334	GUPOU, FETONGI (OV	217.60
1733	482292018	2	684277	WELLS, OCALL	24401	TIERRA DE ORO	MORENO VALLI	CA	92553-334	WELLS, OCALL	94.00
1814	482321001	5	684277	ORTEGA, ANA	24408	TIERRA DE ORO	MORENO VALLI	CA	92553-334	ORTEGA, ANA	210.89
1254	482322003	0	684277	TRAKAS, JERI	24443	TIERRA DE ORO	MORENO VALLI	CA	92553-334	TRAKAS, JERI	520.41
4194	264110019	6	684277	WILLETS, JODY	11480	TIFFANY LN	MORENO VALLI	CA	92557-470	WILLETS, JODY	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
217	485161019	9	684277	AHLEFELD, HOWARD AND CAROL	15395	TIFFIN CT	MORENO VALLI	CA	92551-512	AHLEFELD, HOWARD	316.49
1731	485161016	6	684277	ROMERO, JERRY AND BERTHA	15429	TIFFIN CT	MORENO VALLI	CA	92551-361	ROMERO, JERRY AND	83.96
3569	485161015	5	684277	ROBLES, GABRIEL	15437	TIFFIN CT	MORENO VALLI	CA	92551-361	ROBLES, GABRIEL	317.06
5936	485161026	5	684277	MUNOZ, MICHELLE (OWNR)	15438	TIFFIN CT	MORENO VALLI	CA	92551-361	MUNOZ, MICHELLE (C	211.78
340	485161028	7	684277	BRANN, TERRY	15450	TIFFIN CT	MORENO VALLI	CA	92551-361	BRANN, TERRY	32.34
3440	304500037	0	684277	MOSLEY, JOYCE	14684	TILDEN LN	MORENO VALLI	CA	92555-571	MOSLEY, JOYCE	317.06
2115	260212031	3	684277	DANTZLER, RONNESHA (RENT)	23760	TIMBER BLUFF CT	MORENO VALLI	CA	92557-294	DANTZLER, RONNESH	306.34
9082	260212032	4	684277	BRADY, JAMES (OWNR)	23768	TIMBER BLUFF CT	MORENO VALLI	CA	92557-294	BRADY, JAMES (OWN	114.32
4976	260212033	5	684277	WAYSZ, JENNIFER (OWNR)	23776	TIMBER BLUFF CT	MORENO VALLI	CA	92557-294	WAYSZ, JENNIFER (O	21.55
7814	291503016	5	684277	FOWLER-JOHNSON, PAMELA (OV	12299	TIMLICO CT	MORENO VALLI	CA	92557-683	FOWLER-JOHNSON, P	273.86
1107	487381007	2	684277	HUNTIMER, JUDY	13016	TIOGA PASS CT	MORENO VALLI	CA	92555-246	HUNTIMER, JUDY	316.49
1626	487381004	9	684277	SMITH, CHRISTINE	13056	TIOGA PASS CT	MORENO VALLI	CA	92555-246	SMITH, CHRISTINE	316.49
8399	291538019	6	684277	VITELA, YVETTE (RENT)	12829	TIVERTON CT	MORENO VALLI	CA	92553-187	VITELA, YVETTE (REN	403.35
8916	291538014	1	684277	ORTEGA, ANNA (RENT)	12830	TIVERTON CT	MORENO VALLI	CA	92553-187	ORTEGA, ANNA (REN	271.97
2326	291538020	6	684277	TATE, KEVIN	12839	TIVERTON CT	MORENO VALLI	CA	92553-187	TATE, KEVIN	316.49
3052	482492039	9	684277	WASHINGTON, DIANNE AND GLC	14217	TOBY CT	MORENO VALLI	CA	92553-676	WASHINGTON, DIANI	296.98
6065	482492050	8	684277	BERNAL, MACARIO (OWNR)	14232	TOBY CT	MORENO VALLI	CA	92553-676	BERNAL, MACARIO (C	306.92
7069	479341029	9	684277	MERCADO, JAIME (OWNR)	25213	TODD DR	MORENO VALLI	CA	92553-415	MERCADO, JAIME (O	85.11
7157	479342002	7	684277	MARROQUIN, EDGAR (RENT)	25240	TODD DR	MORENO VALLI	CA	92553-416	MARROQUIN, EDGAR	317.06
7532	479060036	7	684277	MASSO, CAROLINA (RENT)	25336	TODD DR	MORENO VALLI	CA	92553-233	MASSO, CAROLINA (R	206.93
3178	479062005	5	684277	PEREZ, ELEAZAR	25353	TODD DR	MORENO VALLI	CA	92553-416	PEREZ, ELEAZAR	134.12
2939	479060033	4	684277	MILLER, PAMELA	25378	TODD DR	MORENO VALLI	CA	92553-233	MILLER, PAMELA	316.49
8185	479060032	3	684277	SALAZAR, JAVIER (RENT)	25392	TODD DR	MORENO VALLI	CA	92553-233	SALAZAR, JAVIER (REI	415.08
2411	479060017	0	684277	MALDONADO, ANGEL	25450	TODD DR	MORENO VALLI	CA	92553-416	MALDONADO, ANGEL	316.49
3394	304441014	7	684277	COOK, MICHAEL	14856	TOLEDO CT	MORENO VALLI	CA	92555	COOK, MICHAEL	306.92
3919	304441015	8	684277	WILLIAMS III, ALFRED T	14866	TOLEDO CT	MORENO VALLI	CA	92555-731	WILLIAMS III, ALFRED	316.49
3436	260113010	8	684277	BONILLA, JOSE	23625	TONADA LN	MORENO VALLI	CA	92557-396	BONILLA, JOSE	317.06
772	260125004	0	684277	GARRETT, JAMES	23641	TONADA LN	MORENO VALLI	CA	92557-396	GARRETT, JAMES	75.30
1267	260126024	1	684277	BARNES, TONY AND ROSIE	23642	TONADA LN	MORENO VALLI	CA	92557-396	BARNES, TONY AND R	111.43
1797	260125003	9	684277	SLATER, VALERIE	23645	TONADA LN	MORENO VALLI	CA	92557-396	SLATER, VALERIE	222.41
8922	260125001	7	684277	RODRIGUEZ, ESTUARDO (RENT)	23653	TONADA LN	MORENO VALLI	CA	92557-396	RODRIGUEZ, ESTUARI	134.76
9059	312061009	8	684277	ANDERSON, SHANDEA (OWNR)	25618	TONADILLA CIR	MORENO VALLI	CA	92551-160	ANDERSON, SHANDE/	200.54
9253	312061018	6	684277	SANCHEZ, SUSAN (OWNR)	25659	TONADILLA CIR	MORENO VALLI	CA	92551-160	SANCHEZ, SUSAN (OV	61.33
1206	312061014	2	684277	LUGO, JUAN C AND ALMA	25678	TONADILLA CIR	MORENO VALLI	CA	92551-160	LUGO, JUAN C AND A	47.95
1149	291373024	1	684277	LARIOS-DE CARDENAS, EVA	13043	TONIKAN DR	MORENO VALLI	CA	92553-781	LARIOS-DE CARDENA	299.38
2486	291373025	2	684277	YOUNG, DEANDRA (RENT)	13049	TONIKAN DR	MORENO VALLI	CA	92553-781	YOUNG, DEANDRA (R	139.53
7009	291373028	5	684277	SIMS, CYNTHIA (RENT)	13075	TONIKAN DR	MORENO VALLI	CA	92553-781	SIMS, CYNTHIA (RENT	90.05
95	291374015	6	684277	NAPER, HYCANITH	13076	TONIKAN DR	MORENO VALLI	CA	92553-780	NAPER, HYCANITH	116.49
4997	291374014	5	684277	BROOKS, LORETTA (RENT)	13082	TONIKAN DR	MORENO VALLI	CA	92553-780	BROOKS, LORETTA (RI	316.49
5967	291374013	4	684277	GONZELEZ, JOSE	13088	TONIKAN DR	MORENO VALLI	CA	92553-780	GONZELEZ, JOSE	412.12
9012	291374010	1	684277	YANEZ, REGINA (OWNR)	13110	TONIKAN DR	MORENO VALLI	CA	92553-781	YANEZ, REGINA (OWI	90.90
7651	291374008	0	684277	GRAHAM,OLIVIA	13126	TONIKAN DR	MORENO VALLI	CA	92553-781	GRAHAM,OLIVIA	329.65
8819	291374005	7	684277	NARRN, MARIO (RENT)	13146	TONIKAN DR	MORENO VALLI	CA	92553-781	NARRN, MARIO (REN	218.05
6721	291374002	4	684277	EDWARDS, KIMBERLY	13168	TONIKAN DR	MORENO VALLI	CA	92553-781	EDWARDS, KIMBERLY	402.90
4029	487241002	4	684277	ESTRADA, ARACELI	12604	TORREY PINE RD	MORENO VALLI	CA	92555-351	ESTRADA, ARACELI	139.53
3997	487231005	6	684277	STONE, GERALD	12623	TORREY PINE RD	MORENO VALLI	CA	92555-351	STONE, GERALD	139.53
7883	487231002	3	684277	MOORE, MELINOR	12653	TORREY PINES RD	MORENO VALLI	CA	92555-351	MOORE, MELINOR	293.73
1680	264203005	0	684277	SANCHEZ, LORA	23374	TOUCAN PL	MORENO VALLI	CA	92557-541	SANCHEZ, LORA	412.76
5457	264203008	3	684277	CARDOZA, MICHELLE (OWNR)	23416	TOUCAN PL	MORENO VALLI	CA	92557-541	CARDOZA, MICHELLE	215.54
9193	264203002	7	684277	PASCUAL, ADRIENNE (RENT)	23456	TOUCAN PL	MORENO VALLI	CA	92557-541	PASCUAL, ADRIENNE	90.69
3224	304172008	1	684277	HALL, CHARMAYNE	15665	TOURAINE CT	MORENO VALLI	CA	92555-493	HALL, CHARMAYNE	317.06
1617	304172007	0	684277	OLIVER, BOBBY	15675	TOURAINE CT	MORENO VALLI	CA	92555-493	OLIVER, BOBBY	353.85
1835	304183041	4	684277	DODD, RYAN	15704	TOURAINE CT	MORENO VALLI	CA	92555-492	DODD, RYAN	403.19
2637	256212004	8	684277	ALSHISH, RUDIMA	21318	TOWNSENDIA AVE	MORENO VALLI	CA	92557-863	ALSHISH, RUDIMA	412.76
765	256213003	0	684277	GAZALI, EDUARDO	21339	TOWNSENDIA AVE	MORENO VALLI	CA	92557-863	GAZALI, EDUARDO	110.89
4406	256212001	5	684277	BARAHONA, VILGILIO	21354	TOWNSENDIA AVE	MORENO VALLI	CA	92557-863	BARAHONA, VILGILIO	302.08
1	256193001	7	684277	JOHNSON, WILBERT AND DANNII	21389	TOWNSENDIA AVE	MORENO VALLI	CA	92557-863	JOHNSON, WILBERT A	317.06
7934	256191073	6	684277	MENA, CLAUDETTE	21474	TOWNSENDIA AVE	MORENO VALLI	CA	92557-863	MENA, CLAUDETTE	142.82
9111	486552035	8	684277	KIM, CONNIE (OWNR)	14392	TRADEWINDS PL	MORENO VALLI	CA	92555-576	KIM, CONNIE (OWNR)	359.03
6181	486552034	7	684277	MAGEE, LINZIE (OWNR)	14406	TRADEWINDS PL	MORENO VALLI	CA	92555-576	MAGEE, LINZIE (OWN	227.05
4058	486552032	5	684277	SANTEE, VERONICA	14434	TRADEWINDS PL	MORENO VALLI	CA	92555-576	SANTEE, VERONICA	316.49
5618	482341014	9	684277	ROSALES, ALAN (RENT)	14312	TRAVERS CT	MORENO VALLI	CA	92553-240	ROSALES, ALAN (REN	364.38
2551	482481004	3	684277	ERWIN, DENNIS	14083	TRAVERS DR	MORENO VALLI	CA	92553-676	ERWIN, DENNIS	489.78
2284	482481001	0	684277	GREENE, SHAUNDA	14121	TRAVERS DR	MORENO VALLI	CA	92553-673	GREENE, SHAUNDA	414.42
7374	482491008	8	684277	VITHAYAVONG, DAVINA	14147	TRAVERS DR	MORENO VALLI	CA	92553-673	VITHAYAVONG, DAVII	279.24
96	482491007	7	684277	MC DOWELL, WILLIAM	14161	TRAVERS DR	MORENO VALLI	CA	92553-673	MC DOWELL, WILLIAI	316.49
3901	482492005	8	684277	SOSA, RAMIRO	14188	TRAVERS DR	MORENO VALLI	CA	92553-673	SOSA, RAMIRO	412.76
6496	482492003	6	684277	PATRICK, CHANEL (RENT)	14216	TRAVERS DR	MORENO VALLI	CA	92553-676	PATRICK, CHANEL (RE	317.06
999	482491001	1	684277	ANDREWS, DERALD	14245	TRAVERS DR	MORENO VALLI	CA	92553-676	ANDREWS, DERALD	244.77
2720	475210026	3	684277	RUELAS, ROBERTO	24569	TREASURE DR	MORENO VALLI	CA	92557-564	RUELAS, ROBERTO	108.84
559	260352006	4	684277	ORTIZ, ROLAND	10351	TRIBUTARY DR	MORENO VALLI	CA	92557-265	ORTIZ, ROLAND	316.49
6368	316141023	5	684277	CERRILLOS, OMAR AND ELVIA (O	16795	TRINITY BAY CT	MORENO VALLI	CA	92551-747	CERRILLOS, OMAR AN	209.06
3886	316141021	3	684277	VAN HOVE, MARIE	16805	TRINITY BAY CT	MORENO VALLI	CA	92551-748	VAN HOVE, MARIE	134.53
2286	316141028	0	684277	JOHNSON, KENNETH	16810	TRINITY BAY CT	MORENO VALLI	CA	92551-747	JOHNSON, KENNETH	200.42
2047	316141016	9	684277	CARRUITERO, GINO A	16855	TRINITY BAY CT	MORENO VALLI	CA	92551-748	CARRUITERO, GINO A	158.25
7016	478381016	4	684277	SALAZAR, VINCENT	13288	TRIPLE CROWN CT	MORENO VALLI	CA	92555-840	SALAZAR, VINCENT	316.42

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4108	478381015	3	684277	MEDINA, JOSE	13308	TRIPLE CROWN CT	MORENO VALLI	CA	92555-840	MEDINA, JOSE	316.49
4137	478381014	2	684277	GARCIA, SAMUEL	13328	TRIPLE CROWN CT	MORENO VALLI	CA	92555-840	GARCIA, SAMUEL	316.49
4590	478381020	7	684277	ROSS, LASHONDA	13343	TRIPLE CROWN CT	MORENO VALLI	CA	92555-840	ROSS, LASHONDA	221.17
5130	478381011	9	684277	JUAREZ, MIRIAM	13388	TRIPLE CROWN CT	MORENO VALLI	CA	92555-840	JUAREZ, MIRIAM	317.06
8043	478341001	6	684277	CRUZ, JADE (OWNR)	28207	TRISTAN DR	MORENO VALLI	CA	92555-613	CRUZ, JADE (OWNR)	397.48
7755	475111024	5	684277	LONG, MARY (RENT)	11457	TRIUMPH LN	MORENO VALLI	CA	92557-554	LONG, MARY (RENT)	289.94
3366	475182001	4	684277	CHAVEZ, GRACE	11508	TRIUMPH LN	MORENO VALLI	CA	92557-552	CHAVEZ, GRACE	97.94
2036	475182004	7	684277	ANDERSON, KAREN	11546	TRIUMPH LN	MORENO VALLI	CA	92557-552	ANDERSON, KAREN	217.65
6575	475182008	1	684277	WEST, JAMES AND MELISSA	11588	TRIUMPH LN	MORENO VALLI	CA	92557-552	WEST, JAMES AND M	153.90
284	475182010	2	684277	O'NEIL, WILLIAM	11614	TRIUMPH LN	MORENO VALLI	CA	92557-552	O'NEIL, WILLIAM	316.49
1899	474291021	2	684277	CLARK, PAUL	11415	TROPIC CT	MORENO VALLI	CA	92557-574	CLARK, PAUL	314.21
6983	479642009	1	684277	MARTINEZ, ERIK (RENT)	25645	TURMERIC WAY	MORENO VALLI	CA	92553-684	MARTINEZ, ERIK (REN	317.06
8265	479642015	6	684277	RAHMAN, MUSTAFIZUR	25733	TURMERIC WAY	MORENO VALLI	CA	92553-081	RAHMAN, MUSTAFIZ	543.70
6341	304401008	8	684277	ALLEN, ANDREW	15583	TURNBERRY ST	MORENO VALLI	CA	92555-495	ALLEN, ANDREW	317.06
3374	304401010	9	684277	EKHAGUERE, COURAGE	15603	TURNBERRY ST	MORENO VALLI	CA	92555-490	EKHAGUERE, COURAC	354.50
1679	304161016	4	684277	LILLY, BARBARA A	15615	TURNBERRY ST	MORENO VALLI	CA	92555-490	LILLY, BARBARA A	316.49
7767	304162003	5	684277	MCKINNEY, PERSHIA (RENT)	15630	TURNBERRY ST	MORENO VALLI	CA	92555-490	MCKINNEY, PERSHIA	211.71
2725	304163002	7	684277	CARTER, FELIX	15660	TURNBERRY ST	MORENO VALLI	CA	92555-490	CARTER, FELIX	428.55
589	304163003	8	684277	VIZCAINO, SILVERIO	15670	TURNBERRY ST	MORENO VALLI	CA	92555-490	VIZCAINO, SILVERIO	412.76
5159	304163004	9	684277	LOWE, RALPH	15680	TURNBERRY ST	MORENO VALLI	CA	92555-490	LOWE, RALPH	317.06
1401	304163005	0	684277	VERRETT, RICHARD J	15690	TURNBERRY ST	MORENO VALLI	CA	92555-490	VERRETT, RICHARD J	412.76
5280	304164007	5	684277	TENERELLI, NATHAN (OWNR)	15710	TURNBERRY ST	MORENO VALLI	CA	92555-490	TENERELLI, NATHAN (	317.06
8774	304164010	7	684277	JEFFERSON, TRACY AND WILLIAM	15740	TURNBERRY ST	MORENO VALLI	CA	92555-490	JEFFERSON, TRACY AN	89.66
5115	304161002	1	684277	BAILEY, RHONDA	15759	TURNBERRY ST	MORENO VALLI	CA	92555-490	BAILEY, RHONDA	423.74
6282	479663014	0	684277	JACKSON, MICHELLE (RENT)	25210	TURQUOISE LN	MORENO VALLI	CA	92557-743	JACKSON, MICHELLE (	170.26
7072	479663025	0	684277	NORMAN, SHANICKA (RENT)	25227	TURQUOISE LN	MORENO VALLI	CA	92557-743	NORMAN, SHANICKA	314.21
5063	479663024	9	684277	ESPINOZA, MAYRA	25239	TURQUOISE LN	MORENO VALLI	CA	92557-743	ESPINOZA, MAYRA	510.63
6283	479663017	3	684277	VELASCO JR, ALBERTO	25246	TURQUOISE LN	MORENO VALLI	CA	92557-743	VELASCO JR, ALBERTC	317.06
3242	259371018	4	684277	PATTERSON, WILMA	22734	TURTLECREEK CT	MORENO VALLI	CA	92557-180	PATTERSON, WILMA	317.06
1597	291393024	3	684277	RANDLE, JANICE	12220	TURTON LN	MORENO VALLI	CA	92557-692	RANDLE, JANICE	316.49
305	482471021	7	684277	PAGE, ROBERT	24512	TUSCARORA CIR	MORENO VALLI	CA	92553-581	PAGE, ROBERT	316.49
919	482471020	6	684277	DELGADO, LOUIS	24518	TUSCARORA CIR	MORENO VALLI	CA	92553-581	DELGADO, LOUIS	314.21
3358	482471023	9	684277	TELLEZ, PAULA	24519	TUSCARORA CIR	MORENO VALLI	CA	92553-581	TELLEZ, PAULA	317.06
6403	482471019	6	684277	ROBINSON, CARLA (RENT)	24532	TUSCARORA CIR	MORENO VALLI	CA	92553-581	ROBINSON, CARLA (RI	181.82
8903	482471027	3	684277	FOY, ROSALIE (RENT)	24575	TUSCARORA CIR	MORENO VALLI	CA	92553-581	FOY, ROSALIE (RENT)	346.57
7241	474730012	0	684277	GAINES, DAVID (OWNR)	11867	TUSCOLA ST	MORENO VALLI	CA	92557-661	GAINES, DAVID (OWN	317.06
2520	479422036	5	684277	MALMA, MELISSA AND OSCAR	12320	TUSCOLA ST	MORENO VALLI	CA	92557-760	MALMA, MELISSA AN	23.61
7567	479421033	9	684277	ALCARAZ, LEILANI	12347	TUSCOLA ST	MORENO VALLI	CA	92557-760	ALCARAZ, LEILANI	378.97
1795	479422038	7	684277	GARCIA, SANTIAGO	12348	TUSCOLA ST	MORENO VALLI	CA	92557-760	GARCIA, SANTIAGO	409.86
1988	479421031	7	684277	HYDE, MARIA	12375	TUSCOLA ST	MORENO VALLI	CA	92557-760	HYDE, MARIA	412.76
6125	479421028	5	684277	SALGADO, TASJA (RENT)	12407	TUSCOLA ST	MORENO VALLI	CA	92557-760	SALGADO, TASJA (REI	106.38
700	479421027	4	684277	RAMIREZ, YOLANDA	12419	TUSCOLA ST	MORENO VALLI	CA	92557-760	RAMIREZ, YOLANDA	314.21
6470	473351011	1	684277	BROKAW, ANDREA	11082	TWILIGHT WAY	MORENO VALLI	CA	92555-659	BROKAW, ANDREA	249.85
3179	487202006	7	684277	ESPINOZA, MARGIE	12590	TWIN BERRY DR	MORENO VALLI	CA	92555-223	ESPINOZA, MARGIE	317.06
4414	308591007	3	684277	BALATBAT, RUDOLPH	15826	TWIN LAKES DR	MORENO VALLI	CA	92555-910	BALATBAT, RUDOLPH	87.87
7139	308600001	4	684277	GUTIERREZ, CONSELUA (OWNR)	15838	TWIN LAKES DR	MORENO VALLI	CA	92555-910	GUTIERREZ, CONSELU	314.50
4839	479573011	9	684277	SIMS, DARREN	13127	TWINFLOWER CT	MORENO VALLI	CA	92553-082	SIMS, DARREN	314.21
3799	479573009	8	684277	MONTGOMERY, EMOGENE	13130	TWINFLOWER CT	MORENO VALLI	CA	92553-082	MONTGOMERY, EMO	296.96
3129	479573008	7	684277	SUAREZ, MELENA	13144	TWINFLOWER CT	MORENO VALLI	CA	92553-082	SUAREZ, MELENA	408.60
2335	479573013	1	684277	CONCEPCION, ARLENE	13149	TWINFLOWER CT	MORENO VALLI	CA	92553-082	CONCEPCION, ARLENI	316.49
6567	479573007	6	684277	VALENZUELA, VENTURA (OWNR)	13158	TWINFLOWER CT	MORENO VALLI	CA	92553-082	VALENZUELA, VENTUI	89.07
926	485053008	5	684277	LUNA, ADELA	24480	TYANN CT	MORENO VALLI	CA	92551-363	LUNA, ADELA	452.38
8132	256451021	2	684277	PERREIRA, REAVA (RENT)	11463	TYLER RD	MORENO VALLI	CA	92557-833	PERREIRA, REAVA (RE	211.78
3713	256452010	5	684277	BARAJAS, ERIC	11488	TYLER RD	MORENO VALLI	CA	92557-833	BARAJAS, ERIC	55.66
3693	256452011	6	684277	SOURATHA, CHRISTOPHER	21349	TYLER RD	MORENO VALLI	CA	92557-833	SOURATHA, CHRISTOI	28.97
5706	308540001	9	684277	NYECHE, KIM (OWNR)	26130	UNBRIDLED CIR	MORENO VALLI	CA	92555-339	NYECHE, KIM (OWNR	291.34
4938	308540003	1	684277	HERNANDEZ, ADAM	26158	UNBRIDLED CIR	MORENO VALLI	CA	92555-339	HERNANDEZ, ADAM	316.49
5366	308540014	1	684277	ORDUNEZ, KAREN (OWNR)	26189	UNBRIDLED CIR	MORENO VALLI	CA	92555-339	ORDUNEZ, KAREN (O\	337.10
4532	308540013	0	684277	MANSKER, MITTIE	26203	UNBRIDLED CIR	MORENO VALLI	CA	92555-339	MANSKER, MITTIE	314.21
3698	308540007	5	684277	GRISSOM, CALVIN	26214	UNBRIDLED CIR	MORENO VALLI	CA	92555-339	GRISSOM, CALVIN	316.49
5285	308540012	9	684277	GARCIA, RICHARD (OWNR)	26217	UNBRIDLED CIR	MORENO VALLI	CA	92555-339	GARCIA, RICHARD (O\	252.44
969	482562008	7	684277	DANIELS, THEOPLUS	14410	UNITY CT	MORENO VALLI	CA	92553-357	DANIELS, THEOPLUS	198.33
8874	482562009	8	684277	RAMOS, LILIANA	14420	UNITY CT	MORENO VALLI	CA	92553-357	RAMOS, LILIANA	203.03
1456	482562012	0	684277	ALDAPA, JOHNNY	14458	UNITY CT	MORENO VALLI	CA	92553-357	ALDAPA, JOHNNY	316.49
3882	482333001	2	684277	WEATHERSBY, DENNIS (OWNR)	14517	UNITY CT	MORENO VALLI	CA	92553-940	WEATHERSBY, DENNI	116.86
5510	482333004	5	684277	GONZALEZ, CIPRIANO (OWNR)	14577	UNITY CT	MORENO VALLI	CA	92553-940	GONZALEZ, CIPRIANO	97.62
4922	482331036	8	684277	WILLIAMS, AMY	14580	UNITY CT	MORENO VALLI	CA	92553-940	WILLIAMS, AMY	401.08
1295	482690001	6	684277	LOERA, ARMANDO	14605	UNITY CT	MORENO VALLI	CA	92553-940	LOERA, ARMANDO	316.49
3147	482690024	7	684277	MELGOZA, ADELINA	14681	UNITY CT	MORENO VALLI	CA	92553-942	MELGOZA, ADELINA	598.84
9462	482690025	8	684277	FIGUEROA, BERENA (RENT)	14691	UNITY CT	MORENO VALLI	CA	92553-942	FIGUEROA, BERENA (I	127.20
750	482690026	9	684277	MACIAS, NORMA	14703	UNITY CT	MORENO VALLI	CA	92553-944	MACIAS, NORMA	326.88
6578	482690034	6	684277	BROWN, DARRYL W AND VALARI	14717	UNITY CT	MORENO VALLI	CA	92553-942	BROWN, DARRYL W A	210.00
660	481161028	9	684277	MARTINEZ, MIGUEL	12573	VAL VIEW ST	MORENO VALLI	CA	92553-373	MARTINEZ, MIGUEL	52.22
97	481161026	7	684277	BROWN, DIANE	12609	VAL VIEW ST	MORENO VALLI	CA	92553-930	BROWN, DIANE	316.49
1307	475220007	7	684277	PERRY, LINDA	24810	VALECREST DR	MORENO VALLI	CA	92557-640	PERRY, LINDA	108.49
2349	487073024	5	684277	BUTIU, ROEL	12313	VALERIE CT	MORENO VALLI	CA	92555-186	BUTIU, ROEL	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2302	487073026	7	684277	GOODALL, SABRINA	12333	VALERIE CT	MORENO VALLI	CA	92555-186	GOODALL, SABRINA	316.49
8660	473371009	2	684277	SALCEDO, JULIO (RENT)	11595	VALLE LINDO	MORENO VALLI	CA	92555-532	SALCEDO, JULIO (REN	288.92
523	473382004	1	684277	MONSON GORDON, JOYCELYN	11748	VALLE LINDO	MORENO VALLI	CA	92555-532	MONSON GORDON, J	454.97
8696	260391015	3	684277	GRAHAM, JILL (RENT)	10494	VALLEY CREST CIR	MORENO VALLI	CA	92557-901	GRAHAM, JILL (RENT)	69.65
1208	292045004	6	684277	VELASQUEZ, MARCELINO	12570	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-599	VELASQUEZ, MARCEL	316.49
3938	292044005	4	684277	DIAZ, CATALINA (OWNR)	12571	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-599	DIAZ, CATALINA (OWI	261.60
3389	292044004	3	684277	DURAN, ANGELICA	12583	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-599	DURAN, ANGELICA	32.00
3511	292044003	2	684277	RAMIREZ, ELADIO	12595	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-599	RAMIREZ, ELADIO	307.38
5571	292044002	1	684277	MARTINEZ, JESSE (OWNR)	12607	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-596	MARTINEZ, JESSE (OV	75.88
272	292054013	2	684277	REDWINE, KAREN	12650	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-599	REDWINE, KAREN	422.52
5492	292053012	8	684277	GILLETTE, SUZANNE (RENT)	12679	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-596	GILLETTE, SUZANNE (	306.92
7604	292091020	3	684277	RODRIGUEZ, FELICIA	23419	VALLEY RANCH DR	MORENO VALLI	CA	92553-592	RODRIGUEZ, FELICIA	285.54
868	292084011	3	684277	CANALES, JUAN	12853	VALLEY SPRINGS DR	MORENO VALLI	CA	92553-260	CANALES, JUAN	283.79
3590	292084010	2	684277	HORTON, CARMEN	12867	VALLEY SPRINGS DR	MORENO VALLI	CA	92553-260	HORTON, CARMEN	386.30
5702	292092009	7	684277	VEGA, PATRICIA (RENT)	12940	VALLEY SPRINGS DR	MORENO VALLI	CA	92553-599	VEGA, PATRICIA (REN	206.78
246	296041021	7	684277	JIMENEZ, RICARDO	13062	VALLEY SPRINGS DR	MORENO VALLI	CA	92553-590	JIMENEZ, RICARDO	355.85
368	474142001	3	684277	KATCHADOORIAN, ROSE	25405	VALLEY VIEW LN	MORENO VALLI	CA	92557-650	KATCHADOORIAN, RC	182.63
1099	484102012	2	684277	HURST, FREDA	25274	VALLEYWOOD CT	MORENO VALLI	CA	92553-441	HURST, FREDA	316.49
1308	484103008	2	684277	WINDING, J C	25285	VALLEYWOOD CT	MORENO VALLI	CA	92553-441	WINDING, J C	213.37
4895	484103001	5	684277	CAMARILLO, RAFAEL AND ANA	25369	VALLEYWOOD CT	MORENO VALLI	CA	92553-441	CAMARILLO, RAFAEL /	304.26
1501	484102020	9	684277	BULL, GREGORY	25370	VALLEYWOOD CT	MORENO VALLI	CA	92553-441	BULL, GREGORY	316.49
2747	484265013	7	684277	DEISS-FREEMAN, JUDY (OWNR)	14776	VAN GOGH AVE	MORENO VALLI	CA	92553-152	DEISS-FREEMAN, JUD	294.48
5820	484265009	4	684277	ROYBAL, TINA (OWNR)	14810	VAN GOGH AVE	MORENO VALLI	CA	92553-712	ROYBAL, TINA (OWNF	273.97
2277	485071001	4	684277	ABBYS ADOLESCENT DEVEL CTR	24510	VANDENBERG DR	MORENO VALLI	CA	92551-402	ABBYS ADOLESCENT I	412.76
5573	485074010	1	684277	RODRIGUEZ, LAURA (RENT)	24523	VANDENBERG DR	MORENO VALLI	CA	92551-402	RODRIGUEZ, LAURA (I	409.31
6537	485074007	9	684277	CISSELL, MICHAEL	24569	VANDENBERG DR	MORENO VALLI	CA	92551-402	CISSELL, MICHAEL	305.85
4999	485071007	0	684277	BROWN, TAMALA (RENT)	24586	VANDENBERG DR	MORENO VALLI	CA	92551-402	BROWN, TAMALA (RE	413.60
6656	484253023	9	684277	CAMPOS, JUANA (OWNR)	25149	VANESSA CT	MORENO VALLI	CA	92553-717	CAMPOS, JUANA (OW	55.85
1416	484253026	2	684277	GUTIERREZ, MARILOU	25172	VANESSA CT	MORENO VALLI	CA	92553-717	GUTIERREZ, MARILOU	316.49
5650	487443008	4	684277	SRIDIS, CHANASUK (OWNR)	13358	VARSITY LN	MORENO VALLI	CA	92555-371	SRIDIS, CHANASUK (O	306.35
5621	487442026	7	684277	EYESTONE, ANDREW (OWNR)	13415	VARSITY LN	MORENO VALLI	CA	92555-370	EYESTONE, ANDREW	299.44
4361	487443003	9	684277	ZAPATA, TINA	13428	VARSITY LN	MORENO VALLI	CA	92555-370	ZAPATA, TINA	293.52
6868	487442028	9	684277	ROSAS, FERNANDO LUIS (OWNR)	13443	VARSITY LN	MORENO VALLI	CA	92555-370	ROSAS, FERNANDO LI	317.06
5080	304421018	9	684277	NEVELS, THOMAS	14550	VASCO WAY	MORENO VALLI	CA	92555-730	NEVELS, THOMAS	560.60
8101	304434006	8	684277	SIMS, MATTHEW AND KIMBERLY	14690	VASCO WAY	MORENO VALLI	CA	92555-730	SIMS, MATTHEW ANI	286.30
319	482642029	3	684277	ELLIS, DEBBIE	13532	VELLANTO WAY	MORENO VALLI	CA	92553-385	ELLIS, DEBBIE	272.04
4167	482641010	2	684277	COOK, TIFFANY	13563	VELLANTO WAY	MORENO VALLI	CA	92553-388	COOK, TIFFANY	297.57
8331	482642035	8	684277	LOPEZ, DENISE (RENT)	13568	VELLANTO WAY	MORENO VALLI	CA	92553-386	LOPEZ, DENISE (RENT	72.71
8571	482641011	3	684277	LOCKRIDGE, DORETHA (RENT)	13569	VELLANTO WAY	MORENO VALLI	CA	92553-388	LOCKRIDGE, DORETH/	119.05
659	482642038	1	684277	SANTOYO, JAIME G	13586	VELLANTO WAY	MORENO VALLI	CA	92553-386	SANTOYO, JAIME G	178.82
1602	482641015	7	684277	MENA, ESMIRNA	13593	VELLANTO WAY	MORENO VALLI	CA	92553-388	MENA, ESMIRNA	206.54
3295	482641016	8	684277	MUIR, FRAN	13599	VELLANTO WAY	MORENO VALLI	CA	92553-388	MUIR, FRAN	317.06
4896	482641018	0	684277	TATE, RETONYA	13613	VELLANTO WAY	MORENO VALLI	CA	92553-530	TATE, RETONYA	269.26
5321	482641021	2	684277	KILLEBREW, NATASHA (RENT)	13633	VELLANTO WAY	MORENO VALLI	CA	92553-530	KILLEBREW, NATASH/	413.60
8387	482642040	2	684277	HARDY, BONATA (OWNR)	13634	VELLANTO WAY	MORENO VALLI	CA	92553-530	HARDY, BONATA (OW	191.75
200	482642042	4	684277	KNOX, DAVID	13650	VELLANTO WAY	MORENO VALLI	CA	92553-530	KNOX, DAVID	316.49
4650	482653040	6	684277	SYLIVIA, PATRICIA	13674	VELLANTO WAY	MORENO VALLI	CA	92553-530	SYLIVIA, PATRICIA	314.21
1933	482653041	7	684277	FELIX, JUAN	13680	VELLANTO WAY	MORENO VALLI	CA	92553-530	FELIX, JUAN	134.76
8831	482651003	7	684277	MARTINEZ, VERONICA (OWNR)	13687	VELLANTO WAY	MORENO VALLI	CA	92553-533	MARTINEZ, VERONIC/	64.65
3491	482651008	2	684277	TO, ROBERTA	13725	VELLANTO WAY	MORENO VALLI	CA	92553-389	TO, ROBERTA	69.19
1420	482651009	3	684277	FIELDS, SIMON K	13733	VELLANTO WAY	MORENO VALLI	CA	92553-389	FIELDS, SIMON K	305.51
9182	482651011	4	684277	FARRAR, PRICILA (RENT)	13747	VELLANTO WAY	MORENO VALLI	CA	92553-389	FARRAR, PRICILA (REI	224.87
8934	479542006	9	684277	GARVIN, DEAN (RENT)	12790	VELVETLEAF ST	MORENO VALLI	CA	92553-478	GARVIN, DEAN (RENT	349.93
5832	479542008	1	684277	MACIAS, CARLOS (RENT)	12806	VELVETLEAF ST	MORENO VALLI	CA	92553-122	MACIAS, CARLOS (REI	296.98
4276	479542010	2	684277	SMITH, MAURITA	12822	VELVETLEAF ST	MORENO VALLI	CA	92553-478	SMITH, MAURITA	316.49
994	479552001	5	684277	ROOTS-FAUK, LIZZIE	12838	VELVETLEAF ST	MORENO VALLI	CA	92553-478	ROOTS-FAUK, LIZZIE	316.49
2496	479552005	9	684277	AMOS, BRENDA (OWNR)	12870	VELVETLEAF ST	MORENO VALLI	CA	92553-478	AMOS, BRENDA (OWI	316.49
2043	479551003	4	684277	HALL, AARON	12877	VELVETLEAF ST	MORENO VALLI	CA	92553-473	HALL, AARON	478.46
7867	479552006	0	684277	JACKSON, SWEET (RENT)	12878	VELVETLEAF ST	MORENO VALLI	CA	92553-478	JACKSON, SWEET (REI	95.60
487	479552008	2	684277	KILGORE, CARMEN (OWNR)	12894	VELVETLEAF ST	MORENO VALLI	CA	92553-122	KILGORE, CARMEN (O	253.13
133	479533023	6	684277	DREW, RODNEY	12941	VELVETLEAF ST	MORENO VALLI	CA	92553-478	DREW, RODNEY	352.64
5449	479534004	2	684277	NARANJO, MARTHA (OWNR)	12974	VELVETLEAF ST	MORENO VALLI	CA	92553-470	NARANJO, MARTHA (	63.78
8997	474641001	5	684277	PANNU, MOHANINDER AND ANN	11813	VENETIAN DR	MORENO VALLI	CA	92557-651	PANNU, MOHANINDE	116.17
6671	474643004	4	684277	CRUZ, MARIA ELENA (OWNR)	11826	VENETIAN DR	MORENO VALLI	CA	92557-651	CRUZ, MARIA ELENA (	317.06
7911	474643005	5	684277	GARCIA MARQUEZ, BRAULIO	11832	VENETIAN DR	MORENO VALLI	CA	92557-651	GARCIA MARQUEZ, BI	139.76
7753	474643007	7	684277	SHAW, ANTWON	11844	VENETIAN DR	MORENO VALLI	CA	92557-651	SHAW, ANTWON	211.78
126	474643008	8	684277	RANKINS, TROY	11850	VENETIAN DR	MORENO VALLI	CA	92557-651	RANKINS, TROY	412.76
1802	474643011	0	684277	COATES-JARMAN, STEVEN	11868	VENETIAN DR	MORENO VALLI	CA	92557-651	COATES-JARMAN, STE	342.15
2397	474643012	1	684277	DELONE, RAYMOND	11874	VENETIAN DR	MORENO VALLI	CA	92557-651	DELONE, RAYMOND	412.76
9467	474641015	8	684277	PEREZ, CHRISTIAN (RENT)	11897	VENETIAN DR	MORENO VALLI	CA	92557-651	PEREZ, CHRISTIAN (RE	66.08
3171	474644005	8	684277	DIAZ, PATRICIA AND ENRIQUE	11932	VENETIAN DR	MORENO VALLI	CA	92557-651	DIAZ, PATRICIA AND E	317.06
9179	474391025	5	684277	SMITH, RONALD (RENT)	11951	VENETIAN DR	MORENO VALLI	CA	92557-651	SMITH, RONALD (REN	219.65
5424	474393009	7	684277	FISH, GARRETT	11962	VENETIAN DR	MORENO VALLI	CA	92557-651	FISH, GARRETT	313.00
7907	474392009	4	684277	MONTANO, KARLA	11981	VENETIAN DR	MORENO VALLI	CA	92557-652	MONTANO, KARLA	275.92
8575	474392010	4	684277	ROBLES, JORJE (RENT)	11987	VENETIAN DR	MORENO VALLI	CA	92557-652	ROBLES, JORJE (RENT	34.72
6114	304172042	1	684277	MCPHEETERS, KOREN (RENT)	15665	VERSAILLES CT	MORENO VALLI	CA	92555-493	MCPHEETERS, KOREN	57.16

Item No. E.2

Rec No	Parcel No	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2850	304172039	9	684277	MORALES, STACY	15691	VERSAILLES CT	MORENO VALLI	CA	92555-493	MORALES, STACY	622.55
6170	479603010	0	684277	DIAZ, KASY (RENT)	25626	VESPUCCI AVE	MORENO VALLI	CA	92557-763	DIAZ, KASY (RENT)	415.61
1666	479602003	1	684277	ATLAS, JOEL	25631	VESPUCCI AVE	MORENO VALLI	CA	92557-763	ATLAS, JOEL	256.35
5592	479603003	4	684277	POOLE, MELITA (RENT)	25700	VESPUCCI AVE	MORENO VALLI	CA	92557-775	POOLE, MELITA (RENT	317.06
8137	312203002	9	684277	FELDER, REMOIR (OWNR)	16674	VIA ALEGRIA	MORENO VALLI	CA	92551-212	FELDER, REMOIR (OW	382.81
7403	312203004	1	684277	WESLEY, CHARLOTTE	16698	VIA ALEGRIA	MORENO VALLI	CA	92551-212	WESLEY, CHARLOTTE	397.64
1640	312203006	3	684277	PHANNIX, MICHELLE	16722	VIA ALEGRIA	MORENO VALLI	CA	92551-214	PHANNIX, MICHELLE	413.60
8716	312203008	5	684277	RAVEN, KRISTEN (RENT)	16746	VIA ALEGRIA	MORENO VALLI	CA	92551-214	RAVEN, KRISTEN (REN	475.60
4612	486121018	1	684277	EDSON, RICHARD	15307	VIA ALICIA DR	MORENO VALLI	CA	92551-708	EDSON, RICHARD	88.34
3898	486122011	7	684277	POUNDER, TODD	15350	VIA ALICIA DR	MORENO VALLI	CA	92551-708	POUNDER, TODD	285.10
8324	486121012	5	684277	VILLELA, ROSA (RENT)	15379	VIA ALICIA DR	MORENO VALLI	CA	92551-708	VILLELA, ROSA (RENT)	299.45
3700	260063009	4	684277	INIQUEZ, MARTIN	23347	VIA AMADOR	MORENO VALLI	CA	92557-271	INIQUEZ, MARTIN	97.15
3186	260061032	8	684277	STONE, CHARATE	10221	VIA APOLINA	MORENO VALLI	CA	92557-272	STONE, CHARATE	260.79
7528	260061031	7	684277	HU, JING	10245	VIA APOLINA	MORENO VALLI	CA	92557-272	HU, JING	139.76
6659	260061029	6	684277	HERNANDEZ, RAUL (RENT)	10261	VIA APOLINA	MORENO VALLI	CA	92557-270	HERNANDEZ, RAUL (R	123.57
7221	260061026	3	684277	MEJIA, JAVIER AND JESSICA (REN	10285	VIA APOLINA	MORENO VALLI	CA	92557-270	MEJIA, JAVIER AND JE	406.57
3881	260061025	2	684277	HARTFIELD, TERRENCE	10293	VIA APOLINA	MORENO VALLI	CA	92557-270	HARTFIELD, TERRENC	122.39
3788	260063023	6	684277	JAMES, GLORIA	10350	VIA APOLINA	MORENO VALLI	CA	92557-270	JAMES, GLORIA	221.82
3503	260061019	7	684277	CASTANEDA, MARIA	10353	VIA APOLINA	MORENO VALLI	CA	92557-271	CASTANEDA, MARIA	317.06
5925	260063024	7	684277	ROMERO, RAUL (RENT)	10360	VIA APOLINA	MORENO VALLI	CA	92557-271	ROMERO, RAUL (REN	441.11
4448	260061007	6	684277	MONTEZ, OLGA	10449	VIA APOLINA	MORENO VALLI	CA	92557-271	MONTEZ, OLGA	141.46
6722	486121009	3	684277	MERCADO, JOSH (RENT)	25527	VIA CARLOS CT	MORENO VALLI	CA	92551-708	MERCADO, JOSH (REN	276.69
8757	486122012	8	684277	BRUER , SCOTT (RENT)	25540	VIA CARLOS CT	MORENO VALLI	CA	92551-144	BRUER , SCOTT (RENT	175.24
3396	486122022	7	684277	VILLAVA, BERNADO (OWNR)	25605	VIA CARLOS CT	MORENO VALLI	CA	92551-708	VILLAVA, BERNADO ((	313.96
566	486122016	2	684277	MORONESO, ANTHONY	25640	VIA CARLOS CT	MORENO VALLI	CA	92553-	MORONESO, ANTHON	160.70
408	473383002	2	684277	EVANS, VIRGINIA	11722	VIA COLINA	MORENO VALLI	CA	92555-532	EVANS, VIRGINIA	316.49
3614	304530011	9	684277	GRECO, MICHAEL AND PRICILLA	27707	VIA DE LA REAL	MORENO VALLI	CA	92555-580	GRECO, MICHAEL ANI	127.81
2807	304370008	3	684277	SPEARS, BELINDA	27727	VIA DE LA REAL	MORENO VALLI	CA	92555-580	SPEARS, BELINDA	316.49
3250	304370012	6	684277	AUBRY, SHERRYL	27740	VIA DE LA REAL	MORENO VALLI	CA	92555-580	AUBRY, SHERRYL	317.06
4879	304370057	7	684277	SHALAYA, MARVLEY	27787	VIA DE LA REAL	MORENO VALLI	CA	92555-580	SHALAYA, MARVLEY	303.97
4213	304370056	6	684277	CABRERA, DAVID	27797	VIA DE LA REAL	MORENO VALLI	CA	92555-580	CABRERA, DAVID	209.83
4812	304370052	2	684277	MONTOLFO, JANET	27837	VIA DE LA REAL	MORENO VALLI	CA	92555-580	MONTOLFO, JANET	206.66
7365	487111001	1	684277	MCALLISTER, KENYA	12260	VIA DE PALMAS	MORENO VALLI	CA	92555-184	MCALLISTER, KENYA	34.76
648	487121006	7	684277	MALLEY, JAMES	12369	VIA DE PALMAS	MORENO VALLI	CA	92555-184	MALLEY, JAMES	310.15
5666	487121007	8	684277	ORTIZ, IRMA (OWNR)	12379	VIA DE PALMAS	MORENO VALLI	CA	92555-184	ORTIZ, IRMA (OWNR)	415.61
763	487121008	9	684277	KING, VERNITA	12399	VIA DE PALMAS	MORENO VALLI	CA	92555-184	KING, VERNITA	283.30
2580	259482006	6	684277	BROOKS, SHIRLEY	9966	VIA DEL NORTE	MORENO VALLI	CA	92557-352	BROOKS, SHIRLEY	422.52
8462	482293005	3	684277	MONTOLLANO, DORIAN (RENT)	24247	VIA DEL SOL	MORENO VALLI	CA	92553-622	MONTOLLANO, DORI	294.98
3947	482294002	3	684277	VELEZ, VERONICA	24250	VIA DEL SOL	MORENO VALLI	CA	92553-622	VELEZ, VERONICA	316.49
2137	482293007	5	684277	GARCIA, MARTA	24331	VIA DEL SOL	MORENO VALLI	CA	92553-334	GARCIA, MARTA	240.00
5178	482293016	3	684277	MENDOZA, BLANCA	24385	VIA DEL SOL	MORENO VALLI	CA	92553-334	MENDOZA, BLANCA	146.16
643	482320001	2	684277	LEWIS, ART	24418	VIA DEL SOL	MORENO VALLI	CA	92553-335	LEWIS, ART	289.82
5188	482321012	5	684277	MARQUES, ANGEL AND SANDRA	24445	VIA DEL SOL	MORENO VALLI	CA	92553-334	MARQUES, ANGEL AN	175.54
283	482321009	3	684277	MOORE, ALICE AESTEL	24475	VIA DEL SOL	MORENO VALLI	CA	92553-334	MOORE, ALICE AESTE	284.04
9094	482320008	9	684277	ZEPEDA, VIRGINIA (RENT)	24500	VIA DEL SOL	MORENO VALLI	CA	92553-622	ZEPEDA, VIRGINIA (RE	382.61
9161	304370018	2	684277	NUNO, RICARDO (RENT)	27800	VIA DENNA REAL	MORENO VALLI	CA	92555-580	NUNO, RICARDO (REN	278.68
4722	312351035	7	684277	ACEIEUNO, SONIA	25946	VIA ELEGANTE	MORENO VALLI	CA	92551-636	ACEIEUNO, SONIA	225.27
5104	312351034	6	684277	RIVERA, SALVADOR	25954	VIA ELEGANTE	MORENO VALLI	CA	92551-636	RIVERA, SALVADOR	316.49
6546	312351028	1	684277	HERNANDEZ, IRMA (OWNR)	25957	VIA ELEGANTE	MORENO VALLI	CA	92551-636	HERNANDEZ, IRMA ((	167.06
1691	312233010	9	684277	GUEVARA, MARILU	25764	VIA HAMACA AVE	MORENO VALLI	CA	92551-217	GUEVARA, MARILU	412.76
900	312234018	0	684277	VASQUEZ, CINDY	25785	VIA HAMACA AVE	MORENO VALLI	CA	92551-217	VASQUEZ, CINDY	86.48
1844	312233021	9	684277	MASON, CHARLIE	25790	VIA HAMACA AVE	MORENO VALLI	CA	92551-217	MASON, CHARLIE	314.21
5943	312234016	8	684277	SANCHEZ, JOSE (OWNR)	25805	VIA HAMACA AVE	MORENO VALLI	CA	92551-219	SANCHEZ, JOSE (OWN	108.72
2827	312234015	7	684277	ANDERS, MICHAEL AND LUCERO	25815	VIA HAMACA AVE	MORENO VALLI	CA	92551-219	ANDERS, MICHAEL AN	59.53
8502	312233024	2	684277	VELASQUEZ, MAYTE (OWNR)	25820	VIA HAMACA AVE	MORENO VALLI	CA	92551-219	VELASQUEZ, MAYTE (	140.04
3446	312234013	5	684277	VEGA, CECILIA	25835	VIA HAMACA AVE	MORENO VALLI	CA	92551-219	VEGA, CECILIA	317.06
5974	312233029	7	684277	MONTANO, GABE (OWNR)	25870	VIA HAMACA AVE	MORENO VALLI	CA	92551-219	MONTANO, GABE (OV	262.83
8665	312234009	2	684277	JONES, CRYSTAL (RENT)	25875	VIA HAMACA AVE	MORENO VALLI	CA	92551-219	JONES, CRYSTAL (REN	559.12
2514	486463007	8	684277	DEBRUIN, LAURA	16285	VIA IMPRESSO	MORENO VALLI	CA	92551-161	DEBRUIN, LAURA	64.65
2544	486452018	4	684277	HASSAN, MALIKA	16300	VIA IMPRESSO	MORENO VALLI	CA	92551-161	HASSAN, MALIKA	316.49
8116	260450015	5	684277	WATSON, ROSE L (RENT)	10190	VIA INDIGO	MORENO VALLI	CA	92557-274	WATSON, ROSE L (REI	211.78
2921	312242025	1	684277	REYES, GABINO	25785	VIA JACARA CT	MORENO VALLI	CA	92551-215	REYES, GABINO	90.35
4598	312242021	7	684277	PETERS, ELECIA	25820	VIA JACARA CT	MORENO VALLI	CA	92551-210	PETERS, ELECIA	314.21
2932	486464017	0	684277	LYNCH, TAMESHA	25691	VIA KANNELA	MORENO VALLI	CA	92551-206	LYNCH, TAMESHA	316.49
1316	486464013	6	684277	DE LA MADRID, RAY	25731	VIA KANNELA	MORENO VALLI	CA	92551-200	DE LA MADRID, RAY	316.49
805	486464010	3	684277	HAWKINS, KIM	25761	VIA KANNELA	MORENO VALLI	CA	92553-	HAWKINS, KIM	136.04
6870	486462020	6	684277	EDWARDS, VONCELLE (RENT)	25810	VIA KANNELA	MORENO VALLI	CA	92551-200	EDWARDS, VONCELLE	62.01
5660	308462013	9	684277	CREWSE, JASON	15366	VIA LIDO	MORENO VALLI	CA	92555-411	CREWSE, JASON	245.55
9523	308462012	8	684277	WHITE , DAVE (RENT)	15374	VIA LIDO	MORENO VALLI	CA	92555-411	WHITE , DAVE (RENT)	39.28
5558	308463010	9	684277	GRAY, YVONNE (OWNR)	15395	VIA LIDO	MORENO VALLI	CA	92555-411	GRAY, YVONNE (OWN	139.76
3581	486124002	5	684277	MUNGUIA, SYLVIA AND ALFREDC	15457	VIA LORCA DR	MORENO VALLI	CA	92551-707	MUNGUIA, SYLVIA AN	122.45
5486	486124004	7	684277	GUZMAN, LESLIE (OWNR)	15481	VIA LORCA DR	MORENO VALLI	CA	92551-707	GUZMAN, LESLIE (OW	306.92
4258	312204007	7	684277	GLADNEY, KYMBERLY	16789	VIA LUNADO	MORENO VALLI	CA	92551-218	GLADNEY, KYMBERLY	194.45
1028	312211001	3	684277	PEREZ, ANGELA	16801	VIA LUNADO	MORENO VALLI	CA	92551-218	PEREZ, ANGELA	286.55
1878	312211005	7	684277	BROWN, DARRYL	16849	VIA LUNADO	MORENO VALLI	CA	92551-218	BROWN, DARRYL	317.06
768	312212006	1	684277	ROSE, CLEATE	16850	VIA LUNADO	MORENO VALLI	CA	92551-218	ROSE, CLEATE	304.07

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8844	312212008	3	684277	BUSCH, DAMON (RENT)	16874	VIA LUNADO	MORENO VALLI	CA	92551-218	BUSCH, DAMON (REN	70.05
6670	308470040	8	684277	AMADOR, JOSE	15327	VIA MARAVILLA	MORENO VALLI	CA	92555-411	AMADOR, JOSE	206.78
6966	308470041	9	684277	THOMAS, SARAH	15335	VIA MARAVILLA	MORENO VALLI	CA	92555-411	THOMAS, SARAH	69.65
4175	259452005	2	684277	MOORE, MELVIN	9950	VIA MONTARA	MORENO VALLI	CA	92557-351	MOORE, MELVIN	214.19
9511	260061004	3	684277	TOLBERT, MICHAEL (RENT)	23339	VIA MONTEGO	MORENO VALLI	CA	92557-272	TOLBERT, MICHAEL (F	117.25
4299	260061002	1	684277	FARHA, ALEES	23355	VIA MONTEGO	MORENO VALLI	CA	92557-272	FARHA, ALEES	412.76
1904	260063050	0	684277	KIRBY-WHITE, DIANE	23379	VIA MONTEGO	MORENO VALLI	CA	92557-271	KIRBY-WHITE, DIANE	246.60
9028	260063046	7	684277	CHAMORROW, PABLO (RENT)	23411	VIA MONTEGO	MORENO VALLI	CA	92557-273	CHAMORROW, PABLO	172.60
444	260063039	1	684277	GOE, CLIFFORD (OWNR)	10362	VIA PAJARO	MORENO VALLI	CA	92557-272	GOE, CLIFFORD (OWN	94.65
6051	312202033	4	684277	HANNAH, CANDICE	16798	VIA PAMPLONA	MORENO VALLI	CA	92551-218	HANNAH, CANDICE	103.00
2460	260062016	7	684277	PATRICKO, CANDICE AND JOSEPH	10270	VIA PASTORAL	MORENO VALLI	CA	92557-271	PATRICKO, CANDICE A	297.57
8598	260063015	9	684277	HUGHES, VICKIE (RENT)	10309	VIA PASTORAL	MORENO VALLI	CA	92557-271	HUGHES, VICKIE (REN	73.69
8627	260061041	6	684277	SEBADA, AMPARO (OWNR)	10188	VIA PAVON	MORENO VALLI	CA	92557-272	SEBADA, AMPARO (O	430.75
3824	260061044	9	684277	HUNDLEY, DELONA	10218	VIA PAVON	MORENO VALLI	CA	92557-270	HUNDLEY, DELONA	306.35
498	260062008	0	684277	ZAPATA, MARIA	10297	VIA PAVON	MORENO VALLI	CA	92557-271	ZAPATA, MARIA	316.49
3229	260063002	7	684277	DE LOS SANTOS, MARIA	10300	VIA PAVON	MORENO VALLI	CA	92557-270	DE LOS SANTOS, MAR	210.71
5513	260062009	1	684277	GOMEZ, MARLENE D (OWNR)	10307	VIA PAVON	MORENO VALLI	CA	92557-273	GOMEZ, MARLENE D	281.89
8888	260450009	0	684277	SAKATA, SHELBY (OWNR)	10025	VIA PESCADERO	MORENO VALLI	CA	92557-274	SAKATA, SHELBY (OW	282.20
6040	260450006	7	684277	TAYLOR, DARYL (OWNR)	10030	VIA PESCADERO	MORENO VALLI	CA	92557-274	TAYLOR, DARYL (OWN	316.49
3196	260450004	5	684277	SAKATA, SHELBY	10050	VIA PESCADERO	MORENO VALLI	CA	92557	SAKATA, SHELBY	277.73
8261	260440026	4	684277	FLORES, ELADIN AND VERONICA	10159	VIA PESCADERO	MORENO VALLI	CA	92557-274	FLORES, ELADIN AND	64.06
3062	260440022	0	684277	TEAGUE, MARTIN AND FAITH	10199	VIA PESCADERO	MORENO VALLI	CA	92557-274	TEAGUE, MARTIN AN	117.17
545	312242015	2	684277	TAYLOR, LYN	25785	VIA QUINTO ST	MORENO VALLI	CA	92551-213	TAYLOR, LYN	279.01
1118	312232003	0	684277	BASS, LATRICIA	25790	VIA QUINTO ST	MORENO VALLI	CA	92553-	BASS, LATRICIA	210.09
3656	308452011	6	684277	MCNEAL, RASHAWN	15333	VIA RIO	MORENO VALLI	CA	92555-410	MCNEAL, RASHAWN	316.49
3664	308454021	1	684277	MORALES, PAMELA	15342	VIA RIO	MORENO VALLI	CA	92555-410	MORALES, PAMELA	316.49
7642	308454016	7	684277	WILLIAMS, TATINIA (RENT)	15382	VIA RIO	MORENO VALLI	CA	92555-410	WILLIAMS, TATINIA (F	329.10
6126	308451004	7	684277	ORTIZ, GRACIELA (OWNR)	15389	VIA RIO	MORENO VALLI	CA	92555-410	ORTIZ, GRACIELA (OW	317.06
3974	312232033	7	684277	WOODS-HAYDEN, JENEAN (OWN	25805	VIA SALERNO CT	MORENO VALLI	CA	92551-213	WOODS-HAYDEN, JEN	412.76
1523	312232029	4	684277	ANCHETA, GABRIELA	25820	VIA SALERNO CT	MORENO VALLI	CA	92551-213	ANCHETA, GABRIELA	110.89
7689	312232031	5	684277	BLOCKSON, ARIELLE (RENT)	25825	VIA SALERNO CT	MORENO VALLI	CA	92551-213	BLOCKSON, ARIELLE (	279.33
3379	312232030	4	684277	GANT, STANLEY	25830	VIA SALERNO CT	MORENO VALLI	CA	92551-213	GANT, STANLEY	317.06
6185	260063037	9	684277	BRANCH, ROSANNA (OWNR)	23388	VIA SAUSALITO	MORENO VALLI	CA	92557-272	BRANCH, ROSANNA ((	149.20
6743	304340015	6	684277	PALMS, KIMBERLY	27671	VIA SOL ARRIVA	MORENO VALLI	CA	92555-594	PALMS, KIMBERLY	291.78
9185	304340019	0	684277	BRANNON, KARYN (OWNR)	27674	VIA SOL ARRIVA	MORENO VALLI	CA	92555-594	BRANNON, KARYN (O	224.87
6604	259520013	9	684277	PARKS, ADAM (RENT)	23424	VIA SOLANA	MORENO VALLI	CA	92557-355	PARKS, ADAM (RENT)	91.10
3435	259520018	4	684277	WALKER, WINFRED	23494	VIA SOLANA	MORENO VALLI	CA	92557-355	WALKER, WINFRED	36.54
3401	259520026	1	684277	HERNANDEZ, MARY	23564	VIA SOLANA	MORENO VALLI	CA	92557-355	HERNANDEZ, MARY	71.78
4577	304531005	7	684277	SANDOVAL, MARIO (OWN)	27725	VIA SONATA	MORENO VALLI	CA	92555-585	SANDOVAL, MARIO ((	774.80
6967	304540012	1	684277	VERDUGO, ANGELA (RENT)	27855	VIA SONATA	MORENO VALLI	CA	92555-585	VERDUGO, ANGELA (F	161.57
3433	304540016	5	684277	BANKS, ADRIAN	27895	VIA SONATA	MORENO VALLI	CA	92555-585	BANKS, ADRIAN	317.06
3382	304540019	8	684277	LARSON, JAMES AND JOSIE	27925	VIA SONATA	MORENO VALLI	CA	92555-585	LARSON, JAMES AND	317.06
1285	312232022	7	684277	RODRIGUEZ, LARRY	25755	VIA TEJON AVE	MORENO VALLI	CA	92551-412	RODRIGUEZ, LARRY	154.05
6910	312234024	5	684277	HATTON, JUSTIN	25812	VIA TEJON AVE	MORENO VALLI	CA	92551-412	HATTON, JUSTIN	231.01
1427	312232014	0	684277	GONZALEZ, ANDRES	25835	VIA TEJON AVE	MORENO VALLI	CA	92551-411	GONZALEZ, ANDRES	316.49
7339	486470016	8	684277	LIN, SHIKE	16020	VIA ULTIMO	MORENO VALLI	CA	92551-162	LIN, SHIKE	63.63
8766	486470009	2	684277	THOMAS, DEANNA (RENT)	16076	VIA ULTIMO	MORENO VALLI	CA	92551-161	THOMAS, DEANNA (R	309.62
2682	486470007	0	684277	WILSON, BRENDA	16092	VIA ULTIMO	MORENO VALLI	CA	92551-161	WILSON, BRENDA	412.76
5174	486470004	7	684277	RENWRICK, RICKEY (OWNR)	16116	VIA ULTIMO	MORENO VALLI	CA	92551-161	RENWRICK, RICKEY (C	317.06
2792	486443004	3	684277	HEUN, JOSEPH	16180	VIA ULTIMO	MORENO VALLI	CA	92551-160	HEUN, JOSEPH	233.51
4700	486443007	6	684277	PRUDHOMME, TINISHA	16210	VIA ULTIMO	MORENO VALLI	CA	92551-160	PRUDHOMME, TINISH	63.95
2695	486443008	7	684277	WRIGHT, NATASHA	16220	VIA ULTIMO	MORENO VALLI	CA	92551	WRIGHT, NATASHA	316.49
7815	486442035	8	684277	JOHNSON, SHARONA	16225	VIA ULTIMO	MORENO VALLI	CA	92551-160	JOHNSON, SHARONA	321.86
7230	486443012	0	684277	CARDONAS, CECILA (RENT)	16260	VIA ULTIMO	MORENO VALLI	CA	92551-160	CARDONAS, CECILA (F	317.06
7389	486443013	1	684277	ALVAREZ, ELIZABETH (OWNR)	16270	VIA ULTIMO	MORENO VALLI	CA	92551-165	ALVAREZ, ELIZABETH	121.40
8031	486442029	3	684277	ARIK, AZIZ (OWNR)	16285	VIA ULTIMO	MORENO VALLI	CA	92551-165	ARIK, AZIZ (OWNR)	341.03
4902	486453011	0	684277	COOK, BRITTANY	16315	VIA ULTIMO	MORENO VALLI	CA	92551-161	COOK, BRITTANY	211.33
3146	486455003	9	684277	HASAN, ALI	16320	VIA ULTIMO	MORENO VALLI	CA	92551-161	HASAN, ALI	317.06
3193	486453010	9	684277	CORRALES, JESSICA	16325	VIA ULTIMO	MORENO VALLI	CA	92551-161	CORRALES, JESSICA	65.06
555	482373001	6	684277	ABARCA, ANTONIO	24119	VIA VARGAS DR	MORENO VALLI	CA	92553-335	ABARCA, ANTONIO	316.49
1470	482372044	2	684277	MEJORADO, JUAN	24146	VIA VARGAS DR	MORENO VALLI	CA	92553-335	MEJORADO, JUAN	422.52
6098	482372046	4	684277	JORDAN, GARY (OWNR)	24172	VIA VARGAS DR	MORENO VALLI	CA	92553-335	JORDAN, GARY (OWN	251.83
391	482372047	5	684277	SANTOS, SEVILLA	24184	VIA VARGAS DR	MORENO VALLI	CA	92553-335	SANTOS, SEVILLA	352.64
3263	482373007	2	684277	TAFOYA, MARIA GUADALUPE	24191	VIA VARGAS DR	MORENO VALLI	CA	92553-335	TAFOYA, MARIA GUAI	317.06
2834	482373008	3	684277	HANSEN, GLORIA LEON	24203	VIA VARGAS DR	MORENO VALLI	CA	92553-620	HANSEN, GLORIA LEO	316.49
6921	482372051	8	684277	GOMEZ, SALINDA (OWNR)	24236	VIA VARGAS DR	MORENO VALLI	CA	92553-623	GOMEZ, SALINDA (OV	345.17
2248	482372052	9	684277	BOSIO, JUAN	24240	VIA VARGAS DR	MORENO VALLI	CA	92553-623	BOSIO, JUAN	316.49
6154	482536009	7	684277	FUERTE, CONSUELO (RENT)	24290	VIA VARGAS DR	MORENO VALLI	CA	92553-623	FUERTE, CONSUELO (I	301.15
529	482536008	6	684277	GARCIA, ANTONIO	24298	VIA VARGAS DR	MORENO VALLI	CA	92553-623	GARCIA, ANTONIO	316.49
298	482535002	7	684277	WILLIAMS, JOYCE	24321	VIA VARGAS DR	MORENO VALLI	CA	92553-335	WILLIAMS, JOYCE	237.43
5826	482536006	4	684277	SALCEDO, SALVADOR AND SONIA	24326	VIA VARGAS DR	MORENO VALLI	CA	92553-335	SALCEDO, SALVADOR	317.06
2692	482535001	6	684277	HORSTKOTTE, CARL	24331	VIA VARGAS DR	MORENO VALLI	CA	92553-335	HORSTKOTTE, CARL	412.76
4608	312233031	8	684277	LEWIS, MR AND MRS	25760	VIA WANDA PL	MORENO VALLI	CA	92551-217	LEWIS, MR AND MRS	314.21
8614	312233032	9	684277	GARCIA, AGUSTIN (OWNR)	25770	VIA WANDA PL	MORENO VALLI	CA	92551-217	GARCIA, AGUSTIN (O\	106.78
7804	308502007	7	684277	MONROE, THERESA (RENT)	16876	VIA XAVIER LN	MORENO VALLI	CA	92555-333	MONROE, THERESA (I	315.49
3431	308491009	6	684277	JOHNSON, BRIAN	17056	VIA XAVIER LN	MORENO VALLI	CA	92555-333	JOHNSON, BRIAN	317.06

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8807	308520006	2	684277	ANDERSON, VALERIE (RENT)	17149	VIA XAVIER LN	MORENO VALLI	CA	92555-333	ANDERSON, VALERIE	292.96
1240	312234037	7	684277	KENT, EVE	25870	VIA XAVIER LN	MORENO VALLI	CA	92551-412	KENT, EVE	315.52
7498	308522002	4	684277	HERNANDEZ, TERESA (RENT)	26065	VIA XAVIER LN	MORENO VALLI	CA	92555-333	HERNANDEZ, TERESA	296.98
2732	312234035	5	684277	MORA, MYRNA	25879	VIA ZURITA CT	MORENO VALLI	CA	92551-411	MORA, MYRNA	90.95
5655	312234033	3	684277	VIDALES, MARIA (RENT)	25899	VIA ZURITA CT	MORENO VALLI	CA	92551-411	VIDALES, MARIA (REN	211.78
6037	482451010	5	684277	GARCIA, JUAN RAMON AND JAIN	14319	VICTOR DR	MORENO VALLI	CA	92553-580	GARCIA, JUAN RAMO	43.10
4673	482452041	6	684277	LOPEZ, DAISY (RENT)	14322	VICTOR DR	MORENO VALLI	CA	92553-589	LOPEZ, DAISY (RENT)	314.21
4969	482451011	6	684277	ARGUETA, MARIO	14327	VICTOR DR	MORENO VALLI	CA	92553-580	ARGUETA, MARIO	284.01
1760	482451012	7	684277	LOPEZ, JOSE	14333	VICTOR DR	MORENO VALLI	CA	92553-580	LOPEZ, JOSE	305.46
85	482451017	2	684277	SMITH, DEBBIE L	14377	VICTOR DR	MORENO VALLI	CA	92553-580	SMITH, DEBBIE L	316.49
2104	482472019	9	684277	BUSTILLOS, LIZ	14417	VICTOR DR	MORENO VALLI	CA	92553-580	BUSTILLOS, LIZ	225.08
1114	482472012	2	684277	SANDOVAL, EVELIA	14485	VICTOR DR	MORENO VALLI	CA	92553-580	SANDOVAL, EVELIA	192.02
4396	482623027	2	684277	LEFLORE, FREDERICK (RENT)	14549	VICTOR DR	MORENO VALLI	CA	92553-584	LEFLORE, FREDERICK	258.14
6842	482623029	4	684277	PERALTA, MARIA (OWNR)	14573	VICTOR DR	MORENO VALLI	CA	92553-584	PERALTA, MARIA (OW	317.06
1654	296052005	7	684277	STEPHENS, JODI	23338	VIDA CT	MORENO VALLI	CA	92553-321	STEPHENS, JODI	412.76
2670	296052007	9	684277	DURON, CARLOS	23364	VIDA CT	MORENO VALLI	CA	92553-321	DURON, CARLOS	316.49
4519	474643001	1	684277	HERNANDEZ, JAVIER AND LILIA	11815	VILLA HERMOSA	MORENO VALLI	CA	92557-651	HERNANDEZ, JAVIER	314.21
344	474642009	6	684277	WILLIAMS, LINDA	11822	VILLA HERMOSA	MORENO VALLI	CA	92557-651	WILLIAMS, LINDA	306.35
4560	474643017	6	684277	HOWARD, ARCHIE	11863	VILLA HERMOSA	MORENO VALLI	CA	92557-651	HOWARD, ARCHIE	98.50
1290	474645008	4	684277	LEWIS, GERALDINE	11876	VILLA HERMOSA	MORENO VALLI	CA	92557-651	LEWIS, GERALDINE	316.49
4458	474394008	9	684277	CONTRERAS, IVONNE	11954	VILLA HERMOSA	MORENO VALLI	CA	92557-651	CONTRERAS, IVONNE	317.06
5481	474394007	8	684277	PEREZ, JESUS (OWNR)	11960	VILLA HERMOSA	MORENO VALLI	CA	92557-651	PEREZ, JESUS (OWNR	211.78
451	474393007	5	684277	MUCINO, ALEX	11965	VILLA HERMOSA	MORENO VALLI	CA	92557-651	MUCINO, ALEX	412.76
4500	474394001	2	684277	JONES, NATALIE	11996	VILLA HERMOSA	MORENO VALLI	CA	92557-651	JONES, NATALIE	209.59
9461	260114016	7	684277	ORTUNO, BLANCA (RENT)	10510	VILLAGE RD	MORENO VALLI	CA	92557-393	ORTUNO, BLANCA (RI	29.23
2198	260114014	5	684277	BOYD, SHARIA	10530	VILLAGE RD	MORENO VALLI	CA	92557-393	BOYD, SHARIA	316.49
8593	260111038	8	684277	CARTER, DAVID (RENT)	10560	VILLAGE RD	MORENO VALLI	CA	92557-395	CARTER, DAVID (RENT	332.27
2304	260111036	6	684277	NAVIA, LORENZO AND SANCHEZ,	10580	VILLAGE RD	MORENO VALLI	CA	92557-395	NAVIA, LORENZO AND	314.21
7200	260111035	5	684277	CANCHOLA, DAVID (RENT)	10590	VILLAGE RD	MORENO VALLI	CA	92557-395	CANCHOLA, DAVID (R	337.44
4204	260111033	3	684277	PEXTON, KELLY	10610	VILLAGE RD	MORENO VALLI	CA	92557-395	PEXTON, KELLY	316.49
7039	260111029	0	684277	AKABA, OLUWATOYHN (RENT)	10640	VILLAGE RD	MORENO VALLI	CA	92557-397	AKABA, OLUWATOYH	316.95
7744	260111026	7	684277	MARKHAM, JORDANA	10670	VILLAGE RD	MORENO VALLI	CA	92557-397	MARKHAM, JORDANA	325.80
8539	260173001	6	684277	HARRIS, JOSEPH (RENT)	10681	VILLAGE RD	MORENO VALLI	CA	92557-396	HARRIS, JOSEPH (REN	288.40
9009	260111024	5	684277	BELL, JULIA (RENT)	10690	VILLAGE RD	MORENO VALLI	CA	92557-397	BELL, JULIA (RENT)	251.03
2879	260173005	0	684277	AMAYA, STEVE	10709	VILLAGE RD	MORENO VALLI	CA	92557-396	AMAYA, STEVE	316.49
9350	260111022	3	684277	COURSEAULT, TELANA	10710	VILLAGE RD	MORENO VALLI	CA	92557-394	COURSEAULT, TELAN	166.80
3494	260173012	6	684277	TEUTIMEZ, DORA	10759	VILLAGE RD	MORENO VALLI	CA	92557-394	TEUTIMEZ, DORA	413.60
1035	260122003	0	684277	CAMPBELL, ARCHIE	10770	VILLAGE RD	MORENO VALLI	CA	92557-394	CAMPBELL, ARCHIE	505.85
5889	260162003	4	684277	FUENTES, MICHELLE (RENT)	10793	VILLAGE RD	MORENO VALLI	CA	92557-394	FUENTES, MICHELLE (	24.93
1247	260121019	2	684277	MCCAUSLIN, SARAH	10830	VILLAGE RD	MORENO VALLI	CA	92557-394	MCCAUSLIN, SARAH	279.01
7077	260121012	5	684277	ZHANG, YUEQUAN (RENT)	10900	VILLAGE RD	MORENO VALLI	CA	92557-398	ZHANG, YUEQUAN (R	45.23
4109	260126007	6	684277	GARCIA, LUIS	10930	VILLAGE RD	MORENO VALLI	CA	92557-396	GARCIA, LUIS	158.35
8875	260126002	1	684277	MYRICK, CHRISTOPER (RENT)	10980	VILLAGE RD	MORENO VALLI	CA	92557-396	MYRICK, CHRISTOPER	206.78
4758	482492027	8	684277	MATTOX, JOE AND CHELSEA	14187	VINCENTE DR	MORENO VALLI	CA	92553-350	MATTOX, JOE AND CH	314.21
7000	482492035	5	684277	JAUREGUI, NASARIO	14230	VINCENTE DR	MORENO VALLI	CA	92553-240	JAUREGUI, NASARIO	317.06
4282	482342012	0	684277	ARRELANO, MONICA (OWNR)	14280	VINCENTE DR	MORENO VALLI	CA	92553-358	ARRELANO, MONICA	316.49
6984	482341007	3	684277	JOHNSON, ANNETTE (RENT)	14281	VINCENTE DR	MORENO VALLI	CA	92553-358	JOHNSON, ANNETTE (	191.07
7060	482342013	1	684277	WILLIAMS,ROBIN	14294	VINCENTE DR	MORENO VALLI	CA	92553-358	WILLIAMS,ROBIN	287.26
5451	482342016	4	684277	DEL RIO, LEVITA (OWNR)	14344	VINCENTE DR	MORENO VALLI	CA	92553-240	DEL RIO, LEVITA (OWI	75.89
6495	482254002	9	684277	RUBIO, MARTHA (RENT)	14809	VINEHILL ST	MORENO VALLI	CA	92553-393	RUBIO, MARTHA (REN	208.31
785	482253041	1	684277	CALHOON, LORIE	14838	VINEHILL ST	MORENO VALLI	CA	92553-394	CALHOON, LORIE	164.65
8141	482253038	9	684277	CEVILLA, ADRIANA (RENT)	14868	VINEHILL ST	MORENO VALLI	CA	92553-394	CEVILLA, ADRIANA (RI	301.78
9500	482253037	8	684277	BARNES, RICHIE ALAN (OWNR)	14878	VINEHILL ST	MORENO VALLI	CA	92553-394	BARNES, RICHIE ALAN	206.77
6301	482254011	7	684277	VERA, ANGELICA	14899	VINEHILL ST	MORENO VALLI	CA	92553-393	VERA, ANGELICA	296.98
1798	482262002	4	684277	GRAHAM, JEFFERY	14938	VINEHILL ST	MORENO VALLI	CA	92553-395	GRAHAM, JEFFERY	312.36
1097	488180008	9	684277	MCGINNIS, GREGORY	27060	VINEWOOD PL	MORENO VALLI	CA	92555-461	MCGINNIS, GREGORY	352.64
1781	475200019	6	684277	THORPE, THEODORE	24301	VIRGINIA LN	MORENO VALLI	CA	92557-631	THORPE, THEODORE	317.06
8069	475200017	4	684277	QUEZADA, ROBERT (RENT)	24309	VIRGINIA LN	MORENO VALLI	CA	92557-631	QUEZADA, ROBERT (R	280.54
9397	312221002	5	684277	MARTIN, ANITA (OWNR)	16405	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	MARTIN, ANITA (OWI	152.04
3201	312221005	8	684277	GOMEZ, HILDA	16435	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	GOMEZ, HILDA	119.44
6287	312222002	8	684277	AVALOS, ROXANNE AND SAL (OW	16444	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	AVALOS, ROXANNE A	317.06
2777	312222003	9	684277	CLARIN, RICARDO	16454	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	CLARIN, RICARDO	316.49
6669	312221010	2	684277	ROBINSON, LEWIS	16485	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	ROBINSON, LEWIS	263.98
3738	312222007	3	684277	TACHIN, ABIGAIL	16494	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	TACHIN, ABIGAIL	303.81
5017	312221011	3	684277	RODRIGUEZ, KARINA (RENT)	16495	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	RODRIGUEZ, KARINA	315.61
5184	312221015	7	684277	MICHAEL BROTHERS REAL ESTATI	16535	VISTA CONEJO DR	MORENO VALLI	CA	92551-211	MICHAEL BROTHERS I	298.47
4961	312221021	2	684277	PACILLAS, CLARA (OWNR)	16595	VISTA CONEJO DR	MORENO VALLI	CA	92551-211	PACILLAS, CLARA (OW	217.12
761	474363005	0	684277	JOHNSON, JONITH	11726	VISTA DE CERROS DR	MORENO VALLI	CA	92555-175	JOHNSON, JONITH	413.60
6092	474384001	1	684277	CHESTER, DORTHY	11938	VISTA DE CERROS DR	MORENO VALLI	CA	92555-175	CHESTER, DORTHY	317.06
8880	487090004	0	684277	SANCHEZ, STEVE (RENT)	12032	VISTA DE CERROS DR	MORENO VALLI	CA	92555-181	SANCHEZ, STEVE (REN	20.08
2889	308261003	9	684277	DOMINGUEZ, VALERIE	15678	VISTA DEL MAR ST	MORENO VALLI	CA	92555-420	DOMINGUEZ, VALERII	69.65
6155	308252031	6	684277	REYES, JESSICA (OWNR)	15683	VISTA DEL MAR ST	MORENO VALLI	CA	92555-420	REYES, JESSICA (OWN	317.06
6783	308251014	8	684277	DAVIS, KERRY	15706	VISTA DEL MAR ST	MORENO VALLI	CA	92555-421	DAVIS, KERRY	184.89
2963	308251012	6	684277	MAYES, MICHAEL	15722	VISTA DEL MAR ST	MORENO VALLI	CA	92555-421	MAYES, MICHAEL	412.76
4110	308252036	1	684277	WILLIAMS, LORENZO	15725	VISTA DEL MAR ST	MORENO VALLI	CA	92555-421	WILLIAMS, LORENZO	316.49
2973	308251011	5	684277	FRUGE, KATHERINE	15730	VISTA DEL MAR ST	MORENO VALLI	CA	92555-421	FRUGE, KATHERINE	297.57

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3521	308251010	4	684277	GREER, LORI	15738	VISTA DEL MAR ST	MORENO VALLI	CA	92555-421	GREER, LORI	423.74
6558	308252039	4	684277	LATTIMORE, TRINITA (RENT)	15749	VISTA DEL MAR ST	MORENO VALLI	CA	92555-421	LATTIMORE, TRINITA	115.47
8758	486122007	4	684277	GARCIA, JUSTINA (RENT)	25561	VISTA FAMOSO DR	MORENO VALLI	CA	92551-709	GARCIA, JUSTINA (REI	497.94
7443	486121025	7	684277	BETHLEY, RENEE (RENT)	25594	VISTA FAMOSO DR	MORENO VALLI	CA	92551-145	BETHLEY, RENEE (REN	317.06
2264	486122004	1	684277	LEAL, SAL	25599	VISTA FAMOSO DR	MORENO VALLI	CA	92551-145	LEAL, SAL	316.49
8667	486121026	8	684277	RANGEL, DIANA F (OWNR)	25606	VISTA FAMOSO DR	MORENO VALLI	CA	92551-709	RANGEL, DIANA F (OV	90.17
132	486131008	3	684277	NEAL, JIMMY	25720	VISTA FAMOSO DR	MORENO VALLI	CA	92551-709	NEAL, JIMMY	412.76
7481	479312030	9	684277	MENDOZA, MARTIN (OWNR)	12280	VISTA HERMOSA DR	MORENO VALLI	CA	92557-751	MENDOZA, MARTIN (	104.78
4057	479312035	4	684277	CORTES, MARIA	12330	VISTA HERMOSA DR	MORENO VALLI	CA	92557-751	CORTES, MARIA	316.49
7124	479312036	5	684277	RAMIREZ, EIKAR (RENT)	12340	VISTA HERMOSA DR	MORENO VALLI	CA	92557-751	RAMIREZ, EIKAR (REN	317.06
1754	291213010	3	684277	MENDEZ, MELVIN	22565	VOUGHT ST	MORENO VALLI	CA	92553-840	MENDEZ, MELVIN	353.59
5411	291222009	1	684277	JACKSON, MICHELLE (OWNR)	22610	VOUGHT ST	MORENO VALLI	CA	92553-843	JACKSON, MICHELLE (	167.06
987	291223002	7	684277	YANEZ, DANIEL	22621	VOUGHT ST	MORENO VALLI	CA	92553-842	YANEZ, DANIEL	316.49
2452	291222011	2	684277	SIMS, SONIA	22650	VOUGHT ST	MORENO VALLI	CA	92553-843	SIMS, SONIA	316.49
1852	291225002	3	684277	MARTINEZ, SALVADOR O	22727	VOUGHT ST	MORENO VALLI	CA	92553-861	MARTINEZ, SALVADO	214.21
781	291234003	2	684277	MYERS, BETTY	22777	VOUGHT ST	MORENO VALLI	CA	92553-861	MYERS, BETTY	317.06
9136	291234007	6	684277	SBR MANAGEMENT LLC (OWNR)	22825	VOUGHT ST	MORENO VALLI	CA	92553-865	SBR MANAGEMENT L	330.66
1089	291234011	9	684277	GONZALES, VICTOR	22873	VOUGHT ST	MORENO VALLI	CA	92553-865	GONZALES, VICTOR	316.49
2473	291242017	0	684277	GARCIA, GILBERT	22885	VOUGHT ST	MORENO VALLI	CA	92553-865	GARCIA, GILBERT	316.49
8647	291242010	3	684277	SILVA, ANTHONY AND CHRISTINA	22977	VOUGHT ST	MORENO VALLI	CA	92553-861	SILVA, ANTHONY ANC	401.02
4576	291242002	6	684277	GALEANA, MARIO	23079	VOUGHT ST	MORENO VALLI	CA	92553-860	GALEANA, MARIO	314.21
2254	291241006	7	684277	TORRES, MIGUEL	23094	VOUGHT ST	MORENO VALLI	CA	92553-860	TORRES, MIGUEL	316.49
3573	488022006	8	684277	HARRY, MARY	27493	WALFRED WAY	MORENO VALLI	CA	92555-211	HARRY, MARY	317.06
5403	487431003	2	684277	MEDINA, MARIA (RENT)	26280	WALKER PASS DR	MORENO VALLI	CA	92555-242	MEDINA, MARIA (REN	98.71
2965	487431006	5	684277	NAJERA, CHRIS	26322	WALKER PASS DR	MORENO VALLI	CA	92555-681	NAJERA, CHRIS	316.49
8148	487431010	8	684277	MARSHALL, RICKIE (RENT) *FEMA	26378	WALKER PASS DR	MORENO VALLI	CA	92555-242	MARSHALL, RICKIE (RI	216.69
5606	487431011	9	684277	WOERZ, WILLIAM III (OWNR)	26392	WALKER PASS DR	MORENO VALLI	CA	92555-242	WOERZ, WILLIAM III (	89.82
818	487432011	2	684277	TUMBLESON, LAWRENCE AND CA	26397	WALKER PASS DR	MORENO VALLI	CA	92555-681	TUMBLESON, LAWREI	256.62
3481	487431013	1	684277	MITCHELL, SHIRLEY	26420	WALKER PASS DR	MORENO VALLI	CA	92555-680	MITCHELL, SHIRLEY	317.06
5831	487432013	4	684277	TAPIA, MARIBEL (OWNR)	26423	WALKER PASS DR	MORENO VALLI	CA	92555-242	TAPIA, MARIBEL (OW	316.49
7872	487432015	6	684277	DIUGUID, ANA	26453	WALKER PASS DR	MORENO VALLI	CA	92555-242	DIUGUID, ANA	31.08
640	478050019	4	684277	LOUX, ROXANNE	13960	WALNUT CT	MORENO VALLI	CA	92555-612	LOUX, ROXANNE	418.43
1423	478273004	9	684277	VILLANUEVA, JERRY AND VICTOR	28040	WAR ADMIRAL ST	MORENO VALLI	CA	92555-600	VILLANUEVA, JERRY A	412.76
814	478271013	1	684277	INMAN, DONALD	28101	WAR ADMIRAL ST	MORENO VALLI	CA	92555-600	INMAN, DONALD	323.29
6035	312141007	3	684277	RAMIREZ, DAISY (OWNR)	16531	WAR CLOUD DR	MORENO VALLI	CA	92551-252	RAMIREZ, DAISY (OW	317.06
1390	312141006	2	684277	WILLIAMS, LATISIA	16539	WAR CLOUD DR	MORENO VALLI	CA	92551-252	WILLIAMS, LATISIA	422.52
6409	312142014	2	684277	SOROZA, ROSA (RENT)	16564	WAR CLOUD DR	MORENO VALLI	CA	92551-252	SOROZA, ROSA (RENT	317.06
1026	312141002	8	684277	BLACKMAN, SANDRA	16571	WAR CLOUD DR	MORENO VALLI	CA	92551-252	BLACKMAN, SANDRA	263.74
1298	312142015	3	684277	WILLIAMS, LAVERNE	16572	WAR CLOUD DR	MORENO VALLI	CA	92551-252	WILLIAMS, LAVERNE	412.76
3553	312154018	3	684277	BRITO, MARIA	16628	WAR CLOUD DR	MORENO VALLI	CA	92551-252	BRITO, MARIA	415.61
7217	312154019	4	684277	LINDSEY, MICHELE	16636	WAR CLOUD DR	MORENO VALLI	CA	92551-252	LINDSEY, MICHELE	574.23
1692	312156004	6	684277	MC CULLOUGH, STEVE	16641	WAR CLOUD DR	MORENO VALLI	CA	92551-253	MC CULLOUGH, STEVI	316.49
2890	312154022	6	684277	LEPE, LOURDES	16656	WAR CLOUD DR	MORENO VALLI	CA	92551-252	LEPE, LOURDES	74.20
1685	312154023	7	684277	ROMERO, GUSTAVO R	16662	WAR CLOUD DR	MORENO VALLI	CA	92551-251	ROMERO, GUSTAVO F	23.45
416	312164017	3	684277	TALBOT, DWAYNE	16677	WAR CLOUD DR	MORENO VALLI	CA	92551-251	TALBOT, DWAYNE	316.49
3754	312164016	2	684277	VARGAS, ALBERT (RENT)	16685	WAR CLOUD DR	MORENO VALLI	CA	92551-251	VARGAS, ALBERT (REI	316.49
5426	312164014	0	684277	ORTIZ, CARLOS (OWNR)	16697	WAR CLOUD DR	MORENO VALLI	CA	92551-251	ORTIZ, CARLOS (OWN	306.65
7371	312163004	8	684277	CHAVOLLA, JAVIER	16704	WAR CLOUD DR	MORENO VALLI	CA	92551-253	CHAVOLLA, JAVIER	337.64
5669	312163005	9	684277	CARO, LISETTE (RENT)	16710	WAR CLOUD DR	MORENO VALLI	CA	92551-253	CARO, LISETTE (RENT)	317.06
5347	312163006	0	684277	VASQUEZ, MARIA (RENT)	16716	WAR CLOUD DR	MORENO VALLI	CA	92551-253	VASQUEZ, MARIA (RE	64.65
1484	312163009	3	684277	JONES, SHEILA	16734	WAR CLOUD DR	MORENO VALLI	CA	92551-253	JONES, SHEILA	316.49
489	312164007	4	684277	PORTER, REGINA (OWNR)	16739	WAR CLOUD DR	MORENO VALLI	CA	92551-253	PORTER, REGINA (OW	41.25
9269	312164006	3	684277	ROCHA, ALISHA (RENT)	16745	WAR CLOUD DR	MORENO VALLI	CA	92551-253	ROCHA, ALISHA (REN	192.40
5405	312163011	4	684277	MASTERS, LORNA (OWNR)	16746	WAR CLOUD DR	MORENO VALLI	CA	92551-253	MASTERS, LORNA (OV	300.91
8560	264192035	4	684277	LESTER, LAUREN (RENT)	11637	WARBLER WAY	MORENO VALLI	CA	92557-620	LESTER, LAUREN (REN	157.16
6634	264194004	2	684277	GARCIA, ARACELI (OWNR)	11656	WARBLER WAY	MORENO VALLI	CA	92557-620	GARCIA, ARACELI (OW	144.36
6641	264192032	1	684277	ANSARI, SHEHZAD	11673	WARBLER WAY	MORENO VALLI	CA	92557-620	ANSARI, SHEHZAD	317.06
5807	488140042	5	684277	WILLIAMS, TRACY AND FELIX	13070	WARM SPRINGS WAY	MORENO VALLI	CA	92555-452	WILLIAMS, TRACY AN	301.97
9244	488133001	6	684277	JIRARD, NICOLE (RENT)	13099	WARM SPRINGS WAY	MORENO VALLI	CA	92555-452	JIRARD, NICOLE (REN	64.65
5633	488140038	2	684277	KENNEDY, YOOJIN (OWNR)	13126	WARM SPRINGS WAY	MORENO VALLI	CA	92555-452	KENNEDY, YOOJIN (O'	109.38
5217	474511008	0	684277	GIFFORD, RICHARD (OWNR)	10421	WATERCRESS CIR	MORENO VALLI	CA	92557-305	GIFFORD, RICHARD (C	295.74
8390	474511014	5	684277	SMITH , DAVID	10476	WATERCRESS CIR	MORENO VALLI	CA	92557-305	SMITH , DAVID	402.75
725	259414005	4	684277	BUCHANAN, RODNEY	9895	WATERFALL CIR	MORENO VALLI	CA	92557-184	BUCHANAN, RODNEY	314.21
4584	259414003	2	684277	HESCH, DONALD	9915	WATERFALL CIR	MORENO VALLI	CA	92557-184	HESCH, DONALD	378.22
8899	260092009	4	684277	BANKS, BRANDIN (RENT)	23778	WATERLEAF CIR	MORENO VALLI	CA	92557-291	BANKS, BRANDIN (RE	256.57
8319	292192023	8	684277	BAKER, JOHN (RENT)	12028	WEBB ST	MORENO VALLI	CA	92557-816	BAKER, JOHN (RENT)	139.76
6289	292192020	5	684277	LOPEZ, MONICA (RENT)	12068	WEBB ST	MORENO VALLI	CA	92557-816	LOPEZ, MONICA (REN	182.27
2243	292191017	0	684277	CORDOVA, ALFREDO (OWNR)	12079	WEBB ST	MORENO VALLI	CA	92557-816	CORDOVA, ALFREDO I	199.45
2532	292192016	2	684277	PUGA, EDWARD	12118	WEBB ST	MORENO VALLI	CA	92557-814	PUGA, EDWARD	316.49
2457	473180002	5	684277	SMITH, JULIE	11277	WEBER AVE	MORENO VALLI	CA	92555-529	SMITH, JULIE	316.49
3654	473180036	6	684277	PENALOZA, RICARDO	11288	WEBER AVE	MORENO VALLI	CA	92555-529	PENALOZA, RICARDO	316.49
6186	473180035	5	684277	VAUGHN, DEBRA	11300	WEBER AVE	MORENO VALLI	CA	92555-524	VAUGHN, DEBRA	304.16
1925	473180033	3	684277	CUMMINGS, CHRISTOPHER	11326	WEBER AVE	MORENO VALLI	CA	92555-524	CUMMINGS, CHRISTC	317.06
7095	473180031	1	684277	BLAIR, CHARLES (OWNR)	11350	WEBER AVE	MORENO VALLI	CA	92555-524	BLAIR, CHARLES (OWI	317.06
8848	473180030	0	684277	HERNANDEZ, PERLA	11362	WEBER AVE	MORENO VALLI	CA	92555-524	HERNANDEZ, PERLA	73.88
6493	473180027	8	684277	ROMERO, BEVERLY (RENT)	11400	WEBER AVE	MORENO VALLI	CA	92555-529	ROMERO, BEVERLY (R	143.86

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1328	473180026	7	684277	MATA, ROBERT AND YOLANDA	11412	WEBER AVE	MORENO VALLI	CA	92555-529	MATA, ROBERT AND	316.49
4680	473180025	6	684277	PEREZ, BERTHA	11422	WEBER AVE	MORENO VALLI	CA	92555-529	PEREZ, BERTHA	58.99
2535	473180015	7	684277	CADY, SANDRA	11429	WEBER AVE	MORENO VALLI	CA	92555-860	CADY, SANDRA	297.57
8548	473180017	9	684277	ARMENTA, MARIA (RENT)	11449	WEBER AVE	MORENO VALLI	CA	92555-860	ARMENTA, MARIA (RI	211.78
9485	481130005	2	684277	NGUYEN, BUU (OWNR)	24051	WEBSTER AVE	MORENO VALLI	CA	92553-307	NGUYEN, BUU (OWNI	117.25
8293	481120026	0	684277	BARCAS, MARIA (RENT)	24062	WEBSTER AVE	MORENO VALLI	CA	92553-303	BARCAS, MARIA (REN	215.42
7073	481150009	8	684277	ALUPAY, FELICIDAD AND ANDRE	24421	WEBSTER AVE	MORENO VALLI	CA	92553-772	ALUPAY, FELICIDAD A	390.91
7447	481140028	4	684277	TAYLOR, DENISE (OWNR)	24442	WEBSTER AVE	MORENO VALLI	CA	92553-772	TAYLOR, DENISE (OW	317.06
3967	481161012	4	684277	ARREDONDO, CHRISTOPHER ANI	24526	WEBSTER AVE	MORENO VALLI	CA	92553-373	ARREDONDO, CHRIST	412.76
4587	481171005	9	684277	KACARAB, JULIE	24531	WEBSTER AVE	MORENO VALLI	CA	92553-375	KACARAB, JULIE	502.49
8646	481171010	3	684277	TODD, GWENDOLYN (RENT)	24611	WEBSTER AVE	MORENO VALLI	CA	92553-376	TODD, GWENDOLYN (	122.01
7840	481161025	6	684277	MENDEZ, KIMBERLY (RENT)	24634	WEBSTER AVE	MORENO VALLI	CA	92553-376	MENDEZ, KIMBERLY (	131.14
5961	481162012	7	684277	HALL, MARK AND DENISE (RENT)	24712	WEBSTER AVE	MORENO VALLI	CA	92553-376	HALL, MARK AND DEI	317.06
5701	481140021	7	684277	VILLELA, ROSA (RENT) APTS	24398	WEBSTER AVE UNIT 04	MORENO VALLI	CA	92553-778	VILLELA, ROSA (RENT)	3,845.19
5986	481140020	6	684277	MENDOZA, CARMEN (RENT) APT:	24422	WEBSTER AVE UNIT 11	MORENO VALLI	CA	92553-779	MENDOZA, CARMEN	317.06
4389	479392014	3	684277	PEREZ, JOE	25429	WEDMORE DR	MORENO VALLI	CA	92553-418	PEREZ, JOE	230.65
710	479391015	1	684277	RAMOS, JUAN	25438	WEDMORE DR	MORENO VALLI	CA	92553-418	RAMOS, JUAN	314.21
6093	479391014	0	684277	HICKS, SHERYL (RENT)	25448	WEDMORE DR	MORENO VALLI	CA	92553-418	HICKS, SHERYL (RENT)	186.45
4472	479531009	8	684277	GLENNS, KRYSTAL	25572	WEDMORE DR	MORENO VALLI	CA	92553-471	GLENNS, KRYSTAL	513.38
8396	479531012	0	684277	PARKER, TALISA (RENT)	25596	WEDMORE DR	MORENO VALLI	CA	92553-471	PARKER, TALISA (REN	160.18
3479	479531013	1	684277	HERNANDEZ, VALERIE AND VICTO	25604	WEDMORE DR	MORENO VALLI	CA	92553-471	HERNANDEZ, VALERIE	317.06
2604	486204010	9	684277	GONZALEZ, CARLOS	15763	WEDOW DR	MORENO VALLI	CA	92551-463	GONZALEZ, CARLOS	297.57
7929	486204016	5	684277	ALVARADO, SHANNON	15774	WEDOW DR	MORENO VALLI	CA	92551-131	ALVARADO, SHANNO	223.79
129	486204020	8	684277	PACHO, APRIL	15798	WEDOW DR	MORENO VALLI	CA	92551-131	PACHO, APRIL	316.49
938	486204014	3	684277	BARRON, LA TANYA AND NATHAI	15811	WEDOW DR	MORENO VALLI	CA	92551-131	BARRON, LA TANYA A	421.89
3149	486214003	4	684277	MARTINEZ, LINDA	15906	WEDOW DR	MORENO VALLI	CA	92551-463	MARTINEZ, LINDA	406.30
3421	486214006	7	684277	JARAMILLO, JOSE	15942	WEDOW DR	MORENO VALLI	CA	92551-463	JARAMILLO, JOSE	317.06
1188	486214010	0	684277	BUSTAMANTE, DAVID	15990	WEDOW DR	MORENO VALLI	CA	92551-463	BUSTAMANTE, DAVID	412.76
8832	482112014	1	684277	CRAWFORD, CHAMEKA (RENT)	24340	WEILL CT	MORENO VALLI	CA	92553-336	CRAWFORD, CHAMEK	64.76
8648	482112009	7	684277	GARCIA, MIGUEL ANGEL (OWNR)	24351	WEILL CT	MORENO VALLI	CA	92553-336	GARCIA, MIGUEL ANG	438.92
5007	264222011	4	684277	DIAZ, ROY	11375	WEINHART CT	MORENO VALLI	CA	92557-490	DIAZ, ROY	316.49
2653	264222017	0	684277	PALAFOX, ARTEMISA	11376	WEINHART CT	MORENO VALLI	CA	92557-490	PALAFOX, ARTEMISA	316.49
4439	264222018	1	684277	JOHNSON, GARY (RENT)	11382	WEINHART CT	MORENO VALLI	CA	92557-490	JOHNSON, GARY (REN	297.42
6601	264222019	2	684277	BROWN, EDNA (RENT)/ALMA HA	11388	WEINHART CT	MORENO VALLI	CA	92557-490	BROWN, EDNA (RENT	282.60
5088	475293044	6	684277	MILLER, DAVID	11911	WELBY PL	MORENO VALLI	CA	92557-643	MILLER, DAVID	615.32
285	475293042	4	684277	PLUNKETT, KAREN	11935	WELBY PL	MORENO VALLI	CA	92557-643	PLUNKETT, KAREN	284.61
7518	475293053	4	684277	MEDINA, DIANA (RENT)	11964	WELBY PL	MORENO VALLI	CA	92557-643	MEDINA, DIANA (REN	211.78
1174	475293027	1	684277	BARNES, FRANK	11899	WELLER PL	MORENO VALLI	CA	92557-643	BARNES, FRANK	316.49
3599	308401032	7	684277	LOPEZ, JOSE	16439	WELSH CT	MORENO VALLI	CA	92555-333	LOPEZ, JOSE	316.49
8174	308393001	5	684277	GRIGSBY, LEMIA	16449	WELSH CT	MORENO VALLI	CA	92555-333	GRIGSBY, LEMIA	319.90
5320	291493044	0	684277	GREGORY, ADAM AND (OWNR)	22303	WEMBLEY DR	MORENO VALLI	CA	92557-682	GREGORY, ADAM ANI	317.06
7898	291493045	1	684277	ELGOHARY, LULU (RENT)	22319	WEMBLEY DR	MORENO VALLI	CA	92557-682	ELGOHARY, LULU (REI	310.27
2857	486193003	0	684277	HALL, GARY	25028	WENDY WAY	MORENO VALLI	CA	92551-464	HALL, GARY	129.53
2215	486193010	6	684277	ROMERO, RENEE	25047	WENDY WAY	MORENO VALLI	CA	92551-464	ROMERO, RENEE	332.52
9546	486193001	8	684277	JONES, BRENDA (OWNR)	25048	WENDY WAY	MORENO VALLI	CA	92551-464	JONES, BRENDA (OWI	91.72
9057	486192015	8	684277	MORENO, TAMIKA (RENT)	25075	WENDY WAY	MORENO VALLI	CA	92551-131	MORENO, TAMIKA (R	166.24
998	486192013	6	684277	GARCIA, ELENO	25097	WENDY WAY	MORENO VALLI	CA	92551-131	GARCIA, ELENO	317.06
8508	486192010	3	684277	LAWSON, LAKISHA (RENT)	25135	WENDY WAY	MORENO VALLI	CA	92551-462	LAWSON, LAKISHA (R	268.72
6650	486192003	7	684277	BAHENA, MONICA (RENT)	25201	WENDY WAY	MORENO VALLI	CA	92551-610	BAHENA, MONICA (RI	200.43
8294	486184002	1	684277	ALLEN, VINCENT (RENT)	25231	WENDY WAY	MORENO VALLI	CA	92551-464	ALLEN, VINCENT (REN	294.75
8388	486181008	8	684277	WALKER, NATALIE (RENT)	25270	WENDY WAY	MORENO VALLI	CA	92551-464	WALKER, NATALIE (RI	165.44
4159	479391044	7	684277	DONALD, REESE	12820	WESTBURY DR	MORENO VALLI	CA	92553-415	DONALD, REESE	316.49
7074	479391027	2	684277	CIENEGA, CYNTHIA (OWNR)	12837	WESTBURY DR	MORENO VALLI	CA	92553-233	CIENEGA, CYNTHIA (C	301.15
9076	479391055	7	684277	LONGFELLOW, DANNY (RENT)	12868	WESTBURY DR	MORENO VALLI	CA	92553-415	LONGFELLOW, DANN	145.48
6294	479391006	3	684277	WALKER, JOHNNY (RENT)	12917	WESTBURY DR	MORENO VALLI	CA	92553-418	WALKER, JOHNNY (RE	317.06
311	479392011	0	684277	STURGIS, MICHELLE	12948	WESTBURY DR	MORENO VALLI	CA	92553-412	STURGIS, MICHELLE	316.49
5803	479392001	1	684277	HURLEY, SEAN (OWNR)	12973	WESTBURY DR	MORENO VALLI	CA	92553-418	HURLEY, SEAN (OWNI	210.89
4369	479392003	3	684277	ARRIETA, SONIA	12989	WESTBURY DR	MORENO VALLI	CA	92553-418	ARRIETA, SONIA	110.08
192	479392006	6	684277	LOPEZ, ANTONIO J	12992	WESTBURY DR	MORENO VALLI	CA	92553-412	LOPEZ, ANTONIO J	452.12
1070	479513022	3	684277	PETERSON, STELLA	12155	WESTERLY TRL	MORENO VALLI	CA	92557-752	PETERSON, STELLA	316.49
232	479513017	9	684277	LEWIS, BENNY	12205	WESTERLY TRL	MORENO VALLI	CA	92557-752	LEWIS, BENNY	316.49
2934	479513016	8	684277	FREEMAN, MARWAN	12215	WESTERLY TRL	MORENO VALLI	CA	92557-752	FREEMAN, MARWAN	316.49
632	479513014	6	684277	KING, CAROL (OWNR)	12235	WESTERLY TRL	MORENO VALLI	CA	92557-752	KING, CAROL (OWNR)	586.65
2303	264182001	2	684277	HERNANDEZ, CINDA	23019	WESTERN RIDGE RD	MORENO VALLI	CA	92557	HERNANDEZ, CINDA	454.17
7116	264182005	6	684277	BONNER, AJA	23107	WESTERN RIDGE RD	MORENO VALLI	CA	92557-482	BONNER, AJA	354.50
1880	264182012	2	684277	LEDBETTER, GREG AND LINDA (O	23275	WESTERN RIDGE RD	MORENO VALLI	CA	92557-481	LEDBETTER, GREG AN	51.47
2197	264182013	3	684277	CAMPOS, LISA	23291	WESTERN RIDGE RD	MORENO VALLI	CA	92557-481	CAMPOS, LISA	533.65
4605	264212001	4	684277	TURJILLO, IVAN	23431	WESTERN RIDGE RD	MORENO VALLI	CA	92557-482	TURJILLO, IVAN	466.23
9191	291523013	4	684277	HOLGUIN, LUCILLE (RENT)	22577	WESTLAKE DR	MORENO VALLI	CA	92553-787	HOLGUIN, LUCILLE (RI	45.36
1522	291522021	8	684277	NASH, JOHN	22600	WESTLAKE DR	MORENO VALLI	CA	92553-787	NASH, JOHN	268.70
4880	291523009	1	684277	MONTZ, DONALD	22617	WESTLAKE DR	MORENO VALLI	CA	92553-787	MONTZ, DONALD	312.48
6621	291523008	0	684277	EASON, MARCUS (RENT)	22627	WESTLAKE DR	MORENO VALLI	CA	92553-787	EASON, MARCUS (REI	317.06
6876	291522035	1	684277	BARKHO, MAHIR AND MARARJE,	22648	WESTLAKE DR	MORENO VALLI	CA	92553-787	BARKHO, MAHIR AND	212.32
2225	291522036	2	684277	FLEMING, DENISE	22662	WESTLAKE DR	MORENO VALLI	CA	92553-787	FLEMING, DENISE	316.49
5275	478400027	2	684277	SPEARS, ERICA (OWNR)	13189	WEXFORD AVE	MORENO VALLI	CA	92555-671	SPEARS, ERICA (OWN	96.68
5600	312151003	0	684277	LOPEZ, JESUS (OWNR)	16628	WHIRLAWAY CIR	MORENO VALLI	CA	92551-240	LOPEZ, JESUS (OWNR	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1526	312151006	3	684277	BURKE, THOMAS	16652	WHIRLAWAY CIR	MORENO VALLI	CA	92551-240	BURKE, THOMAS	316.49
5750	264144028	9	684277	GARCIA, NICOLAS (OWNR)	23555	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	GARCIA, NICOLAS (OV	297.94
5682	264144031	1	684277	LOPEZ, CYNTHIA (RENT)	23575	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	LOPEZ, CYNTHIA (REN	294.20
4032	264144033	3	684277	BROWN, KEIANYA	23591	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	BROWN, KEIANYA	316.49
3197	264143027	5	684277	AVILA, GLORIA	23606	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	AVILA, GLORIA	356.59
4440	264144036	6	684277	SERRANO, ALMA	23615	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	SERRANO, ALMA	315.55
1152	264143025	3	684277	SANTOS, MAX AND DIANE (OWN	23622	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	SANTOS, MAX AND D	316.49
6526	264144042	1	684277	DAVIS, LEROY (RENT)	23659	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	DAVIS, LEROY (RENT)	378.41
1911	479472010	6	684277	HAEGER, CHERYL	25252	WHITE BIRCH LN	MORENO VALLI	CA	92553-439	HAEGER, CHERYL	316.49
1506	479472013	9	684277	LOPEZ, CARLOS	25275	WHITE BIRCH LN	MORENO VALLI	CA	92553-439	LOPEZ, CARLOS	289.45
8735	479472008	5	684277	DILLARD, COURTNEY (RENT)	25276	WHITE BIRCH LN	MORENO VALLI	CA	92553-439	DILLARD, COURTNEY	223.48
5044	479473032	9	684277	ROSALES, CESAR	25321	WHITE BIRCH LN	MORENO VALLI	CA	92553-650	ROSALES, CESAR	316.49
8018	479473031	8	684277	ROMERO, MINERVA (OWNR)	25337	WHITE BIRCH LN	MORENO VALLI	CA	92553-650	ROMERO, MINERVA (	296.98
1260	479473025	3	684277	BELTRAN, MIGUEL	25391	WHITE BIRCH LN	MORENO VALLI	CA	92553-650	BELTRAN, MIGUEL	139.53
1598	479473021	9	684277	MORALES, ALFREDO	25437	WHITE BIRCH LN	MORENO VALLI	CA	92553-650	MORALES, ALFREDO	316.49
4540	486520008	5	684277	BURNS, THOMAS	14751	WHITE BOX LN	MORENO VALLI	CA	92555-473	BURNS, THOMAS	182.63
3910	486523010	5	684277	BANUELOS, ANDY	14811	WHITE BOX LN	MORENO VALLI	CA	92555-473	BANUELOS, ANDY	97.92
6337	486522001	4	684277	BAILEY, FRANCIS (RENT)	14822	WHITE BOX LN	MORENO VALLI	CA	92555-473	BAILEY, FRANCIS (REN	317.06
3911	486523009	5	684277	MARTIN, KIMBERLY	14823	WHITE BOX LN	MORENO VALLI	CA	92555-473	MARTIN, KIMBERLY	316.49
6999	486522003	6	684277	WATSON, KRISTINA (RENT)	14846	WHITE BOX LN	MORENO VALLI	CA	92555-473	WATSON, KRISTINA (I	317.06
7084	488270011	9	684277	LICKLEY, ANNE (RENT)	28038	WHITE SAND TRL	MORENO VALLI	CA	92555-540	LICKLEY, ANNE (RENT	81.68
2555	488270003	2	684277	STALDER, SUSAN	28063	WHITE SAND TRL	MORENO VALLI	CA	92555-540	STALDER, SUSAN	330.22
1406	488270009	8	684277	BROOKS, DONOVAN	28090	WHITE SAND TRL	MORENO VALLI	CA	92555-540	BROOKS, DONOVAN	111.77
7711	484181023	7	684277	HERNANDEZ, KATHLEEN	25780	WHITE WOOD CIR	MORENO VALLI	CA	92553-495	HERNANDEZ, KATHLE	303.15
6635	484181026	0	684277	DWIGGINS, HINEDINA (OWNR)	25810	WHITE WOOD CIR	MORENO VALLI	CA	92553-293	DWIGGINS, HINEDINA	296.98
7259	484162025	0	684277	WOODS, LATISHA	25840	WHITE WOOD CIR	MORENO VALLI	CA	92553-497	WOODS, LATISHA	348.13
2687	484163006	6	684277	VELASCO, MICHELLE	25879	WHITE WOOD CIR	MORENO VALLI	CA	92553-495	VELASCO, MICHELLE	284.73
7167	484162020	5	684277	FLORES, SANDRA	25890	WHITE WOOD CIR	MORENO VALLI	CA	92553-497	FLORES, SANDRA	189.82
7338	484162019	5	684277	ALTHERR, CHRISTOPHER (OWNR)	25900	WHITE WOOD CIR	MORENO VALLI	CA	92553-293	ALTHERR, CHRISTOPH	317.06
1591	484163009	9	684277	JOHNSON, MACK	25909	WHITE WOOD CIR	MORENO VALLI	CA	92553-497	JOHNSON, MACK	316.49
1354	484164016	8	684277	CHANEY, DEAN D	25950	WHITE WOOD CIR	MORENO VALLI	CA	92553-497	CHANEY, DEAN D	94.91
2134	484163014	3	684277	HERNANDEZ, JOSE LUIS	25951	WHITE WOOD CIR	MORENO VALLI	CA	92553-497	HERNANDEZ, JOSE LU	316.49
789	484163015	4	684277	MILLER, BRAD T	25961	WHITE WOOD CIR	MORENO VALLI	CA	92553-497	MILLER, BRAD T	314.21
1966	296083036	1	684277	KLOSINSKI, MARY AND JOHN	23648	WHITEOWL CT	MORENO VALLI	CA	92553-568	KLOSINSKI, MARY ANI	316.49
5711	296083029	5	684277	REEVE, MELISSA (OWNR)	23707	WHITEOWL CT	MORENO VALLI	CA	92553-220	REEVE, MELISSA (OW	209.56
3869	259411008	8	684277	BABATUNDE, FEMI	9783	WHITEWATER RD	MORENO VALLI	CA	92557-185	BABATUNDE, FEMI	316.49
3609	259411016	5	684277	SANCHEZ, JAVIER	9822	WHITEWATER RD	MORENO VALLI	CA	92557-185	SANCHEZ, JAVIER	316.49
1020	259411018	7	684277	SAID, ADEL	9852	WHITEWATER RD	MORENO VALLI	CA	92557-185	SAID, ADEL	203.45
9243	259411020	8	684277	LETTSOME, TAMARA (RENT)	9878	WHITEWATER RD	MORENO VALLI	CA	92557-185	LETTSOME, TAMARA	65.11
7931	259411021	9	684277	WARD, BRYAN (OWNR)	9892	WHITEWATER RD	MORENO VALLI	CA	92557-185	WARD, BRYAN (OWN	317.17
3531	259414022	9	684277	GERREN, JAMAL	9909	WHITEWATER RD	MORENO VALLI	CA	92557-185	GERREN, JAMAL	317.06
3045	259414019	7	684277	BARNES, CHRISTY	9965	WHITEWATER RD	MORENO VALLI	CA	92557-186	BARNES, CHRISTY	305.47
5656	259411028	6	684277	GOMEZ, HUGO (OWNR)	9978	WHITEWATER RD	MORENO VALLI	CA	92557-186	GOMEZ, HUGO (OWN	210.68
6826	259413003	9	684277	JIMENEZ, DOLORES (OWNR)	10005	WHITEWATER RD	MORENO VALLI	CA	92557-185	JIMENEZ, DOLORES (C	298.42
7991	259412001	4	684277	MATIAS, JESUS SALVADOR (RENT	10020	WHITEWATER RD	MORENO VALLI	CA	92557-185	MATIAS, JESUS SALVA	104.77
7176	259413001	7	684277	BAKER, FRANKIE	10025	WHITEWATER RD	MORENO VALLI	CA	92557-185	BAKER, FRANKIE	653.10
4890	487361001	4	684277	PEREZ, KATHY AND MARIO	13010	WICHITA WAY	MORENO VALLI	CA	92555-242	PEREZ, KATHY AND M	126.40
5939	487360048	4	684277	CRISTMAS, TERRY (RENT)	13011	WICHITA WAY	MORENO VALLI	CA	92555-243	CRISTMAS, TERRY (RE	446.10
970	487361002	5	684277	ROMO, VIOLETA	13020	WICHITA WAY	MORENO VALLI	CA	92555	ROMO, VIOLETA	317.06
4998	487360043	9	684277	LOPEZ, ANA	13061	WICHITA WAY	MORENO VALLI	CA	92555-243	LOPEZ, ANA	288.59
4910	487360042	8	684277	MORA, VERONICA	13071	WICHITA WAY	MORENO VALLI	CA	92555-243	MORA, VERONICA	314.21
3034	487360041	7	684277	SCHIELDS, NANCY	13081	WICHITA WAY	MORENO VALLI	CA	92555-243	SCHIELDS, NANCY	226.67
6585	487361012	4	684277	BRITTMON, MICHELLE (OWNR)	13120	WICHITA WAY	MORENO VALLI	CA	92555-242	BRITTMON, MICHELLI	317.06
5742	487360039	6	684277	NATIVIDAD, LYDIA	13131	WICHITA WAY	MORENO VALLI	CA	92555-243	NATIVIDAD, LYDIA	317.06
8680	487361015	7	684277	CABRERA, ANTONIO (OWNR)	13150	WICHITA WAY	MORENO VALLI	CA	92555-243	CABRERA, ANTONIO (	328.42
9246	487361017	9	684277	BULLARD, LA VALLE (OWNR)	13170	WICHITA WAY	MORENO VALLI	CA	92555-243	BULLARD, LA VALLE (C	64.65
4831	487361018	0	684277	SONDIDO, SILVINO	13180	WICHITA WAY	MORENO VALLI	CA	92555-243	SONDIDO, SILVINO	196.34
7554	487361019	1	684277	RUHL, KAREN (RENT)	13270	WICHITA WAY	MORENO VALLI	CA	92555-249	RUHL, KAREN (RENT)	716.13
1695	474532013	9	684277	SMITH, LISA	24550	WILD CALLA DR	MORENO VALLI	CA	92557-410	SMITH, LISA	208.70
2425	474533004	4	684277	LANE, JUDY	24553	WILD CALLA DR	MORENO VALLI	CA	92557-410	LANE, JUDY	310.72
124	474532015	1	684277	BANDURA, NANCY	24574	WILD CALLA DR	MORENO VALLI	CA	92557-410	BANDURA, NANCY	316.49
7506	474532019	5	684277	HENDERSON, TIMOTHY	24618	WILD CALLA DR	MORENO VALLI	CA	92557-410	HENDERSON, TIMOTH	334.08
6268	474532020	5	684277	SANCHEZ, ERIC (RENT)	24628	WILD CALLA DR	MORENO VALLI	CA	92557-411	SANCHEZ, ERIC (RENT	317.06
8829	474534010	2	684277	VILLEGAS, MARIA	24631	WILD CALLA DR	MORENO VALLI	CA	92557-411	VILLEGAS, MARIA	72.88
4488	474532024	9	684277	HALL, PAMELA	24670	WILD CALLA DR	MORENO VALLI	CA	92557-411	HALL, PAMELA	436.15
9560	474532025	0	684277	SMITH , FERDIANN (OWNR)	24680	WILD CALLA DR	MORENO VALLI	CA	92557-411	SMITH , FERDIANN (O	97.36
8393	474532026	1	684277	DURAN, JAIME (RENT)	24690	WILD CALLA DR	MORENO VALLI	CA	92557-411	DURAN, JAIME (RENT	20.19
802	474532027	2	684277	PASKEL, PATRICIA A	24700	WILD CALLA DR	MORENO VALLI	CA	92557-411	PASKEL, PATRICIA A	317.06
6792	474534004	7	684277	WRIGHT, RICHARD (RENT)	24701	WILD CALLA DR	MORENO VALLI	CA	92557-411	WRIGHT, RICHARD (R	46.72
449	474534002	5	684277	FANSEGA, BECKY	24719	WILD CALLA DR	MORENO VALLI	CA	92557-411	FANSEGA, BECKY	316.49
6534	264131027	8	684277	GARCIA, MARIANNE	11789	WILD FLAX LN	MORENO VALLI	CA	92557-622	GARCIA, MARIANNE	148.71
8628	264131030	0	684277	REIS, SEAN (OWNR)	11821	WILD FLAX LN	MORENO VALLI	CA	92557-622	REIS, SEAN (OWNR)	554.00
3680	264131033	3	684277	UTRERES, CHRISTINE	11845	WILD FLAX LN	MORENO VALLI	CA	92557-622	UTRERES, CHRISTINE	177.26
9355	264132013	8	684277	WILLIAMS, CEDRICK (RENT)	11850	WILD FLAX LN	MORENO VALLI	CA	92557-622	WILLIAMS, CEDRICK (I	161.88
4538	264143041	7	684277	HORN, TIMOTHY	11866	WILD FLAX LN	MORENO VALLI	CA	92557-622	HORN, TIMOTHY	314.21
5042	264144016	8	684277	HORN, LATOYA	11883	WILD FLAX LN	MORENO VALLI	CA	92557-622	HORN, LATOYA	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
9052	264144017	9	684277	KNIGHT, DANNY AND PAMELA (R	11891	WILD FLAX LN	MORENO VALLI	CA	92557-622	KNIGHT, DANNY AND	240.55
2016	264143035	2	684277	BRYANT, DONNA	11914	WILD FLAX LN	MORENO VALLI	CA	92557-622	BRYANT, DONNA	309.52
4770	264144022	3	684277	ESCLOVON, MARY	11921	WILD FLAX LN	MORENO VALLI	CA	92557-622	ESCLOVON, MARY	241.37
5619	264143034	1	684277	TAPUPU, JAKOB (RENT)	11922	WILD FLAX LN	MORENO VALLI	CA	92557-622	TAPUPU, JAKOB (REN	221.32
197	264271003	9	684277	BISHOP, RICHARD	22786	WILD GERANIUM LN	MORENO VALLI	CA	92557-601	BISHOP, RICHARD	316.49
2669	264261027	0	684277	FITHIAN, ALINA	22865	WILD GERANIUM LN	MORENO VALLI	CA	92557-601	FITHIAN, ALINA	316.49
5498	488140021	6	684277	ORTEGA, MARK (OWNR)	13108	WILD SAGE LN	MORENO VALLI	CA	92555-453	ORTEGA, MARK (OWI	439.02
8410	488140009	6	684277	CONTRERAS, CLAUDIA (OWNR)	13232	WILD SAGE LN	MORENO VALLI	CA	92555-453	CONTRERAS, CLAUDI/	264.59
7138	485201025	7	684277	SHAW, MERIDITH	24327	WILDWOOD ST	MORENO VALLI	CA	92551-692	SHAW, MERIDITH	337.53
820	485201027	9	684277	PATTERSON, CLARENCE	24347	WILDWOOD ST	MORENO VALLI	CA	92551-692	PATTERSON, CLAREN(	412.76
2594	485201033	4	684277	BURNS, CHANKA	24407	WILDWOOD ST	MORENO VALLI	CA	92551-692	BURNS, CHANKA	412.76
3931	485201039	0	684277	ROSE, HILDA	24467	WILDWOOD ST	MORENO VALLI	CA	92551-692	ROSE, HILDA	412.76
155	482633009	7	684277	OLSEN, JOE R AND HELEN	24615	WILLET LN	MORENO VALLI	CA	92553-382	OLSEN, JOE R AND HE	199.43
5716	482632026	9	684277	CABRERA, ISIDRO (RENT)	24616	WILLET LN	MORENO VALLI	CA	92553-381	CABRERA, ISIDRO (RE	199.32
8784	482632028	1	684277	CHAVEZ, NATALIE (RENT)	24636	WILLET LN	MORENO VALLI	CA	92553-381	CHAVEZ, NATALIE (RE	281.94
6605	482632029	2	684277	REYES, MAYKELIN (RENT)	24646	WILLET LN	MORENO VALLI	CA	92553-381	REYES, MAYKELIN (RE	306.91
4874	482633005	3	684277	WALCHES, ELIZABETH	24655	WILLET LN	MORENO VALLI	CA	92553-382	WALCHES, ELIZABETH	314.21
6517	482632032	4	684277	CHACON, MIKE AND ROSE (RENT	24676	WILLET LN	MORENO VALLI	CA	92553-381	CHACON, MIKE AND F	285.96
935	482632034	6	684277	YANEZ, JOSE R	24696	WILLET LN	MORENO VALLI	CA	92553-381	YANEZ, JOSE R	388.90
86	478176003	8	684277	HARKINS, JEFF	28835	WILLIAMS AVE	MORENO VALLI	CA	92555-823	HARKINS, JEFF	148.54
8962	478173022	6	684277	BUCK, LINDA	28920	WILLIAMS AVE	MORENO VALLI	CA	92555-822	BUCK, LINDA	171.05
1270	478182036	7	684277	CLARK, GEORGE	29111	WILLIAMS AVE	MORENO VALLI	CA	92555-831	CLARK, GEORGE	334.93
8791	478182034	5	684277	MAYES, YOLONDA (RENT)	29119	WILLIAMS AVE	MORENO VALLI	CA	92555-831	MAYES, YOLONDA (RI	25.11
5857	478182018	1	684277	GARCIA, VIRGINIA (RENT)	29225	WILLIAMS AVE	MORENO VALLI	CA	92555-832	GARCIA, VIRGINIA (RE	109.29
5890	475200048	2	684277	FRAUSTO, ALICIA (OWNR)	24374	WILLIS LN	MORENO VALLI	CA	92557-630	FRAUSTO, ALICIA (OW	87.14
3022	475200047	1	684277	BROWN, LONNA	24378	WILLIS LN	MORENO VALLI	CA	92557-630	BROWN, LONNA	317.06
712	475200046	0	684277	MC FARLAND, DEANNA K	24379	WILLIS LN	MORENO VALLI	CA	92557-630	MC FARLAND, DEANN	328.23
7874	475200045	9	684277	SANDERS, DEANNA	24423	WILLIS LN	MORENO VALLI	CA	92557-630	SANDERS, DEANNA	289.82
3638	484042040	2	684277	GONZALEZ, JOSE	14136	WILLOUGHBY RD	MORENO VALLI	CA	92553-444	GONZALEZ, JOSE	589.68
5572	484042035	8	684277	HUDSON, ESTHER (RENT)	14183	WILLOUGHBY RD	MORENO VALLI	CA	92553-444	HUDSON, ESTHER (RE	311.82
2575	484042044	6	684277	GARCIA, GABRIEL	14184	WILLOUGHBY RD	MORENO VALLI	CA	92553-444	GARCIA, GABRIEL	412.76
8574	484042034	7	684277	KACZMAREK, JOHN	14195	WILLOUGHBY RD	MORENO VALLI	CA	92553-440	KACZMAREK, JOHN	70.61
361	484042045	7	684277	LOPEZ, SALVADOR M	14196	WILLOUGHBY RD	MORENO VALLI	CA	92553-444	LOPEZ, SALVADOR M	157.18
2804	260211010	1	684277	ANDREW, EDWARD (RENT)	10599	WILLOW CREEK RD	MORENO VALLI	CA	92557-295	ANDREW, EDWARD (I	67.39
6260	260222007	3	684277	KEMP, DAMON (OWNR)	10608	WILLOW CREEK RD	MORENO VALLI	CA	92557-290	KEMP, DAMON (OWN	316.49
7654	260211004	6	684277	UTTERBACK-VALENZUELA, JAMIE	10659	WILLOW CREEK RD	MORENO VALLI	CA	92557-295	UTTERBACK-VALENZU	143.61
1775	260222001	7	684277	AMADOR, DAVID	10666	WILLOW CREEK RD	MORENO VALLI	CA	92557-290	AMADOR, DAVID	412.76
7555	486512004	6	684277	EHIRIM, MIKIPAUL (OWNR)	14561	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	EHIRIM, MIKIPAUL (O	205.42
5909	486511009	8	684277	FREEMAN, SUMMER (OWNR)	14562	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	FREEMAN, SUMMER (	210.89
3652	486512003	5	684277	WINSTED, ANTHONY AND DEBRA	14575	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	WINSTED, ANTHONY	231.30
4493	486512002	4	684277	HAGE, CLAY	14591	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	HAGE, CLAY	293.93
3637	486511012	0	684277	ALVARADO, GEORGINA	14598	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	ALVARADO, GEORGIN	316.49
3676	486503014	7	684277	MANUEL-SCOTT, BILLIE	14627	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	MANUEL-SCOTT, BILL	316.49
8984	486503013	6	684277	HILL, SHERRIE (RENT)	14639	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	HILL, SHERRIE (RENT)	247.90
5276	486503012	5	684277	COOK, TOM AND ROBERTA (OWI	14651	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	COOK, TOM AND ROB	432.89
4227	486510017	2	684277	CORONA, ALMA	27314	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	CORONA, ALMA	316.49
7932	486510019	4	684277	FLETES, CYNTHIA (RENT)	27340	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	FLETES, CYNTHIA (REI	136.45
7658	486512010	1	684277	SOWARD, TANIKA	27369	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	SOWARD, TANIKA	317.74
4707	486512008	0	684277	HUGHES, MARLON	27397	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	HUGHES, MARLON	400.59
1874	474433002	3	684277	COWAN, TERRY	24424	WILLOW RUN RD	MORENO VALLI	CA	92557-402	COWAN, TERRY	317.06
3391	479363018	7	684277	GONZALEZ, LINDA	12510	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	GONZALEZ, LINDA	317.06
1812	479362027	2	684277	COATES, PAULETTE	12527	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	COATES, PAULETTE	74.91
9361	479363014	3	684277	PETERS, MICHELLE (RENT)	12560	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	PETERS, MICHELLE (RI	161.88
2884	479362030	4	684277	SCANDRICK, CHRISTOPHER	12561	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	SCANDRICK, CHRISTO	63.72
8919	479362031	5	684277	FAAITIITI, SALAMAU (RENT)	12577	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	FAAITIITI, SALAMAU (	124.20
281	479362032	6	684277	MANRIQUEZ, RAUL M	12589	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	MANRIQUEZ, RAUL M	316.49
5541	479363011	0	684277	MENDOZA, JACKIE (OWNR)	12600	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	MENDOZA, JACKIE (O	317.06
1940	479362034	8	684277	FELTY, IRMA AND CHARLES (OWI	12613	WILLOW TREE AVE	MORENO VALLI	CA	92553-476	FELTY, IRMA AND CH/	287.91
7022	479362037	1	684277	MURRAY, JAMES (RENT)	12653	WILLOW TREE AVE	MORENO VALLI	CA	92553-476	MURRAY, JAMES (REI	317.06
4710	479363008	8	684277	LOPEZ, MARCIAL	12658	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	LOPEZ, MARCIAL	314.21
1407	479363007	7	684277	JOHNSON, LEZETTE	12668	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	JOHNSON, LEZETTE	316.49
1636	479363001	1	684277	HARPER, HENRY	12674	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	HARPER, HENRY	412.76
7161	479363002	2	684277	VALLE, GLORIA (OWNR)	12686	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	VALLE, GLORIA (OWN	52.66
2706	479363005	5	684277	GONZALEZ, RAMON	12724	WILLOW TREE AVE	MORENO VALLI	CA	92553-478	GONZALEZ, RAMON	148.78
2377	479363006	6	684277	COLUNGA, RACHELLE	12738	WILLOW TREE AVE	MORENO VALLI	CA	92553-478	COLUNGA, RACHELLE	97.00
2120	479351008	1	684277	RAMSDEN, ELIZABETH	12785	WILLOW TREE AVE	MORENO VALLI	CA	92553-474	RAMSDEN, ELIZABETI	316.49
6026	479352015	0	684277	DE LA ROSA, FELIPE (RENT)	12786	WILLOW TREE AVE	MORENO VALLI	CA	92553-473	DE LA ROSA, FELIPE (F	317.06
5092	487242004	9	684277	JACOBS, LOUIS	12588	WILLOWBROOK LN	MORENO VALLI	CA	92555-350	JACOBS, LOUIS	265.95
8471	487243002	0	684277	BOGIN, LATANYA (OWNR)	12638	WILLOWBROOK LN	MORENO VALLI	CA	92555-350	BOGIN, LATANYA (OW	290.00
4076	487241009	1	684277	CARILLO, MARIA	12675	WILLOWBROOK LN	MORENO VALLI	CA	92555-351	CARILLO, MARIA	412.76
4067	487243006	4	684277	HUERTA, AARON	12678	WILLOWBROOK LN	MORENO VALLI	CA	92555-350	HUERTA, AARON	316.49
8798	487303010	2	684277	PREE, LASANDRA (RENT)	26455	WILLOWDALE CT	MORENO VALLI	CA	92555-232	PREE, LASANDRA (REI	298.47
8272	487303019	1	684277	THOMAS, JOHN (OWNR)	26460	WILLOWDALE CT	MORENO VALLI	CA	92555-235	THOMAS, JOHN (OWI	289.82
4542	487303012	4	684277	HERNANDEZ, CARMEN	26475	WILLOWDALE CT	MORENO VALLI	CA	92555-232	HERNANDEZ, CARMEI	139.66
6400	487303014	6	684277	GARCIA, MARIA AND ARTURO (RI	26495	WILLOWDALE CT	MORENO VALLI	CA	92555-232	GARCIA, MARIA AND	204.36
3662	304491014	2	684277	ISREAL, LISA	14748	WILLOWGROVE PL	MORENO VALLI	CA	92555-574	ISREAL, LISA	84.53

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3361	304491016	4	684277	MURRELL, VICKIE	14772	WILLOWGROVE PL	MORENO VALLI	CA	92555-574	MURRELL, VICKIE	477.35
6036	304491017	5	684277	LIPATA, CHONA	14784	WILLOWGROVE PL	MORENO VALLI	CA	92555-574	LIPATA, CHONA	317.06
3405	304491019	7	684277	MOSS, DWAYNE	14808	WILLOWGROVE PL	MORENO VALLI	CA	92555-574	MOSS, DWAYNE	317.06
8480	482303011	8	684277	SANCHEZ, JAQUELINE	14691	WILMA SUE ST	MORENO VALLI	CA	92553-243	SANCHEZ, JAQUELINE	69.65
3359	482304007	8	684277	PEREZ, LAURA	14692	WILMA SUE ST	MORENO VALLI	CA	92553-243	PEREZ, LAURA	207.82
461	478280003	0	684277	BENNETT, ROCELIUS	13550	WILMOT ST	MORENO VALLI	CA	92555-823	BENNETT, ROCELIUS	316.49
249	478290016	3	684277	NELSON, LINDA K	13669	WILMOT ST	MORENO VALLI	CA	92555-823	NELSON, LINDA K	405.46
1711	478290015	2	684277	MENDOZA, LYDIAA	13689	WILMOT ST	MORENO VALLI	CA	92555-823	MENDOZA, LYDIAA	412.76
6676	478171012	1	684277	PACHECO, MARISELA (RENT)	13888	WILMOT ST	MORENO VALLI	CA	92555-823	PACHECO, MARISELA	134.76
3189	478100033	0	684277	OROZCO, DEBORAH	14191	WILMOT ST	MORENO VALLI	CA	92555-692	OROZCO, DEBORAH	317.06
8450	475210014	2	684277	AGUIRRE, MARTHA (RENT)	24728	WILSON PL	MORENO VALLI	CA	92557-642	AGUIRRE, MARTHA (F	410.86
9187	291532015	4	684277	BIRTS, CYNTHIA (RENT)	22720	WIMPOLE ST	MORENO VALLI	CA	92553-183	BIRTS, CYNTHIA (REN	219.65
4721	291533011	3	684277	KAPUR, JUSTIN	22729	WIMPOLE ST	MORENO VALLI	CA	92553-183	KAPUR, JUSTIN	293.93
8363	291532025	3	684277	DURHAM, EUGENE	22820	WIMPOLE ST	MORENO VALLI	CA	92553-183	DURHAM, EUGENE	269.40
5926	291543001	5	684277	MARTINEZ, MAYRA (RENT)	22869	WIMPOLE ST	MORENO VALLI	CA	92553-183	MARTINEZ, MAYRA (F	136.52
3376	474521024	5	684277	AGBOGHIDI, MAGDALENE	24527	WIND FLOWER DR	MORENO VALLI	CA	92557-412	AGBOGHIDI, MAGDAI	134.76
9578	474521022	3	684277	ESTRADA, ELIZABETH (RENT)	24551	WIND FLOWER DR	MORENO VALLI	CA	92557-412	ESTRADA, ELIZABETH	87.42
2781	474522010	5	684277	VALDEPEMA, JUAN	24598	WIND FLOWER DR	MORENO VALLI	CA	92557-412	VALDEPEMA, JUAN	441.90
8493	474522012	7	684277	MCCARTHY, HEATHER (RENT)	24628	WIND FLOWER DR	MORENO VALLI	CA	92557-412	MCCARTHY, HEATHEF	280.54
7135	479517007	2	684277	RANDOLPH, THOMAS (RENT)	12232	WIND RIVER CIR	MORENO VALLI	CA	92557-752	RANDOLPH, THOMAS	337.44
7636	487494004	8	684277	TAYLOR, ANIKA (RENT)	26047	WINDEMERE WAY	MORENO VALLI	CA	92555-252	TAYLOR, ANIKA (RENT	322.17
3557	487493023	2	684277	ACEVEDO, HECTOR (OWNR)	26068	WINDEMERE WAY	MORENO VALLI	CA	92555-252	ACEVEDO, HECTOR (C	317.06
6894	487494007	1	684277	CHISM, SHARON (OWNR)	26089	WINDEMERE WAY	MORENO VALLI	CA	92555-252	CHISM, SHARON (OW	39.33
1278	487493020	9	684277	CLARK, DOROTHY J	26110	WINDEMERE WAY	MORENO VALLI	CA	92555-251	CLARK, DOROTHY J	21.32
1529	487493019	9	684277	LEHMANN, BONNIE	26124	WINDEMERE WAY	MORENO VALLI	CA	92555-251	LEHMANN, BONNIE	412.76
982	487493018	8	684277	NAVA, MARIA	26138	WINDEMERE WAY	MORENO VALLI	CA	92555-251	NAVA, MARIA	412.76
7150	487494012	5	684277	LEE, ERNESTO AND KAYLA	26159	WINDEMERE WAY	MORENO VALLI	CA	92555-251	LEE, ERNESTO AND K/	818.05
6544	488121011	8	684277	FIORILLO, ANTHONY (OWNR)	13075	WINDHAVEN DR	MORENO VALLI	CA	92555-453	FIORILLO, ANTHONY (	317.06
3308	256254006	0	684277	GIBSON, MARILYN	21627	WINDING RD	MORENO VALLI	CA	92557-852	GIBSON, MARILYN	317.06
6933	256252004	2	684277	MOORE, STARLET (RENT)	21640	WINDING RD	MORENO VALLI	CA	92557-850	MOORE, STARLET (RE	317.06
8709	256252005	3	684277	MENDEZ, JULIANA (OWNR)	21648	WINDING RD	MORENO VALLI	CA	92557-850	MENDEZ, JULIANA (O	44.45
786	256252008	6	684277	MUHAMMAD, DENZIL AND CYNT	21672	WINDING RD	MORENO VALLI	CA	92557-850	MUHAMMAD, DENZII	317.06
3694	256252009	7	684277	NARANJO, MINERVA	21680	WINDING RD	MORENO VALLI	CA	92557-850	NARANJO, MINERVA	93.05
1503	256222014	8	684277	WILSON, HAROLD	21761	WINDING RD	MORENO VALLI	CA	92557-853	WILSON, HAROLD	316.49
8438	256221034	3	684277	LAWRENCE, CAROLYN (RENT)	21768	WINDING RD	MORENO VALLI	CA	92557-853	LAWRENCE, CAROLYN	139.76
1823	256243012	1	684277	FOPPE, KEDRICK	21890	WINDING RD	MORENO VALLI	CA	92557-851	FOPPE, KEDRICK	415.61
7587	256244001	4	684277	CLARK ,REBECCA	21901	WINDING RD	MORENO VALLI	CA	92557-855	CLARK ,REBECCA	332.00
756	256244009	2	684277	WELCH, STEVEN	21931	WINDING RD	MORENO VALLI	CA	92557-855	WELCH, STEVEN	314.21
1065	256242035	9	684277	WILWANT, DANNY	21960	WINDING RD	MORENO VALLI	CA	92557-851	WILWANT, DANNY	316.49
5460	256280018	2	684277	CRUZ SR, MIGUEL A	21969	WINDING RD	MORENO VALLI	CA	92557-855	CRUZ SR, MIGUEL A	305.63
2369	256280013	7	684277	FLORES, ISRAEL AND ALMA (RENT	21975	WINDING RD	MORENO VALLI	CA	92557-855	FLORES, ISRAEL AND /	289.45
227	484092013	3	684277	RACHWITZ, MIKE	14274	WINDJAMMER DR	MORENO VALLI	CA	92553-498	RACHWITZ, MIKE	316.49
609	484092011	1	684277	APPERSON HAUFF, TORRI	14290	WINDJAMMER DR	MORENO VALLI	CA	92553-498	APPERSON HAUFF, TC	217.35
7100	484092002	3	684277	ATANAY, NORA	14362	WINDJAMMER DR	MORENO VALLI	CA	92553-498	ATANAY, NORA	283.28
9542	486290008	5	684277	ESPINOZA, CESILIA (OWNR)	14380	WINDMILL LN	MORENO VALLI	CA	92555-470	ESPINOZA, CESILIA (O	27.32
5039	488133015	9	684277	OROZCO, MARIA	13153	WINDSONG RD	MORENO VALLI	CA	92555-452	OROZCO, MARIA	316.49
8653	486541012	3	684277	LUNA, NIKY	27712	WINDWARD CT	MORENO VALLI	CA	92555-576	LUNA, NIKY	171.28
6401	486541010	1	684277	RIVERA, ANGEL (OWNR)	27719	WINDWARD CT	MORENO VALLI	CA	92555-576	RIVERA, ANGEL (OWN	175.54
6070	308572011	7	684277	COTTON, NATHAN (RENT)	26915	WINTER PARK PL	MORENO VALLI	CA	92555-496	COTTON, NATHAN (RI	196.95
4030	308572008	5	684277	MURPHY, INGRID	26945	WINTER PARK PL	MORENO VALLI	CA	92555-496	MURPHY, INGRID	137.65
5993	308572001	8	684277	CANNON, EDWARD (OWNR)	27015	WINTER PARK PL	MORENO VALLI	CA	92555-497	CANNON, EDWARD ((	317.06
7047	308571028	0	684277	ROMERO, ROXANNE	27022	WINTER PARK PL	MORENO VALLI	CA	92555-497	ROMERO, ROXANNE	357.78
9178	479544019	7	684277	SOGOMONIAN, ROBERT (OWNR)	12834	WINTERBERRY DR	MORENO VALLI	CA	92553-473	SOGOMONIAN, ROBE	225.63
7770	479543005	1	684277	THERRIEN, XYLINA (OWNR)	12845	WINTERBERRY DR	MORENO VALLI	CA	92553-473	THERRIEN, XYLINA (O	75.95
5506	479553011	7	684277	WILLIAMS, TAMIKA (RENT)	12894	WINTERBERRY DR	MORENO VALLI	CA	92553-473	WILLIAMS, TAMIKA (F	27.06
2211	479553013	9	684277	REYES, RUBEN	12918	WINTERBERRY DR	MORENO VALLI	CA	92553-122	REYES, RUBEN	448.88
4518	264092027	8	684277	ROMERO, SARAH (OWNR)	23787	WINTERGLEN CIR	MORENO VALLI	CA	92557-491	ROMERO, SARAH (OW	212.68
1817	264092026	7	684277	FLORES, ALEXANDRA	23788	WINTERGLEN CIR	MORENO VALLI	CA	92557-491	FLORES, ALEXANDRA	317.06
5033	264092024	5	684277	SOTO RAMOS, FABIOLA	23800	WINTERGLEN CIR	MORENO VALLI	CA	92557-491	SOTO RAMOS, FABIOI	209.96
4298	482424002	4	684277	MENDOZA, MARIA	14762	WINTERGREEN ST	MORENO VALLI	CA	92553-580	MENDOZA, MARIA	316.49
8283	482424007	9	684277	LOPEZ, JESSE (RENT)	14816	WINTERGREEN ST	MORENO VALLI	CA	92553-398	LOPEZ, JESSE (RENT)	302.92
7440	482423022	9	684277	BROWN, FRANK	14841	WINTERGREEN ST	MORENO VALLI	CA	92553-398	BROWN, FRANK	461.20
3241	482423025	2	684277	KROT, CHRISTINA	14871	WINTERGREEN ST	MORENO VALLI	CA	92553-398	KROT, CHRISTINA	399.78
7653	482423026	3	684277	AVALOS, MARIA (RENTER)	14881	WINTERGREEN ST	MORENO VALLI	CA	92553-398	AVALOS, MARIA (REN	326.55
4765	485061021	1	684277	LEEPER, HENRY (OWNR)	15043	WINTERGREEN ST	MORENO VALLI	CA	92551-405	LEEPER, HENRY (OWN	23.39
2516	474532010	6	684277	BARNETT, MARK	24557	WISTERIA LN	MORENO VALLI	CA	92557-410	BARNETT, MARK	316.49
4575	474531005	9	684277	BENITEZ, GABRIELA	24570	WISTERIA LN	MORENO VALLI	CA	92557-410	BENITEZ, GABRIELA	409.86
46	474531008	2	684277	SALAZAR, RALPH	24606	WISTERIA LN	MORENO VALLI	CA	92557-410	SALAZAR, RALPH	283.80
1507	474525007	2	684277	AINSWORTH, LATASHA	24665	WISTERIA LN	MORENO VALLI	CA	92557-410	AINSWORTH, LATASH	412.76
8615	291623058	4	684277	THOMAS, DESERIE (RENT)	22016	WITCHHAZEL AVE	MORENO VALLI	CA	92553-694	THOMAS, DESERIE (RI	93.41
2853	291624002	6	684277	TRIGO, ROMAN AND SUSANA	22019	WITCHHAZEL AVE	MORENO VALLI	CA	92553-694	TRIGO, ROMAN AND :	154.57
8194	291623060	5	684277	PAFUNDI, AMBER (RENT)	22032	WITCHHAZEL AVE	MORENO VALLI	CA	92553-694	PAFUNDI, AMBER (RE	272.78
8223	291622027	3	684277	RUIZ, LORENZO (OWNR)	22086	WITCHHAZEL AVE	MORENO VALLI	CA	92553-694	RUIZ, LORENZO (OWN	171.28
6951	291622015	2	684277	MADRIGAL, CHRIS AND BRITTAN	22158	WITCHHAZEL AVE	MORENO VALLI	CA	92553-693	MADRIGAL, CHRIS AN	226.29
6005	291622013	0	684277	MALDONADO, LUIS (RENT)	22174	WITCHHAZEL AVE	MORENO VALLI	CA	92553-693	MALDONADO, LUIS (F	213.16
2728	291623014	4	684277	AMER, NORMINIE	22235	WITCHHAZEL AVE	MORENO VALLI	CA	92553-694	AMER, NORMINIE	306.35

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6892	291620015	6	684277	DEL ROSARIO, ANN (RENT)	22278	WITCHHAZEL AVE	MORENO VALLI	CA	92553-693	DEL ROSARIO, ANN (R	80.88
4991	291620014	5	684277	PEREZ, LISA (RENT)	22288	WITCHHAZEL AVE	MORENO VALLI	CA	92553-693	PEREZ, LISA (RENT)	292.15
3958	291636042	9	684277	VALDEZ, RAFAEL	22314	WITCHHAZEL AVE	MORENO VALLI	CA	92553-698	VALDEZ, RAFAEL	317.06
8314	291634006	1	684277	VEAL, HENRY (RENT)	22361	WITCHHAZEL AVE	MORENO VALLI	CA	92553-698	VEAL, HENRY (RENT)	283.88
3086	291636028	7	684277	BURNS, LISA AND MATTHEW	22426	WITCHHAZEL AVE	MORENO VALLI	CA	92553-697	BURNS, LISA AND MA	152.42
8086	485101048	9	684277	DELGADO, STEVEN AND ERMA (R	15281	WITCZAK CT	MORENO VALLI	CA	92551-404	DELGADO, STEVEN AI	273.19
2418	485101051	1	684277	DE LA RIVA, ISAIS (ACTIVE)	15327	WITCZAK CT	MORENO VALLI	CA	92551-407	DE LA RIVA, ISAIS (AC	316.49
5292	308511023	9	684277	SMITH, DERICK (OWNR)	16570	WITHERS WAY	MORENO VALLI	CA	92555-334	SMITH, DERICK (OWN	217.06
4774	308511017	4	684277	SALAZAR, ANGELICA	16654	WITHERS WAY	MORENO VALLI	CA	92555-334	SALAZAR, ANGELICA	299.79
7174	308511016	3	684277	BRADSHEAR, TASHIVA (RENT)	16670	WITHERS WAY	MORENO VALLI	CA	92555-334	BRADSHEAR, TASHIV/	74.91
4781	296103012	0	684277	TORRES, BRENDA	23835	WOLCOTT DR	MORENO VALLI	CA	92553-324	TORRES, BRENDA	297.10
4585	296103015	3	684277	ASENDORF, CHARMAN	23865	WOLCOTT DR	MORENO VALLI	CA	92553-324	ASENDORF, CHARMA	314.21
2622	479553027	2	684277	PRUDHOMME, GERALD (OWNR)	25861	WOLFBERRY DR	MORENO VALLI	CA	92553-473	PRUDHOMME, GERAI	316.49
4716	479554002	2	684277	MOJICA, JORGE	25862	WOLFBERRY DR	MORENO VALLI	CA	92553-473	MOJICA, JORGE	314.21
5474	479553023	8	684277	GUEVARA, LINDA (OWNR)	25909	WOLFBERRY DR	MORENO VALLI	CA	92553-123	GUEVARA, LINDA (OV	296.98
974	479554007	7	684277	SMITH, ROBERT A	25922	WOLFBERRY DR	MORENO VALLI	CA	92553-123	SMITH, ROBERT A	338.89
6412	479553021	6	684277	PIPER, MICHAEL (OWNR)	25933	WOLFBERRY DR	MORENO VALLI	CA	92553-123	PIPER, MICHAEL (OWI	69.07
2651	487184033	6	684277	HOLMES, KAREN AND EARL	12410	WOLVERINE CIR	MORENO VALLI	CA	92555-203	HOLMES, KAREN AND	316.49
262	487184034	7	684277	BOONE, PAUL W	12430	WOLVERINE CIR	MORENO VALLI	CA	92555-203	BOONE, PAUL W	284.33
6414	487184035	8	684277	BARDO, SHERRY (RENT)	12450	WOLVERINE CIR	MORENO VALLI	CA	92555-203	BARDO, SHERRY (REN	473.07
2217	487184028	2	684277	FELIX, JOSE	12493	WOLVERINE CIR	MORENO VALLI	CA	92555-203	FELIX, JOSE	435.82
4449	484131002	3	684277	NOFRI, DAVID	25274	WOODCREEK CT	MORENO VALLI	CA	92553-444	NOFRI, DAVID	110.68
1618	484132003	7	684277	BUNDY, GREGORY	25345	WOODCREEK CT	MORENO VALLI	CA	92553-444	BUNDY, GREGORY	280.76
5981	488133032	4	684277	CONPETENTE, RANDY (OWNR)	27121	WOODGLEN LN	MORENO VALLI	CA	92555-453	CONPETENTE, RANDY	151.15
5888	488140043	6	684277	CLARK, COURTNEY (OWNR)	27224	WOODGLEN WAY	MORENO VALLI	CA	92555-453	CLARK, COURTNEY (O	211.78
6854	264161019	4	684277	SHORT, NICHOLAS (OWNR)	23362	WOODLANDER WAY	MORENO VALLI	CA	92557-611	SHORT, NICHOLAS (O'	206.78
6039	264161017	2	684277	ESCOBEDO, JOSE (RENT)	23378	WOODLANDER WAY	MORENO VALLI	CA	92557-611	ESCOBEDO, JOSE (REI	210.11
1533	264161013	8	684277	COSTA JR, EDWARD (OWNR)	23410	WOODLANDER WAY	MORENO VALLI	CA	92557-611	COSTA JR, EDWARD ((	211.51
5722	264164025	8	684277	MEZA, KRYSTAN (OWNR)	23451	WOODLANDER WAY	MORENO VALLI	CA	92557-611	MEZA, KRYSTAN (OW	326.07
1268	264161006	2	684277	GREEN, DIANE	23466	WOODLANDER WAY	MORENO VALLI	CA	92557-621	GREEN, DIANE	297.44
6211	264164028	1	684277	JENNINGS, GWENDOLYN	23473	WOODLANDER WAY	MORENO VALLI	CA	92557-621	JENNINGS, GWENDOI	317.06
8051	264131046	5	684277	GAVALA, ADRIANA (RENT)	23507	WOODLANDER WAY	MORENO VALLI	CA	92557-621	GAVALA, ADRIANA (R	211.78
6151	264131061	8	684277	MCCANTS, PATRICIA (RENT)	23516	WOODLANDER WAY	MORENO VALLI	CA	92557-621	MCCANTS, PATRICIA (	294.45
6131	264131051	9	684277	NAVARRETE, SANDRA (OWNR)	23559	WOODLANDER WAY	MORENO VALLI	CA	92557-621	NAVARRETE, SANDRA	94.63
1728	264131053	1	684277	FOGGO, DREW (OWNR)	23583	WOODLANDER WAY	MORENO VALLI	CA	92557-621	FOGGO, DREW (OWN	406.44
342	484093004	8	684277	DELANEY, JOHN	14300	WOODLARK LN	MORENO VALLI	CA	92553-498	DELANEY, JOHN	316.49
8242	484042019	4	684277	YANG, JERRY AND JENNY (OWNR	14141	WOODPARK DR	MORENO VALLI	CA	92553-440	YANG, JERRY AND JEI	492.04
807	484042025	9	684277	BURTON, KEVIN	14200	WOODPARK DR	MORENO VALLI	CA	92553-446	BURTON, KEVIN	409.86
8439	484042011	6	684277	JOHNSON, LEON (RENT)	14237	WOODPARK DR	MORENO VALLI	CA	92553-440	JOHNSON, LEON (REI	146.98
7066	484104008	5	684277	ARGUETA, ANGELICA (RENT)	14273	WOODPARK DR	MORENO VALLI	CA	92553-445	ARGUETA, ANGELICA	100.00
8243	484104006	3	684277	HERNANDEZ, RENE A (OWNR)	14293	WOODPARK DR	MORENO VALLI	CA	92553-445	HERNANDEZ, RENE A	187.65
5895	484134014	3	684277	MOSLEY, BRENDA (OWNR)	14363	WOODPARK DR	MORENO VALLI	CA	92553-440	MOSLEY, BRENDA (O'	300.58
5	484134009	9	684277	FLEMING, RICHARD (OWNR)	14413	WOODPARK DR	MORENO VALLI	CA	92553-445	FLEMING, RICHARD ((	542.86
3688	264121051	8	684277	GOMEZ, FRANCES	23284	WOODPECKER PATH	MORENO VALLI	CA	92557-542	GOMEZ, FRANCES	414.42
5249	264122005	0	684277	BOYD, LANESHA (RENT)	23315	WOODPECKER PATH	MORENO VALLI	CA	92557-542	BOYD, LANESHA (REN	428.36
6539	256320003	1	684277	LOPEZ, VERONICA	21435	WOOLF CT	MORENO VALLI	CA	92557-844	LOPEZ, VERONICA	293.19
4586	312224007	9	684277	RICHARDS, AGNES	25910	XANA WAY	MORENO VALLI	CA	92551-412	RICHARDS, AGNES	314.21
2510	312224015	6	684277	JONES, YVONNE	25911	XANA WAY	MORENO VALLI	CA	92551-412	JONES, YVONNE	24.11
5468	312224009	1	684277	PHAWA, MUNNY (OWNR)	25940	XANA WAY	MORENO VALLI	CA	92551-412	PHAWA, MUNNY (OW	144.23
8889	312224010	1	684277	MIRNA, MARICIA (OWNR)	25960	XANA WAY	MORENO VALLI	CA	92551-412	MIRNA, MARICIA (OW	249.30
7462	312224005	7	684277	ARGUETA, MARINA (OWNR)	25921	YANEZ TRAIL RD	MORENO VALLI	CA	92551-210	ARGUETA, MARINA ((	413.60
1896	312224003	5	684277	EVANS, BRANDON	25943	YANEZ TRAIL RD	MORENO VALLI	CA	92551-210	EVANS, BRANDON	505.46
6101	308531025	3	684277	NGUYEN, XUAN (OWNR)	26033	YEARLING CT	MORENO VALLI	CA	92555-336	NGUYEN, XUAN (OWI	91.03
4340	308531034	1	684277	TERRY, SELWYAN	26082	YEARLING CT	MORENO VALLI	CA	92555-336	TERRY, SELWYAN	119.83
8521	308531030	7	684277	GRIMES, SANDRA (RENT)	26093	YEARLING CT	MORENO VALLI	CA	92555-336	GRIMES, SANDRA (RE	126.52
9153	308531033	0	684277	BROWN, MONICA (RENT)	26094	YEARLING CT	MORENO VALLI	CA	92555-336	BROWN, MONICA (RE	159.30
1047	296182021	3	684277	HUMPHREY, JEROME	23316	YEE ST	MORENO VALLI	CA	92553-348	HUMPHREY, JEROME	87.18
2095	296182025	7	684277	AGUIRRE, TAMMY	23352	YEE ST	MORENO VALLI	CA	92553-348	AGUIRRE, TAMMY	412.76
9163	296183009	6	684277	AGUIRRE, JOSE (RENT)	23369	YEE ST	MORENO VALLI	CA	92553-349	AGUIRRE, JOSE (RENT	224.87
5944	296183008	5	684277	RODRIGUEZ, PAOLA (OWNR)	23379	YEE ST	MORENO VALLI	CA	92553-349	RODRIGUEZ, PAOLA ((	317.06
9486	296183007	4	684277	MEDLIN FRANKIE K AND J L TRUS	23389	YEE ST	MORENO VALLI	CA	92553-349	MEDLIN FRANKIE K AI	165.31
9137	296175081	5	684277	SBR MANAGEMENT LLC (OWNR)	23474	YEE ST	MORENO VALLI	CA	92553-349	SBR MANAGEMENT L	359.03
2755	296175082	6	684277	SALDANA, ARTHUR	23482	YEE ST	MORENO VALLI	CA	92553	SALDANA, ARTHUR	65.53
2135	264263008	9	684277	HERNANDEZ, MOISES AND CINDY	11815	YELLOW IRIS WAY	MORENO VALLI	CA	92557-602	HERNANDEZ, MOISES	141.29
6862	260312027	9	684277	LOUDER, PHALIA (RENT)	23718	YELLOWBILL TER	MORENO VALLI	CA	92557-283	LOUDER, PHALIA (REI	131.39
2593	260312032	3	684277	FLORES, JAMES	23772	YELLOWBILL TER	MORENO VALLI	CA	92557-283	FLORES, JAMES	316.49
2918	260303002	8	684277	MARTIN, MYLES	23796	YELLOWBILL TER	MORENO VALLI	CA	92557-283	MARTIN, MYLES	84.23
6598	260302024	5	684277	VALDEZ, CODY (OWNR)	23827	YELLOWBILL TER	MORENO VALLI	CA	92557-283	VALDEZ, CODY (OWN	122.33
5172	291610017	7	684277	TURNER, AIDEE	13119	YELLOWWOOD ST	MORENO VALLI	CA	92553-694	TURNER, AIDEE	58.56
4217	291610020	9	684277	MCADORY, LETARDY	13122	YELLOWWOOD ST	MORENO VALLI	CA	92553-694	MCADORY, LETARDY	643.38
2798	291610011	1	684277	CRUZ, JULIO	13167	YELLOWWOOD ST	MORENO VALLI	CA	92553-694	CRUZ, JULIO	213.59
2722	291610008	9	684277	ENRIQUEZ, ARACELI	13191	YELLOWWOOD ST	MORENO VALLI	CA	92553-694	ENRIQUEZ, ARACELI	63.40
5152	486092001	6	684277	JACOBO, HILDA (RENT)	25071	YOLANDA AVE	MORENO VALLI	CA	92551-453	JACOBO, HILDA (RENT	103.20
4544	486092002	7	684277	ARRENAS, MARIA CARMEN	25083	YOLANDA AVE	MORENO VALLI	CA	92551-453	ARRENAS, MARIA CAI	120.38
675	486083024	9	684277	BLACKETER, ELAINE	25094	YOLANDA AVE	MORENO VALLI	CA	92551-452	BLACKETER, ELAINE	316.49
3312	486092003	8	684277	ALVAREZ, MARIA	25095	YOLANDA AVE	MORENO VALLI	CA	92551-453	ALVAREZ, MARIA	217.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3981	486092005	0	684277	GOVEA, MADE-LOURDES	25119	YOLANDA AVE	MORENO VALLI	CA	92551-454	GOVEA, MADE-LOURI	316.49
267	486092006	1	684277	DUFFEY, L T	25131	YOLANDA AVE	MORENO VALLI	CA	92551-454	DUFFEY, L T	155.10
4607	486092009	4	684277	TERRAZAS, FAVIOLA	25165	YOLANDA AVE	MORENO VALLI	CA	92551-454	TERRAZAS, FAVIOLA	214.21
324	486092010	4	684277	KELSO, KERN	25177	YOLANDA AVE	MORENO VALLI	CA	92551-454	KELSO, KERN	362.64
7803	486092011	5	684277	ADKNIS, JESSICA	25189	YOLANDA AVE	MORENO VALLI	CA	92551-454	ADKNIS, JESSICA	216.01
265	486111001	4	684277	COLEMAN, EDWARD (OWNR)	25291	YOLANDA AVE	MORENO VALLI	CA	92551-454	COLEMAN, EDWARD	410.23
296	486103020	6	684277	STOKKE, ELAINE	25304	YOLANDA AVE	MORENO VALLI	CA	92551-454	STOKKE, ELAINE	316.49
2611	486111006	9	684277	RETANA, ADAN	25351	YOLANDA AVE	MORENO VALLI	CA	92551-454	RETANA, ADAN	292.33
7536	486111008	1	684277	SEITZ-ESTRADA, ERIN	25375	YOLANDA AVE	MORENO VALLI	CA	92551-454	SEITZ-ESTRADA, ERIN	80.06
2224	486111009	2	684277	ESPINOSA, DANILO AND SUSAN	25387	YOLANDA AVE	MORENO VALLI	CA	92551-454	ESPINOSA, DANILO AI	72.05
2301	486103034	9	684277	VERDUGO, DAISY	25474	YOLANDA AVE	MORENO VALLI	CA	92551-454	VERDUGO, DAISY	316.49
8509	486111018	0	684277	RODRIGUEZ, CORINA (RENT)	25497	YOLANDA AVE	MORENO VALLI	CA	92551-454	RODRIGUEZ, CORINA	83.13
8591	291671010	9	684277	VILLEGAS, JORGE (OWNR)	22319	YORKE RD	MORENO VALLI	CA	92553-204	VILLEGAS, JORGE (OW	348.62
4457	291671023	1	684277	MORRIS, YOLANDA	22344	YORKE RD	MORENO VALLI	CA	92553-204	MORRIS, YOLANDA	133.28
6908	487421003	1	684277	LOCKE, NASHAUNDA (RENT)	13333	YUBA PASS RD	MORENO VALLI	CA	92555-244	LOCKE, NASHAUNDA	413.60
8045	487431016	4	684277	ICABALCETA, EVA (RENT)	13409	YUBA PASS RD	MORENO VALLI	CA	92555-244	ICABALCETA, EVA (RE	319.04
3270	487431015	3	684277	LOPEZ, VERONICA	13419	YUBA PASS RD	MORENO VALLI	CA	92555-244	LOPEZ, VERONICA	206.78
4648	484111022	9	684277	STEPHENSON, VICTORIA	25040	YUCCA DR	MORENO VALLI	CA	92553-434	STEPHENSON, VICTOI	409.86
4026	479422009	1	684277	ESCOBEDO, CONCEPCION (OWNF	12336	YUMA CT	MORENO VALLI	CA	92557-760	ESCOBEDO, CONCEPC	113.90
5794	479422008	0	684277	ESPINOZA, CHRISTINA C	12346	YUMA CT	MORENO VALLI	CA	92557-760	ESPINOZA, CHRISTINA	317.06
3127	479422016	7	684277	VELAZQUEZ, TORIBIO	12395	YUMA CT	MORENO VALLI	CA	92557-760	VELAZQUEZ, TORIBIO	317.06
9326	304153001	5	684277	RODRIGUEZ, HECTOR (RENT)	15325	ZAHARIAS ST	MORENO VALLI	CA	92555-641	RODRIGUEZ, HECTOR	168.90
6216	304152029	8	684277	DIAZ, LIRIO (OWNR)	15367	ZAHARIAS ST	MORENO VALLI	CA	92555-640	DIAZ, LIRIO (OWNR)	296.98
3311	304152020	9	684277	LOGUEZ, GLORIA	15408	ZAHARIAS ST	MORENO VALLI	CA	92555-640	LOGUEZ, GLORIA	317.06
5678	304152022	1	684277	ESCALANTE, DAVID R (OWNR)	15424	ZAHARIAS ST	MORENO VALLI	CA	92555-640	ESCALANTE, DAVID R	306.92
581	475272019	9	684277	MC GUIRE, EDWARD	11881	ZANTAR LN	MORENO VALLI	CA	92557-635	MC GUIRE, EDWARD	412.76
5785	475272056	2	684277	SEVOIAN, ZAVEN (OWNR)	11995	ZANTAR LN	MORENO VALLI	CA	92557-635	SEVOIAN, ZAVEN (OW	286.78
835	312222018	3	684277	BOYD, KAREN	16460	ZARCO LUNA PL	MORENO VALLI	CA	92551-213	BOYD, KAREN	249.41
586	312222008	4	684277	BASHEER, LATI (OWNR)	16495	ZARCO LUNA PL	MORENO VALLI	CA	92551-213	BASHEER, LATI (OWN	484.51
5158	291671058	3	684277	NEAL, LYNNE (OWNR)	13050	ZENITH WAY	MORENO VALLI	CA	92553-204	NEAL, LYNNE (OWNR)	317.06
6685	291671066	0	684277	ROLDAN, RICK (RENT)	13073	ZENITH WAY	MORENO VALLI	CA	92553-204	ROLDAN, RICK (RENT)	306.92
5170	291671055	0	684277	GARCIA, MARIBEL (OWNR)	13074	ZENITH WAY	MORENO VALLI	CA	92553-204	GARCIA, MARIBEL (OV	60.11
3301	479573019	7	684277	DUNN, WILLIAM T	13132	ZENOBIA CT	MORENO VALLI	CA	92553-681	DUNN, WILLIAM T	134.76
1108	486032016	4	684277	MILLER, ROB	15037	ZHANA DR	MORENO VALLI	CA	92551-702	MILLER, ROB	297.57
4717	486035008	6	684277	CANALES, MANUEL H	15062	ZHANA DR	MORENO VALLI	CA	92551-145	CANALES, MANUEL H	135.46
3895	486035007	5	684277	SEVILLA, MARIA AND HECTOR J	15078	ZHANA DR	MORENO VALLI	CA	92551-145	SEVILLA, MARIA AND	316.49
2634	486032024	1	684277	ALCALA, VERONICA	15145	ZHANA DR	MORENO VALLI	CA	92551-702	ALCALA, VERONICA	316.49
6737	486032030	6	684277	CHEATAM, LATASHA (RENT)	15225	ZHANA DR	MORENO VALLI	CA	92551-145	CHEATAM, LATASHA (	96.33
1141	292202031	5	684277	PENA, PATRICIA	12081	ZINNIA ST	MORENO VALLI	CA	92557-820	PENA, PATRICIA	316.49
454	292202003	0	684277	SMITH, TERRY	12101	ZINNIA ST	MORENO VALLI	CA	92557-820	SMITH, TERRY	234.14
667	292202001	8	684277	DE ROUEN, BARBARA	12121	ZINNIA ST	MORENO VALLI	CA	92557-820	DE ROUEN, BARBARA	317.06
8912	292203006	6	684277	MEDINA, LUPITA (RENT)	12124	ZINNIA ST	MORENO VALLI	CA	92557-820	MEDINA, LUPITA (REI	63.35
4371	292212001	9	684277	CEBALLOS, PAUL E	12130	ZINNIA ST	MORENO VALLI	CA	92557-820	CEBALLOS, PAUL E	317.06
2051	292213027	6	684277	BARRETT, CHARLAVONNA	12131	ZINNIA ST	MORENO VALLI	CA	92557-820	BARRETT, CHARLAVO	316.49
6607	292212003	1	684277	SESENA, MANUEL (RENT)	12156	ZINNIA ST	MORENO VALLI	CA	92557-820	SESENA, MANUEL (RE	317.06
2501	292213020	9	684277	GUTIERREZ, JOSE	12193	ZINNIA ST	MORENO VALLI	CA	92557-820	GUTIERREZ, JOSE	413.60
8458	292213019	9	684277	ANDRADE, ANASTASIO AND MOI	12201	ZINNIA ST	MORENO VALLI	CA	92557-820	ANDRADE, ANASTASI	212.62
8649	296173003	9	684277	CHACON, SARA (RENT)	23313	ZITEO CT	MORENO VALLI	CA	92553-172	CHACON, SARA (RENT	481.58
5969	312223018	6	684277	MICHAEL, IMAD	16440	ZOCALO PL	MORENO VALLI	CA	92551-213	MICHAEL, IMAD	342.63
3771	312222027	1	684277	LAYTON, OQUESA	16445	ZOCALO PL	MORENO VALLI	CA	92551-213	LAYTON, OQUESA	430.30
1376	312223019	7	684277	ROJAS, LINA AND RUDY	16450	ZOCALO PL	MORENO VALLI	CA	92551-213	ROJAS, LINA AND RUI	316.49
6522	312223027	4	684277	PENLAND, TANI	16510	ZOCALO PL	MORENO VALLI	CA	92551-214	PENLAND, TANI	317.06
1079	312222036	9	684277	HENDERSON, KATHERENE	25915	ZORRA LN	MORENO VALLI	CA	92551-410	HENDERSON, KATHEF	89.45
7349	312222034	7	684277	WINANF, ZEVULUM (OWNR)	25943	ZORRA LN	MORENO VALLI	CA	92551-410	WINANF, ZEVULUM ((	88.99
7126	312223012	0	684277	TIERNY, HEATHER	26020	ZORRA LN	MORENO VALLI	CA	92551-410	TIERNY, HEATHER	755.05
1560	475311012	2	684277	PENA, NORBERTO (OWNR)	24510	ZUPPARDO WAY	MORENO VALLI	CA	92557-513	PENA, NORBERTO (OV	69.65

Item No. E.2

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Moreno Valley Tax Roll Listing 2014 by Parcel
Invoice Item Dates in 2013
5/22/2014

Column Totals	2,276,986.81
Customer Count	8,259

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4325	9722940	3	684277	TORRES, RODRIGO	21926	ALESSANDRO BLVD	MORENO VALLI	CA	92553-820	TORRES, RODRIGO	339.23
6599	135240027	2	684277	SANTOSCOY, WILLIAM (RENT)	11935	INDIAN ST	MORENO VALLI	CA	92557-630	SANTOSCOY, WILLIAM	844.20
5575	256150030	0	684277	AVERY, DONALD (OWNR)	21089	JENNINGS CT	MORENO VALLI	CA	92557-833	AVERY, DONALD (OW	317.06
3346	256181001	0	684277	ALMEIDA, FRANK	21012	PALA FOXIA PL	MORENO VALLI	CA	92557-860	ALMEIDA, FRANK	299.02
1642	256181005	4	684277	DELACOBAS, MARIA	21060	PALA FOXIA PL	MORENO VALLI	CA	92557-860	DELACOBAS, MARIA	286.49
8025	256181016	4	684277	CARBORIN, VICTOR (RENT)	21180	PALA FOXIA PL	MORENO VALLI	CA	92557-860	CARBORIN, VICTOR (F	69.65
445	256181017	5	684277	JENKINS, KATHY	21192	PALA FOXIA PL	MORENO VALLI	CA	92557-861	JENKINS, KATHY	319.58
2222	256182007	9	684277	MARTIMIANAKIS, SOTIRIOS	11789	BETULA CIR	MORENO VALLI	CA	92557-860	MARTIMIANAKIS, SOT	173.97
2031	256182022	2	684277	MEYERS, JEFFREY	21117	MARTYNIA CT	MORENO VALLI	CA	92557-860	MEYERS, JEFFREY	316.49
6397	256182024	4	684277	LARA CARRANZA, LORENA (OWN	21131	MARTYNIA CT	MORENO VALLI	CA	92557-860	LARA CARRANZA, LOF	317.06
5440	256182032	1	684277	BLUETEL, TERRY (OWNR)	21168	MARTYNIA CT	MORENO VALLI	CA	92557-860	BLUETEL, TERRY (OWI	152.60
3811	256182034	3	684277	LIZARDI, THESALEE	21150	MARTYNIA CT	MORENO VALLI	CA	92557-860	LIZARDI, THESALEE	316.49
7375	256182037	6	684277	AMADOR, JUAN (RENT)	21126	MARTYNIA CT	MORENO VALLI	CA	92557-860	AMADOR, JUAN (REN	52.99
6119	256182043	1	684277	HARRISON, IRENE (RENT)	21087	BAPTISIA CT	MORENO VALLI	CA	92557-860	HARRISON, IRENE (RE	212.08
5665	256191004	4	684277	TOMEI, MARSHALL AND (OWNR)	21252	PALA FOXIA PL	MORENO VALLI	CA	92557-860	TOMEI, MARSHALL AI	415.61
8206	256191010	9	684277	HALE, LISA R (OWNR)	21324	PALA FOXIA PL	MORENO VALLI	CA	92557-860	HALE, LISA R (OWNR)	80.70
3142	256191011	0	684277	ROSIER, HENRY	21336	PALA FOXIA PL	MORENO VALLI	CA	92557-860	ROSIER, HENRY	114.60
2102	256191018	7	684277	CARRANZA, JUAN	21269	PALA FOXIA PL	MORENO VALLI	CA	92557-860	CARRANZA, JUAN	178.14
471	256191037	4	684277	JOHNSON, THOMAS	21396	LILIUM CT	MORENO VALLI	CA	92557-862	JOHNSON, THOMAS	412.76
6972	256191052	7	684277	RODRIQUEZ, JOSEPH (RENT)	21295	LILIUM CT	MORENO VALLI	CA	92557-861	RODRIQUEZ, JOSEPH	224.44
5173	256191054	9	684277	GARCIA, JUANA (RENT)	21275	LILIUM CT	MORENO VALLI	CA	92557-861	GARCIA, JUANA (REN	317.06
7934	256191073	6	684277	MENA, CLAUDETTE	21474	TOWNSENDIA AVE	MORENO VALLI	CA	92557-863	MENA, CLAUDETTE	142.82
932	256192017	9	684277	KENNEDY, LINDA	21480	DOUGLASIS CT	MORENO VALLI	CA	92557-861	KENNEDY, LINDA	317.06
4857	256192021	2	684277	SAOULI, MOHAMAD	21499	DOUGLASIS CT	MORENO VALLI	CA	92557-861	SAOULI, MOHAMAD	293.93
447	256192022	3	684277	CAMERON, RONALD	21489	DOUGLASIS CT	MORENO VALLI	CA	92557-861	CAMERON, RONALD	316.49
8413	256192023	4	684277	FARHA, ANWAR (RENT)	21479	DOUGLASIS CT	MORENO VALLI	CA	92557-861	FARHA, ANWAR (REN	989.79
1	256193001	7	684277	JOHNSON, WILBERT AND DANNII	21389	TOWNSENDIA AVE	MORENO VALLI	CA	92557-863	JOHNSON, WILBERT A	317.06
4406	256212001	5	684277	BARAHONA, VILGILIO	21354	TOWNSENDIA AVE	MORENO VALLI	CA	92557-863	BARAHONA, VILGILIO	302.08
2637	256212004	8	684277	ALSHISH, RUDIMA	21318	TOWNSENDIA AVE	MORENO VALLI	CA	92557-863	ALSHISH, RUDIMA	412.76
765	256213003	0	684277	GAZALI, EDUARDO	21339	TOWNSENDIA AVE	MORENO VALLI	CA	92557-863	GAZALI, EDUARDO	110.89
4578	256213011	7	684277	SMITH, AMY (OWNR)	21350	DOUGLASIS CT	MORENO VALLI	CA	92557-863	SMITH, AMY (OWNR)	209.34
4626	256214003	3	684277	JIMENEZ, APRIL (RENT)	21438	DOUGLASIS CT	MORENO VALLI	CA	92557-861	JIMENEZ, APRIL (REN	314.21
8090	256215008	1	684277	RODRIGUEZ, MELIZ (RENT)	11895	RUDBECKIA CIR	MORENO VALLI	CA	92557-862	RODRIGUEZ, MELIZ (F	22.42
6201	256215011	3	684277	PEJI, OFELIA (OWNR)	11894	RUDBECKIA CIR	MORENO VALLI	CA	92557-862	PEJI, OFELIA (OWNR)	83.63
7695	256215021	2	684277	TELLO, YASER (OWNR)	21487	BLOSSOM HILL LN	MORENO VALLI	CA	92557-862	TELLO, YASER (OWNR	48.60
5216	256216004	0	684277	LEDESMA, AMELIA (RENT)	21379	DOUGLASIS CT	MORENO VALLI	CA	92557-863	LEDESMA, AMELIA (R	27.22
4066	256221001	3	684277	VELASCO, ALEX	11742	BLACK HAWK LN	MORENO VALLI	CA	92557-857	VELASCO, ALEX	191.03
4163	256221012	3	684277	GARCIA, MARY (RENT)	11689	BLACK HAWK LN	MORENO VALLI	CA	92557-850	GARCIA, MARY (RENT	316.49
4400	256221027	7	684277	SUDDS, KEVIN	11651	BALD EAGLE LN	MORENO VALLI	CA	92557-850	SUDDS, KEVIN	317.06
8438	256221034	3	684277	LAWRENCE, CAROLYN (RENT)	21768	WINDING RD	MORENO VALLI	CA	92557-853	LAWRENCE, CAROLYN	139.76
1503	256222014	8	684277	WILSON, HAROLD	21761	WINDING RD	MORENO VALLI	CA	92557-853	WILSON, HAROLD	316.49
909	256231006	9	684277	WALTER, GEORGE	21835	OSPREY LN	MORENO VALLI	CA	92557-850	WALTER, GEORGE	317.06
560	256231009	2	684277	JOHNSON, STERLING	21822	OSPREY LN	MORENO VALLI	CA	92557-850	JOHNSON, STERLING	316.49
5337	256231016	8	684277	HASSELL, JUSTIN (RENT)	21729	GOLDEN OAKS DR	MORENO VALLI	CA	92557-851	HASSELL, JUSTIN (REN	50.90
2007	256231021	2	684277	JOHNSON, PAULA	21811	GOLDEN OAKS DR	MORENO VALLI	CA	92557-856	JOHNSON, PAULA	50.76
5538	256241001	5	684277	GRAY, ANITA (RENT)	21757	GLEN VIEW DR	MORENO VALLI	CA	92557-851	GRAY, ANITA (RENT)	287.62
6146	256241002	6	684277	RODRIGUEZ, MARTHA (RENT)	21771	GLEN VIEW DR	MORENO VALLI	CA	92557-851	RODRIGUEZ, MARTHA	306.92
2908	256241004	8	684277	NICOMEDE, DEBBI	21799	GLEN VIEW DR	MORENO VALLI	CA	92557-851	NICOMEDE, DEBBI	316.49
7606	256242008	5	684277	HERRERA, MARIBEL (RENT)	21863	GLEN VIEW DR	MORENO VALLI	CA	92557-851	HERRERA, MARIBEL (I	317.06
412	256242016	2	684277	REYNOLDS, EUGENIA	11991	DAY ST	MORENO VALLI	CA	92557-851	REYNOLDS, EUGENIA	149.36
7878	256242017	3	684277	AVALOS, ERIK	11981	DAY ST	MORENO VALLI	CA	92557-851	AVALOS, ERIK	318.01
3546	256242027	2	684277	MACALPINE, EILEEN	21862	GLEN VIEW DR	MORENO VALLI	CA	92557-851	MACALPINE, EILEEN	372.48
1065	256242035	9	684277	WILWANT, DANNY	21960	WINDING RD	MORENO VALLI	CA	92557-851	WILWANT, DANNY	316.49
374	256242042	5	684277	SANCHEZ, IGNACIO	21861	SPRINGCREST RD	MORENO VALLI	CA	92557-850	SANCHEZ, IGNACIO	412.76
1696	256242044	7	684277	AYERS, NICOLE	21889	SPRINGCREST RD	MORENO VALLI	CA	92557-850	AYERS, NICOLE	84.53
2200	256243007	7	684277	RODRIGUEZ, YOLANDA	21886	SPRINGCREST RD	MORENO VALLI	CA	92557-856	RODRIGUEZ, YOLAND	316.49
1823	256243012	1	684277	FOPPE, KEDRICK	21890	WINDING RD	MORENO VALLI	CA	92557-851	FOPPE, KEDRICK	415.61
7587	256244001	4	684277	CLARK ,REBECCA	21901	WINDING RD	MORENO VALLI	CA	92557-855	CLARK ,REBECCA	332.00
756	256244009	2	684277	WELCH, STEVEN	21931	WINDING RD	MORENO VALLI	CA	92557-855	WELCH, STEVEN	314.21
6933	256252004	2	684277	MOORE, STARLET (RENT)	21640	WINDING RD	MORENO VALLI	CA	92557-850	MOORE, STARLET (RE	317.06
8709	256252005	3	684277	MENDEZ, JULIANA (OWNR)	21648	WINDING RD	MORENO VALLI	CA	92557-850	MENDEZ, JULIANA (O	44.45
786	256252008	6	684277	MUHAMMAD, DENZIL AND CYNT	21672	WINDING RD	MORENO VALLI	CA	92557-850	MUHAMMAD, DENZIL	317.06
3694	256252009	7	684277	NARANJO, MINERVA	21680	WINDING RD	MORENO VALLI	CA	92557-850	NARANJO, MINERVA	93.05
5577	256252014	1	684277	WOMACK, SHANNON (RENT)	11739	PIMLICO WAY	MORENO VALLI	CA	92557-853	WOMACK, SHANNON	208.03
2663	256253011	1	684277	JUAREZ, VICTOR	11810	COLUMBO ST	MORENO VALLI	CA	92557-852	JUAREZ, VICTOR	87.36
3159	256253012	2	684277	TAYLOR, KATRINA	11820	COLUMBO ST	MORENO VALLI	CA	92557-852	TAYLOR, KATRINA	69.43
8380	256253027	6	684277	BLAIR, GARY (RENT)	21605	ALCORN DR	MORENO VALLI	CA	92557-852	BLAIR, GARY (RENT)	64.12
3308	256254006	0	684277	GIBSON, MARILYN	21627	WINDING RD	MORENO VALLI	CA	92557-852	GIBSON, MARILYN	317.06
2684	256263001	3	684277	WASHINGTON, ESTELLE (RENT)	21140	LANDS END	MORENO VALLI	CA	92557-842	WASHINGTON, ESTEL	30.83
552	256263006	8	684277	LANE, DON AND MAGGIE	21151	TENNYSON RD	MORENO VALLI	CA	92557-840	LANE, DON AND MAG	306.35
679	256272013	2	684277	PINZON, EDUARDO (OWNR)	21238	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	PINZON, EDUARDO (C	64.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4022	256272023	1	684277	JAVET, ASLAM	21179	LANDS END	MORENO VALLI	CA	92557-842	JAVET, ASLAM	86.33
6018	256272032	9	684277	STONE, LEONARDA (OWNR)	21190	DICKINSON RD	MORENO VALLI	CA	92557-841	STONE, LEONARDA (C	296.45
606	256272033	0	684277	KNOX, RICK	21212	DICKINSON RD	MORENO VALLI	CA	92557-843	KNOX, RICK	316.49
6531	256273004	7	684277	CAMPBELL, JOHN (OWNR)	21229	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	CAMPBELL, JOHN (OV	317.06
9144	256273006	9	684277	CAO, DEYOUNG	21213	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	CAO, DEYOUNG	51.39
8937	256274009	5	684277	MOSLEY, TAMMY (RENT)	21177	DICKINSON RD	MORENO VALLI	CA	92557-841	MOSLEY, TAMMY (RE	265.99
2369	256280013	7	684277	FLORES, ISRAEL AND ALMA (RENT	21975	WINDING RD	MORENO VALLI	CA	92557-855	FLORES, ISRAEL AND /	289.45
5460	256280018	2	684277	CRUZ SR, MIGUEL A	21969	WINDING RD	MORENO VALLI	CA	92557-855	CRUZ SR, MIGUEL A	305.63
5941	256291016	4	684277	ROMERO, ENRIQUE	21085	GALLANT FOX DR	MORENO VALLI	CA	92557-830	ROMERO, ENRIQUE	99.34
4956	256291017	5	684277	GUZMAN, LESLIE (RENT)	21095	GALLANT FOX DR	MORENO VALLI	CA	92557-830	GUZMAN, LESLIE (REI	134.53
7256	256291027	4	684277	METOYER, RAKIESHA	21231	GALLANT FOX DR	MORENO VALLI	CA	92557-830	METOYER, RAKIESHA	197.20
2127	256292001	3	684277	SEELEY, JIM	11440	COUNT FLEET CT	MORENO VALLI	CA	92557-830	SEELEY, JIM	211.88
2189	256292002	4	684277	MARTIN, DANIEL	11430	COUNT FLEET CT	MORENO VALLI	CA	92557-830	MARTIN, DANIEL	316.49
1023	256301006	5	684277	KOSIGIN, JULIE	21675	ROWENA DR	MORENO VALLI	CA	92557-857	KOSIGIN, JULIE	316.49
1036	256301008	7	684277	PESKO JR, DAVID	21643	CALLE PRIMA	MORENO VALLI	CA	92557-854	PESKO JR, DAVID	448.88
6527	256303021	4	684277	PAYNE, TERRY AND TERRENCE	21555	CALLE MONACO	MORENO VALLI	CA	92557-853	PAYNE, TERRY AND TI	293.93
1723	256304001	9	684277	HARDY, WILLIAM AND LOFLIN	21500	CALLE MONACO	MORENO VALLI	CA	92557-853	HARDY, WILLIAM ANI	316.49
8689	256306001	5	684277	CHEN, YI (OWNR)	21709	CALLE PRIMA	MORENO VALLI	CA	92557-854	CHEN, YI (OWNR)	324.99
1123	256306002	6	684277	NAPOLES, JACKIE (OWNR)	21680	DEL AMO ST	MORENO VALLI	CA	92557-855	NAPOLES, JACKIE (OV	116.49
731	256306007	1	684277	LOZANO, ANDY (OWNR)	21645	DEL AMO ST	MORENO VALLI	CA	92557-855	LOZANO, ANDY (OWN	394.36
4452	256306012	5	684277	BONNER, MICHELLE	21701	CALLE PRIMA	MORENO VALLI	CA	92557-857	BONNER, MICHELLE	197.88
1066	256306016	9	684277	ZAVALA, HECTOR AND KATHLYN	21690	ROWENA DR	MORENO VALLI	CA	92557-850	ZAVALA, HECTOR ANI	316.49
480	256306020	2	684277	LOBATO, ALONSO	11650	PIMLICO WAY	MORENO VALLI	CA	92557-855	LOBATO, ALONSO	192.15
1162	256306024	6	684277	SALERA, SANDRA	11690	PIMLICO WAY	MORENO VALLI	CA	92557-855	SALERA, SANDRA	412.76
796	256311004	4	684277	LEANDRO JR, PAUL	21270	TENNYSON RD	MORENO VALLI	CA	92557-840	LEANDRO JR, PAUL	412.76
6080	256311010	9	684277	WHITTINGTON, TRACY (RENT)	11510	CHAUCER ST	MORENO VALLI	CA	92557-831	WHITTINGTON, TRAC	317.06
4667	256312002	5	684277	SANCHEZ, GEORGINA	21247	TENNYSON RD	MORENO VALLI	CA	92557-840	SANCHEZ, GEORGINA	314.21
630	256312003	6	684277	RIVERA, RICHARD	21257	TENNYSON RD	MORENO VALLI	CA	92557-840	RIVERA, RICHARD	316.49
4177	256312010	2	684277	YADAO, KATHLEEN	21313	TENNYSON RD	MORENO VALLI	CA	92557-840	YADAO, KATHLEEN	74.53
3806	256312012	4	684277	MARTIN, WENDY AND SERGIO	21329	TENNYSON RD	MORENO VALLI	CA	92557-840	MARTIN, WENDY ANI	316.49
3859	256312019	1	684277	WRIGHT, WARDELL(RENT)	21370	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	WRIGHT, WARDELL(R	30.62
1360	256312027	8	684277	JOHNSON, LARRY	21282	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	JOHNSON, LARRY	316.49
688	256312030	0	684277	SPEER, GREG J	21258	SHAKESPEARE CT	MORENO VALLI	CA	92557	SPEER, GREG J	316.49
7390	256313003	9	684277	ESPINOZA, ARMANDO AND CINTI	21287	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	ESPINOZA, ARMANDC	123.80
6725	256313004	0	684277	KARIM-COLCEAG, MARUAN (REN	21297	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	KARIM-COLCEAG, MA	291.52
5779	256313007	3	684277	PARKER, LATONYA (OWNR)	21329	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	PARKER, LATONYA (O	356.56
2169	256313008	4	684277	VARGAS, LIDIA	21341	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	VARGAS, LIDIA	316.49
1673	256313013	8	684277	VAUGHN, STEPHANIE	11589	FRANKHALE RD	MORENO VALLI	CA	92557-841	VAUGHN, STEPHANIE	236.57
6539	256320003	1	684277	LOPEZ, VERONICA	21435	WOOLF CT	MORENO VALLI	CA	92557-844	LOPEZ, VERONICA	293.19
2100	256320015	2	684277	HAAS, AMY	21435	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	HAAS, AMY	316.49
6420	256320021	7	684277	RAMOS, KARLA (RENT)	21440	SHAKESPEARE CT	MORENO VALLI	CA	92557-844	RAMOS, KARLA (RENT	197.97
4131	256320027	3	684277	FREDES, OSCAR	21433	TENNYSON RD	MORENO VALLI	CA	92557-845	FREDES, OSCAR	288.57
784	256320032	7	684277	IRVING, BEATRICE	11515	CLARK ST	MORENO VALLI	CA	92557-853	IRVING, BEATRICE	413.60
3956	256320033	8	684277	DELCID, CECELIA	11529	CLARK ST	MORENO VALLI	CA	92557-853	DELCID, CECELIA	292.79
4355	256331003	5	684277	NGUYEN, TUYETNGA	21366	DICKINSON RD	MORENO VALLI	CA	92557-841	NGUYEN, TUYETNGA	317.06
7035	256331005	7	684277	TANON, CHRISTINA (RENT)	21342	DICKINSON RD	MORENO VALLI	CA	92557-841	TANON, CHRISTINA (F	346.82
809	256331006	8	684277	BURNS, LOLA	21330	DICKINSON RD	MORENO VALLI	CA	92557-841	BURNS, LOLA	294.02
5043	256331007	9	684277	VEGA, RAQUEL (OWNR)	21318	DICKINSON RD	MORENO VALLI	CA	92557-843	VEGA, RAQUEL (OWN	331.25
624	256331029	9	684277	ROJAS, NORMA	21256	OCASEY CT	MORENO VALLI	CA	92557-842	ROJAS, NORMA	316.49
817	256332005	0	684277	JOHNSON, MARK	21454	DICKINSON RD	MORENO VALLI	CA	92557-842	JOHNSON, MARK	316.49
5562	256332007	2	684277	ENNIS, DALE AND PAULA (RENT)	21432	DICKINSON RD	MORENO VALLI	CA	92557-842	ENNIS, DALE AND PAI	120.00
1145	256333022	8	684277	WILLIAMS, MYRTLE	21474	MARSTON CT	MORENO VALLI	CA	92557-844	WILLIAMS, MYRTLE	21.30
2456	256333027	3	684277	WALDE, NANCY	21406	MARSTON CT	MORENO VALLI	CA	92557-843	WALDE, NANCY	229.28
9038	256333030	5	684277	EVANS, GEORGE (OWNR)	21359	DICKINSON RD	MORENO VALLI	CA	92557-841	EVANS, GEORGE (OW	245.81
4836	256333031	6	684277	HERNANDEZ, GLENN	21377	DICKINSON RD	MORENO VALLI	CA	92557-841	HERNANDEZ, GLENN	314.21
823	256333032	7	684277	BURNETT, PHILIP	21389	DICKINSON RD	MORENO VALLI	CA	92557-841	BURNETT, PHILIP	317.06
4034	256333043	7	684277	JUDGE, KATHY	11693	CLARK ST	MORENO VALLI	CA	92557-853	JUDGE, KATHY	219.27
7494	256341010	2	684277	STRAIGHT, KELLY	21570	DEL AMO ST	MORENO VALLI	CA	92557-855	STRAIGHT, KELLY	272.48
3587	256341011	3	684277	AJAWARA, CECILIA	21600	DEL AMO ST	MORENO VALLI	CA	92557-855	AJAWARA, CECILIA	139.53
2438	256342004	0	684277	ALLEN, ROBERTO	11525	MINDORA DR	MORENO VALLI	CA	92557-856	ALLEN, ROBERTO	316.49
3504	256342005	1	684277	THOMAS, IRA	11513	MINDORA DR	MORENO VALLI	CA	92557-856	THOMAS, IRA	413.60
7774	256342007	3	684277	NEWTON, JOSHUA	11489	MINDORA DR	MORENO VALLI	CA	92557-856	NEWTON, JOSHUA	546.27
5605	256342011	6	684277	MARQUEZ, ALEJANDRO (RENT)	11510	MINDORA DR	MORENO VALLI	CA	92557-856	MARQUEZ, ALEJANDF	207.82
5250	256343012	0	684277	COVARRUBIAS, ARTEMIO	21775	CALLE MONACO	MORENO VALLI	CA	92557-858	COVARRUBIAS, ARTEI	304.15
3702	256451003	6	684277	HUME, PETER	11462	CHAUCER ST	MORENO VALLI	CA	92557-831	HUME, PETER	232.84
8132	256451021	2	684277	PERREIRA, REAVA (RENT)	11463	TYLER RD	MORENO VALLI	CA	92557-833	PERREIRA, REAVA (RE	211.78
3713	256452010	5	684277	BARAJAS, ERIC	11488	TYLER RD	MORENO VALLI	CA	92557-833	BARAJAS, ERIC	55.66
3693	256452011	6	684277	SOURATHA, CHRISTOPHER	21349	TYLER RD	MORENO VALLI	CA	92557-833	SOURATHA, CHRISTOI	28.97
8131	256452020	4	684277	LIU, DENNIS (RENT)	11497	GREYSON RD	MORENO VALLI	CA	92557-833	LIU, DENNIS (RENT)	34.77
5382	256460002	3	684277	OLIVER, CHERYL AND ANDREW	11396	GREYSON RD	MORENO VALLI	CA	92557-833	OLIVER, CHERYL AND	150.00
3834	256461002	6	684277	RHAY, MARY	21438	GREYSON RD	MORENO VALLI	CA	92557-833	RHAY, MARY	306.35
8494	256461019	2	684277	KIN, ERIC (RENT)	11375	CHAUCER ST	MORENO VALLI	CA	92557-832	KIN, ERIC (RENT)	176.78
6584	256462008	5	684277	VARNARDO, ZANDRA AND HARL/	21425	GREYSON RD	MORENO VALLI	CA	92557-833	VARNARDO, ZANDRA	90.86
1462	257210026	9	684277	GUERRERO, JESS (OWNR)	8840	RUNNING GUN LN	MORENO VALLI	CA	92557-070	GUERRERO, JESS (OW	212.28
3202	259260081	7	684277	ROY, RANDY	23340	LAWLESS RD	MORENO VALLI	CA	92557-355	ROY, RANDY	365.46
462	259361003	9	684277	PRESTON, WARREN	9755	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	PRESTON, WARREN	134.53

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2771	259361006	2	684277	CORDOVA, GINA	9779	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	CORDOVA, GINA	412.76
6256	259361007	3	684277	BUHR, EDWARD O	9787	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	BUHR, EDWARD O	305.63
1712	259361015	0	684277	SMITH, CHARLES	9855	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	SMITH, CHARLES	345.70
1120	259361021	5	684277	MOYA, JESUS	9895	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	MOYA, JESUS	316.49
6732	259361027	1	684277	LOPEZ, ALICE	9921	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	LOPEZ, ALICE	25.41
4403	259362001	0	684277	MCKENZIE, LAURA	9880	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	MCKENZIE, LAURA	167.57
9400	259362003	2	684277	DAVENPORT, ARTIS (RENT)	9860	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-180	DAVENPORT, ARTIS (F	152.04
8797	259362019	7	684277	AGUIRRE, LOUBETH (RENT)	9829	DEER CREEK RD	MORENO VALLI	CA	92557-180	AGUIRRE, LOUBETH (I	294.53
7210	259362021	8	684277	TORRES, EDGAR AND ANGIE(OWI	9847	DEER CREEK RD	MORENO VALLI	CA	92557-180	TORRES, EDGAR AND	76.29
4100	259362022	9	684277	THOMAS, R C (OWNR)	9857	DEER CREEK RD	MORENO VALLI	CA	92557-180	THOMAS, R C (OWNR	317.06
3413	259362024	1	684277	MURPHY, SHAUN AND TAMMY	9877	DEER CREEK RD	MORENO VALLI	CA	92557-180	MURPHY, SHAUN ANI	296.98
457	259363004	6	684277	RUIZ, RICHARD AND NANCY	9880	DEER CREEK RD	MORENO VALLI	CA	92557-180	RUIZ, RICHARD AND I	317.06
1241	259363015	6	684277	LEWIS, ARTHUR (OWNR)	9780	DEER CREEK RD	MORENO VALLI	CA	92557-183	LEWIS, ARTHUR (OWI	295.41
1713	259371008	5	684277	AGUIRRE, DANNY AND DIANE	22760	FEATHERBROOK CT	MORENO VALLI	CA	92557-180	AGUIRRE, DANNY ANI	412.76
3242	259371018	4	684277	PATTERSON, WILMA	22734	TURTLECREEK CT	MORENO VALLI	CA	92557-180	PATTERSON, WILMA	317.06
928	259371025	0	684277	OVERTON JR, STEPHEN E	9688	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-181	OVERTON JR, STEPHE	314.21
1714	259371028	3	684277	SEMENO, ANNA AND EDUARDO	22760	BEAVERCREEK CT	MORENO VALLI	CA	92557-181	SEMENO, ANNA AND	74.49
4786	259371031	5	684277	BROWN, PATSY	22779	BEAVERCREEK CT	MORENO VALLI	CA	92557-181	BROWN, PATSY	314.21
8789	259371033	7	684277	TORRES, PATRICIA (RENT)	22759	BEAVERCREEK CT	MORENO VALLI	CA	92557-181	TORRES, PATRICIA (RE	83.68
5329	259372010	9	684277	MESSINA, KRISTIN (OWNR)	9659	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-181	MESSINA, KRISTIN (O'	317.06
540	259381011	8	684277	GARCIA, VERONICA	9530	SHADOW SPRINGS DR	MORENO VALLI	CA	92557-182	GARCIA, VERONICA	317.06
4238	259381014	1	684277	RAMIREZ, GRACIELA	9572	SHADOW SPRINGS DR	MORENO VALLI	CA	92557-182	RAMIREZ, GRACIELA	317.06
1913	259381019	6	684277	FRANKLIN, MARY (OWNR)	22927	SPRINGTREE WAY	MORENO VALLI	CA	92557-182	FRANKLIN, MARY (OV	108.23
8932	259381023	9	684277	ESQUIVEL, STEPHANIE (RENT)	22906	BROOKHOLLOW WAY	MORENO VALLI	CA	92557-184	ESQUIVEL, STEPHANII	34.72
5924	259381026	2	684277	WILLSON, SANDRA (OWNR)	22936	BROOKHOLLOW WAY	MORENO VALLI	CA	92557-184	WILLSON, SANDRA (O	146.49
4160	259383002	6	684277	SIMON, JOHN (RENT)	9601	RIPPLECREEK DR	MORENO VALLI	CA	92557-182	SIMON, JOHN (RENT)	187.45
991	259384001	8	684277	BEEBE, MIKE	9601	PEBBLE BROOK DR	MORENO VALLI	CA	92557-181	BEEBE, MIKE	316.49
502	259384005	2	684277	ESTRELLA, ALICIA AND ROBERTO	9545	PEBBLE BROOK DR	MORENO VALLI	CA	92557-181	ESTRELLA, ALICIA ANI	316.49
960	259391002	1	684277	POATS, EUGENE (OWNR)	22937	BROOKHOLLOW WAY	MORENO VALLI	CA	92557-184	POATS, EUGENE (OW	412.76
2165	259392007	9	684277	RUELAS, THERESA	9712	RIPPLECREEK DR	MORENO VALLI	CA	92557-183	RUELAS, THERESA	316.49
1734	259393001	6	684277	SMITH, ANTHONY	9727	RIPPLECREEK DR	MORENO VALLI	CA	92557-184	SMITH, ANTHONY	316.49
5212	259393010	4	684277	REEVES, DONALD (RENT)	9656	PEBBLE BROOK DR	MORENO VALLI	CA	92557-181	REEVES, DONALD (REI	204.84
8357	259393011	5	684277	ROJAS, BERNADETT (RENT)	9670	PEBBLE BROOK DR	MORENO VALLI	CA	92557-181	ROJAS, BERNADETT (F	30.35
7044	259394001	9	684277	BELL, NORMA	9741	PEBBLE BROOK DR	MORENO VALLI	CA	92557-181	BELL, NORMA	315.67
2415	259402001	3	684277	WILLIAMS, GITTA	9839	PEBBLE BROOK DR	MORENO VALLI	CA	92557-184	WILLIAMS, GITTA	412.76
6024	259402002	4	684277	LIM, STEVE (RENT)	9825	PEBBLE BROOK DR	MORENO VALLI	CA	92557-184	LIM, STEVE (RENT)	26.77
2820	259402006	8	684277	GUZMAN, GUILLERMO (OWNR)	9769	PEBBLE BROOK DR	MORENO VALLI	CA	92557-181	GUZMAN, GUILLERM	316.49
7487	259411003	3	684277	JOHNSON, MITCHELL AND DIANE	9888	PEBBLE BROOK DR	MORENO VALLI	CA	92557-184	JOHNSON, MITCHELL	143.00
3869	259411008	8	684277	BABATUNDE, FEMI	9783	WHITEWATER RD	MORENO VALLI	CA	92557-185	BABATUNDE, FEMI	316.49
3609	259411016	5	684277	SANCHEZ, JAVIER	9822	WHITEWATER RD	MORENO VALLI	CA	92557-185	SANCHEZ, JAVIER	316.49
1020	259411018	7	684277	SAID, ADEL	9852	WHITEWATER RD	MORENO VALLI	CA	92557-185	SAID, ADEL	203.45
9243	259411020	8	684277	LETTSOME, TAMARA (RENT)	9878	WHITEWATER RD	MORENO VALLI	CA	92557-185	LETTSOME, TAMARA	65.11
7931	259411021	9	684277	WARD, BRYAN (OWNR)	9892	WHITEWATER RD	MORENO VALLI	CA	92557-185	WARD, BRYAN (OWN	317.17
5656	259411028	6	684277	GOMEZ, HUGO (OWNR)	9978	WHITEWATER RD	MORENO VALLI	CA	92557-186	GOMEZ, HUGO (OWN	210.68
7991	259412001	4	684277	MATIAS, JESUS SALVADOR (RENT	10020	WHITEWATER RD	MORENO VALLI	CA	92557-185	MATIAS, JESUS SALVA	104.77
7176	259413001	7	684277	BAKER, FRANKIE	10025	WHITEWATER RD	MORENO VALLI	CA	92557-185	BAKER, FRANKIE	653.10
6826	259413003	9	684277	JIMENEZ, DOLORES (OWNR)	10005	WHITEWATER RD	MORENO VALLI	CA	92557-185	JIMENEZ, DOLORES ((	298.42
4584	259414003	2	684277	HESCH, DONALD	9915	WATERFALL CIR	MORENO VALLI	CA	92557-184	HESCH, DONALD	378.22
725	259414005	4	684277	BUCHANAN, RODNEY	9895	WATERFALL CIR	MORENO VALLI	CA	92557-184	BUCHANAN, RODNEY	314.21
3045	259414019	7	684277	BARNES, CHRISTY	9965	WHITEWATER RD	MORENO VALLI	CA	92557-186	BARNES, CHRISTY	305.47
3531	259414022	9	684277	GERREN, JAMAL	9909	WHITEWATER RD	MORENO VALLI	CA	92557-185	GERREN, JAMAL	317.06
4017	259414031	7	684277	VANHOOK, STEPHEN	9877	PEBBLE BROOK DR	MORENO VALLI	CA	92557-184	VANHOOK, STEPHEN	192.03
4841	259414032	8	684277	ROMERO, CELESTE	9867	PEBBLE BROOK DR	MORENO VALLI	CA	92557-184	ROMERO, CELESTE	314.21
1494	259421004	5	684277	THOMAS, HAROLD AND DONNA	22530	COUNTRY CREST DR	MORENO VALLI	CA	92557-171	THOMAS, HAROLD AN	366.89
7038	259421005	6	684277	BARNETT, LINDA (OWNR)	22520	COUNTRY CREST DR	MORENO VALLI	CA	92557-171	BARNETT, LINDA (OW	425.14
3007	259422013	6	684277	NEWBURN, KEVIN	22638	MORALIA DR	MORENO VALLI	CA	92557-267	NEWBURN, KEVIN	317.06
3818	259422015	8	684277	OGUNDOWONE, GBENGA	22660	MORALIA DR	MORENO VALLI	CA	92557-267	OGUNDOWONE, GBE	428.75
2060	259422017	0	684277	LOPEZ, SYLVIA	10010	CARTAGENA DR	MORENO VALLI	CA	92557-266	LOPEZ, SYLVIA	190.25
1536	259423002	9	684277	BARRERA, LOUIE AND MARY	22575	COUNTRY CREST DR	MORENO VALLI	CA	92557-172	BARRERA, LOUIE AND	316.49
7970	259423003	0	684277	WEST, JOYCELYN	22565	COUNTRY CREST DR	MORENO VALLI	CA	92557-172	WEST, JOYCELYN	87.78
1499	259423005	2	684277	CHIAFFINO, RON	22545	COUNTRY CREST DR	MORENO VALLI	CA	92557-172	CHIAFFINO, RON	277.56
692	259441003	6	684277	QUON, RICHARD	22460	RIDGEWATER WAY	MORENO VALLI	CA	92557-171	QUON, RICHARD	342.18
8988	259442007	3	684277	ARRAIGA, LOUISE (OWNR)	9721	SUNNYBROOK DR	MORENO VALLI	CA	92557-170	ARRAIGA, LOUISE (OV	256.26
2195	259443001	0	684277	MUNSAYAC, BONFACIO (OWNR)	9690	SUNNYBROOK DR	MORENO VALLI	CA	92557-170	MUNSAYAC, BONFAC	412.76
2994	259443002	1	684277	VILLA, JOE	9702	SUNNYBROOK DR	MORENO VALLI	CA	92557-170	VILLA, JOE	435.13
6254	259443003	2	684277	SANDOVAL, NICHOLAS	9714	SUNNYBROOK DR	MORENO VALLI	CA	92557-170	SANDOVAL, NICHOLA	134.53
3784	259443009	8	684277	HERNANDEZ, TONY	22404	COUNTRY CREST DR	MORENO VALLI	CA	92557-171	HERNANDEZ, TONY	412.76
4937	259443020	7	684277	STRAWBERRY, GENEVA (RENT)	9706	BIG CREEK CIR	MORENO VALLI	CA	92557-170	STRAWBERRY, GENEV	314.21
5884	259443023	0	684277	ESCAMILLA, LEANNE M (OWNR)	9736	BIG CREEK CIR	MORENO VALLI	CA	92557-170	ESCAMILLA, LEANNE I	420.90
1230	259443028	5	684277	GAINES, MORRIS	9711	BIG CREEK CIR	MORENO VALLI	CA	92557-170	GAINES, MORRIS	231.41
8603	259444003	5	684277	MOORE, ETHAN (RENT)	22423	COUNTRY CREST DR	MORENO VALLI	CA	92557-171	MOORE, ETHAN (REN	143.93
3473	259451024	6	684277	FOURNIER, LESLIE	23021	COTATI CT	MORENO VALLI	CA	92557-350	FOURNIER, LESLIE	317.06
3543	259451026	8	684277	GUTIERREZ, KAREN	23008	COTATI CT	MORENO VALLI	CA	92557-350	GUTIERREZ, KAREN	355.88
3460	259451030	1	684277	JAMES, BEVERLY	23062	COTATI CT	MORENO VALLI	CA	92557-350	JAMES, BEVERLY	288.84
4175	259452005	2	684277	MOORE, MELVIN	9950	VIA MONTARA	MORENO VALLI	CA	92557-351	MOORE, MELVIN	214.19
2350	259452008	5	684277	CERVANTES, ANGELICA (OWNR)	9951	CAMBRIA CIR	MORENO VALLI	CA	92557-350	CERVANTES, ANGELIC	60.89

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3286	259470007	0	684277	HARRIS, YVETTE	9813	TAMALPAIS PL	MORENO VALLI	CA	92557-351	HARRIS, YVETTE	300.84
2478	259470015	7	684277	GROOM, RHONDA	9796	TAMALPAIS PL	MORENO VALLI	CA	92557-351	GROOM, RHONDA	197.94
7137	259470033	3	684277	HSIEH, YI TE	9839	CASMALIA CT	MORENO VALLI	CA	92557-351	HSIEH, YI TE	53.74
5877	259470041	0	684277	SALUDARES, BENEDICTO (OWNR)	9772	CASMALIA CT	MORENO VALLI	CA	92557-351	SALUDARES, BENEDIC	211.78
2416	259470044	3	684277	GAINES, LEROY	9814	CASMALIA CT	MORENO VALLI	CA	92557-351	GAINES, LEROY	316.49
2580	259482006	6	684277	BROOKS, SHIRLEY	9966	VIA DEL NORTE	MORENO VALLI	CA	92557-352	BROOKS, SHIRLEY	422.52
9393	259482009	9	684277	UPSHAW, LAURA (RENT)	9953	PASEO CORRALITO	MORENO VALLI	CA	92557-352	UPSHAW, LAURA (REI	261.55
3014	259490003	8	684277	HELME, CHRIS	9950	SOFIA CT	MORENO VALLI	CA	92557-352	HELME, CHRIS	317.06
8999	259491009	7	684277	GARCIA, LINDA AND SAM (RENT)	23451	MONTALVO RD	MORENO VALLI	CA	92557-352	GARCIA, LINDA AND S	69.65
3116	259491026	2	684277	EDWARDS, CANDY	23547	PRESIDIO HILLS DR	MORENO VALLI	CA	92557-353	EDWARDS, CANDY	317.06
7633	259491042	6	684277	HERNANDEZ, MANUEL (OWNR)	23532	DESCANSO DR	MORENO VALLI	CA	92557-354	HERNANDEZ, MANUE	317.06
3385	259491045	9	684277	WILLIAMS, TAMIKO	23574	DESCANSO DR	MORENO VALLI	CA	92557-354	WILLIAMS, TAMIKO	216.56
3205	259491046	0	684277	KING, DENISE	23588	DESCANSO DR	MORENO VALLI	CA	92557-354	KING, DENISE	69.74
3133	259492011	1	684277	RAMBAYON, RODERICK	9871	CABAZON CIR	MORENO VALLI	CA	92557-354	RAMBAYON, RODERI	98.06
2995	259500017	1	684277	CARVAJAL, ROWAN	9860	SHADOW MOUNTAIN DR	MORENO VALLI	CA	92557-353	CARVAJAL, ROWAN	64.65
3284	259510007	3	684277	JOHNSON, BRUCE	23610	DESCANSO DR	MORENO VALLI	CA	92557-354	JOHNSON, BRUCE	317.06
6615	259510008	4	684277	HARKINS, JESSICA (RENT)	23622	DESCANSO DR	MORENO VALLI	CA	92557-354	HARKINS, JESSICA (RE	413.60
5018	259510010	5	684277	PEREZ, AMANCIO	23646	DESCANSO DR	MORENO VALLI	CA	92557-354	PEREZ, AMANCIO	337.88
3467	259520011	7	684277	RODRIGUEZ, LIDA	23409	LAWLESS RD	MORENO VALLI	CA	92557-352	RODRIGUEZ, LIDA	226.78
6604	259520013	9	684277	PARKS, ADAM (RENT)	23424	VIA SOLANA	MORENO VALLI	CA	92557-355	PARKS, ADAM (RENT)	91.10
3435	259520018	4	684277	WALKER, WINFRED	23494	VIA SOLANA	MORENO VALLI	CA	92557-355	WALKER, WINFRED	36.54
3401	259520026	1	684277	HERNANDEZ, MARY	23564	VIA SOLANA	MORENO VALLI	CA	92557-355	HERNANDEZ, MARY	71.78
4299	260061002	1	684277	FARHA, ALEES	23355	VIA MONTEGO	MORENO VALLI	CA	92557-272	FARHA, ALEES	412.76
9511	260061004	3	684277	TOLBERT, MICHAEL (RENT)	23339	VIA MONTEGO	MORENO VALLI	CA	92557-272	TOLBERT, MICHAEL (F	117.25
4448	260061007	6	684277	MONTEZ, OLGA	10449	VIA APOLINA	MORENO VALLI	CA	92557-271	MONTEZ, OLGA	141.46
3503	260061019	7	684277	CASTANEDA, MARIA	10353	VIA APOLINA	MORENO VALLI	CA	92557-271	CASTANEDA, MARIA	317.06
3881	260061025	2	684277	HARTFIELD, TERRENCE	10293	VIA APOLINA	MORENO VALLI	CA	92557-270	HARTFIELD, TERRENC	122.39
7221	260061026	3	684277	MEJIA, JAVIER AND JESSICA (REN	10285	VIA APOLINA	MORENO VALLI	CA	92557-270	MEJIA, JAVIER AND JE	406.57
6659	260061029	6	684277	HERNANDEZ, RAUL (RENT)	10261	VIA APOLINA	MORENO VALLI	CA	92557-270	HERNANDEZ, RAUL (R	123.57
7528	260061031	7	684277	HU, JING	10245	VIA APOLINA	MORENO VALLI	CA	92557-272	HU, JING	139.76
3186	260061032	8	684277	STONE, CHARATE	10221	VIA APOLINA	MORENO VALLI	CA	92557-272	STONE, CHARATE	260.79
8627	260061041	6	684277	SEBADA, AMPARO (OWNR)	10188	VIA PAVON	MORENO VALLI	CA	92557-272	SEBADA, AMPARO (O	430.75
3824	260061044	9	684277	HUNDLEY, DELONA	10218	VIA PAVON	MORENO VALLI	CA	92557-270	HUNDLEY, DELONA	306.35
498	260062008	0	684277	ZAPATA, MARIA	10297	VIA PAVON	MORENO VALLI	CA	92557-271	ZAPATA, MARIA	316.49
5513	260062009	1	684277	GOMEZ, MARLENE D (OWNR)	10307	VIA PAVON	MORENO VALLI	CA	92557-273	GOMEZ, MARLENE D	281.89
2460	260062016	7	684277	PATRICKO, CANDICE AND JOSEPH	10270	VIA PASTORAL	MORENO VALLI	CA	92557-271	PATRICKO, CANDICE A	297.57
3229	260063002	7	684277	DE LOS SANTOS, MARIA	10300	VIA PAVON	MORENO VALLI	CA	92557-270	DE LOS SANTOS, MAR	210.71
3700	260063009	4	684277	INIQUEZ, MARTIN	23347	VIA AMADOR	MORENO VALLI	CA	92557-271	INIQUEZ, MARTIN	97.15
8598	260063015	9	684277	HUGHES, VICKIE (RENT)	10309	VIA PASTORAL	MORENO VALLI	CA	92557-271	HUGHES, VICKIE (REN	73.69
3788	260063023	6	684277	JAMES, GLORIA	10350	VIA APOLINA	MORENO VALLI	CA	92557-270	JAMES, GLORIA	221.82
5925	260063024	7	684277	ROMERO, RAUL (RENT)	10360	VIA APOLINA	MORENO VALLI	CA	92557-271	ROMERO, RAUL (REN	441.11
6185	260063037	9	684277	BRANCH, ROSANNA (OWNR)	23388	VIA SAUSALITO	MORENO VALLI	CA	92557-272	BRANCH, ROSANNA (	149.20
444	260063039	1	684277	GOE, CLIFFORD (OWNR)	10362	VIA PAJARO	MORENO VALLI	CA	92557-272	GOE, CLIFFORD (OWN	94.65
9028	260063046	7	684277	CHAMORROW, PABLO (RENT)	23411	VIA MONTEGO	MORENO VALLI	CA	92557-273	CHAMORROW, PABLO	172.60
1904	260063050	0	684277	KIRBY-WHITE, DIANE	23379	VIA MONTEGO	MORENO VALLI	CA	92557-271	KIRBY-WHITE, DIANE	246.60
6130	260072002	5	684277	RIDER, TREMAINE (RENT)	23944	BRITTLEBUSH CIR	MORENO VALLI	CA	92557-293	RIDER, TREMAINE (RE	273.22
4617	260073004	0	684277	JUAREZ, LELA	23963	BRITTLEBUSH CIR	MORENO VALLI	CA	92557-293	JUAREZ, LELA	79.47
2642	260073009	5	684277	GIBSON, JAMES AND JACKLYN	10322	DESERT STAR ST	MORENO VALLI	CA	92557-292	GIBSON, JAMES AND	316.49
3176	260073010	5	684277	JOHNSON, DONALD R	10332	DESERT STAR ST	MORENO VALLI	CA	92557-292	JOHNSON, DONALD R	211.78
2717	260073012	7	684277	WILSON, ARTHUR	10352	DESERT STAR ST	MORENO VALLI	CA	92557-292	WILSON, ARTHUR	316.49
2624	260073014	9	684277	POLANCO, SONIA (OWNER)	23948	CREEKWOOD DR	MORENO VALLI	CA	92557-292	POLANCO, SONIA (OV	238.41
6067	260073019	4	684277	BAUTISTA, ELAINE (OWNR)	10345	LAKE SUMMIT DR	MORENO VALLI	CA	92557-291	BAUTISTA, ELAINE (O	236.52
381	260073027	1	684277	ESMAEL, BEVERLY J	10257	LAKE SUMMIT DR	MORENO VALLI	CA	92557-290	ESMAEL, BEVERLY J	326.81
248	260074001	0	684277	WELLS, JAMES	10242	LAKE SUMMIT DR	MORENO VALLI	CA	92557-290	WELLS, JAMES	316.49
2094	260081013	3	684277	TOLBER, LINDA	10329	SHORE CREST TER	MORENO VALLI	CA	92557-293	TOLBER, LINDA	316.49
1418	260081015	5	684277	LOWELL, PAM (OWNER)	10309	SHORE CREST TER	MORENO VALLI	CA	92557-293	LOWELL, PAM (OWNE	316.49
3884	260081023	2	684277	GREENE, DARYL	23887	CREEKWOOD DR	MORENO VALLI	CA	92557-292	GREENE, DARYL	72.05
439	260082003	7	684277	GOODWIN, EVELYN	23916	RIDGE POINT CT	MORENO VALLI	CA	92557-293	GOODWIN, EVELYN	391.21
1570	260082022	4	684277	HOGAN, LYNN	23911	RIDGE POINT CT	MORENO VALLI	CA	92557-293	HOGAN, LYNN	48.12
6241	260082023	5	684277	GRANADOS, NORMA	23919	RIDGE POINT CT	MORENO VALLI	CA	92557-293	GRANADOS, NORMA	267.06
3100	260082033	4	684277	BRYSON, DONALD (OWNR)	10369	DESERT STAR ST	MORENO VALLI	CA	92557-293	BRYSON, DONALD (O	409.82
2136	260091008	0	684277	GOULATTE, MIMIELLE	23758	CEDAR CREEK TER	MORENO VALLI	CA	92557-290	GOULATTE, MIMIELLE	306.54
859	260091009	1	684277	GUILLERMO, VICTORIA	23750	CEDAR CREEK TER	MORENO VALLI	CA	92557-290	GUILLERMO, VICTORI	306.92
7813	260091019	0	684277	HOANG, TONY (RENT)	23654	CEDAR CREEK TER	MORENO VALLI	CA	92557-290	HOANG, TONY (RENT	134.76
8899	260092009	4	684277	BANKS, BRANDIN (RENT)	23778	WATERLEAF CIR	MORENO VALLI	CA	92557-291	BANKS, BRANDIN (RE	256.57
5169	260092011	5	684277	FABROS, KRISTINE (OWNR)	23820	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	FABROS, KRISTINE (O	391.92
4268	260092018	2	684277	BOISCLAIR, PIXIE	23863	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	BOISCLAIR, PIXIE	316.49
3429	260092022	5	684277	LUCERO, BETTY	23831	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	LUCERO, BETTY	317.06
4125	260092023	6	684277	LEMUS, BYRON	23823	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	LEMUS, BYRON	346.27
7020	260092035	7	684277	COLE, KRISTINE (RENT)	10481	PEPPERGRASS WAY	MORENO VALLI	CA	92557-291	COLE, KRISTINE (RENT	79.68
8199	260101003	5	684277	OAILOA, MARIE (RENT)	23932	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	OAILOA, MARIE (REN	299.54
1568	260101006	8	684277	MERRILL, GERALD	23956	BLUE RIDGE PL	MORENO VALLI	CA	92557-294	MERRILL, GERALD	620.86
5351	260101013	4	684277	WEST, CYNTHIA	24020	BLUE RIDGE PL	MORENO VALLI	CA	92557-294	WEST, CYNTHIA	317.06
3650	260101015	6	684277	BARRERA, MICHELLE	23950	CEDAR CREEK TER	MORENO VALLI	CA	92557-290	BARRERA, MICHELLE	316.49
3883	260101026	6	684277	EVANS, DONALD P	23854	CEDAR CREEK TER	MORENO VALLI	CA	92557-290	EVANS, DONALD P	247.78
825	260103013	0	684277	HORTON, CORA (OWNR)	23935	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	HORTON, CORA (OWI	171.28

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3743	260103014	1	684277	TABRON, DON	23927	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	TABRON, DON	212.49
6662	260103019	6	684277	BEVERLY, BRENDA (RENT)	23879	BLUE RIDGE PL	MORENO VALLI	CA	92557-292	BEVERLY, BRENDA (RI	317.06
9250	260111001	4	684277	MINNIFIELD, MICHELLE (RENT)	10561	MENDOZA RD	MORENO VALLI	CA	92557-397	MINNIFIELD, MICHELI	214.65
469	260111002	5	684277	WALLACE, SHARON AND THOMA	10571	MENDOZA RD	MORENO VALLI	CA	92557-397	WALLACE, SHARON A	316.49
9350	260111022	3	684277	COURSEAULT, TELANA	10710	VILLAGE RD	MORENO VALLI	CA	92557-394	COURSEAULT, TELAN/	166.80
9009	260111024	5	684277	BELL, JULIA (RENT)	10690	VILLAGE RD	MORENO VALLI	CA	92557-397	BELL, JULIA (RENT)	251.03
7744	260111026	7	684277	MARKHAM, JORDANA	10670	VILLAGE RD	MORENO VALLI	CA	92557-397	MARKHAM, JORDAN/	325.80
7039	260111029	0	684277	AKABA, OLUWATOYHN (RENT)	10640	VILLAGE RD	MORENO VALLI	CA	92557-397	AKABA, OLUWATOYH	316.95
4204	260111033	3	684277	PEXTON, KELLY	10610	VILLAGE RD	MORENO VALLI	CA	92557-395	PEXTON, KELLY	316.49
7200	260111035	5	684277	CANCHOLA, DAVID (RENT)	10590	VILLAGE RD	MORENO VALLI	CA	92557-395	CANCHOLA, DAVID (R	337.44
2304	260111036	6	684277	NAVIA, LORENZO AND SANCHEZ,	10580	VILLAGE RD	MORENO VALLI	CA	92557-395	NAVIA, LORENZO ANI	314.21
8593	260111038	8	684277	CARTER, DAVID (RENT)	10560	VILLAGE RD	MORENO VALLI	CA	92557-395	CARTER, DAVID (REN	332.27
4130	260112002	8	684277	JOHNSON, COLIN	23575	TARARA DR	MORENO VALLI	CA	92557-395	JOHNSON, COLIN	72.17
5030	260112006	2	684277	LEE, KRYSTAL	23591	TARARA DR	MORENO VALLI	CA	92557-395	LEE, KRYSTAL	316.49
5110	260113001	0	684277	CLARKSTON, JOSEPH (RENT)	23578	TARARA DR	MORENO VALLI	CA	92557-395	CLARKSTON, JOSEPH (	317.06
3436	260113010	8	684277	BONILLA, JOSE	23625	TONADA LN	MORENO VALLI	CA	92557-396	BONILLA, JOSE	317.06
2198	260114014	5	684277	BOYD, SHARIA	10530	VILLAGE RD	MORENO VALLI	CA	92557-393	BOYD, SHARIA	316.49
9461	260114016	7	684277	ORTUNO, BLANCA (RENT)	10510	VILLAGE RD	MORENO VALLI	CA	92557-393	ORTUNO, BLANCA (RI	29.23
7077	260121012	5	684277	ZHANG, YUEQUAN (RENT)	10900	VILLAGE RD	MORENO VALLI	CA	92557-398	ZHANG, YUEQUAN (R	45.23
1247	260121019	2	684277	MCCAUSLIN, SARAH	10830	VILLAGE RD	MORENO VALLI	CA	92557-394	MCCAUSLIN, SARAH	279.01
1035	260122003	0	684277	CAMPBELL, ARCHIE	10770	VILLAGE RD	MORENO VALLI	CA	92557-394	CAMPBELL, ARCHIE	505.85
5213	260123001	1	684277	CORTEZ, MONICA (OWNR)	23595	TARARA DR	MORENO VALLI	CA	92557-395	CORTEZ, MONICA (OV	211.78
407	260123004	4	684277	LACSON, HELEN	23607	TARARA DR	MORENO VALLI	CA	92557-395	LACSON, HELEN	139.53
1434	260123014	3	684277	MARTINEZ, LILIA	10728	MENDOZA RD	MORENO VALLI	CA	92557-394	MARTINEZ, LILIA	36.93
1819	260124007	0	684277	EDGERSON, CARMELLA	23651	AIROSA PL	MORENO VALLI	CA	92557-396	EDGERSON, CARMELL	423.74
4529	260124019	1	684277	WILLIAMS, KIMBERLY (RENT)	23600	TARARA DR	MORENO VALLI	CA	92557-395	WILLIAMS, KIMBERLY	257.93
829	260124021	2	684277	WATSON, KENNETH	23609	AIROSA PL	MORENO VALLI	CA	92557-396	WATSON, KENNETH	317.06
8922	260125001	7	684277	RODRIGUEZ, ESTUARDO (RENT)	23653	TONADA LN	MORENO VALLI	CA	92557-396	RODRIGUEZ, ESTUARI	134.76
1797	260125003	9	684277	SLATER, VALERIE	23645	TONADA LN	MORENO VALLI	CA	92557-396	SLATER, VALERIE	222.41
772	260125004	0	684277	GARRETT, JAMES	23641	TONADA LN	MORENO VALLI	CA	92557-396	GARRETT, JAMES	75.30
3345	260125008	4	684277	HALLSTROM, DON	23634	AIROSA PL	MORENO VALLI	CA	92557-396	HALLSTROM, DON	317.06
8875	260126002	1	684277	MYRICK, CHRISTOPER (RENT)	10980	VILLAGE RD	MORENO VALLI	CA	92557-396	MYRICK, CHRISTOPER	206.78
4109	260126007	6	684277	GARCIA, LUIS	10930	VILLAGE RD	MORENO VALLI	CA	92557-396	GARCIA, LUIS	158.35
4235	260126010	8	684277	POLLAND, CHRISTINE (OWNR)	10911	MENDOZA RD	MORENO VALLI	CA	92557-395	POLLAND, CHRISTINE	342.98
1267	260126024	1	684277	BARNES, TONY AND ROSIE	23642	TONADA LN	MORENO VALLI	CA	92557-396	BARNES, TONY AND R	111.43
472	260131004	9	684277	SANDERS, SANDRA	23781	REDBARK DR	MORENO VALLI	CA	92557-398	SANDERS, SANDRA	412.76
3445	260131005	0	684277	ALVARADO, CARLOS AND MARTI	23771	REDBARK DR	MORENO VALLI	CA	92557-398	ALVARADO, CARLOS /	296.98
1612	260132001	9	684277	VEYNA, JOSE	23886	PINE FIELD DR	MORENO VALLI	CA	92557-391	VEYNA, JOSE	232.87
3801	260132002	0	684277	FOX, MARYLIN	23860	PINE FIELD DR	MORENO VALLI	CA	92557-391	FOX, MARYLIN	364.46
7369	260132006	4	684277	DOOLAN, MARIA (RENT)	23796	PINE FIELD DR	MORENO VALLI	CA	92557-391	DOOLAN, MARIA (REI	119.62
3355	260132012	9	684277	THESIAR, DENA AND DEREK	10779	CEDAR TREE DR	MORENO VALLI	CA	92557-391	THESIAR, DENA AND I	89.33
356	260133002	3	684277	SMITH, GILBERT	10809	CEDAR TREE DR	MORENO VALLI	CA	92557-392	SMITH, GILBERT	134.53
8274	260133004	5	684277	COPPOLA, LISA (RENT)	10833	CEDAR TREE DR	MORENO VALLI	CA	92557-392	COPPOLA, LISA (RENT	122.21
8623	260134003	7	684277	BANSAL, JAGAN AND MADHU B (	23835	HAZELWOOD DR	MORENO VALLI	CA	92557-393	BANSAL, JAGAN AND	438.92
221	260135007	4	684277	ROACH, PATRICIA	23760	HAZELWOOD DR	MORENO VALLI	CA	92557-390	ROACH, PATRICIA	601.83
3357	260135012	8	684277	ANDERSON, SUSAN	10817	TEAKWOOD CIR	MORENO VALLI	CA	92557-393	ANDERSON, SUSAN	206.78
2612	260135014	0	684277	DAY, TIMOTHY	10820	TEAKWOOD CIR	MORENO VALLI	CA	92557-393	DAY, TIMOTHY	316.49
2507	260135016	2	684277	WILSON, VINCE	23860	HAZELWOOD DR	MORENO VALLI	CA	92557-393	WILSON, VINCE	77.55
2062	260136001	1	684277	JACKSON, KELLEY	23889	PINE FIELD DR	MORENO VALLI	CA	92557-391	JACKSON, KELLEY	316.49
2145	260136004	4	684277	COOK, BLANCHE	23837	PINE FIELD DR	MORENO VALLI	CA	92557-391	COOK, BLANCHE	316.49
9095	260136010	9	684277	RUIZ, ARTURO AND NELLY (OWN	10800	CEDAR TREE DR	MORENO VALLI	CA	92557-393	RUIZ, ARTURO AND N	63.61
1125	260141001	7	684277	DEGROOT, RUDY	23821	REDBARK DR	MORENO VALLI	CA	92557-396	DEGROOT, RUDY	545.48
1073	260141006	2	684277	LOPEZ, LUIS (RENT)	23871	REDBARK DR	MORENO VALLI	CA	92557-396	LOPEZ, LUIS (RENT)	317.06
2754	260141008	4	684277	ALVARADO, ENRIQUE	23891	REDBARK DR	MORENO VALLI	CA	92557-396	ALVARADO, ENRIQUE	412.76
1365	260141014	9	684277	CRAIG, LINDA	23951	REDBARK DR	MORENO VALLI	CA	92557-396	CRAIG, LINDA	412.76
7031	260141017	2	684277	FRAZIER, TINA	23981	REDBARK DR	MORENO VALLI	CA	92557-396	FRAZIER, TINA	305.55
3275	260141022	6	684277	STEVENS, BRENDA	23960	PINE FIELD DR	MORENO VALLI	CA	92557-390	STEVENS, BRENDA	317.06
383	260141027	1	684277	EDMONDS,ADRENA	23910	PINE FIELD DR	MORENO VALLI	CA	92557-390	EDMONDS,ADRENA	412.76
7583	260142005	4	684277	TORRES, IMELDA (RENT)	23860	REDBARK DR	MORENO VALLI	CA	92557-396	TORRES, IMELDA (REI	314.91
6702	260142006	5	684277	MENDOZA, REGINA (RENT)	23870	REDBARK DR	MORENO VALLI	CA	92557-396	MENDOZA, REGINA (I	176.42
876	260142016	4	684277	VELASCO, SANDRA	23949	HAZELWOOD DR	MORENO VALLI	CA	92557-393	VELASCO, SANDRA	183.79
4763	260142024	1	684277	FLORES, GUADALUPE	23869	HAZELWOOD DR	MORENO VALLI	CA	92557-393	FLORES, GUADALUPE	314.21
238	260144006	1	684277	LEONARD, HERBERT	23939	PINE FIELD DR	MORENO VALLI	CA	92557-397	LEONARD, HERBERT	83.63
1124	260151009	6	684277	ORTEGA, RAUL	10930	SHADY GLADE RD	MORENO VALLI	CA	92557-391	ORTEGA, RAUL	103.06
6410	260151012	8	684277	HAWTHORNE, JESSICA (RENT)	10960	SHADY GLADE RD	MORENO VALLI	CA	92557-391	HAWTHORNE, JESSIC/	63.96
3337	260152005	5	684277	ECHEVERRIA, GEYDI	23616	LAKE VALLEY DR	MORENO VALLI	CA	92557-395	ECHEVERRIA, GEYDI	317.06
9407	260153006	9	684277	PALMA, JORGE (RENT)	23720	REDBARK DR	MORENO VALLI	CA	92557-390	PALMA, JORGE (RENT	138.47
6832	260153008	1	684277	DIAZ, DESIREE (RENT)	23740	REDBARK DR	MORENO VALLI	CA	92557-390	DIAZ, DESIREE (RENT)	64.65
812	260154002	8	684277	CASTRO, ROBERT	23609	LAKE VALLEY DR	MORENO VALLI	CA	92557-395	CASTRO, ROBERT	37.49
25	260154003	9	684277	BARTON, HERBERT	23615	LAKE VALLEY DR	MORENO VALLI	CA	92557-395	BARTON, HERBERT	316.49
7860	260154009	5	684277	LITTLEFIELD, LILLIAN	10943	SHADY GLADE RD	MORENO VALLI	CA	92557-391	LITTLEFIELD, LILLIAN	304.89
5956	260154011	6	684277	NORRIS, REGINA (RENT)	10963	SHADY GLADE RD	MORENO VALLI	CA	92557-391	NORRIS, REGINA (REI	85.83
2739	260154012	7	684277	MCDEVITT, MICHELLE	10973	SHADY GLADE RD	MORENO VALLI	CA	92557-391	MCDEVITT, MICHELLE	316.49
6259	260154014	9	684277	GREY, CHARLES (RENT)	10960	POPPY FIELD CIR	MORENO VALLI	CA	92557-391	GREY, CHARLES (RENT	317.06
5326	260154016	1	684277	CANO, ERIK (OWNR)	10949	POPPY FIELD CIR	MORENO VALLI	CA	92557-391	CANO, ERIK (OWNR)	296.03
5038	260154023	7	684277	SHELTON, PERCY	10947	GRASS VALLEY CIR	MORENO VALLI	CA	92557-391	SHELTON, PERCY	422.52

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3812	260154024	8	684277	HAWTHORNE, GARRET	10957	GRASS VALLEY CIR	MORENO VALLI	CA	92557-391	HAWTHORNE, GARRE	316.49
6686	260161001	9	684277	WILLIAMS, LAYMON	23591	BREEZY MEADOW CT	MORENO VALLI	CA	92557-392	WILLIAMS, LAYMON	59.10
4068	260161011	8	684277	SINGH, ALLEN	10929	BREEZY MEADOW DR	MORENO VALLI	CA	92557-393	SINGH, ALLEN	316.49
16	260161018	5	684277	RAMIREZ, VICTOR	10845	BREEZY MEADOW DR	MORENO VALLI	CA	92557-398	RAMIREZ, VICTOR	300.43
5889	260162003	4	684277	FUENTES, MICHELLE (RENT)	10793	VILLAGE RD	MORENO VALLI	CA	92557-394	FUENTES, MICHELLE (	24.93
8398	260162008	9	684277	WARNE, SANDRA (RENT)	23586	LAKE VALLEY DR	MORENO VALLI	CA	92557-395	WARNE, SANDRA (RE	44.91
3134	260162009	0	684277	MANUS, TED	23580	LAKE VALLEY DR	MORENO VALLI	CA	92557-395	MANUS, TED	409.45
4750	260163001	5	684277	BURTON, EARL	23591	LAKE VALLEY DR	MORENO VALLI	CA	92557-395	BURTON, EARL	162.67
4625	260163005	9	684277	MATHIS, MARY	10878	BREEZY MEADOW DR	MORENO VALLI	CA	92557-398	MATHIS, MARY	488.22
1100	260163007	1	684277	OWENS, MALCOLM	10902	BREEZY MEADOW DR	MORENO VALLI	CA	92557-392	OWENS, MALCOLM	297.81
1286	260163015	8	684277	WILSON, LILLIE (RENT)	23584	BREEZY MEADOW CT	MORENO VALLI	CA	92557-392	WILSON, LILLIE (RENT	398.79
8602	260163016	9	684277	GREEN, MADOLYN (RENT)	23590	BREEZY MEADOW CT	MORENO VALLI	CA	92557-392	GREEN, MADOLYN (R	241.47
3356	260163017	0	684277	EVANS, SHEENA	23589	ROSEMEADOW CT	MORENO VALLI	CA	92557-393	EVANS, SHEENA	317.06
6242	260171017	5	684277	BOYKIN, LUCKITA	10576	RIDGEFIELD TER	MORENO VALLI	CA	92557-380	BOYKIN, LUCKITA	217.06
2030	260171018	6	684277	WOODAL, MICHELLE	23370	STONY CREEK WAY	MORENO VALLI	CA	92557-381	WOODAL, MICHELLE	206.35
1709	260172001	3	684277	BOBO, FELIX	10601	RIDGEFIELD TER	MORENO VALLI	CA	92557-380	BOBO, FELIX	316.49
5729	260172004	6	684277	AGUIRRE, VICTORIA (OWNR)	10635	RIDGEFIELD TER	MORENO VALLI	CA	92557-380	AGUIRRE, VICTORIA (	297.13
8539	260173001	6	684277	HARRIS, JOSEPH (RENT)	10681	VILLAGE RD	MORENO VALLI	CA	92557-396	HARRIS, JOSEPH (REN	288.40
2879	260173005	0	684277	AMAYA, STEVE	10709	VILLAGE RD	MORENO VALLI	CA	92557-396	AMAYA, STEVE	316.49
3494	260173012	6	684277	TEUTIMEZ, DORA	10759	VILLAGE RD	MORENO VALLI	CA	92557-394	TEUTIMEZ, DORA	413.60
8097	260173029	2	684277	RAMIREZ, HILDA (RENT)	10690	RIDGEFIELD TER	MORENO VALLI	CA	92557-380	RAMIREZ, HILDA (REN	48.32
6253	260181001	1	684277	REYES, FRANCISCO G AND PAZ E	23346	STONY CREEK WAY	MORENO VALLI	CA	92557-381	REYES, FRANCISCO G	450.88
5189	260181010	9	684277	HUETA, VERONICA (RENT)	23274	STONY CREEK WAY	MORENO VALLI	CA	92557-380	HUETA, VERONICA (R	284.33
8173	260181016	5	684277	WARE, SHANEQUA (RENT)	10669	BREEZY MEADOW DR	MORENO VALLI	CA	92557-381	WARE, SHANEQUA (R	46.67
5642	260181021	9	684277	IWEKA, FRIDA (OWNR)	10709	BREEZY MEADOW DR	MORENO VALLI	CA	92557-381	IWEKA, FRIDA (OWNF	306.92
5540	260181022	0	684277	TRAN, JENNIFER	10717	BREEZY MEADOW DR	MORENO VALLI	CA	92557-381	TRAN, JENNIFER	305.63
7777	260182003	6	684277	HESS, MICHELLE (OWNR)	10710	MOHAVE CT	MORENO VALLI	CA	92557-381	HESS, MICHELLE (OW	70.73
6232	260182004	7	684277	CORRALES, JOSE AND MARIA	10700	MOHAVE CT	MORENO VALLI	CA	92557-381	CORRALES, JOSE AND	316.42
8531	260182006	9	684277	BUENROSTRO, PAOLA (OWNR)	10680	MOHAVE CT	MORENO VALLI	CA	92557-381	BUENROSTRO, PAOLA	271.01
3767	260182007	0	684277	NOBLE, NATHAN	10670	MOHAVE CT	MORENO VALLI	CA	92557-381	NOBLE, NATHAN	412.76
4475	260182009	2	684277	VEGA, SERGIO	10650	MOHAVE CT	MORENO VALLI	CA	92557-381	VEGA, SERGIO	304.55
484	260182015	7	684277	MARINEZ, RICHARD (OWNR)	10689	MOHAVE CT	MORENO VALLI	CA	92557-381	MARINEZ, RICHARD ((	109.28
2917	260182017	9	684277	WEBSTER, DERRICK	10700	BREEZY MEADOW DR	MORENO VALLI	CA	92557-382	WEBSTER, DERRICK	316.49
7268	260191013	3	684277	BRANNAN, LORETTA	22912	SPRINGDALE DR	MORENO VALLI	CA	92557-260	BRANNAN, LORETTA	171.53
3404	260191015	5	684277	TEMPLE, LORNA (RENT)	22892	SPRINGDALE DR	MORENO VALLI	CA	92557-267	TEMPLE, LORNA (REN	317.06
4624	260191027	6	684277	HERRICK, MARY AND STEVEN	10338	CREST BROOK DR	MORENO VALLI	CA	92557-260	HERRICK, MARY AND	561.84
2892	260191040	7	684277	GARCIA, NOHEMI	22920	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-260	GARCIA, NOHEMI	94.75
1289	260191043	0	684277	MERCER, MONICA (OWNR)	22950	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-260	MERCER, MONICA (O'	64.88
13	260193012	8	684277	CARRERA, JOE F	22949	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-260	CARRERA, JOE F	415.75
5163	260201002	3	684277	MEJIA, JAVIER (RENT)	22701	SPRINGDALE DR	MORENO VALLI	CA	92557-901	MEJIA, JAVIER (RENT)	295.44
6709	260201004	5	684277	MCCANTS, AUDREY (RENT)	22721	SPRINGDALE DR	MORENO VALLI	CA	92557-901	MCCANTS, AUDREY (F	37.36
3787	260202001	5	684277	HAYNES, NATALIE	10432	BROOKMEAD DR	MORENO VALLI	CA	92557-268	HAYNES, NATALIE	316.49
1629	260202004	8	684277	ORNELAS, LORI	10408	BROOKMEAD DR	MORENO VALLI	CA	92557-268	ORNELAS, LORI	316.49
8417	260203001	8	684277	BELL, JAMES (OWNR)	10375	BROOKMEAD DR	MORENO VALLI	CA	92557-261	BELL, JAMES (OWNR)	246.77
6191	260204006	6	684277	CHERRY, TONY	22551	COBBLE CREEK DR	MORENO VALLI	CA	92557-261	CHERRY, TONY	317.06
5305	260204015	4	684277	FARAH, YOUSSEF (OWNR)	22560	COUNTRY GATE RD	MORENO VALLI	CA	92557-266	FARAH, YOUSSEF (OW	314.51
1454	260204017	6	684277	JOHNSON, RENE	22540	COUNTRY GATE RD	MORENO VALLI	CA	92557-266	JOHNSON, RENE	484.64
5093	260205001	4	684277	HAWKINS, DERWIN	22491	COUNTRY GATE RD	MORENO VALLI	CA	92557-266	HAWKINS, DERWIN	267.06
4362	260205016	8	684277	GEORGE, JOHN	10479	BROOKMEAD DR	MORENO VALLI	CA	92557-261	GEORGE, JOHN	413.60
3605	260205017	9	684277	CASTELAN, ANTHONY (OWNR)	10487	BROOKMEAD DR	MORENO VALLI	CA	92557-261	CASTELAN, ANTHONY	238.50
7654	260211004	6	684277	UTTERBACK-VALENZUELA, JAMIE	10659	WILLOW CREEK RD	MORENO VALLI	CA	92557-295	UTTERBACK-VALENZL	143.61
2804	260211010	1	684277	ANDREW, EDWARD (RENT)	10599	WILLOW CREEK RD	MORENO VALLI	CA	92557-295	ANDREW, EDWARD (I	67.39
4104	260211018	9	684277	SPITNER, KARON	23803	LONE PINE DR	MORENO VALLI	CA	92557-294	SPITNER, KARON	139.53
6013	260211021	1	684277	LINSEY, BRENDA (OWNR)	23826	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	LINSEY, BRENDA (OW	20.13
477	260211025	5	684277	FLORES, JESUS	23862	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	FLORES, JESUS	293.62
2163	260211026	6	684277	MACIAS, ELIZABETH	23870	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	MACIAS, ELIZABETH	316.49
4690	260211034	3	684277	JONES, THEA	23847	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	JONES, THEA	209.34
9151	260211037	6	684277	SALAC, MARIA	23829	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	SALAC, MARIA	230.10
2105	260211042	0	684277	WILSON, ROSE	23791	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	WILSON, ROSE	316.49
4365	260211043	1	684277	MILLER, SHEILA	23785	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	MILLER, SHEILA	213.60
1757	260211045	3	684277	KENNEYBREW, KIMBERLY	23771	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	KENNEYBREW, KIMBE	179.02
6338	260212006	1	684277	VANNOY, DWAYNE (OWNR)	23723	BOUQUET CANYON PL	MORENO VALLI	CA	92557-296	VANNOY, DWAYNE (C	317.06
7410	260212010	4	684277	MOORE, RHONDA (RENT)	23699	BOUQUET CANYON PL	MORENO VALLI	CA	92557-294	MOORE, RHONDA (RE	468.89
1563	260212016	0	684277	WASHINGTON, VERONICA D	23710	BOUQUET CANYON PL	MORENO VALLI	CA	92557-297	WASHINGTON, VERO!	316.49
6514	260212022	5	684277	PAGE, CYNTHIA (RENT)	23758	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	PAGE, CYNTHIA (REN	317.06
5983	260212024	7	684277	MENDEZ, CESAR (RENT)	23774	BOUQUET CANYON PL	MORENO VALLI	CA	92557-295	MENDEZ, CESAR (REN	87.13
2115	260212031	3	684277	DANTZLER, RONNESHA (RENT)	23760	TIMBER BLUFF CT	MORENO VALLI	CA	92557-294	DANTZLER, RONNESH	306.34
9082	260212032	4	684277	BRADY, JAMES (OWNR)	23768	TIMBER BLUFF CT	MORENO VALLI	CA	92557-294	BRADY, JAMES (OWN	114.32
4976	260212033	5	684277	WAYSZ, JENNIFER (OWNR)	23776	TIMBER BLUFF CT	MORENO VALLI	CA	92557-294	WAYSZ, JENNIFER (O\	21.55
9330	260212035	7	684277	WHEAT, TIFFANY (RENT)	23804	LONE PINE DR	MORENO VALLI	CA	92557-294	WHEAT, TIFFANY (REI	66.63
8216	260212041	2	684277	JACKSON, ANDRE AND SHEILA (O	23848	LONE PINE DR	MORENO VALLI	CA	92557-294	JACKSON, ANDRE ANI	322.70
7404	260212042	3	684277	SCOTT, ROZZARIO (RENT)	23858	LONE PINE DR	MORENO VALLI	CA	92557-294	SCOTT, ROZZARIO (RE	308.94
6861	260212043	4	684277	XIAO, SIZHANG	23868	LONE PINE DR	MORENO VALLI	CA	92557-294	XIAO, SIZHANG	211.78
6436	260221001	4	684277	CAMACHO, BERNARDO (RENT)	23878	LONE PINE DR	MORENO VALLI	CA	92557-296	CAMACHO, BERNARD	317.06
5922	260221006	9	684277	FERNANDEZ, MARGARITA(OWNR	23928	LONE PINE DR	MORENO VALLI	CA	92557-296	FERNANDEZ, MARGA	405.93
3718	260221010	2	684277	ARCEA, NORMA (OWNR)	23968	LONE PINE DR	MORENO VALLI	CA	92557-296	ARCEA, NORMA (OWI	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
678	260221014	6	684277	SIMMS, WILLETTA	24010	LONE PINE DR	MORENO VALLI	CA	92557-296	SIMMS, WILLETTA	353.75
1983	260221017	9	684277	LOGAN, ANTHONY	23991	LONE PINE DR	MORENO VALLI	CA	92557-296	LOGAN, ANTHONY	412.76
3987	260221018	0	684277	ROCIO, CHARLES AND CHERYL	23981	LONE PINE DR	MORENO VALLI	CA	92557-296	ROCIO, CHARLES AND	316.49
5940	260221020	1	684277	KEARNEY, RYAN (OWNR)	23955	LONE PINE DR	MORENO VALLI	CA	92557-296	KEARNEY, RYAN (OWI	262.50
8871	260221021	2	684277	DAVILA, ALBERT (RENT)	23945	LONE PINE DR	MORENO VALLI	CA	92557-296	DAVILA, ALBERT (REN	187.14
1053	260221031	1	684277	HALL, T J	10650	PEPPER RIDGE LN	MORENO VALLI	CA	92557-295	HALL, T J	124.29
3375	260221032	2	684277	DIAZ, CLARETTA	10660	PEPPER RIDGE LN	MORENO VALLI	CA	92557-295	DIAZ, CLARETTA	153.90
4957	260221033	3	684277	GUZMAN, CLAUDIA	10659	SILVER LEAF CIR	MORENO VALLI	CA	92557-296	GUZMAN, CLAUDIA	57.52
2108	260221043	2	684277	BARTLE, LISA	10545	SILVER LEAF CIR	MORENO VALLI	CA	92557-296	BARTLE, LISA	320.16
1378	260221046	5	684277	ASHFORD, DONNIE L (OWNR)	10600	SILVER LEAF CIR	MORENO VALLI	CA	92557-296	ASHFORD, DONNIE L (	311.10
8320	260221047	6	684277	DIXON, BREANA (RENT)	10610	SILVER LEAF CIR	MORENO VALLI	CA	92557-296	DIXON, BREANA (REN	36.93
600	260221049	8	684277	ESCOTO, YOLANDA	10630	SILVER LEAF CIR	MORENO VALLI	CA	92557-296	ESCOTO, YOLANDA	306.35
561	260221052	0	684277	WASHINGTON, KAREN	10660	SILVER LEAF CIR	MORENO VALLI	CA	92557-296	WASHINGTON, KAREI	104.00
2913	260221055	3	684277	BELL, LATOYA	23959	PINE SMOKE PL	MORENO VALLI	CA	92557-295	BELL, LATOYA	316.49
1775	260222001	7	684277	AMADOR, DAVID	10666	WILLOW CREEK RD	MORENO VALLI	CA	92557-290	AMADOR, DAVID	412.76
6260	260222007	3	684277	KEMP, DAMON (OWNR)	10608	WILLOW CREEK RD	MORENO VALLI	CA	92557-290	KEMP, DAMON (OWN	316.49
5244	260222013	8	684277	MCMILLAN, VALERIE (RENT)	23915	LONE PINE DR	MORENO VALLI	CA	92557-296	MCMILLAN, VALERIE (	317.06
2709	260231003	7	684277	McCUNE, CAROL AND STEVE	23385	EVENING SNOW	MORENO VALLI	CA	92557-280	McCUNE, CAROL AND	49.32
1364	260231011	4	684277	RICE, JAMIE	10055	ARROW LEAF	MORENO VALLI	CA	92557-280	RICE, JAMIE	382.16
2002	260231014	7	684277	TOWNSEND, TERESA	10025	ARROW LEAF	MORENO VALLI	CA	92557-280	TOWNSEND, TERESA	316.49
2652	260231022	4	684277	ANDERSON, ROBERT (OWNR)	23375	PRESCOTT	MORENO VALLI	CA	92557-280	ANDERSON, ROBERT (	243.89
7416	260231030	1	684277	KING, JEREMY	10059	SAND CREST	MORENO VALLI	CA	92557-281	KING, JEREMY	128.12
3254	260232002	9	684277	LEPORE, RICHARD (RENT)	23425	EVENING SNOW	MORENO VALLI	CA	92557-280	LEPORE, RICHARD (RE	456.16
7300	260241001	6	684277	CARROLL,ANTHONY	10087	THUNDERHEAD	MORENO VALLI	CA	92557-281	CARROLL,ANTHONY	288.33
7314	260241014	8	684277	GONZALEZ, ANITA (OWNR)	10087	ROCK HILL	MORENO VALLI	CA	92557-282	GONZALEZ, ANITA (O'	67.10
6413	260241015	9	684277	ESTRELLA,CHRISTOPHER	10075	ROCK HILL	MORENO VALLI	CA	92557-282	ESTRELLA,CHRISTOPH	306.92
634	260241020	3	684277	KELLAR, MICHAEL (OWNR)	10000	ROCK HILL	MORENO VALLI	CA	92557-282	KELLAR, MICHAEL (OV	316.49
633	260241022	5	684277	RANDHAWA, NASIB	10044	ROCK HILL	MORENO VALLI	CA	92557-282	RANDHAWA, NASIB	316.49
5787	260241026	9	684277	RANGEL, RUDY (RENT)	10087	DESERT MALLOW	MORENO VALLI	CA	92557-284	RANGEL, RUDY (RENT	71.05
8904	260241034	6	684277	NORWOOD, ANNIE (RENT)	10044	DESERT MALLOW	MORENO VALLI	CA	92557-284	NORWOOD, ANNIE (R	265.99
4027	260241039	1	684277	ALLEN, RON	10120	DESERT MALLOW	MORENO VALLI	CA	92557-284	ALLEN, RON	111.90
3959	260241045	6	684277	MORRIS, CLARICE	23545	EVENING SNOW	MORENO VALLI	CA	92557-281	MORRIS, CLARICE	316.49
4817	260251005	1	684277	FLORES, DAVID	10370	RIVER RUN CIR	MORENO VALLI	CA	92557-262	FLORES, DAVID	282.39
3230	260251006	2	684277	CALIMESE, SHERRI	10364	RIVER RUN CIR	MORENO VALLI	CA	92557-262	CALIMESE, SHERRI	354.50
1003	260251011	6	684277	BROWN, SHEILAH	10361	RIVER RUN CIR	MORENO VALLI	CA	92557-262	BROWN, SHEILAH	317.06
314	260251012	7	684277	STEIN, GREG AND AMY	10367	RIVER RUN CIR	MORENO VALLI	CA	92557-262	STEIN, GREG AND AM	316.49
1877	260251013	8	684277	COOPER, FRANK	22502	COBBLE CREEK DR	MORENO VALLI	CA	92557-268	COOPER, FRANK	317.06
8405	260251024	8	684277	CASTELLANOS, RAUL (RENT)	10386	MEADOW CREEK DR	MORENO VALLI	CA	92557-262	CASTELLANOS, RAUL (	215.41
1645	260252004	3	684277	SALOMON, DEBBIE	10344	BROOKMEAD DR	MORENO VALLI	CA	92557-261	SALOMON, DEBBIE	412.76
7261	260252008	7	684277	ELLIOT, ALICIA AND MALCOLM (R	10312	BROOKMEAD DR	MORENO VALLI	CA	92557-261	ELLIOT, ALICIA AND M	317.06
3719	260253008	0	684277	MERRITT, CHARLIE	10389	MEADOW CREEK DR	MORENO VALLI	CA	92557-262	MERRITT, CHARLIE	316.49
3813	260253010	1	684277	ALNABER, SALIM (OWNR)	10405	MEADOW CREEK DR	MORENO VALLI	CA	92557-269	ALNABER, SALIM (OW	396.18
7571	260253020	0	684277	RODRIGUEZ, EDUIJES	22455	COBBLE CREEK DR	MORENO VALLI	CA	92557-268	RODRIGUEZ, EDUIJES	321.75
1090	260262009	9	684277	TORRES, AUGUST	22795	MESA SPRINGS WAY	MORENO VALLI	CA	92557-262	TORRES, AUGUST	293.93
7749	260262016	5	684277	JIMENEZ, MARIA	22739	MESA SPRINGS WAY	MORENO VALLI	CA	92557-262	JIMENEZ, MARIA	78.61
5074	260262018	7	684277	CARTER, JENNIFER	22721	MESA SPRINGS WAY	MORENO VALLI	CA	92557-262	CARTER, JENNIFER	134.53
3030	260272001	2	684277	MCMULLEN, CAROL	22658	SPRINGMIST DR	MORENO VALLI	CA	92557-269	MCMULLEN, CAROL	317.06
6329	260272004	5	684277	ESTRELLA, FRANK (OWNR)	22740	SPRINGMIST DR	MORENO VALLI	CA	92557-263	ESTRELLA, FRANK (OV	341.38
3765	260272007	8	684277	ALVA, GIL M	22770	SPRINGMIST DR	MORENO VALLI	CA	92557-263	ALVA, GIL M	316.49
6231	260282014	5	684277	TUCKER, DERRICK	22843	MESA SPRINGS WAY	MORENO VALLI	CA	92557-263	TUCKER, DERRICK	317.06
517	260282016	7	684277	RUSSELL, STEPHEN	22827	MESA SPRINGS WAY	MORENO VALLI	CA	92557-263	RUSSELL, STEPHEN	145.76
6230	260282018	9	684277	HEAD, JOHN E (OWNR)	22811	MESA SPRINGS WAY	MORENO VALLI	CA	92557-263	HEAD, JOHN E (OWNI	393.40
3200	260283018	2	684277	HEALTON, STEVE AND ALEXIS	22791	SHADOWRIDGE LN	MORENO VALLI	CA	92557-263	HEALTON, STEVE AND	484.35
2967	260291001	1	684277	GUILLIN, FERNANDO	23967	STAGHORN CIR	MORENO VALLI	CA	92557-282	GUILLIN, FERNANDO	353.85
5615	260291006	6	684277	BOLANOS, PRISCILA (RENT)	23962	STAGHORN CIR	MORENO VALLI	CA	92557-282	BOLANOS, PRISCILA (I	278.67
8969	260291013	2	684277	MAGEE, TRAVON (OWNR)	10170	CARIBOU CIR	MORENO VALLI	CA	92557-282	MAGEE, TRAVON (OV	261.49
506	260291014	3	684277	JORDAN, JERRY	10180	CARIBOU CIR	MORENO VALLI	CA	92557-282	JORDAN, JERRY	476.50
740	260291017	6	684277	LINARES, MANUEL	10199	CARIBOU CIR	MORENO VALLI	CA	92557-282	LINARES, MANUEL	354.50
6049	260292007	0	684277	LIPKIN, ELLEN	23902	SOLITARE CIR	MORENO VALLI	CA	92557-282	LIPKIN, ELLEN	317.06
6885	260292008	1	684277	BUMPUS, THOMAS	23908	SOLITARE CIR	MORENO VALLI	CA	92557-282	BUMPUS, THOMAS	306.92
569	260292010	2	684277	BOYCE, BOBBY L	23920	SOLITARE CIR	MORENO VALLI	CA	92557-282	BOYCE, BOBBY L	316.49
605	260292014	6	684277	MEDRANO, DAVID	10132	LAKE SUMMIT DR	MORENO VALLI	CA	92557-282	MEDRANO, DAVID	316.49
2012	260292020	1	684277	PROVENCIO, MICHAEL	10192	LAKE SUMMIT DR	MORENO VALLI	CA	92557-282	PROVENCIO, MICHAE	316.49
7232	260301003	3	684277	KINDRED, NORA AND NATHANIEI	23875	LAKE VISTA RD	MORENO VALLI	CA	92557-281	KINDRED, NORA AND	337.44
3701	260302002	5	684277	HOLT, GEORGE	10107	THRASHER CIR	MORENO VALLI	CA	92557-285	HOLT, GEORGE	284.01
501	260302007	0	684277	HAJDUK, JOSEF	10068	THRASHER CIR	MORENO VALLI	CA	92557-281	HAJDUK, JOSEF	412.76
3399	260302015	7	684277	CHENG, DALTON	10109	MALLOW DR	MORENO VALLI	CA	92557-283	CHENG, DALTON	317.06
3463	260302019	1	684277	POWELL, TERI	10067	MALLOW DR	MORENO VALLI	CA	92557-282	POWELL, TERI	203.03
7962	260302020	1	684277	AUSTIN, JAMES	10057	MALLOW DR	MORENO VALLI	CA	92557-282	AUSTIN, JAMES	354.22
6598	260302024	5	684277	VALDEZ, CODY (OWNR)	23827	YELLOWBILL TER	MORENO VALLI	CA	92557-283	VALDEZ, CODY (OWN	122.33
2918	260303002	8	684277	MARTIN, MYLES	23796	YELLOWBILL TER	MORENO VALLI	CA	92557-283	MARTIN, MYLES	84.23
1042	260303009	5	684277	PIERRE , JACQUELINE R	10022	MALLOW DR	MORENO VALLI	CA	92557-282	PIERRE , JACQUELINE	305.54
4245	260303013	8	684277	HERNANDEZ, ANGELINA	10062	MALLOW DR	MORENO VALLI	CA	92557-282	HERNANDEZ, ANGELI	316.49
8990	260303014	9	684277	LI, KEVIN AND ANN LU (OWNR)	10072	MALLOW DR	MORENO VALLI	CA	92557-282	LI, KEVIN AND ANN LI	607.99
1492	260303020	4	684277	AMEZQUITA, FERMAN	10126	MALLOW DR	MORENO VALLI	CA	92557-282	AMEZQUITA, FERMAI	316.49
512	260303022	6	684277	HAJDUK, KATHERINA	23896	LAKE VISTA RD	MORENO VALLI	CA	92557-284	HAJDUK, KATHERINA	210.89

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
658	260311001	2	684277	ARIDA, WALLIE	10024	SNIPE CIR	MORENO VALLI	CA	92557-283	ARIDA, WALLIE	317.06
7484	260312002	6	684277	MOSSETT, JOHN	10101	THORNBIRD CT	MORENO VALLI	CA	92557-285	MOSSETT, JOHN	306.01
4264	260312011	4	684277	CARTER, CELESTINE (OWNR)	10025	THORNBIRD CT	MORENO VALLI	CA	92557-285	CARTER, CELESTINE ((	307.11
9302	260312017	0	684277	ROBLEDO , ESTEBAN (RENT)	10040	THORNBIRD CT	MORENO VALLI	CA	92557-285	ROBLEDO , ESTEBAN (	182.15
719	260312022	4	684277	MAGANA, MARIE	10049	DEEP CANYON RD	MORENO VALLI	CA	92557-286	MAGANA, MARIE	413.60
6862	260312027	9	684277	LOUDER, PHALIA (RENT)	23718	YELLOWBILL TER	MORENO VALLI	CA	92557-283	LOUDER, PHALIA (REN	131.39
2593	260312032	3	684277	FLORES, JAMES	23772	YELLOWBILL TER	MORENO VALLI	CA	92557-283	FLORES, JAMES	316.49
5546	260321008	0	684277	VAUGHN, LAFAYETTE (OWNR)	22732	SPRINGDALE DR	MORENO VALLI	CA	92557-267	VAUGHN, LAFAYETTE	133.61
9062	260321014	5	684277	MORGAN, SKYE (RENT)	22781	COUNTRY GATE RD	MORENO VALLI	CA	92557-263	MORGAN, SKYE (REN	67.29
6423	260321026	6	684277	LEARY, ALVIN (RENT)	10392	CROSSING GREEN CIR	MORENO VALLI	CA	92557-262	LEARY, ALVIN (RENT)	317.06
863	260321027	7	684277	WHITSETT, DAVID AND VALERIE	10386	CROSSING GREEN CIR	MORENO VALLI	CA	92557-262	WHITSETT, DAVID AN	316.49
7299	260321032	1	684277	ABDELRHMAN, NAJIB (OWNR)	22899	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-900	ABDELRHMAN, NAJIB	255.50
370	260321033	2	684277	TORRES, RICHARD	22909	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-260	TORRES, RICHARD	75.08
3145	260322006	1	684277	SCOTT, ALVADA	10320	CROSSING GREEN CIR	MORENO VALLI	CA	92557-262	SCOTT, ALVADA	514.11
1790	260322008	3	684277	ATKINSONS, BRYAN	10310	CROSSING GREEN CIR	MORENO VALLI	CA	92557-262	ATKINSONS, BRYAN	141.22
6771	260322019	3	684277	MORGAN, JANNET (RENT)	10333	CROSSING GREEN CIR	MORENO VALLI	CA	92557-268	MORGAN, JANNET (R	306.92
7631	260331013	5	684277	PRATHER, JEFFREY (OWNR)	23638	NARCISSUS CIR	MORENO VALLI	CA	92557-281	PRATHER, JEFFREY (O	317.06
3681	260331023	4	684277	DARDEN, DENISE	10225	FERNLEAF DR	MORENO VALLI	CA	92557-284	DARDEN, DENISE	355.85
513	260332003	9	684277	DURAN, RAY (OWNR)	23716	BLACKBIRD CIR	MORENO VALLI	CA	92557-281	DURAN, RAY (OWNR)	405.46
850	260332004	0	684277	BOSTIC, MARSHALL	23706	BLACKBIRD CIR	MORENO VALLI	CA	92557-281	BOSTIC, MARSHALL	316.49
989	260332006	2	684277	WHITE, CHARLES AND EDITH	23709	BLACKBIRD CIR	MORENO VALLI	CA	92557-284	WHITE, CHARLES AND	316.49
1762	260340003	4	684277	BERQUIST, SHAILA	23755	COLDWATER CT	MORENO VALLI	CA	92557-286	BERQUIST, SHAILA	421.08
1170	260340016	6	684277	JOHNSON, ROBERT	23749	HELIOTROPE WAY	MORENO VALLI	CA	92557-285	JOHNSON, ROBERT	412.76
1986	260340018	8	684277	JACKSON, DAVID	23769	HELIOTROPE WAY	MORENO VALLI	CA	92557-285	JACKSON, DAVID	509.03
687	260340020	9	684277	WEISE, RICHARD (OWNR)	23809	BLUE BILL CT	MORENO VALLI	CA	92557-281	WEISE, RICHARD (OW	341.19
751	260340027	6	684277	HARRIS, MICHAEL L	23870	BLUE BILL CT	MORENO VALLI	CA	92557-281	HARRIS, MICHAEL L	255.29
1635	260340031	9	684277	BALLARD, ARMEL	23830	BLUE BILL CT	MORENO VALLI	CA	92557-281	BALLARD, ARMEL	316.49
1262	260340032	0	684277	KRONCKE, RACHEL	23820	BLUE BILL CT	MORENO VALLI	CA	92557-281	KRONCKE, RACHEL	412.76
4231	260340037	5	684277	CHATMAN, GREGORY	23770	BLUE BILL CT	MORENO VALLI	CA	92557-283	CHATMAN, GREGORY	316.49
613	260340038	6	684277	FRANKS, MARION	23760	BLUE BILL CT	MORENO VALLI	CA	92557-283	FRANKS, MARION	263.84
6516	260351009	4	684277	SUAREZ, VERONICA	22730	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-264	SUAREZ, VERONICA	316.49
2357	260351017	1	684277	BRANTLEY,RICK	22640	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-264	BRANTLEY,RICK	129.89
1485	260351022	5	684277	KIM, SU YOUNG	22590	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	KIM, SU YOUNG	308.28
559	260352006	4	684277	ORTIZ, ROLAND	10351	TRIBUTARY DR	MORENO VALLI	CA	92557-265	ORTIZ, ROLAND	316.49
2592	260353001	2	684277	ROSS, DENISE	22760	COUNTRY GATE RD	MORENO VALLI	CA	92557-263	ROSS, DENISE	316.49
5023	260361014	9	684277	FOREBES, PAULA	22552	SPRINGDALE DR	MORENO VALLI	CA	92557-264	FOREBES, PAULA	316.49
5214	260361015	0	684277	STEWART, APRIL (RENT)	22542	SPRINGDALE DR	MORENO VALLI	CA	92557-264	STEWART, APRIL (REN	149.70
7489	260361019	4	684277	HUIE, BROOKE (OWNR)	22541	SPRINGDALE DR	MORENO VALLI	CA	92557-264	HUIE, BROOKE (OWNI	306.92
4253	260361032	5	684277	CLARK, PATRICIA	22671	SPRINGDALE DR	MORENO VALLI	CA	92557-260	CLARK, PATRICIA	223.73
1441	260362001	0	684277	GAMEZ, ANDREW AND VALERIE	22702	SPRINGDALE DR	MORENO VALLI	CA	92557-267	GAMEZ, ANDREW AN	405.46
7550	260362003	2	684277	THORTON, DAWN	22682	SPRINGDALE DR	MORENO VALLI	CA	92557-901	THORTON, DAWN	83.63
2164	260362009	8	684277	RENWRICK, RONALD AND TRACY	22622	SPRINGDALE DR	MORENO VALLI	CA	92557-260	RENWRICK, RONALD ,	316.49
6175	260362013	1	684277	JACKSON, TONY AND CELILIA	22689	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-264	JACKSON, TONY AND	317.06
4252	260371001	8	684277	SALGADO, JOSE	10038	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-185	SALGADO, JOSE	83.63
6396	260372003	3	684277	SCHU, ANLIA (OWNR)	10136	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	SCHU, ANLIA (OWNR)	39.76
2334	260372014	3	684277	GUZMAN, GEORGE	10259	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	GUZMAN, GEORGE	308.03
3879	260372022	0	684277	LOOMIS, ROGER AND SHELLY	10147	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	LOOMIS, ROGER AND	434.90
2404	260372026	4	684277	BARKER, CURTIS	10085	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	BARKER, CURTIS	316.49
7763	260372028	6	684277	PABRO, ELISEO AND ANNA M	10065	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	PABRO, ELISEO AND A	505.10
7483	260372031	8	684277	MCHENRY, FE AND RONALD (OW	10035	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	MCHENRY, FE AND RO	41.27
1144	260372032	9	684277	RAMSDEN, KIM	10025	SYCAMORE CANYON RD	MORENO VALLI	CA	92557-186	RAMSDEN, KIM	88.35
1257	260381011	8	684277	GREEN WOMACK, MADOLYN	10120	CARTAGENA DR	MORENO VALLI	CA	92557-266	GREEN WOMACK, MA	316.49
3830	260381012	9	684277	ROSS, GAYLE	10130	CARTAGENA DR	MORENO VALLI	CA	92557-266	ROSS, GAYLE	316.49
7346	260391002	1	684277	GARCIA, RICARDO	22440	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	GARCIA, RICARDO	296.90
652	260391003	2	684277	HARDIN, GREGORY	22434	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	HARDIN, GREGORY	139.53
661	260391008	7	684277	MERRELL, STEVE	22404	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	MERRELL, STEVE	409.86
8696	260391015	3	684277	GRAHAM, JILL (RENT)	10494	VALLEY CREST CIR	MORENO VALLI	CA	92557-901	GRAHAM, JILL (RENT)	69.65
2899	260392015	6	684277	BECERRA, ROSEMARY	22470	COUNTRY GATE RD	MORENO VALLI	CA	92557-266	BECERRA, ROSEMARY	301.39
3653	260392017	8	684277	GARCIA, ELIZABETH	22490	COUNTRY GATE RD	MORENO VALLI	CA	92557-266	GARCIA, ELIZABETH	503.17
2401	260401007	6	684277	FORREST, HARRIET	22508	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	FORREST, HARRIET	297.19
5578	260401013	1	684277	SA, AMILO (OWNR)	22464	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	SA, AMILO (OWNR)	317.06
4374	260402003	5	684277	MCCHRISTIAN, LEON	22511	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	MCCHRISTIAN, LEON	161.08
6330	260402007	9	684277	GALLARDO, MARY (OWNR)	22483	MOUNTAIN VIEW RD	MORENO VALLI	CA	92557-265	GALLARDO, MARY (O	317.06
7453	260411006	6	684277	NGUYEN, HIEU T	10149	ESCORIAL CT	MORENO VALLI	CA	92557-903	NGUYEN, HIEU T	305.63
1314	260412002	5	684277	PATTERSON, TROY D	10010	MIRACANTO WAY	MORENO VALLI	CA	92557-900	PATTERSON, TROY D	343.93
8085	260412014	6	684277	ROSTHWELL, RAYMOND (RENT)	10060	DELCRESTA DR	MORENO VALLI	CA	92557-900	ROSTHWELL, RAYMOI	169.02
1579	260412016	8	684277	JUSTICE, ZYRIC AND SONYA	22511	BELCANTO DR	MORENO VALLI	CA	92557-902	JUSTICE, ZYRIC AND S	316.49
9103	260413005	1	684277	LOUDER, JERDALL AND SUNNO L(	10065	MIRACANTO WAY	MORENO VALLI	CA	92557-900	LOUDER, JERDALL AN	359.03
7184	260413009	5	684277	AIELLO, JACK AND PATRICIA A	22555	BELCANTO DR	MORENO VALLI	CA	92557-902	AIELLO, JACK AND PA	846.35
1516	260413010	5	684277	BRADSHAW, VICKI	22565	BELCANTO DR	MORENO VALLI	CA	92557-902	BRADSHAW, VICKI	316.49
7441	260425003	6	684277	REYES, JORGE	10050	ALTABRISA WAY	MORENO VALLI	CA	92557-901	REYES, JORGE	324.21
1421	260431007	9	684277	SAUCIER, LUCY	10159	ALTABRISA WAY	MORENO VALLI	CA	92557-901	SAUCIER, LUCY	412.76
6297	260431010	1	684277	CASTANON, LINDA	10189	ALTABRISA WAY	MORENO VALLI	CA	92557-901	CASTANON, LINDA	250.00
1397	260431012	3	684277	PALMER, DEAN	10209	ALTABRISA WAY	MORENO VALLI	CA	92557-902	PALMER, DEAN	101.53
6962	260431016	7	684277	HOSKINS, RAYMOND (RENT)	10200	CARTAGENA DR	MORENO VALLI	CA	92557-902	HOSKINS, RAYMOND	83.63
3062	260440022	0	684277	TEAGUE, MARTIN AND FAITH	10199	VIA PESCADERO	MORENO VALLI	CA	92557-274	TEAGUE, MARTIN AN	117.17

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8261	260440026	4	684277	FLORES, ELADIN AND VERONICA (	10159	VIA PESCADERO	MORENO VALLI	CA	92557-274	FLORES, ELADIN AND	64.06
3196	260450004	5	684277	SAKATA, SHELBY	10050	VIA PESCADERO	MORENO VALLI	CA	92557	SAKATA, SHELBY	277.73
6040	260450006	7	684277	TAYLOR, DARYL (OWNR)	10030	VIA PESCADERO	MORENO VALLI	CA	92557-274	TAYLOR, DARYL (OWI	316.49
8888	260450009	0	684277	SAKATA, SHELBY (OWNR)	10025	VIA PESCADERO	MORENO VALLI	CA	92557-274	SAKATA, SHELBY (OW	282.20
8116	260450015	5	684277	WATSON, ROSE L (RENT)	10190	VIA INDIGO	MORENO VALLI	CA	92557-274	WATSON, ROSE L (REI	211.78
8344	260470008	1	684277	PATT, STORMIE (OWNR)	10141	CORAL LN	MORENO VALLI	CA	92557-287	PATT, STORMIE (OWI	297.95
7584	260470009	2	684277	AYRES MICHAEL AND AYRES JO A	10131	CORAL LN	MORENO VALLI	CA	92557-287	AYRES MICHAEL AND	71.46
8770	260470014	6	684277	FOWLER, ERMA (OWNR)	23436	MARINER WAY	MORENO VALLI	CA	92557-287	FOWLER, ERMA (OWI	134.76
2741	260470015	7	684277	QUI, LOUIS	23446	MARINER WAY	MORENO VALLI	CA	92557-287	QUI, LOUIS	316.49
7449	260471003	9	684277	DSOUZA, NESTOR A	10136	BEACHCOMBER ST	MORENO VALLI	CA	92557-286	DSOUZA, NESTOR A	82.58
4075	260471005	1	684277	CORT, SHERRI	10156	BEACHCOMBER ST	MORENO VALLI	CA	92557-286	CORT, SHERRI	316.49
8305	260471006	2	684277	CLOYD, TOM (RENT)	10166	BEACHCOMBER ST	MORENO VALLI	CA	92557-286	CLOYD, TOM (RENT)	240.53
4661	260471009	5	684277	SHEA, MICHAEL	10196	BEACHCOMBER ST	MORENO VALLI	CA	92557-287	SHEA, MICHAEL	109.34
8779	260471010	5	684277	BICKFORD, WILLIAM (RENT)	10206	BEACHCOMBER ST	MORENO VALLI	CA	92557-287	BICKFORD, WILLIAM (	317.35
2677	260471015	0	684277	ESPINOZA, SANDRA	10256	BEACHCOMBER ST	MORENO VALLI	CA	92557-287	ESPINOZA, SANDRA	412.76
2644	260471022	6	684277	BROWN, LASHANDA	10269	CORAL LN	MORENO VALLI	CA	92557-287	BROWN, LASHANDA	412.76
4853	260472006	5	684277	VELASCOS, JESUS	10210	CORAL LN	MORENO VALLI	CA	92557-287	VELASCOS, JESUS	314.21
3195	260472010	8	684277	BLUNT, JAQUELIN	10162	CORAL LN	MORENO VALLI	CA	92557-287	BLUNT, JAQUELIN	396.95
5013	260480010	3	684277	BANKS, PRESTON (RENT)	10481	MOUNTAIN QUAIL CT	MORENO VALLI	CA	92557	BANKS, PRESTON (REI	71.62
5407	260480011	4	684277	PENLAND, TERI (OWNR)	10471	MOUNTAIN QUAIL CT	MORENO VALLI	CA	92557-274	PENLAND, TERI (OWN	280.98
6545	260510010	5	684277	STORY, MICHAEL (OWNR)	23065	IMPERIAL RD	MORENO VALLI	CA	92557	STORY, MICHAEL (OW	317.06
664	263112001	8	684277	LIZARRAGA, ELPIDIO	13116	LANCASTER LN	MORENO VALLI	CA	92553-800	LIZARRAGA, ELPIDIO	29.07
3658	263112002	9	684277	KRAUSE, LARRY	13090	LANCASTER LN	MORENO VALLI	CA	92553-806	KRAUSE, LARRY	289.45
5662	263112008	5	684277	YONKO, DANNY (RENT)	21737	EUCALYPTUS AVE UNIT A	MORENO VALLI	CA	92553-812	YONKO, DANNY (REN	307.98
981	263131007	3	684277	RIVERA, MARGARET	13201	GINA AVE	MORENO VALLI	CA	92553-803	RIVERA, MARGARET	422.52
1799	263132006	5	684277	ADAMS, DAN	13188	GINA AVE	MORENO VALLI	CA	92553-806	ADAMS, DAN	314.21
8342	263132026	3	684277	SANTANA, ANTONIO (OWNR)	13199	EDGEMONT ST	MORENO VALLI	CA	92553-804	SANTANA, ANTONIO (	139.76
5356	263132032	8	684277	ZHANG, YANTING	13129	EDGEMONT ST	MORENO VALLI	CA	92553-804	ZHANG, YANTING	317.06
5008	263132034	0	684277	ESQUIVEL, JOSEPH (RENT)	21574	DRACAEA AVE	MORENO VALLI	CA	92553-801	ESQUIVEL, JOSEPH (RI	603.68
5078	263140001	5	684277	LOPEZ, ESPERANZA (RENT)	13128	EDGEMONT ST	MORENO VALLI	CA	92553-804	LOPEZ, ESPERANZA (R	316.49
1724	263140004	8	684277	VARGAS, GUILLERMO	13160	EDGEMONT ST	MORENO VALLI	CA	92553-804	VARGAS, GUILLERMO	316.49
5408	263140012	5	684277	LEGGETTE, TANYA (RENT) APTS	21760	DRACAEA AVE	MORENO VALLI	CA	92553-803	LEGGETTE, TANYA (RI	185.54
3816	263140014	7	684277	RAMIREZ, LIONCIO (OWNR) APTS	21814	DRACAEA AVE	MORENO VALLI	CA	92553-802	RAMIREZ, LIONCIO (O	3,444.64
433	263160005	1	684277	COLEMAN, MARIETTA AND TIM	21739	DRACAEA AVE	MORENO VALLI	CA	92553-801	COLEMAN, MARIETTA	764.12
2873	263160017	2	684277	GILSTRAP, JAMES	13394	ALLYN DR	MORENO VALLI	CA	92553-800	GILSTRAP, JAMES	69.65
8329	263160033	6	684277	DEAM, MIKE AND BOBBIE	13397	EDGEMONT ST	MORENO VALLI	CA	92553-803	DEAM, MIKE AND BO	347.70
8358	263160035	8	684277	GUTIERREZ, SANDRA (RENT)	13445	EDGEMONT ST	MORENO VALLI	CA	92553-804	GUTIERREZ, SANDRA	64.65
4302	263160038	1	684277	EMERSON, JIM	21738	COTTONWOOD AVE	MORENO VALLI	CA	92553-813	EMERSON, JIM	653.52
2835	263170007	4	684277	TILA CHOPRA, KETTY HUANG (AP	21800	COTTONWOOD AVE UNIT I	MORENO VALLI	CA	92553-734	TILA CHOPRA, KETTY I	435.83
7855	263170012	8	684277	QUINONES, HERMELINDA (RENT)	13442	EDGEMONT ST	MORENO VALLI	CA	92553-804	QUINONES, HERMELI	615.53
6379	263170027	2	684277	KWANG, CHARLES (OWNR)	21723	DRACAEA AVE	MORENO VALLI	CA	92553-803	KWANG, CHARLES (O'	122.33
7228	263180004	2	684277	DEL CAMPO, REFUGIO M(RENT)	21947	DRACAEA AVE	MORENO VALLI	CA	92553-808	DEL CAMPO, REFUGIC	292.96
1921	263180005	3	684277	NAVARRO, MARIA (OWNR) APTS	21957	DRACAEA AVE	MORENO VALLI	CA	92553-808	NAVARRO, MARIA (O'	375.39
9531	263180008	6	684277	VIRGEN, RICARDO (RENT)	13335	DAY ST	MORENO VALLI	CA	92553-812	VIRGEN, RICARDO (RE	131.43
6791	263180024	0	684277	ARREGUIN JR, FLORENTINO	13420	HILDEGARDE ST	MORENO VALLI	CA	92553-816	ARREGUIN JR, FLORE	215.76
2003	263180030	5	684277	JAIN, RAVI ETUX	13346	HILDEGARDE ST	MORENO VALLI	CA	92553-816	JAIN, RAVI ETUX	316.49
1668	263180033	8	684277	AGUIRRE, ESMERALDA	13320	HILDEGARDE ST UNIT B	MORENO VALLI	CA	92553-734	AGUIRRE, ESMERALD.	306.78
672	263180036	1	684277	DONOVAN, MONICA	13389	HILDEGARDE ST	MORENO VALLI	CA	92553-816	DONOVAN, MONICA	314.21
2070	263180040	4	684277	MACEDO, ENEDINA	13431	HILDEGARDE ST	MORENO VALLI	CA	92553-816	MACEDO, ENEDINA	316.49
3674	263180044	8	684277	HUERTA, CYNTHIA	13477	HILDEGARDE ST	MORENO VALLI	CA	92553-816	HUERTA, CYNTHIA	316.49
158	263180045	9	684277	CABALLERO, MANUEL	13491	HILDEGARDE ST	MORENO VALLI	CA	92553-816	CABALLERO, MANUEL	316.49
8004	263180047	1	684277	ALONZO, DENISE (RENT)	13476	BARBARA ST	MORENO VALLI	CA	92553-811	ALONZO, DENISE (REI	263.31
7071	263180067	9	684277	ARANDA, DAVID REYES	13431	BARBARA ST	MORENO VALLI	CA	92553-811	ARANDA, DAVID REYE	305.63
7595	263180071	2	684277	JOHNSON-GARDNER, DANA	13477	BARBARA ST	MORENO VALLI	CA	92553-811	JOHNSON-GARDNER,	44.25
1156	263180076	7	684277	RAMIREZ, SANTIAGO	13454	BARBARA ST	MORENO VALLI	CA	92553-811	RAMIREZ, SANTIAGO	116.49
6189	263180077	8	684277	CABANAS, ROSALBA (OWNR)	13361	DAY ST	MORENO VALLI	CA	92553-812	CABANAS, ROSALBA (	317.06
2762	263190033	9	684277	GEORGE, MARJORIE	13760	HWY 215	MORENO VALLI	CA	92553-790	GEORGE, MARJORIE	412.76
7613	263200008	7	684277	MARTINES, ALEJANDRO	21883	COTTONWOOD AVE	MORENO VALLI	CA	92553-817	MARTINES, ALEJANDI	317.06
1464	263210006	6	684277	GOTTSCHALK FAMILY TRUST	21824	BRILL RD	MORENO VALLI	CA	92553-811	GOTTSCHALK FAMILY	510.63
726	263210007	7	684277	GOTTSCHALK, ETHAN AND SYLVI/	21834	BRILL RD	MORENO VALLI	CA	92553-811	GOTTSCHALK, ETHAN	314.21
1410	263210014	3	684277	DIAZ, JORGE	21825	BRILL RD	MORENO VALLI	CA	92553-812	DIAZ, JORGE	412.76
6380	263210019	8	684277	SOLIS, CRISTINA PEREZ	13694	EDGEMONT ST	MORENO VALLI	CA	92553-805	SOLIS, CRISTINA PERE	305.63
3683	263210023	1	684277	OROZCO, DEBORA AND JOHNNY	21784	BAY AVE	MORENO VALLI	CA	92553-810	OROZCO, DEBORA AN	316.49
341	263210033	0	684277	AGUIRRE SR, SALOMON	21924	BRILL RD	MORENO VALLI	CA	92553-813	AGUIRRE SR, SALOMC	32.46
2405	263210040	6	684277	FRANCO, CARMEN	21918	BAY AVE	MORENO VALLI	CA	92553-812	FRANCO, CARMEN	140.44
4023	263210041	7	684277	LAM, JIMMY (OWNR) APTS	21949	BRILL RD	MORENO VALLI	CA	92553-813	LAM, JIMMY (OWNR)	1,437.49
1939	263210046	2	684277	MARTINEZ, CONRADO	21948	BAY AVE	MORENO VALLI	CA	92553-812	MARTINEZ, CONRADC	396.52
1706	263220019	9	684277	ALONSO, CARLOS	21827	BAY AVE	MORENO VALLI	CA	92553-810	ALONSO, CARLOS	412.76
1194	263230003	5	684277	BANSAL, JAGAN (APTS)	21893	BAY AVE	MORENO VALLI	CA	92553-810	BANSAL, JAGAN (APT:	702.94
4170	263230015	6	684277	SANTIAGO, ELAINE	21932	ALESSANDRO BLVD	MORENO VALLI	CA	92553-820	SANTIAGO, ELAINE	428.34
1979	263230018	9	684277	SIMENTAL, TONY	21894	ALESSANDRO BLVD	MORENO VALLI	CA	92553-826	SIMENTAL, TONY	69.53
3686	264051001	7	684277	ARREDONDO, MARIA	11181	SADDLE RIDGE RD	MORENO VALLI	CA	92557-481	ARREDONDO, MARIA	134.53
4868	264052002	1	684277	RODRIGUEZ, RUBEN	11028	LONE STAR RD	MORENO VALLI	CA	92557-480	RODRIGUEZ, RUBEN	314.21
107	264052004	3	684277	WILLIAMS, VIVIAN	11111	SADDLE RIDGE RD	MORENO VALLI	CA	92557-481	WILLIAMS, VIVIAN	141.07
3040	264053009	1	684277	WUENCE, JULISSA	11140	SADDLE RIDGE RD	MORENO VALLI	CA	92557-480	WUENCE, JULISSA	415.61
8825	264071001	9	684277	WARE, LYDIA (RENT)	23630	PARKLAND AVE	MORENO VALLI	CA	92557-493	WARE, LYDIA (RENT)	354.22

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1200	264071002	0	684277	PESHA, JERRY	23624	PARKLAND AVE	MORENO VALLI	CA	92557-493	PESHA, JERRY	447.88
6491	264071005	3	684277	DESORBO, GIOVANNI (OWNR)	23606	PARKLAND AVE	MORENO VALLI	CA	92557-493	DESORBO, GIOVANNI	574.43
8308	264071010	7	684277	CLARK, MARTHA (RENT)	23576	PARKLAND AVE	MORENO VALLI	CA	92557-493	CLARK, MARTHA (REN	175.78
575	264071019	6	684277	RAI, JASWANT	23541	ASHWOOD AVE	MORENO VALLI	CA	92557-496	RAI, JASWANT	134.53
2166	264071023	9	684277	ORG, JOEL AND JENNIE	23565	ASHWOOD AVE	MORENO VALLI	CA	92557-496	ORG, JOEL AND JENNI	237.79
7425	264071024	0	684277	HERNANDEZ, JOSE A	23571	ASHWOOD AVE	MORENO VALLI	CA	92557-496	HERNANDEZ, JOSE A	71.12
3868	264071025	1	684277	CANTRELL, BRANDON AND KARL	23577	ASHWOOD AVE	MORENO VALLI	CA	92557-496	CANTRELL, BRANDON	199.58
2439	264071026	2	684277	ARIZAGA, JOSE R	23583	ASHWOOD AVE	MORENO VALLI	CA	92557-496	ARIZAGA, JOSE R	412.76
5358	264071027	3	684277	HUIE, BROOKE (OWNR)	23589	ASHWOOD AVE	MORENO VALLI	CA	92557-496	HUIE, BROOKE (OWNI	306.92
6118	264071030	5	684277	HENDERSON, DENISE (RENT)	23607	ASHWOOD AVE	MORENO VALLI	CA	92557-496	HENDERSON, DENISE	220.16
1411	264071034	9	684277	MULLINAX, SABINA	23530	PARKLAND AVE	MORENO VALLI	CA	92557-497	MULLINAX, SABINA	128.98
6616	264071040	4	684277	SALUDARES, JOANNA P (OWNR)	23470	PARKLAND AVE	MORENO VALLI	CA	92557-497	SALUDARES, JOANNA	317.06
2748	264071052	5	684277	CORONADO, GLORIA	11030	BETH CT	MORENO VALLI	CA	92557-497	CORONADO, GLORIA	316.49
2938	264071054	7	684277	PROBUS, CYNTHIA	11041	ROCKY RIDGE RD	MORENO VALLI	CA	92557-492	PROBUS, CYNTHIA	277.86
5025	264072007	8	684277	GONZALEZ, MATHEW	23587	PARKLAND AVE	MORENO VALLI	CA	92557-493	GONZALEZ, MATHEW	312.20
7525	264072008	9	684277	HARRIS, LEISHA (OWNR)	23581	PARKLAND AVE	MORENO VALLI	CA	92557-493	HARRIS, LEISHA (OWI	317.06
7836	264072015	5	684277	DRIVER, RENA (RENT)	11066	ROCKY RIDGE RD	MORENO VALLI	CA	92557-495	DRIVER, RENA (RENT)	195.28
8489	264072017	7	684277	WASHINGTON, MELINDA (RENT)	23550	ASHWOOD AVE	MORENO VALLI	CA	92557-496	WASHINGTON, MELIN	287.91
1122	264072024	3	684277	SEWELL, DONNA	11054	AVIS CT	MORENO VALLI	CA	92557-495	SEWELL, DONNA	284.06
4460	264072032	0	684277	LAWTON, RAQUEL (RENT)	23582	ASHWOOD AVE	MORENO VALLI	CA	92557-496	LAWTON, RAQUEL (RI	184.56
3586	264072037	5	684277	JUAREZ, MARTHA	11109	DEBRA WAY	MORENO VALLI	CA	92557-495	JUAREZ, MARTHA	58.06
3819	264072044	1	684277	HERNANDEZ, BRENDA (RENT)	11055	DEBRA WAY	MORENO VALLI	CA	92557-495	HERNANDEZ, BRENDA	122.96
2718	264081001	0	684277	CORRAL, ROSALINA	23636	PARKLAND AVE	MORENO VALLI	CA	92557-493	CORRAL, ROSALINA	306.54
8625	264081002	1	684277	NGUYEN, DUC (OWNR)	23642	PARKLAND AVE	MORENO VALLI	CA	92557-493	NGUYEN, DUC (OWNI	206.78
4349	264081003	2	684277	JOHNSON, LINDA	23648	PARKLAND AVE	MORENO VALLI	CA	92557-493	JOHNSON, LINDA	311.23
3354	264081008	7	684277	WILLIAMS, CLARK	23678	PARKLAND AVE	MORENO VALLI	CA	92557-493	WILLIAMS, CLARK	317.06
5131	264082002	4	684277	GONZALEZ, PRISCILLA (RENT)	23641	PARKLAND AVE	MORENO VALLI	CA	92557-493	GONZALEZ, PRISCILLA	317.06
1912	264082008	0	684277	WILLIAMS, ANITA	23677	PARKLAND AVE	MORENO VALLI	CA	92557-493	WILLIAMS, ANITA	316.49
9210	264082010	1	684277	BOATRIGHT, JUSTIN (OWNR)	23695	PARKLAND AVE	MORENO VALLI	CA	92557-493	BOATRIGHT, JUSTIN (	83.81
3768	264082019	0	684277	IRVING, LASONYA	23654	MISTY GLADE CT	MORENO VALLI	CA	92557-495	IRVING, LASONYA	316.49
5848	264082022	2	684277	YBARRA, JESSE (OWNR)	23644	MISTY GLADE CT	MORENO VALLI	CA	92557-495	YBARRA, JESSE (OWN	48.50
7581	264082024	4	684277	JONES, KEON (RENT)	23638	MISTY GLADE CT	MORENO VALLI	CA	92557-495	JONES, KEON (RENT)	72.71
1987	264082027	7	684277	STUMP, CINDY	23651	MISTY GLADE CT	MORENO VALLI	CA	92557-495	STUMP, CINDY	139.53
666	264082028	8	684277	RIEM, DAVE	23659	MISTY GLADE CT	MORENO VALLI	CA	92557-495	RIEM, DAVE	316.49
8540	264082030	9	684277	OROZCO, ADRIANA (RENT)	23662	BIRDSONG CT	MORENO VALLI	CA	92557-495	OROZCO, ADRIANA (R	69.76
7905	264082034	3	684277	NAVARRETE, RODOLFO (OWNR)	23638	BIRDSONG CT	MORENO VALLI	CA	92557-495	NAVARRETE, RODOLF	153.72
3426	264082040	8	684277	GARCIA, PAULA	23662	ASHWOOD AVE	MORENO VALLI	CA	92557-496	GARCIA, PAULA	405.76
101	264082042	0	684277	BURNETT, VERONICA	23650	ASHWOOD AVE	MORENO VALLI	CA	92557-496	BURNETT, VERONICA	316.49
6665	264082045	3	684277	CLEVELAND, WILLIAM AND R(REI	11134	DEBRA WAY	MORENO VALLI	CA	92557-492	CLEVELAND, WILLIAM	53.72
1393	264082046	4	684277	MACIEL, CHARLES	11126	DEBRA WAY	MORENO VALLI	CA	92557-492	MACIEL, CHARLES	126.70
4641	264082052	9	684277	FLORES, ALEJANDRA (OWNR)	11086	DEBRA WAY	MORENO VALLI	CA	92557-495	FLORES, ALEJANDRA (	307.24
6948	264083002	7	684277	ORNELAS, PAUL (RENT)	23625	ASHWOOD AVE	MORENO VALLI	CA	92557-496	ORNELAS, PAUL (REN	196.30
7032	264083006	1	684277	JAMES, DOUGLASS	23649	ASHWOOD AVE	MORENO VALLI	CA	92557-496	JAMES, DOUGLASS	315.36
4591	264083009	4	684277	HOGAN, SHERRY	23667	ASHWOOD AVE	MORENO VALLI	CA	92557-496	HOGAN, SHERRY	233.73
9213	264083015	9	684277	AGUILAR, SARA (RENT)	23697	COLD SPRING	MORENO VALLI	CA	92557-494	AGUILAR, SARA (RENT	69.65
7979	264083016	0	684277	MORAN, FLOR (RENT)	23701	COLD SPRING	MORENO VALLI	CA	92557-494	MORAN, FLOR (RENT)	292.79
4821	264083019	3	684277	DEGARMO, NEAL AND ALAYNE	23713	COLD SPRING	MORENO VALLI	CA	92557-494	DEGARMO, NEAL AND	314.21
6194	264083020	3	684277	NOLEN, TIMOTHY (OWNR)	23717	COLD SPRING	MORENO VALLI	CA	92557-494	NOLEN, TIMOTHY (OV	219.56
1091	264091001	1	684277	GROVER, JOYCE	11001	LE GRAND LN	MORENO VALLI	CA	92557-495	GROVER, JOYCE	309.66
2530	264091004	4	684277	YZUETA, NADINE	11019	LE GRAND LN	MORENO VALLI	CA	92557-495	YZUETA, NADINE	412.37
4739	264091008	8	684277	KELLER, MEGHAN AND SHAY	11059	LE GRAND LN	MORENO VALLI	CA	92557-495	KELLER, MEGHAN AN	275.51
6550	264091009	9	684277	MILLER, GEORGE (RENT)	11060	LE GRAND LN	MORENO VALLI	CA	92557-495	MILLER, GEORGE (REI	205.74
1440	264091012	1	684277	MEJIA, ANGELA (OWNR)	11024	LE GRAND LN	MORENO VALLI	CA	92557-495	MEJIA, ANGELA (OWI	316.49
1527	264091024	2	684277	WALLS, KAREN	23852	COLD SPRING	MORENO VALLI	CA	92557-495	WALLS, KAREN	123.48
6772	264091040	6	684277	DEASE'JONES, TONYISA (RENT)	11058	MINERS TRL	MORENO VALLI	CA	92557-492	DEASE'JONES, TONYIS	317.06
4541	264091043	9	684277	MARQUEZ, MARITZA	11076	MINERS TRL	MORENO VALLI	CA	92557-492	MARQUEZ, MARITZA	314.21
4645	264092001	4	684277	LILI (OWNR)	23826	PARKLAND AVE	MORENO VALLI	CA	92557-494	LILI (OWNR)	267.57
6839	264092003	6	684277	ESTRADA, JACQUELINE (OWNR)	23814	PARKLAND AVE	MORENO VALLI	CA	92557-494	ESTRADA, JACQUELIN	68.82
4628	264092004	7	684277	CEDENO, SANDRA (OWNR)	23808	PARKLAND AVE	MORENO VALLI	CA	92557-494	CEDENO, SANDRA (OI	200.99
2021	264092011	3	684277	ZARAGOZA, NAN	23766	PARKLAND AVE	MORENO VALLI	CA	92557-493	ZARAGOZA, NAN	316.49
6196	264092017	9	684277	GONZALEZ, JORGE N	23799	COLD SPRING	MORENO VALLI	CA	92557-495	GONZALEZ, JORGE N	317.06
7428	264092020	1	684277	JOHNSON, ALEDA (RENT)	11049	SULTAN ST	MORENO VALLI	CA	92557-491	JOHNSON, ALEDA (RE	120.66
628	264092021	2	684277	GARCIA, ROLANDO J	11055	SULTAN ST	MORENO VALLI	CA	92557-491	GARCIA, ROLANDO J	316.49
5033	264092024	5	684277	SOTO RAMOS, FABIOLA	23800	WINTERGLEN CIR	MORENO VALLI	CA	92557-491	SOTO RAMOS, FABIOI	209.96
1817	264092026	7	684277	FLORES, ALEXANDRA	23788	WINTERGLEN CIR	MORENO VALLI	CA	92557-491	FLORES, ALEXANDRA	317.06
4518	264092027	8	684277	ROMERO, SARAH (OWNR)	23787	WINTERGLEN CIR	MORENO VALLI	CA	92557-491	ROMERO, SARAH (OW	212.68
4652	264092028	9	684277	WALKER, BEVERLY	11081	SULTAN ST	MORENO VALLI	CA	92557-491	WALKER, BEVERLY	314.21
2116	264092029	0	684277	DAVIS, RICKEY	11091	SULTAN ST	MORENO VALLI	CA	92557-491	DAVIS, RICKEY	316.49
1333	264092030	0	684277	TILLMANNS, DAN	11103	SULTAN ST	MORENO VALLI	CA	92557-491	TILLMANNS, DAN	208.49
8801	264093004	0	684277	BLAKE, SYDNEY (OWNR)	11056	SULTAN ST	MORENO VALLI	CA	92557-491	BLAKE, SYDNEY (OWI	139.04
8952	264093015	0	684277	NAVARRO, JACQUELINE (RENT)	11051	SILVER RUN	MORENO VALLI	CA	92557-492	NAVARRO, JACQUELII	252.61
6393	264093021	5	684277	ACHTERBERG, RONNIE	11087	SILVER RUN	MORENO VALLI	CA	92557-492	ACHTERBERG, RONNI	64.36
5145	264094005	4	684277	WESTERNMAN, KEVIN	11064	SILVER RUN	MORENO VALLI	CA	92557-491	WESTERNMAN, KEVI	317.06
6893	264094011	9	684277	RIVERA, ELEAZAR (OWNR)	11100	SILVER RUN	MORENO VALLI	CA	92557-492	RIVERA, ELEAZAR (OV	65.37
770	264094012	0	684277	SVADER, FRED (RENT)	11106	SILVER RUN	MORENO VALLI	CA	92557-492	SVADER, FRED (RENT)	461.43
6880	264094018	6	684277	MOORE, KIMBERLY (RENT)	11071	MINERS TRL	MORENO VALLI	CA	92557-492	MOORE, KIMBERLY (R	75.43

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8044	264110011	8	684277	TORO, EDUARDO	11455	PIGEON PASS RD	MORENO VALLI	CA	92557-471	TORO, EDUARDO	1,482.03
4194	264110019	6	684277	WILLETS, JODY	11480	TIFFANY LN	MORENO VALLI	CA	92557-470	WILLETS, JODY	316.49
2317	264121009	1	684277	MAWVINITT, FRED	11520	KIWI CT	MORENO VALLI	CA	92557-542	MAWVINITT, FRED	316.49
1102	264121014	5	684277	TAITANO, RAYMOND P	11570	KIWI CT	MORENO VALLI	CA	92557-542	TAITANO, RAYMOND	183.11
1368	264121019	0	684277	CUEVA, JUAN JOSE	11599	PARAKEET CT	MORENO VALLI	CA	92557-542	CUEVA, JUAN JOSE	316.49
7880	264121021	1	684277	LOPEZ, ALFRED (RENT)	11573	PARAKEET CT	MORENO VALLI	CA	92557-542	LOPEZ, ALFRED (RENT	165.93
4858	264121025	5	684277	ACEVES, KIMBERLY	11527	PARAKEET CT	MORENO VALLI	CA	92557-542	ACEVES, KIMBERLY	352.10
2623	264121037	6	684277	BALL, MICHELE	11587	BOBOLINK LN	MORENO VALLI	CA	92557-542	BALL, MICHELE	454.17
2841	264121041	9	684277	MENJIVAR, RICK	11527	BOBOLINK LN	MORENO VALLI	CA	92557-542	MENJIVAR, RICK	427.60
2662	264121042	0	684277	BARBEE, MARCUS	11515	BOBOLINK LN	MORENO VALLI	CA	92557-542	BARBEE, MARCUS	141.89
7444	264121047	5	684277	LETE, MELISSA (OWNR)	11451	BOBOLINK LN	MORENO VALLI	CA	92557-544	LETE, MELISSA (OWNI	563.69
3688	264121051	8	684277	GOMEZ, FRANCES	23284	WOODPECKER PATH	MORENO VALLI	CA	92557-542	GOMEZ, FRANCES	414.42
5249	264122005	0	684277	BOYD, LANESHA (RENT)	23315	WOODPECKER PATH	MORENO VALLI	CA	92557-542	BOYD, LANESHA (REN	428.36
7011	264131002	5	684277	WESTON, YOLANDA (RENT)	11814	BRIAR KNOLL PL	MORENO VALLI	CA	92557-622	WESTON, YOLANDA (	110.52
9248	264131004	7	684277	SEAMSTER, SHERRELLE (RENT)	11830	BRIAR KNOLL PL	MORENO VALLI	CA	92557-622	SEAMSTER, SHERRELL	193.71
6533	264131006	9	684277	GLOVER, TEDDIE (RENT)	11846	BRIAR KNOLL PL	MORENO VALLI	CA	92557-622	GLOVER, TEDDIE (REN	303.04
7966	264131007	0	684277	TAYLOR, JEREMY	11854	BRIAR KNOLL PL	MORENO VALLI	CA	92557-622	TAYLOR, JEREMY	296.98
4815	264131008	1	684277	SEXTON, JULIUS (RENT)	11862	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	SEXTON, JULIUS (REN	388.96
9056	264131010	2	684277	BARTHOLOMEW, ROBERT (RENT)	11878	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	BARTHOLOMEW, ROE	53.91
9092	264131011	3	684277	JOYCE, JAMES P (OWNR)	11886	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	JOYCE, JAMES P (OWI	463.97
6161	264131013	5	684277	STARK, BREANNA (OWNR)	11900	BRIAR KNOLL PL	MORENO VALLI	CA	92557-624	STARK, BREANNA (OV	356.59
7754	264131017	9	684277	SMITH, ALONNA	11930	BRIAR KNOLL PL	MORENO VALLI	CA	92557-624	SMITH, ALONNA	230.29
6534	264131027	8	684277	GARCIA, MARIANNE	11789	WILD FLAX LN	MORENO VALLI	CA	92557-622	GARCIA, MARIANNE	148.71
8628	264131030	0	684277	REIS, SEAN (OWNR)	11821	WILD FLAX LN	MORENO VALLI	CA	92557-622	REIS, SEAN (OWNR)	554.00
3680	264131033	3	684277	UTRERES, CHRISTINE	11845	WILD FLAX LN	MORENO VALLI	CA	92557-622	UTRERES, CHRISTINE	177.26
8051	264131046	5	684277	GAVALA, ADRIANA (RENT)	23507	WOODLANDER WAY	MORENO VALLI	CA	92557-621	GAVALA, ADRIANA (R	211.78
6131	264131051	9	684277	NAVARRETE, SANDRA (OWNR)	23559	WOODLANDER WAY	MORENO VALLI	CA	92557-621	NAVARRETE, SANDRA	94.63
1728	264131053	1	684277	FOGGO, DREW (OWNR)	23583	WOODLANDER WAY	MORENO VALLI	CA	92557-621	FOGGO, DREW (OWN	406.44
6151	264131061	8	684277	MCCANTS, PATRICIA (RENT)	23516	WOODLANDER WAY	MORENO VALLI	CA	92557-621	MCCANTS, PATRICIA (	294.45
4988	264132010	5	684277	GUITERREZ, RICARDO	23580	CANDLE SHOE CT	MORENO VALLI	CA	92557-621	GUITERREZ, RICARDO	316.49
9355	264132013	8	684277	WILLIAMS, CEDRICK (RENT)	11850	WILD FLAX LN	MORENO VALLI	CA	92557-622	WILLIAMS, CEDRICK (	161.88
5990	264132019	4	684277	HERNANDEZ, JESSICA (OWNR)	23545	BLOOMING MEADOW RD	MORENO VALLI	CA	92557-623	HERNANDEZ, JESSICA	317.06
2975	264132022	6	684277	GRANT, GREG	23571	BLOOMING MEADOW RD	MORENO VALLI	CA	92557-623	GRANT, GREG	316.49
1386	264132025	9	684277	VASQUEZ, FRANCISCO	23593	BLOOMING MEADOW RD	MORENO VALLI	CA	92557-623	VASQUEZ, FRANCISCC	234.45
6881	264133008	7	684277	JONES, HEIDI (RENT)	11812	BAYLESS ST	MORENO VALLI	CA	92557-621	JONES, HEIDI (RENT)	165.81
837	264133015	3	684277	HAWKINS, LIZ	23632	BLOOMING MEADOW RD	MORENO VALLI	CA	92557-621	HAWKINS, LIZ	282.32
7034	264133024	1	684277	GUZMAN, EILEEN (RENT)	11873	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	GUZMAN, EILEEN (RE	317.06
2785	264133027	4	684277	ROSALES JR, JOSE M	11849	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	ROSALES JR, JOSE M	306.35
8257	264133032	8	684277	STEPHENS, WILBUR (RENT)	11809	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	STEPHENS, WILBUR (F	273.44
1830	264133035	1	684277	MC WHORTER, GREG	11785	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	MC WHORTER, GREG	316.49
1417	264133037	3	684277	PACHECO, MARIA ISABEL	11769	BRIAR KNOLL PL	MORENO VALLI	CA	92557-623	PACHECO, MARIA ISA	316.49
1481	264141002	6	684277	DARNELL, HOUSTON AND SANDR	11986	BAYLESS ST	MORENO VALLI	CA	92557-623	DARNELL, HOUSTON /	512.33
9530	264141009	3	684277	HAUSEY, NICOLE (RENT)	11936	BAYLESS ST	MORENO VALLI	CA	92557-623	HAUSEY, NICOLE (REN	107.31
172	264141014	7	684277	MATHEWS, LUANA	11900	BAYLESS ST	MORENO VALLI	CA	92557-623	MATHEWS, LUANA	316.49
6866	264141017	0	684277	ZAMORA NAVA, ROBERTO (RENT	11876	BAYLESS ST	MORENO VALLI	CA	92557-621	ZAMORA NAVA, ROBI	99.69
1769	264142008	5	684277	PARKES, QUINCY	11912	MEADOW WOOD WAY	MORENO VALLI	CA	92557-621	PARKES, QUINCY	393.21
9091	264142016	2	684277	HUANG, CHIUNG FANG (OWNR)	11883	BAYLESS ST	MORENO VALLI	CA	92557-622	HUANG, CHIUNG FAN	110.56
1239	264142019	5	684277	HARTS, KIMBERLY	11905	BAYLESS ST	MORENO VALLI	CA	92557-623	HARTS, KIMBERLY	256.96
5847	264142020	5	684277	WRIGHT, LISA	11913	BAYLESS ST	MORENO VALLI	CA	92557-623	WRIGHT, LISA	326.65
7118	264142025	0	684277	LOPEZ, ELIZABETH (RENT)	11947	BAYLESS ST	MORENO VALLI	CA	92557-623	LOPEZ, ELIZABETH (RE	317.06
6982	264143014	3	684277	EBERT, GEORGE	23600	CINNAMON CREEK CT	MORENO VALLI	CA	92557-621	EBERT, GEORGE	242.06
6188	264143017	6	684277	RIQUELME, HODTONIELK CT	23599	CINNAMON CREEK CT	MORENO VALLI	CA	92557-621	RIQUELME, HODTONI	55.12
2146	264143019	8	684277	FLINT, JERRY	23617	CINNAMON CREEK CT	MORENO VALLI	CA	92557-621	FLINT, JERRY	412.76
1152	264143025	3	684277	SANTOS, MAX AND DIANE (OWN	23622	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	SANTOS, MAX AND D	316.49
3197	264143027	5	684277	AVILA, GLORIA	23606	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	AVILA, GLORIA	356.59
5619	264143034	1	684277	TAPUPU, JAKOB (RENT)	11922	WILD FLAX LN	MORENO VALLI	CA	92557-622	TAPUPU, JAKOB (REN	221.32
2016	264143035	2	684277	BRYANT, DONNA	11914	WILD FLAX LN	MORENO VALLI	CA	92557-622	BRYANT, DONNA	309.52
4538	264143041	7	684277	HORN, TIMOTHY	11866	WILD FLAX LN	MORENO VALLI	CA	92557-622	HORN, TIMOTHY	314.21
8083	264144006	9	684277	PARTIDA, JESUS JULIAN (RENT)	11954	GRAHAM ST	MORENO VALLI	CA	92557-615	PARTIDA, JESUS JULIA	200.00
375	264144007	0	684277	GREEN, JOAN	11946	GRAHAM ST	MORENO VALLI	CA	92557-615	GREEN, JOAN	352.64
1732	264144008	1	684277	ALFIER, LUANNE	11938	GRAHAM ST	MORENO VALLI	CA	92557-615	ALFIER, LUANNE	84.41
5042	264144016	8	684277	HORN, LATOYA	11883	WILD FLAX LN	MORENO VALLI	CA	92557-622	HORN, LATOYA	316.49
9052	264144017	9	684277	KNIGHT, DANNY AND PAMELA (R	11891	WILD FLAX LN	MORENO VALLI	CA	92557-622	KNIGHT, DANNY AND	240.55
4770	264144022	3	684277	ESCLOVON, MARY	11921	WILD FLAX LN	MORENO VALLI	CA	92557-622	ESCLOVON, MARY	241.37
5750	264144028	9	684277	GARCIA, NICOLAS (OWNR)	23555	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	GARCIA, NICOLAS (OV	297.94
5682	264144031	1	684277	LOPEZ, CYNTHIA (RENT)	23575	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	LOPEZ, CYNTHIA (REN	294.20
4032	264144033	3	684277	BROWN, KEIANYA	23591	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	BROWN, KEIANYA	316.49
4440	264144036	6	684277	SERRANO, ALMA	23615	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	SERRANO, ALMA	315.55
6526	264144042	1	684277	DAVIS, LEROY (RENT)	23659	WHISPERING WINDS WAY	MORENO VALLI	CA	92557-622	DAVIS, LEROY (RENT)	378.41
7714	264151001	6	684277	RODRIQUEZ, EDWARDO (RENT)	11946	ASLAN CT	MORENO VALLI	CA	92557-611	RODRIQUEZ, EDWARI	178.80
6221	264151002	7	684277	HAGGARD, JOEL (RENT)	11938	ASLAN CT	MORENO VALLI	CA	92557-611	HAGGARD, JOEL (REN	103.20
7519	264151004	9	684277	GARCIA, JOSE (RENT)	11922	ASLAN CT	MORENO VALLI	CA	92557-611	GARCIA, JOSE (RENT)	74.27
5485	264151006	1	684277	BARLOW, LAKEISHA (RENT)	11906	ASLAN CT	MORENO VALLI	CA	92557-611	BARLOW, LAKEISHA (I	317.06
5886	264151007	2	684277	RENDON, JHOANA (OWNR)	11898	ASLAN CT	MORENO VALLI	CA	92557-617	RENDON, JHOANA (O	285.54
7558	264151015	9	684277	MILLER, TOREY (RENT)	11897	GRAHAM ST	MORENO VALLI	CA	92557-615	MILLER, TOREY (RENT	167.00
8205	264151018	2	684277	CANTON, JONATHAN (OWNR)	11921	GRAHAM ST	MORENO VALLI	CA	92557-615	CANTON, JONATHAN	315.87

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3412	264151019	3	684277	LEONGUERRERO, DOLEEN	11929	GRAHAM ST	MORENO VALLI	CA	92557-615	LEONGUERRERO, DOI	317.06
910	264151020	3	684277	FORD, JAMES E	11939	GRAHAM ST	MORENO VALLI	CA	92557-615	FORD, JAMES E	69.67
8796	264151021	4	684277	LUDWIG, SYLVIA (RENT)	11945	GRAHAM ST	MORENO VALLI	CA	92557-615	LUDWIG, SYLVIA (REN	245.30
6407	264151023	6	684277	ZARAGOZA, ROSEMARY	23476	SEAFARER WAY	MORENO VALLI	CA	92557-611	ZARAGOZA, ROSEMAI	123.75
4181	264151025	8	684277	GARCIA, LIDIA AND JOSE	23492	SEAFARER WAY	MORENO VALLI	CA	92557-611	GARCIA, LIDIA AND JC	366.55
1182	264152004	2	684277	GALINDO, CARI	11883	ASLAN CT	MORENO VALLI	CA	92557-617	GALINDO, CARI	316.49
7037	264152011	8	684277	APPLEBERRY, BENDETTA (RENT)	11939	ASLAN CT	MORENO VALLI	CA	92557-616	APPLEBERRY, BENDET	179.88
5414	264152013	0	684277	JONAS, CAMERON	11948	HONEY HOLLOW	MORENO VALLI	CA	92557-610	JONAS, CAMERON	178.82
1330	264152015	2	684277	JOHNSTON, TINA	11938	HONEY HOLLOW	MORENO VALLI	CA	92557-610	JOHNSTON, TINA	316.49
5146	264152016	3	684277	LONG, WENDY (OWNR)	11930	HONEY HOLLOW	MORENO VALLI	CA	92557-610	LONG, WENDY (OWN	448.64
2714	264152018	5	684277	ZAZUETA, MARIA	11920	HONEY HOLLOW	MORENO VALLI	CA	92557-610	ZAZUETA, MARIA	74.18
3610	264152023	9	684277	SMITH, KENNETH	11880	HONEY HOLLOW	MORENO VALLI	CA	92557-616	SMITH, KENNETH	149.85
2566	264153002	3	684277	BRADLEY, MYKELLE	11988	DREAM ST	MORENO VALLI	CA	92557-612	BRADLEY, MYKELLE	316.49
6064	264153005	6	684277	CHAVEZ, NORMA (OWNR)	11964	DREAM ST	MORENO VALLI	CA	92557-612	CHAVEZ, NORMA (OV	139.76
1185	264153016	6	684277	PINEDA, ROSA MARIA	11876	DREAM ST	MORENO VALLI	CA	92557-612	PINEDA, ROSA MARIA	316.49
8535	264153025	4	684277	WILLIAMS, DERRICK (RENT)	11937	HONEY HOLLOW	MORENO VALLI	CA	92557-610	WILLIAMS, DERRICK (	355.93
4202	264153027	6	684277	GIRON, VICTOR	11947	HONEY HOLLOW	MORENO VALLI	CA	92557-610	GIRON, VICTOR	306.92
3006	264153028	7	684277	CONDON, PERRY	11972	SUGAR CREEK CT	MORENO VALLI	CA	92557-612	CONDON, PERRY	151.84
7079	264153029	8	684277	GOUDEAU, ANGELIQUE (RENT)	11964	SUGAR CREEK CT	MORENO VALLI	CA	92557-612	GOUDEAU, ANGELIQU	130.45
6907	264153031	9	684277	GRAYSON, EUGINA (OWNR)	11948	SUGAR CREEK CT	MORENO VALLI	CA	92557-612	GRAYSON, EUGINA (C	316.31
7332	264153038	6	684277	CALHUAN, KIMBERLY (OWNR)	11897	SUGAR CREEK CT	MORENO VALLI	CA	92557-616	CALHUAN, KIMBERLY	306.92
5772	264153046	3	684277	JENKINS, LISA (RENT)	11959	SUGAR CREEK CT	MORENO VALLI	CA	92557-616	JENKINS, LISA (RENT)	347.96
4968	264153047	4	684277	VILLEGAS, TERESA	11967	SUGAR CREEK CT	MORENO VALLI	CA	92557-616	VILLEGAS, TERESA	316.49
5106	264153050	6	684277	SERRANO, ADOLFO (OWNR)	23311	SEAFARER WAY	MORENO VALLI	CA	92557-611	SERRANO, ADOLFO (C	144.83
5343	264153053	9	684277	MCCLAIN, LATOYA (RENT)	23335	SEAFARER WAY	MORENO VALLI	CA	92557-611	MCCLAIN, LATOYA (RI	139.95
5459	264153054	0	684277	MC GEE, JAMEE (RENT)	23343	SEAFARER WAY	MORENO VALLI	CA	92557-611	MC GEE, JAMEE (REN	317.06
1508	264153055	1	684277	DE LA CRUZ, AGUSTIN	23351	SEAFARER WAY	MORENO VALLI	CA	92557-611	DE LA CRUZ, AGUSTIN	289.45
2291	264153058	4	684277	CALDERON , JOSE	23385	SEAFARER WAY	MORENO VALLI	CA	92557-611	CALDERON , JOSE	205.89
6249	264153066	1	684277	VARGAS, TATIANA (RENT)	23449	SEAFARER WAY	MORENO VALLI	CA	92557-611	VARGAS, TATIANA (RI	314.06
6095	264154001	5	684277	ROSS, TAHEISHA (RENT)	11881	DREAM ST	MORENO VALLI	CA	92557-612	ROSS, TAHEISHA (REN	280.54
950	264154003	7	684277	GARCIA, LETICIA	11897	DREAM ST	MORENO VALLI	CA	92557-612	GARCIA, LETICIA	316.49
8375	264154007	1	684277	SMITH , GABRIEL (RENT)	11929	DREAM ST	MORENO VALLI	CA	92557-612	SMITH , GABRIEL (REI	297.21
5310	264154008	2	684277	FUJIMA, TAD (OWNR)	11937	DREAM ST	MORENO VALLI	CA	92557-612	FUJIMA, TAD (OWNR)	453.49
1268	264161006	2	684277	GREEN, DIANE	23466	WOODLANDER WAY	MORENO VALLI	CA	92557-621	GREEN, DIANE	297.44
1533	264161013	8	684277	COSTA JR, EDWARD (OWNR)	23410	WOODLANDER WAY	MORENO VALLI	CA	92557-611	COSTA JR, EDWARD ((	211.51
6039	264161017	2	684277	ESCOBEDO, JOSE (RENT)	23378	WOODLANDER WAY	MORENO VALLI	CA	92557-611	ESCOBEDO, JOSE (REI	210.11
6854	264161019	4	684277	SHORT, NICHOLAS (OWNR)	23362	WOODLANDER WAY	MORENO VALLI	CA	92557-611	SHORT, NICHOLAS (O'	206.78
3847	264162001	0	684277	SHACKLEFORD, BARRY LEE	23334	ELFIN PL	MORENO VALLI	CA	92557-612	SHACKLEFORD, BARR'	278.71
6017	264162002	1	684277	ARMSTRONG, NICOLE (RENT)	23326	ELFIN PL	MORENO VALLI	CA	92557-612	ARMSTRONG, NICOLE	413.60
2167	264162009	8	684277	EASTERLING, ANTHONY	23270	ELFIN PL	MORENO VALLI	CA	92557-612	EASTERLING, ANTHOI	326.99
1502	264162011	9	684277	RODDA, SARA	23254	ELFIN PL	MORENO VALLI	CA	92557-612	RODDA, SARA	435.35
3253	264162019	7	684277	GRIFFIN, ODETTE (RENT)	23305	ELFIN PL	MORENO VALLI	CA	92557-612	GRIFFIN, ODETTE (REI	212.18
2327	264162024	1	684277	YUMO, MARGIE	23340	BREEZY WAY	MORENO VALLI	CA	92557-612	YUMO, MARGIE	306.34
5720	264162025	2	684277	CHISHOLM, KEITH (OWNR)	23324	BREEZY WAY	MORENO VALLI	CA	92557-612	CHISHOLM, KEITH (O\	154.66
2912	264162030	6	684277	LOPEZ, STEVE	23276	BREEZY WAY	MORENO VALLI	CA	92557-617	LOPEZ, STEVE	352.93
4689	264162033	9	684277	EARWOOD, CHRISTOPHER	11857	DREAM ST	MORENO VALLI	CA	92557-612	EARWOOD, CHRISTOI	285.68
7564	264163004	6	684277	GARCIA, REINA (RENT)	23313	BREEZY WAY	MORENO VALLI	CA	92557-612	GARCIA, REINA (RENT	296.98
2178	264164008	3	684277	BIRCHESS, MARCELA	11808	HONEY HOLLOW	MORENO VALLI	CA	92557-610	BIRCHESS, MARCELA	316.49
1976	264164009	4	684277	CARRERA, SAUL AND MARIA (OW	11800	HONEY HOLLOW	MORENO VALLI	CA	92557-610	CARRERA, SAUL AND	316.49
5722	264164025	8	684277	MEZA, KRYSTAN (OWNR)	23451	WOODLANDER WAY	MORENO VALLI	CA	92557-611	MEZA, KRYSTAN (OW	326.07
6211	264164028	1	684277	JENNINGS, GWENDOLYN	23473	WOODLANDER WAY	MORENO VALLI	CA	92557-621	JENNINGS, GWENDOI	317.06
258	264164030	2	684277	GRONNING, CANDICE	23496	SHADY GLEN CT	MORENO VALLI	CA	92557-611	GRONNING, CANDICE	316.49
2218	264164046	7	684277	SANCHEZ, VIRGINIA	23431	SHADY GLEN CT	MORENO VALLI	CA	92557-611	SANCHEZ, VIRGINIA	316.49
2688	264164048	9	684277	WATSON, LETICIA	23451	SHADY GLEN CT	MORENO VALLI	CA	92557-611	WATSON, LETICIA	316.49
2582	264164054	4	684277	MADRIGAL, PABLO	23495	SHADY GLEN CT	MORENO VALLI	CA	92557-611	MADRIGAL, PABLO	205.89
951	264164058	8	684277	LOZANO, MARIBEL	11861	GRAHAM ST	MORENO VALLI	CA	92557-615	LOZANO, MARIBEL	341.44
6751	264164060	9	684277	GOINS, MIKECOL	11850	ASLAN CT	MORENO VALLI	CA	92557-617	GOINS, MIKECOL	356.59
1369	264164063	2	684277	SILVA, ALEX AND CLAUDIA	11826	ASLAN CT	MORENO VALLI	CA	92557-617	SILVA, ALEX AND CLAI	316.49
4239	264164064	3	684277	DANEILSON, MICHELLE	11827	ASLAN CT	MORENO VALLI	CA	92557-617	DANEILSON, MICHELL	210.89
2158	264164065	4	684277	BANKS, DION	11835	ASLAN CT	MORENO VALLI	CA	92557-617	BANKS, DION	464.47
8350	264164067	6	684277	RUIZ, ADRIANA (RENT)	11851	ASLAN CT	MORENO VALLI	CA	92557-617	RUIZ, ADRIANA (RENT	146.80
2517	264171008	5	684277	SMITH, TEDDY	23144	SONNET DR	MORENO VALLI	CA	92557-540	SMITH, TEDDY	120.86
3038	264171011	7	684277	SAAVEDRA, MARKOS	23180	SONNET DR	MORENO VALLI	CA	92557-540	SAAVEDRA, MARKOS	289.82
313	264172003	3	684277	WALTERS, ROBERT (OWNR)	23097	SONNET DR	MORENO VALLI	CA	92557-543	WALTERS, ROBERT (O	316.49
6252	264172011	0	684277	GUEVARRA, WILLIAM (RENT)	23191	SONNET DR	MORENO VALLI	CA	92557-540	GUEVARRA, WILLIAM	182.44
5773	264172021	9	684277	NOBLE, SEBRINA (RENT)	23166	HARLAND DR	MORENO VALLI	CA	92557-541	NOBLE, SEBRINA (REI	117.79
4724	264172022	0	684277	JACKSON, CHANTEA	23178	HARLAND DR	MORENO VALLI	CA	92557-541	JACKSON, CHANTEA	288.98
7615	264172024	2	684277	FLORES, JORGE	23200	HARLAND DR	MORENO VALLI	CA	92557-541	FLORES, JORGE	312.51
4977	264173002	5	684277	GONZALEZ, MIGUEL	23224	HARLAND DR	MORENO VALLI	CA	92557-541	GONZALEZ, MIGUEL	152.42
8225	264174007	3	684277	PRECIADO, MARIA (RENT)	23141	HARLAND DR	MORENO VALLI	CA	92557-540	PRECIADO, MARIA (RI	173.85
4240	264174008	4	684277	SIERRA, PHYLLIS	23153	HARLAND DR	MORENO VALLI	CA	92557-540	SIERRA, PHYLLIS	245.50
8016	264174009	5	684277	LIZARRAGA, JEFFREY (RENT)	23165	HARLAND DR	MORENO VALLI	CA	92557-540	LIZARRAGA, JEFFREY (	182.74
831	264174011	6	684277	LOPEZ, ANTONIO AND MARIA	23189	HARLAND DR	MORENO VALLI	CA	92557-540	LOPEZ, ANTONIO ANI	205.75
2303	264182001	2	684277	HERNANDEZ, CINDA	23019	WESTERN RIDGE RD	MORENO VALLI	CA	92557	HERNANDEZ, CINDA	454.17
7116	264182005	6	684277	BONNER, AJA	23107	WESTERN RIDGE RD	MORENO VALLI	CA	92557-482	BONNER, AJA	354.50
1880	264182012	2	684277	LEDBETTER, GREG AND LINDA (O	23275	WESTERN RIDGE RD	MORENO VALLI	CA	92557-481	LEDBETTER, GREG AN	51.47

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2197	264182013	3	684277	CAMPOS, LISA	23291	WESTERN RIDGE RD	MORENO VALLI	CA	92557-481	CAMPOS, LISA	533.65
4882	264191001	0	684277	GARCIA, ANGELICA	23386	SWAN ST	MORENO VALLI	CA	92557-790	GARCIA, ANGELICA	96.66
5233	264191003	2	684277	LEGUNAS, ROBIN (OWNR)	23410	SWAN ST	MORENO VALLI	CA	92557-790	LEGUNAS, ROBIN (OW	77.83
1243	264192005	7	684277	DEJOHNETTE, ARNISE	23441	SWAN ST	MORENO VALLI	CA	92557-790	DEJOHNETTE, ARNISE	316.49
6630	264192008	0	684277	AYUSO, MARIA (RENT)	11646	HUMMINGBIRD PL	MORENO VALLI	CA	92557-616	AYUSO, MARIA (RENT	384.61
7275	264192010	1	684277	DAVILA, ELVIRA	11664	HUMMINGBIRD PL	MORENO VALLI	CA	92557-616	DAVILA, ELVIRA	262.79
5171	264192012	3	684277	WANSTREET, LEANA (OWNR)	11692	HUMMINGBIRD PL	MORENO VALLI	CA	92557-616	WANSTREET, LEANA (	304.79
6391	264192013	4	684277	AYALA, GABRIELA (OWNR)	11702	HUMMINGBIRD PL	MORENO VALLI	CA	92557-616	AYALA, GABRIELA (OV	317.06
6641	264192032	1	684277	ANSARI, SHEHZAD	11673	WARBLER WAY	MORENO VALLI	CA	92557-620	ANSARI, SHEHZAD	317.06
8560	264192035	4	684277	LESTER, LAUREN (RENT)	11637	WARBLER WAY	MORENO VALLI	CA	92557-620	LESTER, LAUREN (REN	157.16
2407	264193006	1	684277	FLORES, ALEJANDRA (OWNR)	11678	HONEY HOLLOW	MORENO VALLI	CA	92557-610	FLORES, ALEJANDRA (	510.63
8719	264193009	4	684277	DEVINE, BIANCA J (RENT)	11714	HONEY HOLLOW	MORENO VALLI	CA	92557-616	DEVINE, BIANCA J (RE	97.72
1542	264193011	5	684277	BUTLER, SHARON AND TAJI	11738	HONEY HOLLOW	MORENO VALLI	CA	92557-616	BUTLER, SHARON ANI	32.37
1586	264193024	7	684277	PALOMARES, ANDY	23455	RHEA DR	MORENO VALLI	CA	92557-610	PALOMARES, ANDY	315.21
2139	264193030	2	684277	CROCKETT, TIMOTHY	23525	RHEA DR	MORENO VALLI	CA	92557-620	CROCKETT, TIMOTHY	316.49
6634	264194004	2	684277	GARCIA, ARACELI (OWNR)	11656	WARBLER WAY	MORENO VALLI	CA	92557-620	GARCIA, ARACELI (OW	144.36
2681	264194011	8	684277	ROGERS, ALBERTO	11699	CRANE CT	MORENO VALLI	CA	92557-620	ROGERS, ALBERTO	300.16
2168	264194012	9	684277	RAMIREZ, ERIC	11689	CRANE CT	MORENO VALLI	CA	92557-620	RAMIREZ, ERIC	89.53
593	264194014	1	684277	HOPKINS, MARY	11669	CRANE CT	MORENO VALLI	CA	92557-620	HOPKINS, MARY	316.49
6749	264194018	5	684277	SOLLANO, MARIO (OWNR)	11680	CRANE CT	MORENO VALLI	CA	92557-620	SOLLANO, MARIO (OV	317.04
4114	264194021	7	684277	BRECINO, MARIA AND JOSE LOUI	11710	CRANE CT	MORENO VALLI	CA	92557-620	BRECINO, MARIA ANI	316.49
2572	264194022	8	684277	FLOREZ, DAN	23565	SWAN ST	MORENO VALLI	CA	92557-790	FLOREZ, DAN	187.43
5397	264202004	6	684277	BUTLER, KENYA (RENT)	11565	HONEY HOLLOW	MORENO VALLI	CA	92557-541	BUTLER, KENYA (REN	194.85
9193	264203002	7	684277	PASCUAL, ADRIENNE (RENT)	23456	TOUCAN PL	MORENO VALLI	CA	92557-541	PASCUAL, ADRIENNE	90.69
1680	264203005	0	684277	SANCHEZ, LORA	23374	TOUCAN PL	MORENO VALLI	CA	92557-541	SANCHEZ, LORA	412.76
5457	264203008	3	684277	CARDOZA, MICHELLE (OWNR)	23416	TOUCAN PL	MORENO VALLI	CA	92557-541	CARDOZA, MICHELLE	215.54
6611	264204002	0	684277	ILI, JANE (OWNR)	11562	BARBET CT	MORENO VALLI	CA	92557-541	ILI, JANE (OWNR)	35.54
7819	264204007	5	684277	MANRIQUE, MALORIE (RENT)	11575	BARBET CT	MORENO VALLI	CA	92557-541	MANRIQUE, MALORIE	372.32
7254	264204008	6	684277	ARRESOLA, RAFAELA	11563	BARBET CT	MORENO VALLI	CA	92557-541	ARRESOLA, RAFAELA	197.17
4849	264204010	7	684277	GODOY, KARLA	11550	HONEY HOLLOW	MORENO VALLI	CA	92557-541	GODOY, KARLA	400.36
3986	264204013	0	684277	WILSON, MIRIAM	11592	HONEY HOLLOW	MORENO VALLI	CA	92557-541	WILSON, MIRIAM	316.49
5389	264204014	1	684277	REYES, JOSE (RENT)	11604	HONEY HOLLOW	MORENO VALLI	CA	92557-541	REYES, JOSE (RENT)	349.00
4605	264212001	4	684277	TURJILLO, IVAN	23431	WESTERN RIDGE RD	MORENO VALLI	CA	92557-482	TURJILLO, IVAN	466.23
300	264214003	2	684277	ALLEN, CALVIN	11261	PIONEER RIDGE RD	MORENO VALLI	CA	92557-480	ALLEN, CALVIN	316.49
7675	264221004	5	684277	GOMEZ, MARIA (RENT)	23779	PARKLAND AVE	MORENO VALLI	CA	92557-494	GOMEZ, MARIA (REN	109.08
8208	264221006	7	684277	BETANCUR, DAVID M AND ROY D	23791	PARKLAND AVE	MORENO VALLI	CA	92557-494	BETANCUR, DAVID M	118.54
6238	264221010	0	684277	WILLIAMS, RICHARD (OWNR)	23815	PARKLAND AVE	MORENO VALLI	CA	92557-494	WILLIAMS, RICHARD (	317.06
1949	264221025	4	684277	NEZART, DORIS	23716	MARK TWAIN	MORENO VALLI	CA	92557-490	NEZART, DORIS	314.21
7196	264221027	6	684277	NEWMAN, SHUNTA (RENT)	23704	MARK TWAIN	MORENO VALLI	CA	92557-490	NEWMAN, SHUNTA (I	317.06
7166	264221030	8	684277	JOHNSON, RACHAEL (RENT)	23686	MARK TWAIN	MORENO VALLI	CA	92557-490	JOHNSON, RACHAEL (	317.06
6227	264221031	9	684277	OSORIO, EMILIO	23680	MARK TWAIN	MORENO VALLI	CA	92557-490	OSORIO, EMILIO	142.43
7169	264221033	1	684277	SALAC, MARIA (RENT)	23668	MARK TWAIN	MORENO VALLI	CA	92557-490	SALAC, MARIA (RENT)	175.77
4267	264221035	3	684277	MEJIA, ANA	23669	MARK TWAIN	MORENO VALLI	CA	92557-490	MEJIA, ANA	316.49
959	264221063	8	684277	ALLEN, GREGORY L	23829	MARK TWAIN	MORENO VALLI	CA	92557-490	ALLEN, GREGORY L	316.49
5354	264221066	1	684277	YBARRA, ARTURO (RENT)	23847	MARK TWAIN	MORENO VALLI	CA	92557-490	YBARRA, ARTURO (RE	317.06
5713	264221067	2	684277	FERNANDEZ, ARTURO	23853	MARK TWAIN	MORENO VALLI	CA	92557-490	FERNANDEZ, ARTURC	332.46
5064	264222001	5	684277	GUTIERREZ, RICARDO	11344	REDHILL RD	MORENO VALLI	CA	92557-491	GUTIERREZ, RICARDO	154.32
6963	264222003	7	684277	MOLINA, ADRIAN (RENT)	11356	REDHILL RD	MORENO VALLI	CA	92557-491	MOLINA, ADRIAN (RE	380.45
6053	264222005	9	684277	SALOFFLOMEW, RICHARD (RENT)	11368	REDHILL RD	MORENO VALLI	CA	92557-491	SALOFFLOMEW, RICH	306.92
4992	264222007	1	684277	ST CLAIR, SHAMIKA	11380	REDHILL RD	MORENO VALLI	CA	92557-491	ST CLAIR, SHAMIKA	139.44
5007	264222011	4	684277	DIAZ, ROY	11375	WEINHART CT	MORENO VALLI	CA	92557-490	DIAZ, ROY	316.49
2653	264222017	0	684277	PALAFOX, ARTEMISA	11376	WEINHART CT	MORENO VALLI	CA	92557-490	PALAFOX, ARTEMISA	316.49
4439	264222018	1	684277	JOHNSON, GARY (RENT)	11382	WEINHART CT	MORENO VALLI	CA	92557-490	JOHNSON, GARY (REN	297.42
6601	264222019	2	684277	BROWN, EDNA (RENT)/ALMA HA	11388	WEINHART CT	MORENO VALLI	CA	92557-490	BROWN, EDNA (RENT	282.60
1498	264222020	2	684277	VOSS, GARLAND	23832	MARK TWAIN	MORENO VALLI	CA	92557-490	VOSS, GARLAND	306.87
2396	264222023	5	684277	ELLIS-SLAUGHTER, GEORGIA	23850	MARK TWAIN	MORENO VALLI	CA	92557-490	ELLIS-SLAUGHTER, GE	316.49
6700	264222029	1	684277	TELLES, JOSE (OWNR)	23913	PARKLAND AVE	MORENO VALLI	CA	92557-494	TELLES, JOSE (OWNR)	69.65
3815	264222032	3	684277	BONNER, MARQUITA	23895	PARKLAND AVE	MORENO VALLI	CA	92557-494	BONNER, MARQUITA	154.32
4492	264222038	9	684277	URQUIZU, CESAR AND KAREN	23859	PARKLAND AVE	MORENO VALLI	CA	92557-494	URQUIZU, CESAR ANI	314.21
956	264231006	8	684277	STREETER, RICK AND MARY	23846	PARKLAND AVE	MORENO VALLI	CA	92557-494	STREETER, RICK AND I	88.97
5556	264231008	0	684277	TURNER, SANDRA (RENT)	23858	PARKLAND AVE	MORENO VALLI	CA	92557-494	TURNER, SANDRA (RE	44.51
5150	264231015	6	684277	TROYA, WALTER	11111	SILVER RUN	MORENO VALLI	CA	92557-492	TROYA, WALTER	317.06
8076	264232003	8	684277	MCCOY, BRENDA (OWNR)	11132	SILVER RUN	MORENO VALLI	CA	92557-492	MCCOY, BRENDA (OW	308.73
2842	264232008	3	684277	ACEVEDO, FELIPE	11133	MINERS TRL	MORENO VALLI	CA	92557-492	ACEVEDO, FELIPE	316.49
1274	264233006	4	684277	MARKHAM, DAVID	11142	MINERS TRL	MORENO VALLI	CA	92557-492	MARKHAM, DAVID	196.08
5490	264234003	4	684277	REYES-TATE, JESSENIA (RENT)	23948	PARKLAND AVE	MORENO VALLI	CA	92557-494	REYES-TATE, JESSENI/	317.06
3858	264234004	5	684277	CLARK, GOLDIE	23942	PARKLAND AVE	MORENO VALLI	CA	92557-494	CLARK, GOLDIE	316.49
7070	264234013	3	684277	JACOBS, YOLANDA (RENT)	23888	PARKLAND AVE	MORENO VALLI	CA	92557-494	JACOBS, YOLANDA (R	317.06
5166	264234023	2	684277	BOUDREAUX, MEGAN (OWNR)	23956	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-496	BOUDREAUX, MEGAN	156.58
4955	264234025	4	684277	PRAVIA, ENRIQUE	23944	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-496	PRAVIA, ENRIQUE	278.34
722	264234029	8	684277	MC CULLEY, MICHAELA	23929	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-496	MC CULLEY, MICHAEL	317.06
2796	264234033	1	684277	VELASQUEZ, RAMIRO	11257	MINERS TRL	MORENO VALLI	CA	92557-492	VELASQUEZ, RAMIRO	309.52
4777	264234035	3	684277	LOPEZ, MARIA	11230	MINERS TRL	MORENO VALLI	CA	92557-492	LOPEZ, MARIA	314.21
6384	264234037	5	684277	SALGADO, DARYLL (OWNR)	11246	MINERS TRL	MORENO VALLI	CA	92557-492	SALGADO, DARYLL (O	99.78
5160	264234039	7	684277	EDOGIAWERIE, HANOFI (OWNR)	11266	MINERS TRL	MORENO VALLI	CA	92557-492	EDOGIAWERIE, HANC	314.21
5071	264234040	7	684277	HORN, LISA (RENT)	11276	MINERS TRL	MORENO VALLI	CA	92557-492	HORN, LISA (RENT)	140.17

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8354	264235001	5	684277	KELFEY, LATASHA (RENT)	23910	MARK TWAIN	MORENO VALLI	CA	92557-490	KELFEY, LATASHA (RE	291.03
7042	264235006	0	684277	NELSON, HEATHER (OWNR)	23880	MARK TWAIN	MORENO VALLI	CA	92557-490	NELSON, HEATHER (O	423.74
2022	264241013	5	684277	MC LENDON, CINDY	23246	RANGER ST	MORENO VALLI	CA	92557-480	MC LENDON, CINDY	64.43
1179	264242003	9	684277	GARCIA, VEDA	11140	PIONEER RIDGE RD	MORENO VALLI	CA	92557-480	GARCIA, VEDA	260.36
8626	264243012	0	684277	JACKSON, TYRONE	23245	RANGER ST	MORENO VALLI	CA	92557-480	JACKSON, TYRONE	171.28
7717	264251008	2	684277	LOPEZ, NORMA (RENT)	23320	SONNET DR	MORENO VALLI	CA	92557-540	LOPEZ, NORMA (REN	36.39
2216	264251011	4	684277	TAYLOR, SUSAN	23356	SONNET DR	MORENO VALLI	CA	92557-543	TAYLOR, SUSAN	316.49
4393	264252001	8	684277	MEJIA, SOTERO	23440	SONNET DR	MORENO VALLI	CA	92557-540	MEJIA, SOTERO	317.06
2275	264252004	1	684277	REINHARDT, BILLIE	23476	SONNET DR	MORENO VALLI	CA	92557-540	REINHARDT, BILLIE	316.49
9456	264252018	4	684277	PENA, SHAWNA (RENT)	23403	HARLAND DR	MORENO VALLI	CA	92557-540	PENA, SHAWNA (REN	38.32
191	264252019	5	684277	SOLORIO, RICHARD	23391	HARLAND DR	MORENO VALLI	CA	92557-540	SOLORIO, RICHARD	316.49
8365	264252022	7	684277	GARCIA, DAVID (OWNR)	23355	HARLAND DR	MORENO VALLI	CA	92557-540	GARCIA, DAVID (OWN	64.65
2469	264253004	4	684277	SELDEN, ANITA AND ROBERT	23285	HARLAND DR	MORENO VALLI	CA	92557-540	SELDEN, ANITA AND F	315.76
2978	264254002	5	684277	HENSHAW, JOHN	23248	HARLAND DR	MORENO VALLI	CA	92557-541	HENSHAW, JOHN	91.32
615	264254005	8	684277	ROSAS, JOHN (RENT)	23284	HARLAND DR	MORENO VALLI	CA	92557-541	ROSAS, JOHN (RENT)	316.49
7496	264254017	9	684277	WHIDBEE, ANGIE (RENT)	23424	HARLAND DR	MORENO VALLI	CA	92557-541	WHIDBEE, ANGIE (REI	328.47
154	264254031	1	684277	MC PHERSON, MR	23341	SONNET DR	MORENO VALLI	CA	92557-540	MC PHERSON, MR	316.49
2981	264254038	8	684277	SILGUERO, JOSEPH	23259	SONNET DR	MORENO VALLI	CA	92557-540	SILGUERO, JOSEPH	316.49
1784	264261004	9	684277	REYNOLDS, GREGORY	22817	SWEETPEA CIR	MORENO VALLI	CA	92557-602	REYNOLDS, GREGORY	314.21
310	264261006	1	684277	SHELTON, GERRY	22789	SWEETPEA CIR	MORENO VALLI	CA	92557-602	SHELTON, GERRY	316.49
800	264261007	2	684277	ORTIZ, BEATRICE	22775	SWEETPEA CIR	MORENO VALLI	CA	92557-602	ORTIZ, BEATRICE	316.49
3015	264261009	4	684277	HUDSON, BERNICE E	22802	SWEETPEA CIR	MORENO VALLI	CA	92557-602	HUDSON, BERNICE E	317.06
1998	264261011	5	684277	BOZARTH, MARTHA	22830	SWEETPEA CIR	MORENO VALLI	CA	92557-602	BOZARTH, MARTHA	313.29
65	264261018	2	684277	MARSHALL, CRAIG B	22799	CATMINT CIR	MORENO VALLI	CA	92557-602	MARSHALL, CRAIG B	316.49
7130	264261020	3	684277	MORROW, JESSIKA (OWNR)	22776	CATMINT CIR	MORENO VALLI	CA	92557-602	MORROW, JESSIKA (C	298.82
5677	264261022	5	684277	MONTES, FREDDIE (OWNR)	22804	CATMINT CIR	MORENO VALLI	CA	92557-602	MONTES, FREDDIE (O	199.17
2669	264261027	0	684277	FITHIAN, ALINA	22865	WILD GERANIUM LN	MORENO VALLI	CA	92557-601	FITHIAN, ALINA	316.49
2135	264263008	9	684277	HERNANDEZ, MOISES AND CINDY	11815	YELLOW IRIS WAY	MORENO VALLI	CA	92557-602	HERNANDEZ, MOISES	141.29
197	264271003	9	684277	BISHOP, RICHARD	22786	WILD GERANIUM LN	MORENO VALLI	CA	92557-601	BISHOP, RICHARD	316.49
3217	264271010	5	684277	BENITES, ARMANDO	22845	CLIMBING ROSE DR	MORENO VALLI	CA	92557-604	BENITES, ARMANDO	396.94
98	264271012	7	684277	BELL, JOHNNY AND YVONNE	22817	CLIMBING ROSE DR	MORENO VALLI	CA	92557-604	BELL, JOHNNY AND YV	316.49
2928	264273001	3	684277	YANEZ, CYNTHIA	22728	CLIMBING ROSE DR	MORENO VALLI	CA	92557-600	YANEZ, CYNTHIA	277.57
2342	264273004	6	684277	ALEX, EDMOND	22766	CLIMBING ROSE DR	MORENO VALLI	CA	92557-600	ALEX, EDMOND	316.49
1990	264273008	0	684277	GONZALES, HECTOR	22818	CLIMBING ROSE DR	MORENO VALLI	CA	92557-600	GONZALES, HECTOR	279.01
2916	264275004	2	684277	FLORES JR, WILLIAM	11748	COUNTRY FLOWER LN	MORENO VALLI	CA	92557-600	FLORES JR, WILLIAM	230.08
6097	264281003	0	684277	JURADO, MARIA (OWNR)	11941	LIVERPOOL LN	MORENO VALLI	CA	92557-613	JURADO, MARIA (OW	211.78
9422	264281009	6	684277	STEPHANS , KEITH (RENT)	11885	LIVERPOOL LN	MORENO VALLI	CA	92557-613	STEPHANS , KEITH (RE	145.83
2660	264282001	1	684277	CUELLAR, RITA	11831	LIVERPOOL LN	MORENO VALLI	CA	92557-613	CUELLAR, RITA	316.49
2379	264282003	3	684277	BROOKS, WALTER	11813	LIVERPOOL LN	MORENO VALLI	CA	92557-613	BROOKS, WALTER	316.49
2331	264282004	4	684277	ANDRADE, IVAN	11805	LIVERPOOL LN	MORENO VALLI	CA	92557-613	ANDRADE, IVAN	193.51
1849	264282005	5	684277	LOPEZ, MARIA	11795	LIVERPOOL LN	MORENO VALLI	CA	92557-613	LOPEZ, MARIA	65.34
762	264282006	6	684277	BAIN, TRACY	11785	LIVERPOOL LN	MORENO VALLI	CA	92557-613	BAIN, TRACY	306.92
7055	264282009	9	684277	MORVANO, JAIME (OWNR)	11761	LIVERPOOL LN	MORENO VALLI	CA	92557-613	MORVANO, JAIME (O	211.78
1950	264282011	0	684277	HERNANDEZ, SARAH	11768	LIVERPOOL LN	MORENO VALLI	CA	92557-613	HERNANDEZ, SARAH	314.21
4795	264282012	1	684277	BETHEL, APRIL	11776	LIVERPOOL LN	MORENO VALLI	CA	92557-613	BETHEL, APRIL	314.21
8859	264282013	2	684277	WEST, RAMONE (RENT)	11786	LIVERPOOL LN	MORENO VALLI	CA	92557-613	WEST, RAMONE (REN	206.78
5958	264282014	3	684277	TRUMBO, JENNIE (OWNR)	11794	LIVERPOOL LN	MORENO VALLI	CA	92557-613	TRUMBO, JENNIE (OV	394.77
6840	264282015	4	684277	GAFFORD, STEPHANIE (RENT)	11804	LIVERPOOL LN	MORENO VALLI	CA	92557-613	GAFFORD, STEPHANIE	541.95
1977	264282018	7	684277	FLORES, RICHARD	11830	LIVERPOOL LN	MORENO VALLI	CA	92557-613	FLORES, RICHARD	316.49
8125	264282020	8	684277	WEST, REINA (RENT)	11848	LIVERPOOL LN	MORENO VALLI	CA	92557-613	WEST, REINA (RENT)	306.48
3648	264282030	7	684277	GARCIA, MONICA	11938	LIVERPOOL LN	MORENO VALLI	CA	92557-613	GARCIA, MONICA	141.52
5853	264282032	9	684277	GARCIA, FLOR (OWNR)	11956	LIVERPOOL LN	MORENO VALLI	CA	92557-613	GARCIA, FLOR (OWNF	317.06
9192	264282036	3	684277	SANTACRUZ, ELENA (RENT)	23241	FALL RIVER RD	MORENO VALLI	CA	92557-615	SANTACRUZ, ELENA (I	423.14
2144	264291002	0	684277	ALEXANDER, LUANN	23650	SWAN ST	MORENO VALLI	CA	92557-793	ALEXANDER, LUANN	316.49
1322	264291005	3	684277	ROJAS, ROSARIO	23686	SWAN ST	MORENO VALLI	CA	92557-792	ROJAS, ROSARIO	303.58
6978	264291011	8	684277	AUSTIN, NINA	23758	SWAN ST	MORENO VALLI	CA	92557-792	AUSTIN, NINA	83.63
5529	264292002	3	684277	MERCADO, JOHN (OWNR)	23721	SWAN ST	MORENO VALLI	CA	92557-790	MERCADO, JOHN (OW	317.06
3233	264292013	3	684277	SALAZAR, GISSEL	23745	SWAN ST	MORENO VALLI	CA	92557-790	SALAZAR, GISSEL	290.41
1768	264292014	4	684277	BOKELMAN, SHAMONA	23757	SWAN ST	MORENO VALLI	CA	92557-790	BOKELMAN, SHAMON	316.49
5741	264292017	7	684277	CARLISLE, EARNESTINE (RENT)	23742	COCKATIEL DR	MORENO VALLI	CA	92557-623	CARLISLE, EARNESTIN	447.59
5923	264292018	8	684277	SMITH, HOWARD (OWNR)	23754	COCKATIEL DR	MORENO VALLI	CA	92557-623	SMITH, HOWARD (OV	71.28
4311	264293003	7	684277	DIAZ, SANDRA	23733	COCKATIEL DR	MORENO VALLI	CA	92557-620	DIAZ, SANDRA	353.85
6219	264293006	0	684277	SAUNDERS, KATHLEEN (RENT)	23697	COCKATIEL DR	MORENO VALLI	CA	92557-620	SAUNDERS, KATHLEEI	134.45
9097	264293011	4	684277	PEREZ, JOSE (OWNR)	23637	COCKATIEL DR	MORENO VALLI	CA	92557-620	PEREZ, JOSE (OWNR)	285.75
6494	264293012	5	684277	LEWIS, THELMA (RENT)	23625	COCKATIEL DR	MORENO VALLI	CA	92557-620	LEWIS, THELMA (REN	243.25
479	264293013	6	684277	KAMINE, SHARON	23690	RHEA DR	MORENO VALLI	CA	92557-620	KAMINE, SHARON	316.49
3265	264293014	7	684277	FLORES, BLANCA	23680	RHEA DR	MORENO VALLI	CA	92557-620	FLORES, BLANCA	317.06
6461	264293017	0	684277	OLSON, STEPHEN AND ANDREA	23634	RHEA DR	MORENO VALLI	CA	92557-620	OLSON, STEPHEN ANI	322.33
1312	264293018	1	684277	CHARPENTIER, JOHN AND RENEE	23620	RHEA DR	MORENO VALLI	CA	92557-620	CHARPENTIER, JOHN .	83.63
7120	264293021	3	684277	SMITH, IRMA (RENT)	11711	CRANE CT	MORENO VALLI	CA	92557-620	SMITH, IRMA (RENT)	317.06
5436	264294004	1	684277	FELTS, VERONICA	23583	RHEA DR	MORENO VALLI	CA	92557-620	FELTS, VERONICA	69.30
7113	264294007	4	684277	WALKER, ROSLYN	23619	RHEA DR	MORENO VALLI	CA	92557-620	WALKER, ROSLYN	296.78
2419	264294008	5	684277	HOLMES, LOWELL	23631	RHEA DR	MORENO VALLI	CA	92557-620	HOLMES, LOWELL	289.45
5464	264294010	6	684277	TAYLOR, NATASHA (RENT)	23655	RHEA DR	MORENO VALLI	CA	92557-620	TAYLOR, NATASHA (R	195.18
8210	264295001	1	684277	MARTINEZ, NICOLAS (OWNR)	23771	RHEA DR	MORENO VALLI	CA	92557-620	MARTINEZ, NICOLAS (	322.70
3422	264301001	9	684277	GUERRA, HILDA	11956	ALBION WAY	MORENO VALLI	CA	92557-613	GUERRA, HILDA	385.86

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2542	264301014	1	684277	PARK, HAN	11903	ALBION WAY	MORENO VALLI	CA	92557-614	PARK, HAN	377.77
2132	264301019	6	684277	DONIS, BLANCA	11947	ALBION WAY	MORENO VALLI	CA	92557-614	DONIS, BLANCA	317.06
1758	264301032	7	684277	LOPEZ, RONNY	11885	HARTLAND PL	MORENO VALLI	CA	92557-610	LOPEZ, RONNY	399.54
2903	264301033	8	684277	DOOLAN, MARIA AND DANIEL (O	11895	HARTLAND PL	MORENO VALLI	CA	92557-610	DOOLAN, MARIA ANC	295.99
5098	264301034	9	684277	ROLDAN, KATRINA (RENT)	11905	HARTLAND PL	MORENO VALLI	CA	92557-610	ROLDAN, KATRINA (R	317.43
6693	264301036	1	684277	PENA, ROCIO (RENT)	11923	HARTLAND PL	MORENO VALLI	CA	92557-610	PENA, ROCIO (RENT)	125.11
6187	264301047	1	684277	HERNANDEZ, GEORGINA (RENT)	11910	COLLINGSWOOD DR	MORENO VALLI	CA	92557-614	HERNANDEZ, GEORGI	527.51
1922	264302001	2	684277	HARVEY, SUSANA	23081	FALL RIVER RD	MORENO VALLI	CA	92557-615	HARVEY, SUSANA	326.44
6754	264302002	3	684277	ACOSTA, XAVIER (RENT)	23089	FALL RIVER RD	MORENO VALLI	CA	92557-615	ACOSTA, XAVIER (REN	317.06
530	264302010	0	684277	FRAGOSO, ELIASIN	23161	FALL RIVER RD	MORENO VALLI	CA	92557-615	FRAGOSO, ELIASIN	216.49
6192	264302011	1	684277	URIOSTEGUI, ARTURO (OWNR)	23171	FALL RIVER RD	MORENO VALLI	CA	92557-615	URIOSTEGUI, ARTURC	70.11
2898	264302017	7	684277	VILLAGRANA, CELILIO	23071	FALL RIVER RD	MORENO VALLI	CA	92557-615	VILLAGRANA, CELILIO	316.49
365	264302018	8	684277	DIAZ, DOMINGO	23061	FALL RIVER RD	MORENO VALLI	CA	92557-615	DIAZ, DOMINGO	134.53
42	264302019	9	684277	DAVIS, KIM	23051	FALL RIVER RD	MORENO VALLI	CA	92557-615	DAVIS, KIM	210.89
6623	264302024	3	684277	CHAVEZ, MARIA (OWNR)	23012	FALL RIVER RD	MORENO VALLI	CA	92557-615	CHAVEZ, MARIA (OWI	646.95
239	264302034	2	684277	VELOS AVILES SR, LUIS	23015	SEABROOK LN	MORENO VALLI	CA	92557-616	VELOS AVILES SR, LUI	155.21
2050	264311005	4	684277	TALAMAIVAO, MALAMA	11223	SADDLE RIDGE RD	MORENO VALLI	CA	92557-481	TALAMAIVAO, MALAI	69.65
9100	264321011	0	684277	CHICHAKLY, RASHAD M (OWNR)	23027	MANSFIELD LN	MORENO VALLI	CA	92557-616	CHICHAKLY, RASHAD	359.03
6724	264321023	1	684277	MARQUEZ, GENESIS	23033	LAMBOURNE CT	MORENO VALLI	CA	92557-610	MARQUEZ, GENESIS	638.38
2267	264321026	4	684277	VENEGAS, LYNN	23006	LAMBOURNE CT	MORENO VALLI	CA	92557-610	VENEGAS, LYNN	316.49
2347	264321031	8	684277	MC CAFFERY, TANA	23072	LAMBOURNE CT	MORENO VALLI	CA	92557-610	MC CAFFERY, TANA	212.25
228	264322009	2	684277	HOLLOWAY, WILLIAM J	11766	KETTERING CT	MORENO VALLI	CA	92557-613	HOLLOWAY, WILLIAM	316.49
3177	264322010	2	684277	VIELMAN, ANA	11765	KETTERING CT	MORENO VALLI	CA	92557-613	VIELMAN, ANA	317.06
1344	264322013	5	684277	SAMUELS, LOLA H	11789	KETTERING CT	MORENO VALLI	CA	92557-613	SAMUELS, LOLA H	300.44
1487	264322021	2	684277	BUI, TRUNG	11814	CARLISLE CT	MORENO VALLI	CA	92557-613	BUI, TRUNG	316.49
614	264322028	9	684277	COTTRELL, CALVIN G AND MARY	11765	CARLISLE CT	MORENO VALLI	CA	92557-613	COTTRELL, CALVIN G /	422.52
4670	264322029	0	684277	ENG, CARLY	11773	CARLISLE CT	MORENO VALLI	CA	92557-613	ENG, CARLY	283.81
2406	264322033	3	684277	CERVERA, DELORES	11805	CARLISLE CT	MORENO VALLI	CA	92557-613	CERVERA, DELORES	316.49
2450	264322041	0	684277	OREHEL, FRANCISCO	11798	COLLINGSWOOD DR	MORENO VALLI	CA	92557-614	OREHEL, FRANCISCO	316.49
4521	264322042	1	684277	ELIZARRARAS, MARTHA	11790	COLLINGSWOOD DR	MORENO VALLI	CA	92557-614	ELIZARRARAS, MARTH	251.67
4099	264322043	2	684277	JOHNSON, ANNEKE (RENT)	11782	COLLINGSWOOD DR	MORENO VALLI	CA	92557-614	JOHNSON, ANNEKE (F	26.48
2453	264323004	0	684277	VELIS, JENNIFER	23107	MANSFIELD LN	MORENO VALLI	CA	92557-614	VELIS, JENNIFER	316.49
2780	264323008	4	684277	GARCIA, ALICIA	23147	MANSFIELD LN	MORENO VALLI	CA	92557-614	GARCIA, ALICIA	72.32
9175	264331006	7	684277	TURNER, JENNY (RENT)	22775	TEA ROSE LN	MORENO VALLI	CA	92557-601	TURNER, JENNY (REN	224.87
1651	264331008	9	684277	KIMINIKI, JENNIFER	22799	TEA ROSE LN	MORENO VALLI	CA	92557-601	KIMINIKI, JENNIFER	201.25
3113	264331010	0	684277	REYES, MARI CRUZ (OWNR)	22823	TEA ROSE LN	MORENO VALLI	CA	92557-601	REYES, MARI CRUZ (O	56.78
385	264333010	6	684277	VASQUEZ, GEORGE AND MARY	11702	STAR JASMINE CIR	MORENO VALLI	CA	92557-602	VASQUEZ, GEORGE AI	110.89
4390	264342004	9	684277	CASTILLO, GILBERT	22846	TEA ROSE LN	MORENO VALLI	CA	92557-601	CASTILLO, GILBERT	317.06
2498	264342005	0	684277	JAHN, PAM	22836	TEA ROSE LN	MORENO VALLI	CA	92557-601	JAHN, PAM	316.49
1412	264342013	7	684277	BANKS, KEVIN	11711	BLUE LUPIN LN	MORENO VALLI	CA	92557-600	BANKS, KEVIN	52.64
6837	264343008	6	684277	YOUNG, ANITA (RENT)	11705	COUNTRY FLOWER LN	MORENO VALLI	CA	92557-600	YOUNG, ANITA (RENT	51.47
377	264344011	1	684277	FOSTER, PATRICK	11649	BLUE LUPIN LN	MORENO VALLI	CA	92557-600	FOSTER, PATRICK	316.49
1321	264352008	4	684277	RIDEAUX, LOUISE	22579	CLIMBING ROSE DR	MORENO VALLI	CA	92557-603	RIDEAUX, LOUISE	192.30
1534	264352009	5	684277	CAMPBELL, TERRA	22589	CLIMBING ROSE DR	MORENO VALLI	CA	92557-603	CAMPBELL, TERRA	316.49
1699	264352016	1	684277	DIXON, RICHARD	22659	CLIMBING ROSE DR	MORENO VALLI	CA	92557-603	DIXON, RICHARD	785.13
6761	264361005	9	684277	PICKARD, CHARISSE (RENT)	11683	BOBOLINK LN	MORENO VALLI	CA	92557-542	PICKARD, CHARISSE (I	304.70
9072	264361011	4	684277	MORLEY, JAMES AND TIFFANY (R	11692	CANVASBACK CIR	MORENO VALLI	CA	92557-540	MORLEY, JAMES AND	185.01
9502	264361012	5	684277	SCOTT, JAMES (RENT)	11682	CANVASBACK CIR	MORENO VALLI	CA	92557-540	SCOTT, JAMES (RENT)	64.65
4939	264361015	8	684277	VELASQUEZ, MARICELA	11654	CANVASBACK CIR	MORENO VALLI	CA	92557-540	VELASQUEZ, MARICEI	316.49
4565	264361019	2	684277	SUAREZ, SIMONA	11663	CANVASBACK CIR	MORENO VALLI	CA	92557-541	SUAREZ, SIMONA	314.21
3353	264361023	5	684277	GONZALEZ, ANABELLE (OWNR)	11703	CANVASBACK CIR	MORENO VALLI	CA	92557-541	GONZALEZ, ANABELLI	317.06
3056	264361024	6	684277	WINBUSH, ELEANOR	11713	CANVASBACK CIR	MORENO VALLI	CA	92557-541	WINBUSH, ELEANOR	66.28
2013	264361025	7	684277	O'ROAKE, COLLEEN	11712	PINTAIL CT	MORENO VALLI	CA	92557-543	O'ROAKE, COLLEEN	134.53
3444	264361029	1	684277	VASQUEZ, ISRAEL	11672	PINTAIL CT	MORENO VALLI	CA	92557-543	VASQUEZ, ISRAEL	317.06
417	264361036	7	684277	DUBON, GUS	11643	PINTAIL CT	MORENO VALLI	CA	92557-543	DUBON, GUS	316.49
2492	264361038	9	684277	ASPER, ALVIE (OWNR)	11651	PINTAIL CT	MORENO VALLI	CA	92557-543	ASPER, ALVIE (OWNR	536.08
8567	264361039	0	684277	LIVINGSTON, WILLIAM (RENT)	11673	PINTAIL CT	MORENO VALLI	CA	92557-543	LIVINGSTON, WILLIAI	316.87
4038	264361048	8	684277	SAMUELS, LOLA (OWNR)	23061	GOLDEN EYE LN	MORENO VALLI	CA	92557-543	SAMUELS, LOLA (OWI	292.55
8529	264362007	4	684277	SMITH, FERDIANN (RENT)	23171	GOLDEN EYE LN	MORENO VALLI	CA	92557-543	SMITH, FERDIANN (RE	292.66
7172	264362021	6	684277	LEE, STELLA	11662	BOBOLINK LN	MORENO VALLI	CA	92557-541	LEE, STELLA	350.28
9558	264362022	7	684277	PADILLA, MARIO	11652	BOBOLINK LN	MORENO VALLI	CA	92557-541	PADILLA, MARIO	97.36
6757	264371001	6	684277	HERNANDEZ, MARTHA (OWNR)	22013	MONICO DR	MORENO VALLI	CA	92557-592	HERNANDEZ, MARTH	371.89
6979	264371006	1	684277	GONZALEZ, AMBER (RENT)	22073	MONICO DR	MORENO VALLI	CA	92557-592	GONZALEZ, AMBER (F	353.25
6217	264371008	3	684277	SHELTON, JASON (RENT)	22097	MONICO DR	MORENO VALLI	CA	92557-592	SHELTON, JASON (REI	298.47
7673	264371014	8	684277	ROJO, MARIA G (RENT)	22060	MONICO DR	MORENO VALLI	CA	92557-592	ROJO, MARIA G (REN	369.16
5962	264371028	1	684277	CORDERO, WILLIAM E	22133	SPRINGCREST RD	MORENO VALLI	CA	92557-590	CORDERO, WILLIAM E	146.60
6592	264371030	2	684277	CURTIS, SHIRLEY (RENT)	11935	ATHENS DR	MORENO VALLI	CA	92557-590	CURTIS, SHIRLEY (REN	283.28
4291	264372006	4	684277	GARCIA, JESSIE (RENT)	22074	SPRINGCREST RD	MORENO VALLI	CA	92557-590	GARCIA, JESSIE (RENT	290.40
425	264372007	5	684277	BAGGETT, SHEILA	22062	SPRINGCREST RD	MORENO VALLI	CA	92557-590	BAGGETT, SHEILA	316.49
2757	264373004	5	684277	VALDEZ, JOSE	22098	NAPLES DR	MORENO VALLI	CA	92557-590	VALDEZ, JOSE	340.09
4404	264373009	0	684277	BOYD, TAMI	11780	CONSTANTINE CIR	MORENO VALLI	CA	92557-594	BOYD, TAMI	179.29
9157	264373016	6	684277	MALAPITINA, PATRICIA (RENT)	11875	CONSTANTINE CIR	MORENO VALLI	CA	92557-591	MALAPITINA, PATRICI	134.76
8622	264373017	7	684277	JOSE, ANDRES (OWNR)	11895	CONSTANTINE CIR	MORENO VALLI	CA	92557-591	JOSE, ANDRES (OWNI	438.92
4864	264381006	2	684277	TRAN, TINA AND NHON T	22278	NAPLES DR	MORENO VALLI	CA	92557-591	TRAN, TINA AND NHC	204.34
547	264381013	8	684277	ATIYA, MADA	22194	NAPLES DR	MORENO VALLI	CA	92557-590	ATIYA, MADA	142.60
3953	264381014	9	684277	SOLCHASA, JOSE	22182	NAPLES DR	MORENO VALLI	CA	92557-590	SOLCHASA, JOSE	414.42

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4412	264381017	2	684277	RUGLEY, DOROTHY	22146	NAPLES DR	MORENO VALLI	CA	92557-590	RUGLEY, DOROTHY	413.60
2970	264382002	1	684277	ROMERO, LISA	22169	NAPLES DR	MORENO VALLI	CA	92557-590	ROMERO, LISA	85.65
1355	264382003	2	684277	COOK, DAN	22181	NAPLES DR	MORENO VALLI	CA	92557-590	COOK, DAN	25.73
2322	264382004	3	684277	ABUFARHA, JIHADS	22191	NAPLES DR	MORENO VALLI	CA	92557-590	ABUFARHA, JIHADS	316.49
2244	264382006	5	684277	DAVIS, DONTE	22217	NAPLES DR	MORENO VALLI	CA	92557-590	DAVIS, DONTE	316.49
4144	264382007	6	684277	DEL RIO, VERONICA	22229	NAPLES DR	MORENO VALLI	CA	92557-590	DEL RIO, VERONICA	316.49
3039	264382014	2	684277	ROCHA, LETICIA	22309	NAPLES DR	MORENO VALLI	CA	92557-591	ROCHA, LETICIA	317.06
422	264382016	4	684277	DAVIS, RICARDO	22339	NAPLES DR	MORENO VALLI	CA	92557-591	DAVIS, RICARDO	316.49
8078	264390001	5	684277	TOVAR, HILDA (OWNR)	11925	BARCLAY DR	MORENO VALLI	CA	92557-591	TOVAR, HILDA (OWNI	101.62
7974	264390002	6	684277	MURILLO, MARIA	11935	BARCLAY DR	MORENO VALLI	CA	92557-591	MURILLO, MARIA	377.86
490	264402007	7	684277	MARQUEZ, GOEL	22460	CLIMBING ROSE DR	MORENO VALLI	CA	92557-593	MARQUEZ, GOEL	316.49
3670	264403003	6	684277	JOHNSON, GREGORY	22430	NARANJA ST	MORENO VALLI	CA	92557-592	JOHNSON, GREGORY	64.65
1244	264403013	5	684277	FAUSTO, FRANCISCO	22419	SCARLET SAGE WAY	MORENO VALLI	CA	92557-591	FAUSTO, FRANCISCO	412.76
3095	264404011	6	684277	VAUGHN, ARLENE	11920	BARCLAY DR	MORENO VALLI	CA	92557-591	VAUGHN, ARLENE	217.00
6222	264404014	9	684277	WOODS, WANDA	11890	BARCLAY DR	MORENO VALLI	CA	92557-591	WOODS, WANDA	317.06
6554	264404015	0	684277	TILLET, JERMAINE (RENT)	11880	BARCLAY DR	MORENO VALLI	CA	92557-591	TILLET, JERMAINE (RE	317.06
1022	264405002	1	684277	NEWELL, RUBEN	22378	SCARLET SAGE WAY	MORENO VALLI	CA	92557-591	NEWELL, RUBEN	317.06
6555	264405005	4	684277	JIMENEZ, MIRNA (RENT)	22414	SCARLET SAGE WAY	MORENO VALLI	CA	92557-591	JIMENEZ, MIRNA (REI	317.06
3420	264411008	6	684277	TOSCANO, LETICIA	22519	NARANJA ST	MORENO VALLI	CA	92557-593	TOSCANO, LETICIA	280.54
567	264412003	4	684277	BUTORAC, MICHAEL	22500	NARANJA ST	MORENO VALLI	CA	92557-593	BUTORAC, MICHAEL	289.45
6243	264412004	5	684277	FLEMING, MYRON (RENT)	22520	NARANJA ST	MORENO VALLI	CA	92557-593	FLEMING, MYRON (RI	291.74
6220	264412005	6	684277	WILLIAMS, JEFFREY (OWNR)	22532	NARANJA ST	MORENO VALLI	CA	92557-593	WILLIAMS, JEFFREY (C	317.06
1697	264412009	0	684277	STEPHENSON, LEROY	22580	NARANJA ST	MORENO VALLI	CA	92557-593	STEPHENSON, LEROY	316.49
5210	264412015	5	684277	KURNYTA, JOHN (RENT)	22557	SCARLET SAGE WAY	MORENO VALLI	CA	92557-592	KURNYTA, JOHN (REN	211.78
1493	264412017	7	684277	YOUNG, CAROL AND THEODORE	22533	SCARLET SAGE WAY	MORENO VALLI	CA	92557-592	YOUNG, CAROL AND	422.52
3547	264412018	8	684277	MEDINA, GERARDO	22521	SCARLET SAGE WAY	MORENO VALLI	CA	92557-592	MEDINA, GERARDO	306.92
8326	264421003	2	684277	ALVARDO, NOEMI (RENT)	11650	SANDPIPER CT	MORENO VALLI	CA	92557-791	ALVARDO, NOEMI (RE	114.91
528	264421006	5	684277	DE LA ROSA, JOANNA (OWNR)	11686	SANDPIPER CT	MORENO VALLI	CA	92557-791	DE LA ROSA, JOANNA	316.49
8924	264421008	7	684277	CUEVAS, FRANCISCO (RENT)	11710	SANDPIPER CT	MORENO VALLI	CA	92557-791	CUEVAS, FRANCISCO (	84.39
3577	264421009	8	684277	ESQUIVEL, HERMAN (OWNR)	11722	SANDPIPER CT	MORENO VALLI	CA	92557-791	ESQUIVEL, HERMAN (	354.50
8862	264422006	8	684277	SMITH, CRAIG AND VICKI (RENT)	11639	SANDPIPER CT	MORENO VALLI	CA	92557-791	SMITH, CRAIG AND VI	352.75
8281	264422007	9	684277	FOLLER , GINA (OWNR)	11625	SANDPIPER CT	MORENO VALLI	CA	92557-791	FOLLER , GINA (OWNI	256.69
1250	264423008	3	684277	BROWN, HARVEY	11584	MCCULLY CT	MORENO VALLI	CA	92557-791	BROWN, HARVEY	412.76
1021	264423009	4	684277	NAIR, MAHENDRA K	11596	MCCULLY CT	MORENO VALLI	CA	92557-791	NAIR, MAHENDRA K	314.21
6660	264423012	6	684277	MITCHEL, JOE (RENT)	11593	SANDPIPER CT	MORENO VALLI	CA	92557-791	MITCHEL, JOE (RENT)	37.79
456	264423015	9	684277	VIDAL, NANCY	11557	SANDPIPER CT	MORENO VALLI	CA	92557-791	VIDAL, NANCY	297.57
4810	264423022	5	684277	TENORIO, VELIA (OWNR)	11558	SANDPIPER CT	MORENO VALLI	CA	92557-791	TENORIO, VELIA (OWI	446.77
779	264423023	6	684277	KING, LARRY AND ROSALIND (OW	11570	SANDPIPER CT	MORENO VALLI	CA	92557-791	KING, LARRY AND RO:	241.49
1923	264423025	8	684277	TORRES, MAURICE	11594	SANDPIPER CT	MORENO VALLI	CA	92557-791	TORRES, MAURICE	413.60
5391	264431004	4	684277	GONZALEZ, RAMON (OWNR)	23830	SWAN ST	MORENO VALLI	CA	92557-792	GONZALEZ, RAMON (	306.92
481	264431006	6	684277	WARD, DONALD	23854	SWAN ST	MORENO VALLI	CA	92557-792	WARD, DONALD	148.20
5268	264431010	9	684277	PEREZ, ANDREW (RENT)	23902	SWAN ST	MORENO VALLI	CA	92557-792	PEREZ, ANDREW (REN	317.06
8931	264431011	0	684277	BERNAL, EVELIA (RENT)	23914	SWAN ST	MORENO VALLI	CA	92557-792	BERNAL, EVELIA (REN	134.76
1676	264431013	2	684277	FAZANDE, GREGORY C	11647	MCCULLY CT	MORENO VALLI	CA	92557-791	FAZANDE, GREGORY (	413.60
6715	264431015	4	684277	DESAI, RAJSHEKAR (OWNR)	11660	MCCULLY CT	MORENO VALLI	CA	92557-791	DESAI, RAJSHEKAR (O	199.25
475	264431018	7	684277	MC LEOD, ROSEMARY	23931	COCKATIEL DR	MORENO VALLI	CA	92557-792	MC LEOD, ROSEMARY	316.49
2968	264431028	6	684277	GARCIA, MARIA L	23824	ROWE DR	MORENO VALLI	CA	92557-792	GARCIA, MARIA L	316.49
503	264431030	7	684277	APODACA, ROBERT	23840	ROWE DR	MORENO VALLI	CA	92557-792	APODACA, ROBERT	204.41
500	264431031	8	684277	BEVILLE, LARRY	23850	ROWE DR	MORENO VALLI	CA	92557-792	BEVILLE, LARRY	69.30
5302	264431040	6	684277	BLANCO, MYRA (OWNR)	23945	ROWE DR	MORENO VALLI	CA	92557-793	BLANCO, MYRA (OWI	137.77
508	264431044	0	684277	AMEZCUA, MARIA	23875	ROWE DR	MORENO VALLI	CA	92557-793	AMEZCUA, MARIA	297.57
486	264431052	7	684277	MARQUEZ, JUAN	23811	ROWE DR	MORENO VALLI	CA	92557-793	MARQUEZ, JUAN	210.89
3588	264431053	8	684277	GARCIA, ESPERANZA	23805	ROWE DR	MORENO VALLI	CA	92557-793	GARCIA, ESPERANZA	297.37
1624	264431056	1	684277	PADILLA, ALBERTO	23787	ROWE DR	MORENO VALLI	CA	92557-793	PADILLA, ALBERTO	115.08
4972	264432003	6	684277	CARTER, MICHAEL	23805	SWAN ST	MORENO VALLI	CA	92557-792	CARTER, MICHAEL	316.49
2328	264432005	8	684277	MONTE , MARY	23829	SWAN ST	MORENO VALLI	CA	92557-792	MONTE , MARY	71.11
4183	264440006	4	684277	URIBE, ALEJANDRO AND OFELIA	11575	BLUE JAY CT	MORENO VALLI	CA	92557-544	URIBE, ALEJANDRO AI	316.49
4052	264440010	7	684277	MENDOZA, JUAN	11532	BLUE JAY CT	MORENO VALLI	CA	92557-544	MENDOZA, JUAN	301.60
4304	291090005	0	684277	WILLIAMS, LEONARD	21696	EUCALYPTUS AVE	MORENO VALLI	CA	92553-806	WILLIAMS, LEONARD	138.43
44	291090010	4	684277	FRANKLIN, CHERYL	21634	EUCALYPTUS AVE	MORENO VALLI	CA	92553-806	FRANKLIN, CHERYL	316.49
3323	291090034	6	684277	SALGADO, PABLO	21748	EUCALYPTUS AVE	MORENO VALLI	CA	92553-814	SALGADO, PABLO	183.51
1229	291130003	1	684277	ARCHER, MARY	13562	DAY ST	MORENO VALLI	CA	92553-813	ARCHER, MARY	804.11
7549	291130018	5	684277	GARCIA, MARTHA	22209	COTTONWOOD AVE	MORENO VALLI	CA	92553-832	GARCIA, MARTHA	190.76
6989	291130024	0	684277	DUDLEY, TOMMIE	22015	COTTONWOOD AVE	MORENO VALLI	CA	92553-833	DUDLEY, TOMMIE	224.61
6387	291140006	5	684277	ZUNIGA, JUAN (OWNR)	22385	COTTONWOOD AVE	MORENO VALLI	CA	92553-834	ZUNIGA, JUAN (OWN	632.84
1362	291140013	1	684277	HERNANDEZ, ARMANDO AND M/	13549	ELSWORTH ST	MORENO VALLI	CA	92553-846	HERNANDEZ, ARMAN	448.88
8959	291150009	9	684277	GALLEGOS, KRYSTLE (OWNR) APT	22190	BAY AVE	MORENO VALLI	CA	92553-822	GALLEGOS, KRYSTLE (	146.63
8176	291161011	4	684277	RANGEL, JACOB (RENT)	13649	PHYLLIS AVE	MORENO VALLI	CA	92553-834	RANGEL, JACOB (REN	304.15
206	291161013	6	684277	PEREZ, JOAQUIN	22362	ELLA AVE	MORENO VALLI	CA	92553-833	PEREZ, JOAQUIN	284.77
4	291161014	7	684277	WILSON, MATTHEW	22376	ELLA AVE	MORENO VALLI	CA	92553-833	WILSON, MATTHEW	316.49
7944	291161023	5	684277	FERREIRO, SARITA	22488	ELLA AVE	MORENO VALLI	CA	92553-834	FERREIRO, SARITA	140.09
8840	291161025	7	684277	MCCOWN, CANDICE (RENT)	22290	BAY AVE	MORENO VALLI	CA	92553-822	MCCOWN, CANDICE (	159.37
1211	291162001	8	684277	PARTIDA, HENRY (RENT)	22487	ELLA AVE	MORENO VALLI	CA	92553-834	PARTIDA, HENRY (REI	414.42
4155	291162003	0	684277	SALGADO, EVELIO (OWNER)	22461	ELLA AVE	MORENO VALLI	CA	92553-834	SALGADO, EVELIO (O\	316.49
7002	291162010	6	684277	VEGA, ANA (RENT)	22375	ELLA AVE	MORENO VALLI	CA	92553-833	VEGA, ANA (RENT)	317.06
2675	291162016	2	684277	TOVAR, YADIRA	22414	BERTIE AVE	MORENO VALLI	CA	92553-833	TOVAR, YADIRA	288.63

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6404	291163002	2	684277	BEAN, BRUCE (RENT)	22473	BERTIE AVE	MORENO VALLI	CA	92553-833	BEAN, BRUCE (RENT)	317.06
6304	291163005	5	684277	RODRIGUEZ, ARTURO (RENT)	22437	BERTIE AVE	MORENO VALLI	CA	92553-833	RODRIGUEZ, ARTURO	173.86
3960	291163006	6	684277	PAYAN, MARIA L	22423	BERTIE AVE	MORENO VALLI	CA	92553-833	PAYAN, MARIA L	316.49
2679	291163013	2	684277	VARRIGA, CARMEN	22376	BAY AVE	MORENO VALLI	CA	92553-835	VARRIGA, CARMEN	316.49
3316	291163020	8	684277	TARKINGTON, MARIA	22462	BAY AVE	MORENO VALLI	CA	92553-830	TARKINGTON, MARIA	153.09
6307	291163022	0	684277	MORALES, LETICIA (OWNR)	22488	BAY AVE	MORENO VALLI	CA	92553-830	MORALES, LETICIA (O	324.22
4766	291171003	8	684277	SUNG, T DOAN	22045	BAY AVE	MORENO VALLI	CA	92553-822	SUNG, T DOAN	314.21
6618	291171004	9	684277	MARINO, STEPHANIE (RENT) APT	13792	DAY ST	MORENO VALLI	CA	92553-825	MARINO, STEPHANIE	743.02
8629	291171009	4	684277	MCDERMOTT, JOHN (OWNR) APT	22007	BAY AVE	MORENO VALLI	CA	92553-822	MCDERMOTT, JOHN (	438.92
2730	291172001	9	684277	PESQUEDA, MARIBEL	22063	BAY AVE	MORENO VALLI	CA	92553-821	PESQUEDA, MARIBEL	316.49
8642	291172002	0	684277	GUERRERO, MANUEL AND GUILL	13802	NOLZE PL	MORENO VALLI	CA	92553-823	GUERRERO, MANUEL	438.92
1615	291172004	2	684277	NORIEGA, OLGA	13838	NOLZE PL	MORENO VALLI	CA	92553-823	NORIEGA, OLGA	98.56
3759	291172009	7	684277	FISHER, PATRICK (OWNR)	22117	BAY AVE	MORENO VALLI	CA	92553-822	FISHER, PATRICK (OW	269.39
3766	291172013	0	684277	HERRERA, LILIANA	22133	BAY AVE	MORENO VALLI	CA	92553-822	HERRERA, LILIANA	316.49
1721	291172019	6	684277	MOORE, FELITA	22208	SHERMAN AVE	MORENO VALLI	CA	92553-824	MOORE, FELITA	316.49
3971	291172022	8	684277	JAEN, YAMILET AND FELIPE (OWI	22224	SHERMAN AVE	MORENO VALLI	CA	92553-824	JAEN, YAMILET AND F	299.07
1372	291172024	0	684277	BARRIENTOS, LUIS	22200	SHERMAN AVE	MORENO VALLI	CA	92553-824	BARRIENTOS, LUIS	70.43
8636	291172026	2	684277	TRAN, TUAN D AND HA N	13831	GRANT ST	MORENO VALLI	CA	92553-834	TRAN, TUAN D AND H	436.49
339	291172033	8	684277	TELLES, LINDA	22138	SHERMAN AVE	MORENO VALLI	CA	92553-826	TELLES, LINDA	316.49
2258	291181004	0	684277	PHILLIPS, ROBYN	22307	BAY AVE	MORENO VALLI	CA	92553-830	PHILLIPS, ROBYN	316.49
5119	291181007	3	684277	MORALES, LINDA	22343	BAY AVE	MORENO VALLI	CA	92553-830	MORALES, LINDA	29.65
4570	291181018	3	684277	ALVAREZ, LILIANA	22487	BAY AVE	MORENO VALLI	CA	92553-830	ALVAREZ, LILIANA	314.21
1147	291181019	4	684277	ANTONIO, OSCAR	13777	ELSWORTH ST	MORENO VALLI	CA	92553-846	ANTONIO, OSCAR	77.55
6915	291181024	8	684277	PAEA, SILIA (RENT)	13830	GRANT ST	MORENO VALLI	CA	92553-831	PAEA, SILIA (RENT)	571.77
231	291182004	3	684277	MELENDREZ, THERESA	22367	FARRAGUT AVE	MORENO VALLI	CA	92553-831	MELENDREZ, THERES.	316.49
9080	291182012	0	684277	VARRAGA, CARLOS (RENT)	22471	FARRAGUT AVE	MORENO VALLI	CA	92553-831	VARRAGA, CARLOS (R	135.32
9122	291182013	1	684277	ZAMBRANO, LUIS (RENT)	22487	FARRAGUT AVE	MORENO VALLI	CA	92553-831	ZAMBRANO, LUIS (RE	359.03
2797	291182016	4	684277	ALAMILLA, JACINTO	22354	SHERMAN AVE	MORENO VALLI	CA	92553-832	ALAMILLA, JACINTO	505.53
9579	291182018	6	684277	PETERSON, SHAWNA (RENT)	22382	SHERMAN AVE	MORENO VALLI	CA	92553-832	PETERSON, SHAWNA	38.74
2106	291182019	7	684277	REYNOSO, DIANNE	22390	SHERMAN AVE	MORENO VALLI	CA	92553-832	REYNOSO, DIANNE	316.49
7040	291182021	8	684277	VALLEJO, SALVADOR (OWNR)	22410	SHERMAN AVE	MORENO VALLI	CA	92553-832	VALLEJO, SALVADOR (	141.78
90	291182024	1	684277	HAYES, JAMES (OWNR)	22460	SHERMAN AVE	MORENO VALLI	CA	92553-832	HAYES, JAMES (OWNI	213.77
635	291182025	2	684277	GARCIA, ANDRES AND ALICIA	22470	SHERMAN AVE	MORENO VALLI	CA	92553-832	GARCIA, ANDRES ANI	414.42
6882	291191015	1	684277	WILLIAMS, JOBAREA (RENT)	13879	PEPPER ST	MORENO VALLI	CA	92553-823	WILLIAMS, JOBAREA (	816.58
2977	291191016	2	684277	MUNGUIA, MARIA	13899	PEPPER ST	MORENO VALLI	CA	92553-823	MUNGUIA, MARIA	316.49
1824	291191017	3	684277	HERNANDEZ, OLGA	13903	PEPPER ST	MORENO VALLI	CA	92553-824	HERNANDEZ, OLGA	316.49
6752	291191018	4	684277	FOX, DEXTER (OWNR)	13923	PEPPER ST	MORENO VALLI	CA	92553-824	FOX, DEXTER (OWNR)	413.60
4166	291191019	5	684277	CHAVEZ, CATALINA	13931	PEPPER ST	MORENO VALLI	CA	92553-824	CHAVEZ, CATALINA	216.49
8604	291192001	1	684277	FLORES, GUSTAVO (RENT)	22257	SHERMAN AVE	MORENO VALLI	CA	92553-824	FLORES, GUSTAVO (RI	451.21
4806	291192014	3	684277	FOOTS, DEBORAH	22210	ALESSANDRO BLVD	MORENO VALLI	CA	92553-820	FOOTS, DEBORAH	263.20
8109	291192015	4	684277	VILLAGOMEZ, MIRIAM (RENT)	13875	GRANT ST	MORENO VALLI	CA	92553-834	VILLAGOMEZ, MIRIAM	617.64
6236	291192017	6	684277	ESTRADA,HECTOR	13899	GRANT ST	MORENO VALLI	CA	92553-834	ESTRADA,HECTOR	268.23
2282	291192020	8	684277	LOPEZ, OMAR	13929	GRANT ST	MORENO VALLI	CA	92553-832	LOPEZ, OMAR	316.49
6276	291192024	2	684277	WALLS, RANDY (RENT)	22240	ALESSANDRO BLVD	MORENO VALLI	CA	92553-820	WALLS, RANDY (RENT	274.35
6298	291192025	3	684277	OJEDA LARIOS, JOAQUIN (RENT)	22184	ALESSANDRO BLVD	MORENO VALLI	CA	92553-821	OJEDA LARIOS, JOAQI	317.06
7589	291200010	3	684277	ROBLES, JOSE AND ELVA (RENT)	13964	GRANT ST	MORENO VALLI	CA	92553-832	ROBLES, JOSE AND EL	131.19
7831	291200028	0	684277	GREGORY, CHRISTOPHER (RENT)	13876	SIERRA MESA CIR UNIT B	MORENO VALLI	CA	92553-830	GREGORY, CHRISTOPI	520.96
1870	291211003	1	684277	TRUJILLO, VICENTE	22561	COTTONWOOD AVE	MORENO VALLI	CA	92553-843	TRUJILLO, VICENTE	316.49
1504	291211019	6	684277	ZAMORA, JOSE	13660	ELSWORTH ST	MORENO VALLI	CA	92553-846	ZAMORA, JOSE	412.76
4193	291211020	6	684277	BLANCO, MANUEL	13672	ELSWORTH ST	MORENO VALLI	CA	92553-846	BLANCO, MANUEL	316.49
790	291211035	0	684277	YEPEZ, DAVID	13617	BOEING ST	MORENO VALLI	CA	92553-842	YEPEZ, DAVID	42.71
269	291211045	9	684277	GAZAWAY, HOWARD	22568	TEMCO ST	MORENO VALLI	CA	92553-841	GAZAWAY, HOWARD	393.96
3234	291212002	3	684277	ZAMARRIPA, JOSE	22571	TEMCO ST	MORENO VALLI	CA	92553-841	ZAMARRIPA, JOSE	413.60
7745	291213008	2	684277	RODRIGUEZ, JESSICA	13635	MCDONNELL ST	MORENO VALLI	CA	92553-847	RODRIGUEZ, JESSICA	37.86
1754	291213010	3	684277	MENDEZ, MELVIN	22565	VOUGHT ST	MORENO VALLI	CA	92553-840	MENDEZ, MELVIN	353.59
2093	291213015	8	684277	MAY, DIANA	13668	BOEING ST	MORENO VALLI	CA	92553-842	MAY, DIANA	257.92
3803	291213017	0	684277	ARDA, VALERIANO	13700	BOEING ST	MORENO VALLI	CA	92553-842	ARDA, VALERIANO	287.01
1305	291214002	9	684277	FERNANDEZ, MIRNA	13622	MCDONNELL ST	MORENO VALLI	CA	92553-846	FERNANDEZ, MIRNA	297.57
2408	291221008	7	684277	GORDILLO, EDGAR	22705	COTTONWOOD AVE	MORENO VALLI	CA	92553-842	GORDILLO, EDGAR	289.05
282	291221019	7	684277	MC DERMOTT, EDWARD H	13529	PAN AM BLVD	MORENO VALLI	CA	92553-840	MC DERMOTT, EDWA	115.77
1813	291221020	7	684277	WEASBY, LEROY AND MILDRED ((	22730	TEMCO ST	MORENO VALLI	CA	92553-843	WEASBY, LEROY AND	134.53
3276	291222002	4	684277	MORRIS, ROSA	22611	TEMCO ST	MORENO VALLI	CA	92553-843	MORRIS, ROSA	413.60
4286	291222004	6	684277	MC CRADY, WILLIAM	22651	TEMCO ST	MORENO VALLI	CA	92553-843	MC CRADY, WILLIAM	315.53
63	291222005	7	684277	GONZALES, RICHARD	22663	TEMCO ST	MORENO VALLI	CA	92553-843	GONZALES, RICHARD	76.54
5411	291222009	1	684277	JACKSON, MICHELLE (OWNR)	22610	VOUGHT ST	MORENO VALLI	CA	92553-843	JACKSON, MICHELLE (	167.06
2452	291222011	2	684277	SIMS, SONIA	22650	VOUGHT ST	MORENO VALLI	CA	92553-843	SIMS, SONIA	316.49
987	291223002	7	684277	YANEZ, DANIEL	22621	VOUGHT ST	MORENO VALLI	CA	92553-842	YANEZ, DANIEL	316.49
6975	291224005	3	684277	MC CREADY, JAMES (RENT)	13683	THUNDERBIRD DR	MORENO VALLI	CA	92553-865	MC CREADY, JAMES (I	211.78
1852	291225002	3	684277	MARTINEZ, SALVADOR O	22727	VOUGHT ST	MORENO VALLI	CA	92553-861	MARTINEZ, SALVADO	214.21
4918	291231002	2	684277	RABAGO, JOSE IGNACIO	13517	PAN AM BLVD	MORENO VALLI	CA	92553-840	RABAGO, JOSE IGNAC	329.16
1432	291232012	4	684277	BECKHAM, CHERYL	13541	CASPER CT	MORENO VALLI	CA	92553-867	BECKHAM, CHERYL	315.79
6941	291233017	2	684277	GUERRERO, SONIA (RENT)	13676	PLAYER CT	MORENO VALLI	CA	92553-864	GUERRERO, SONIA (R	317.06
4850	291233018	3	684277	SAHAGUN, EDGAR	13662	PLAYER CT	MORENO VALLI	CA	92553-864	SAHAGUN, EDGAR	314.21
8052	291233022	6	684277	CUEVAS, RAUL (OWNR)	13612	PLAYER CT	MORENO VALLI	CA	92553-864	CUEVAS, RAUL (OWN	343.92
1720	291233031	4	684277	CATELLANOS, LUIS	13696	THUNDERBIRD DR	MORENO VALLI	CA	92553-865	CATELLANOS, LUIS	362.76
5148	291233034	7	684277	CORTEZ, JOSE ANTONIO (OWNR)	13648	THUNDERBIRD DR	MORENO VALLI	CA	92553-865	CORTEZ, JOSE ANTON	214.36

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
775	291233037	0	684277	JACKSON, ZETA	13610	THUNDERBIRD DR	MORENO VALLI	CA	92553-865	JACKSON, ZETA	300.01
5362	291233039	2	684277	VERA, MARGARITA (RENT)	13546	THUNDERBIRD DR	MORENO VALLI	CA	92553-865	VERA, MARGARITA (R	103.20
781	291234003	2	684277	MYERS, BETTY	22777	VOUGHT ST	MORENO VALLI	CA	92553-861	MYERS, BETTY	317.06
9136	291234007	6	684277	SBR MANAGEMENT LLC (OWNR)	22825	VOUGHT ST	MORENO VALLI	CA	92553-865	SBR MANAGEMENT L	330.66
1089	291234011	9	684277	GONZALES, VICTOR	22873	VOUGHT ST	MORENO VALLI	CA	92553-865	GONZALES, VICTOR	316.49
4283	291241003	4	684277	GOMEZ, LUIS	13540	CASPER CT	MORENO VALLI	CA	92553-867	GOMEZ, LUIS	316.49
6399	291241005	6	684277	MANCILLA, ARACEILA (OWNR)	13560	CASPER CT	MORENO VALLI	CA	92553-867	MANCILLA, ARACEILA	285.54
2254	291241006	7	684277	TORRES, MIGUEL	23094	VOUGHT ST	MORENO VALLI	CA	92553-860	TORRES, MIGUEL	316.49
4576	291242002	6	684277	GALEANA, MARIO	23079	VOUGHT ST	MORENO VALLI	CA	92553-860	GALEANA, MARIO	314.21
8647	291242010	3	684277	SILVA, ANTHONY AND CHRISTINA	22977	VOUGHT ST	MORENO VALLI	CA	92553-861	SILVA, ANTHONY ANI	401.02
2473	291242017	0	684277	GARCIA, GILBERT	22885	VOUGHT ST	MORENO VALLI	CA	92553-865	GARCIA, GILBERT	316.49
9506	291261001	4	684277	HERNANDEZ, MARCO (OWNR) AI	13903	BOEING ST UNIT 1	MORENO VALLI	CA	92553-851	HERNANDEZ, MARCO	45.40
6931	291261012	4	684277	OCAMPO, RAUL (OWNR)	13778	ELSWORTH ST	MORENO VALLI	CA	92553-846	OCAMPO, RAUL (OWI	247.06
3256	291261017	9	684277	STRICK, LAWRENCE	13844	ELSWORTH ST	MORENO VALLI	CA	92553-852	STRICK, LAWRENCE	439.31
539	291262010	5	684277	LE FRIDGE, DOLORES	13779	MCDONNELL ST	MORENO VALLI	CA	92553-851	LE FRIDGE, DOLORES	141.68
2843	291262015	0	684277	TRIPP, EVELYN	13806	BOEING ST	MORENO VALLI	CA	92553-851	TRIPP, EVELYN	316.49
8288	291262017	2	684277	PARRA, RAMON (RENT)	13832	BOEING ST	MORENO VALLI	CA	92553-851	PARRA, RAMON (REN	84.91
2241	291262020	4	684277	RAMOS, PABLO (OWNR)	13874	BOEING ST	MORENO VALLI	CA	92553-851	RAMOS, PABLO (OWI	65.32
7706	291262021	5	684277	HERRERA, PATRICIA (RENT)	13888	MCDONNELL ST	MORENO VALLI	CA	92553-853	HERRERA, PATRICIA (I	87.01
5804	291263003	2	684277	ARMSTRONG, CORY (RENT)	13874	MCDONNELL ST	MORENO VALLI	CA	92553-853	ARMSTRONG, CORY (	512.81
988	291263006	5	684277	FRAUSTO, JOSE D	13832	MCDONNELL ST	MORENO VALLI	CA	92553-853	FRAUSTO, JOSE D	316.49
1826	291263010	8	684277	SIMMS, CARNELL	13778	MCDONNELL ST	MORENO VALLI	CA	92553-851	SIMMS, CARNELL	316.49
8577	291281020	3	684277	MARTINEZ, LORENZO (RENT)	22800	BAY AVE	MORENO VALLI	CA	92553-860	MARTINEZ, LORENZO	247.49
8053	291282002	0	684277	IMMANUEL HOUSE	13837	COURAGE ST	MORENO VALLI	CA	92553-874	IMMANUEL HOUSE	325.80
7504	291282003	1	684277	DAVIS, DANIEL JR	13853	COURAGE ST	MORENO VALLI	CA	92553-874	DAVIS, DANIEL JR	422.76
7726	291282004	2	684277	LOPEZ , ELOBIA	13867	COURAGE ST	MORENO VALLI	CA	92553-874	LOPEZ , ELOBIA	266.62
6052	291300004	7	684277	SAADIQ, DONOVAN (OWNR)	22620	BERKSHIRE LN	MORENO VALLI	CA	92553-840	SAADIQ, DONOVAN ((	148.24
5524	291300007	0	684277	CARRANZA, ALBERTO (RENT)	22671	BERKSHIRE LN	MORENO VALLI	CA	92553-840	CARRANZA, ALBERTO	106.92
1860	291300010	2	684277	MAYNEZ, RUPERTA	22670	ABINGTON PL	MORENO VALLI	CA	92553-847	MAYNEZ, RUPERTA	317.06
2482	291300012	4	684277	JACKSON, TRIVIAN	22622	ABINGTON PL	MORENO VALLI	CA	92553-847	JACKSON, TRIVIAN	317.06
1199	291300013	5	684277	AVILA, MARIA	22645	ABINGTON PL	MORENO VALLI	CA	92553-847	AVILA, MARIA	27.54
32	291300014	6	684277	SMITH, DANNELLE AND AUDREY	22677	ABINGTON PL	MORENO VALLI	CA	92553-847	SMITH, DANNELLE AN	415.61
5553	291300021	2	684277	RODRIGUEZ, SALVADOR (OWNR)	22610	BAY AVE	MORENO VALLI	CA	92553-840	RODRIGUEZ, SALVAD(	280.54
7626	291311007	4	684277	FRANCIS, DAVID JAMES	22891	DRACAEA AVE	MORENO VALLI	CA	92553-641	FRANCIS, DAVID JAMI	317.06
2196	291311022	7	684277	ANDRADE, SERGIO	22892	SCHRIBNER DR	MORENO VALLI	CA	92553-643	ANDRADE, SERGIO	316.49
3943	291311025	0	684277	INIGUEZ, EFREN M	22940	SCRIBNER DR	MORENO VALLI	CA	92553-782	INIGUEZ, EFREN M	316.49
2280	291312001	1	684277	RUBIO, ISABEL	13250	OAK DELL ST	MORENO VALLI	CA	92553-642	RUBIO, ISABEL	153.49
1007	291312002	2	684277	PHAM, DANH	13266	OAK DELL ST	MORENO VALLI	CA	92553-642	PHAM, DANH	30.00
591	291312008	8	684277	VALENCIA, LORANA	13356	OAK DELL ST	MORENO VALLI	CA	92553-642	VALENCIA, LORANA	316.49
3942	291313002	5	684277	ALVARADO, MARIA G	22905	SCRIBNER DR	MORENO VALLI	CA	92553-782	ALVARADO, MARIA G	39.13
309	291313008	1	684277	SANCHEZ, OCTAVIO	22828	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	SANCHEZ, OCTAVIO	316.49
8921	291314001	7	684277	CARROLL, LAPRECIA (RENT)	13371	PAN AM BLVD	MORENO VALLI	CA	92553-785	CARROLL, LAPRECIA (I	151.97
7930	291314011	6	684277	RIVERA, NADIA (RENT)	22765	DRACAEA AVE	MORENO VALLI	CA	92553-786	RIVERA, NADIA (RENT	385.07
1212	291314013	8	684277	CUNNINGHAM, LEAH	22763	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	CUNNINGHAM, LEAH	316.49
5020	291314015	0	684277	CASEY, CHRISTINA (RENT)	22764	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	CASEY, CHRISTINA (RI	379.44
3941	291314017	2	684277	BELTRAN, JACQUELINE M	22790	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	BELTRAN, JACQUELIN	300.51
5396	291321008	6	684277	CAMACHO, ALBERTO (RENT)	22985	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	CAMACHO, ALBERTO	317.06
1725	291321009	7	684277	BARAJAS, MARIA	22927	BAYWOOD DR	MORENO VALLI	CA	92553-640	BARAJAS, MARIA	412.76
8042	291321012	9	684277	GOLSTON, ANTONYSHA (RENT)	22879	BAYWOOD DR	MORENO VALLI	CA	92553-780	GOLSTON, ANTONYSI	64.44
596	291322012	2	684277	TORO, ALEJANDRO	22932	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	TORO, ALEJANDRO	316.49
2587	291322015	5	684277	MARTINEZ, ANNA ISABEL (OWNR	22970	AQUEDUCT WAY	MORENO VALLI	CA	92553-780	MARTINEZ, ANNA ISA	412.76
61	291323001	5	684277	GARCIA, DAVID	22878	BAYWOOD DR	MORENO VALLI	CA	92553-780	GARCIA, DAVID	605.10
1148	291324002	9	684277	PATTERSON, THERESA	22767	BREMEN ST	MORENO VALLI	CA	92553-781	PATTERSON, THERES/	197.65
193	291325001	1	684277	CABICO, GEORGE	22783	BAYWOOD DR	MORENO VALLI	CA	92553-780	CABICO, GEORGE	412.76
3277	291331001	0	684277	OCHOA, RAPHAEL	12116	COACHMAN LN	MORENO VALLI	CA	92557-699	OCHOA, RAPHAEL	291.97
6166	291331006	5	684277	RILEY, JOHN (OWNR)	12056	COACHMAN LN	MORENO VALLI	CA	92557-691	RILEY, JOHN (OWNR)	317.06
3747	291331007	6	684277	MONREAL, DANIEL	12044	COACHMAN LN	MORENO VALLI	CA	92557-691	MONREAL, DANIEL	316.49
5809	291331011	9	684277	HAILE, WILLIAM (RENT)	22940	SCOTIA LN	MORENO VALLI	CA	92557-690	HAILE, WILLIAM (REN	353.59
9408	291331016	4	684277	VILLALOBOS, ANTONIO (RENT)	22862	SCOTIA LN	MORENO VALLI	CA	92557-699	VILLALOBOS, ANTONI	82.39
5024	291333001	6	684277	BROOKS, KYM	22871	GLENDON DR	MORENO VALLI	CA	92557-691	BROOKS, KYM	39.45
3135	291334011	8	684277	DIAZ, MIKE	22967	CHAMBRAY DR	MORENO VALLI	CA	92557-691	DIAZ, MIKE	423.74
1544	291334021	7	684277	ZEPEDA, SONIA AND VICENTE	22901	CHAMBRAY DR	MORENO VALLI	CA	92557-691	ZEPEDA, SONIA AND \	306.35
4309	291341008	8	684277	JOHNSON, DIANA	12105	RIPARIAN WAY	MORENO VALLI	CA	92557-694	JOHNSON, DIANA	89.82
7732	291342001	4	684277	RODRIGUEZ, MARIA (RENT)	22674	SCOTIA LN	MORENO VALLI	CA	92557-698	RODRIGUEZ, MARIA (	50.11
2499	291342008	1	684277	VASQUEZ, TRINIDAD	22756	SCOTIA LN	MORENO VALLI	CA	92557-690	VASQUEZ, TRINIDAD	316.49
3604	291342013	5	684277	MARTINEZ, JIMMY (OWNR)	22814	SCOTIA LN	MORENO VALLI	CA	92557-699	MARTINEZ, JIMMY (O	412.76
826	291344004	3	684277	AZADZOI, FATEMA	22817	GLENDON DR	MORENO VALLI	CA	92557-691	AZADZOI, FATEMA	481.56
3249	291344008	7	684277	BURNSIDE, ROBERT	22767	GLENDON DR	MORENO VALLI	CA	92557-698	BURNSIDE, ROBERT	317.06
1231	291344012	0	684277	REYES, GRECIA	22711	GLENDON DR	MORENO VALLI	CA	92557-690	REYES, GRECIA	387.75
4354	291344013	1	684277	MARTINEZ, JAVIER	22714	GLENDON DR	MORENO VALLI	CA	92557-690	MARTINEZ, JAVIER	303.43
1336	291344016	4	684277	GRAY, HARDY	22752	GLENDON DR	MORENO VALLI	CA	92557-690	GRAY, HARDY	412.76
1301	291344024	1	684277	CARLTON, CYNTHIA	12050	RIPARIAN WAY	MORENO VALLI	CA	92557-693	CARLTON, CYNTHIA	156.14
387	291344026	3	684277	SHEA, KEVIN M	12074	RIPARIAN WAY	MORENO VALLI	CA	92557-693	SHEA, KEVIN M	316.49
6831	291344031	7	684277	FOSTER, THAD (RENT)	12136	RIPARIAN WAY	MORENO VALLI	CA	92557-694	FOSTER, THAD (RENT)	317.06
3814	291344032	8	684277	CERECERES, MARIBEL	12148	RIPARIAN WAY	MORENO VALLI	CA	92557-694	CERECERES, MARIBEL	236.49
1071	291344039	5	684277	GARCIA, MARLENE	22784	CHAMBRAY DR	MORENO VALLI	CA	92557-691	GARCIA, MARLENE	391.62

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1342	291344045	0	684277	BARNES, KEN (OWNR)	22844	CHAMBRAY DR	MORENO VALLI	CA	92557-691	BARNES, KEN (OWNR	192.83
8620	291345001	3	684277	TUCKER, SARAH (RENT)	22789	CHAMBRAY DR	MORENO VALLI	CA	92557-691	TUCKER, SARAH (REN	226.02
2174	291361004	6	684277	ROMO, LETICIA	12168	HYTHE ST	MORENO VALLI	CA	92557-692	ROMO, LETICIA	317.06
1431	291361005	7	684277	JACKSON, ANTHONY AND SHEILA	12176	HYTHE ST	MORENO VALLI	CA	92557-692	JACKSON, ANTHONY /	206.78
1210	291361006	8	684277	JONSON , MYA	12186	HYTHE ST	MORENO VALLI	CA	92557-692	JONSON , MYA	148.74
8491	291361008	0	684277	HOLGUIN, JOYCE (OWNR)	12200	HYTHE ST	MORENO VALLI	CA	92557-698	HOLGUIN, JOYCE (OW	121.71
5560	291361019	0	684277	RAYA, MACARIO	12274	HYTHE ST	MORENO VALLI	CA	92557-698	RAYA, MACARIO	220.16
8706	291361028	8	684277	KYAES, JOHN (RENT)	12332	HYTHE ST	MORENO VALLI	CA	92557-690	KYAES, JOHN (RENT)	320.77
7242	291361032	1	684277	PATAKY, ROBERT (RENT)	22851	KINROSS LN	MORENO VALLI	CA	92557-693	PATAKY, ROBERT (REI	317.06
6244	291362003	8	684277	ARNOLD, BRYSON	12321	HYTHE ST	MORENO VALLI	CA	92557-692	ARNOLD, BRYSON	192.78
1900	291362019	3	684277	DAQUIGAN, BENJAMIN	12215	HYTHE ST	MORENO VALLI	CA	92557-698	DAQUIGAN, BENJAMI	310.72
6786	291362022	5	684277	MONTANEZ, DENNISSE (RENT)	12195	HYTHE ST	MORENO VALLI	CA	92557-692	MONTANEZ, DENNISS	317.06
2997	291362026	9	684277	ACOSTA, IVAN	12161	HYTHE ST	MORENO VALLI	CA	92557-692	ACOSTA, IVAN	97.94
7294	291362027	0	684277	MOSLEY, ANGELA (RENT)	12155	HYTHE ST	MORENO VALLI	CA	92557-692	MOSLEY, ANGELA (RE	227.65
1085	291371001	4	684277	OLSON, THOMAS	13240	OAK DELL ST	MORENO VALLI	CA	92553-642	OLSON, THOMAS	316.49
611	291371003	6	684277	DAVIS, MICHAEL	13220	OAK DELL ST	MORENO VALLI	CA	92553-642	DAVIS, MICHAEL	277.57
1884	291371009	2	684277	FLORES, JOSEPH	13176	OAK DELL ST	MORENO VALLI	CA	92553-783	FLORES, JOSEPH	310.08
9030	291371012	4	684277	RUDD, EBONIE (OWNR)	13152	OAK DELL ST	MORENO VALLI	CA	92553-783	RUDD, EBONIE (OWN	20.01
2253	291371023	4	684277	MORALES, SOCORRO	13056	OAK DELL ST	MORENO VALLI	CA	92553-783	MORALES, SOCORRO	82.49
5339	291371024	5	684277	SMITH, ANNETTE (RENT)	13050	OAK DELL ST	MORENO VALLI	CA	92553-783	SMITH, ANNETTE (REI	317.06
2852	291371033	3	684277	EATMON, CARY AND WENDY	22918	PAHUTE DR	MORENO VALLI	CA	92553-785	EATMON, CARY AND '	316.49
6096	291371034	4	684277	URTEAGA, JAVIER (OWNR)	22910	PAHUTE DR	MORENO VALLI	CA	92553-785	URTEAGA, JAVIER (OV	154.21
5324	291372006	2	684277	FRYE, PATRICE (RENT)	13209	LAKOTA ST	MORENO VALLI	CA	92553-783	FRYE, PATRICE (RENT)	317.06
7117	291372010	5	684277	GEORGE, KASHIMA (RENT)	13239	LAKOTA ST	MORENO VALLI	CA	92553-783	GEORGE, KASHIMA (R	212.80
5386	291372017	2	684277	CUEVA, EVELYN	22954	DRACAEA AVE	MORENO VALLI	CA	92553-781	CUEVA, EVELYN	317.06
8607	291372019	4	684277	JONES, CHRIS (OWNR)	22934	DRACAEA AVE	MORENO VALLI	CA	92553-781	JONES, CHRIS (OWNR	205.29
2606	291373012	0	684277	RUBLE, MICHAEL	13110	PAN AM BLVD	MORENO VALLI	CA	92553-642	RUBLE, MICHAEL	316.49
1030	291373019	7	684277	BARILLAS, SYLVIA (OWNR)	13058	PAN AM BLVD	MORENO VALLI	CA	92553-785	BARILLAS, SYLVIA (OV	88.33
2799	291373021	8	684277	DEL ROSARIO, RESHMAN	13044	PAN AM BLVD	MORENO VALLI	CA	92553-785	DEL ROSARIO, RESHM	291.36
1149	291373024	1	684277	LARIOS-DE CARDENAS, EVA	13043	TONIKAN DR	MORENO VALLI	CA	92553-781	LARIOS-DE CARDENAS	299.38
2486	291373025	2	684277	YOUNG, DEANDRA (RENT)	13049	TONIKAN DR	MORENO VALLI	CA	92553-781	YOUNG, DEANDRA (R	139.53
7009	291373028	5	684277	SIMS, CYNTHIA (RENT)	13075	TONIKAN DR	MORENO VALLI	CA	92553-781	SIMS, CYNTHIA (RENT	90.05
6721	291374002	4	684277	EDWARDS, KIMBERLY	13168	TONIKAN DR	MORENO VALLI	CA	92553-781	EDWARDS, KIMBERLY	402.90
8819	291374005	7	684277	NARRN, MARIO (RENT)	13146	TONIKAN DR	MORENO VALLI	CA	92553-781	NARRN, MARIO (REN	218.05
7651	291374008	0	684277	GRAHAM,OLIVIA	13126	TONIKAN DR	MORENO VALLI	CA	92553-781	GRAHAM,OLIVIA	329.65
9012	291374010	1	684277	YANEZ, REGINA (OWNR)	13110	TONIKAN DR	MORENO VALLI	CA	92553-781	YANEZ, REGINA (OWN	90.90
5967	291374013	4	684277	GONZELEZ, JOSE	13088	TONIKAN DR	MORENO VALLI	CA	92553-780	GONZELEZ, JOSE	412.12
4997	291374014	5	684277	BROOKS, LORETTA (RENT)	13082	TONIKAN DR	MORENO VALLI	CA	92553-780	BROOKS, LORETTA (RI	316.49
95	291374015	6	684277	NAPER, HYCANITH	13076	TONIKAN DR	MORENO VALLI	CA	92553-780	NAPER, HYCANITH	116.49
2187	291374020	0	684277	RICHARDSON, KELLY	22909	PAHUTE DR	MORENO VALLI	CA	92553-784	RICHARDSON, KELLY	316.49
5534	291374039	8	684277	HAMMONS, SIDNEY (RENT)	13169	OAK DELL ST	MORENO VALLI	CA	92553-783	HAMMONS, SIDNEY (	317.06
5582	291381005	9	684277	BRAZIL, FELICIA (RENT)	22804	PAHUTE DR	MORENO VALLI	CA	92553-784	BRAZIL, FELICIA (RENT	317.06
2800	291381013	6	684277	JIMENEZ, ANTONIO (OWNR)	22758	PAHUTE DR	MORENO VALLI	CA	92553-784	JIMENEZ, ANTONIO ((	316.49
6030	291381024	6	684277	TARIN, JUAN	13101	KIOWA DR	MORENO VALLI	CA	92553-641	TARIN, JUAN	64.65
3651	291381028	0	684277	LOPEZ, ROLANDO	13131	KIOWA DR	MORENO VALLI	CA	92553-782	LOPEZ, ROLANDO	316.49
5195	291381033	4	684277	LOZANO, VALERIE (OWNR)	13169	KIOWA DR	MORENO VALLI	CA	92553-782	LOZANO, VALERIE (OV	205.47
2694	291381034	5	684277	GILBERT, GORDON	13177	KIOWA DR	MORENO VALLI	CA	92553-782	GILBERT, GORDON	316.49
8588	291381037	8	684277	PARAMO, MARY (RENT)	13197	KIOWA DR	MORENO VALLI	CA	92553-641	PARAMO, MARY (REN	354.22
307	291382008	5	684277	PLAMONDON, GREGG (OWNR)	22818	KIOWA CT	MORENO VALLI	CA	92553-781	PLAMONDON, GREGC	316.49
7393	291382016	2	684277	DELOZA, GABRIELA	13134	KIOWA DR	MORENO VALLI	CA	92553-782	DELOZA, GABRIELA	426.58
1521	291382021	6	684277	MENCHACA, DOREEN	13096	KIOWA DR	MORENO VALLI	CA	92553-782	MENCHACA, DOREEN	316.49
1133	291382026	1	684277	CARDENAS, DANIEL	13054	KIOWA DR	MORENO VALLI	CA	92553-782	CARDENAS, DANIEL	180.54
5180	291382031	5	684277	HOWITT, MELANIE (OWNR)	13019	LAKOTA ST	MORENO VALLI	CA	92553-782	HOWITT, MELANIE (O	116.91
2203	291382036	0	684277	VASQUEZ, RICHARD	13055	LAKOTA ST	MORENO VALLI	CA	92553-782	VASQUEZ, RICHARD	316.49
8946	291382038	2	684277	JONES, SHANNON (RENT)	13067	LAKOTA ST	MORENO VALLI	CA	92553-782	JONES, SHANNON (RE	134.76
4139	291382041	4	684277	MILLINER, JENNIFER	13085	LAKOTA ST	MORENO VALLI	CA	92553-783	MILLINER, JENNIFER	316.49
8640	291382043	6	684277	CASTELLON, JOSE D AND ANA L ((	13101	LAKOTA ST	MORENO VALLI	CA	92553-641	CASTELLON, JOSE D A	211.78
4357	291382045	8	684277	SOTO, CHRISTINE	13113	LAKOTA ST	MORENO VALLI	CA	92553-641	SOTO, CHRISTINE	427.79
7334	291382052	4	684277	GUAVARA, OSMIN (OWNR)	13205	PAN AM BLVD	MORENO VALLI	CA	92553-785	GUAVARA, OSMIN (O'	305.64
3365	291382056	8	684277	ESQUIVEL, JOSE MANUEL	13231	PAN AM BLVD	MORENO VALLI	CA	92553-785	ESQUIVEL, JOSE MAN	189.82
5900	291382057	9	684277	PEREZ, MIGUEL (OWNR)	13239	PAN AM BLVD	MORENO VALLI	CA	92553-785	PEREZ, MIGUEL (OWN	317.06
5790	291383005	5	684277	COLEGIO, FRANCISCO (OWNR)	13151	LAKOTA ST	MORENO VALLI	CA	92553-642	COLEGIO, FRANCISCO	94.39
1806	291384008	1	684277	GOMEZ, MARIA AND RODRIGO	13054	LAKOTA ST	MORENO VALLI	CA	92553-782	GOMEZ, MARIA AND	314.21
1658	291384019	1	684277	VERA JR, DANIEL A	13055	PAN AM BLVD	MORENO VALLI	CA	92553-785	VERA JR, DANIEL A	434.29
1067	291384026	7	684277	RENWRICK, JANICE (RENT)	13105	PAN AM BLVD	MORENO VALLI	CA	92553-785	RENWRICK, JANICE (R	110.89
1214	291384028	9	684277	UHRICH, JEREMY J	13117	PAN AM BLVD	MORENO VALLI	CA	92553-785	UHRICH, JEREMY J	412.76
8360	291384032	2	684277	GUEVARA, DARLENE (OWNR)	13151	PAN AM BLVD	MORENO VALLI	CA	92553-785	GUEVARA, DARLENE (	345.64
9123	291391005	0	684277	PAZ, RUBEN (OWNR)	12202	FORMBY DR	MORENO VALLI	CA	92557-692	PAZ, RUBEN (OWNR)	128.40
5390	291391008	3	684277	BURGUENO, YADIRA (RENT)	12236	FORMBY DR	MORENO VALLI	CA	92557-692	BURGUENO, YADIRA (	317.06
5412	291392004	2	684277	ALVARADO, MICHAEL (RENT)	22665	ASHFORD CIR	MORENO VALLI	CA	92557-680	ALVARADO, MICHAEL	211.58
3048	291392006	4	684277	NORDMARK, PAUL	22651	ASHFORD CIR	MORENO VALLI	CA	92557-680	NORDMARK, PAUL	356.59
8496	291392010	7	684277	SALCIDO, BEN (RENT)	22683	KIRKBY CIR	MORENO VALLI	CA	92557-680	SALCIDO, BEN (RENT)	206.78
1765	291392014	1	684277	HARTMAN, GARY	22672	KIRKBY CIR	MORENO VALLI	CA	92557-680	HARTMAN, GARY	314.21
3657	291392016	3	684277	RODRIGUEZ, ANNA AND MICHAE	12157	RIPARIAN WAY	MORENO VALLI	CA	92557-694	RODRIGUEZ, ANNA AI	108.56
6738	291393006	7	684277	MALDONADO, VERONICA (OWNF	12240	RIPARIAN WAY	MORENO VALLI	CA	92557-694	MALDONADO, VERON	310.09
2711	291393007	8	684277	LEWIS, YOLANDA	12254	RIPARIAN WAY	MORENO VALLI	CA	92557-694	LEWIS, YOLANDA	119.53

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4655	291393010	0	684277	MARTIMIANAKIS, STESANOS (REI	12296	RIPARIAN WAY	MORENO VALLI	CA	92557-694	MARTIMIANAKIS, STE	35.74
1597	291393024	3	684277	RANDLE, JANICE	12220	TURTON LN	MORENO VALLI	CA	92557-692	RANDLE, JANICE	316.49
7671	291393036	4	684277	PORTER, ROSE	12225	FORMBY DR	MORENO VALLI	CA	92557-692	PORTER, ROSE	322.13
3589	291402013	0	684277	ANYAWOKE, PATRICK (OWNR)	22699	KINROSS LN	MORENO VALLI	CA	92557-680	ANYAWOKE, PATRICK	154.32
222	291402015	2	684277	PEREZ, HELEN	22675	KINROSS LN	MORENO VALLI	CA	92557-680	PEREZ, HELEN	275.51
1625	291402019	6	684277	EDEY, CALVIN	22625	KINROSS LN	MORENO VALLI	CA	92557-680	EDEY, CALVIN	316.49
1810	291403004	5	684277	SULLIVAN, GAEL	22653	RADNOR LN	MORENO VALLI	CA	92557-685	SULLIVAN, GAEL	519.72
5567	291404006	0	684277	DELGADO, TIFFANY AND RICHARI	22752	KINROSS LN	MORENO VALLI	CA	92557-693	DELGADO, TIFFANY A	317.06
5945	291404009	3	684277	GARCIA, MIGUEL (RENT)	22788	KINROSS LN	MORENO VALLI	CA	92557-693	GARCIA, MIGUEL (REI	317.06
2078	291404010	3	684277	HAINE, RHONDA	22800	KINROSS LN	MORENO VALLI	CA	92557-698	HAINE, RHONDA	412.76
5687	291404017	0	684277	MARTINEZ, NICOLE (RENT)	22717	RADNOR LN	MORENO VALLI	CA	92557-693	MARTINEZ, NICOLE (F	298.79
3889	291411008	4	684277	CHANEY, JAMES	12101	HERITAGE DR	MORENO VALLI	CA	92557-685	CHANEY, JAMES	316.49
4618	291411010	5	684277	WILLIAMS, CHRIS	12123	HERITAGE DR	MORENO VALLI	CA	92557-685	WILLIAMS, CHRIS	553.30
4702	291412005	4	684277	DOWNEY, ELIZABETH	22501	SHEFFIELD DR	MORENO VALLI	CA	92557-685	DOWNEY, ELIZABETH	97.29
7181	291412006	5	684277	JAIMEZ, J GREGORY (RENT)	22611	HANOVER CT	MORENO VALLI	CA	92557-681	JAIMEZ, J GREGORY (I	294.56
8637	291412011	9	684277	MARGOLIS, MATTHEW (OWNR)	22612	HANOVER CT	MORENO VALLI	CA	92557-681	MARGOLIS, MATTHEV	564.37
5409	291412014	2	684277	ROMAWAC, REMELIN (RENT)	22545	SHEFFIELD DR	MORENO VALLI	CA	92557-682	ROMAWAC, REMELIN	317.06
3572	291412015	3	684277	SAIDAHMAD, ISMAIL AND HUDA	22551	SHEFFIELD DR	MORENO VALLI	CA	92557-682	SAIDAHMAD, ISMAIL	206.89
1541	291412016	4	684277	STUART, TERRY	22557	SHEFFIELD DR	MORENO VALLI	CA	92557-682	STUART, TERRY	194.79
70	291413018	9	684277	STANLEY, DONALD	22510	SHEFFIELD DR	MORENO VALLI	CA	92557-684	STANLEY, DONALD	316.49
2107	291413019	0	684277	URIAS, KAREN AND HECTOR	22522	SHEFFIELD DR	MORENO VALLI	CA	92557-684	URIAS, KAREN AND H	199.70
4761	291431003	1	684277	HOANG, SARAH	12225	HERITAGE DR	MORENO VALLI	CA	92557-681	HOANG, SARAH	209.34
1770	291431004	2	684277	MEDINA, MIGUEL ANGEL	12239	HERITAGE DR	MORENO VALLI	CA	92557-681	MEDINA, MIGUEL AN	301.54
1965	291431017	4	684277	ALVARADO, BARBARA	22565	KINROSS LN	MORENO VALLI	CA	92557-680	ALVARADO, BARBARA	116.49
1505	291431026	2	684277	ACOSTA, CARLOS	22555	KINROSS LN	MORENO VALLI	CA	92557-680	ACOSTA, CARLOS	272.04
7347	291432003	4	684277	ANDRADE, DORA (RENT)	22586	KINROSS LN	MORENO VALLI	CA	92557-680	ANDRADE, DORA (REI	289.82
2055	291432008	9	684277	PEREZ, ADALBERTO AND ELSA	12306	HERITAGE DR	MORENO VALLI	CA	92557-685	PEREZ, ADALBERTO A	322.46
8737	291432011	1	684277	MAGALLAN, MARIA (OWNR)	12266	HERITAGE DR	MORENO VALLI	CA	92557-681	MAGALLAN, MARIA ((	316.80
847	291432013	3	684277	BLACK, EUGENE	12246	HERITAGE DR	MORENO VALLI	CA	92557-681	BLACK, EUGENE	316.49
8263	291432014	4	684277	LI, TAI CHING (OWNR)	12238	HERITAGE DR	MORENO VALLI	CA	92557-681	LI, TAI CHING (OWNR	24.40
1346	291432021	0	684277	IRVING, GAIL	22575	RADNOR LN	MORENO VALLI	CA	92557-680	IRVING, GAIL	345.08
5830	291432024	3	684277	JONES, CHARLES AND JULIET	22603	RADNOR LN	MORENO VALLI	CA	92557-685	JONES, CHARLES AND	247.45
6486	291432025	4	684277	FINE,CLAIRE (RENT)	22615	RADNOR LN	MORENO VALLI	CA	92557-685	FINE,CLAIRE (RENT)	314.21
1038	291433003	7	684277	ANDERSON, ANDRE	22550	RADNOR LN	MORENO VALLI	CA	92557-680	ANDERSON, ANDRE	147.06
844	291433007	1	684277	ELLIOTT, JAMES	22611	STRATFORD CT	MORENO VALLI	CA	92557-681	ELLIOTT, JAMES	218.83
2119	291433009	3	684277	BRUCE, MOLLY	22618	STRATFORD CT	MORENO VALLI	CA	92557-681	BRUCE, MOLLY	479.02
1204	291433012	5	684277	CLEMENT, CHERRY	22596	STRATFORD CT	MORENO VALLI	CA	92557-686	CLEMENT, CHERRY	316.49
2508	291433013	6	684277	WALKER, DAMON	22586	STRATFORD CT	MORENO VALLI	CA	92557-686	WALKER, DAMON	316.49
9252	291433015	8	684277	PFEIFFER, JASON (RENT)	22568	STRATFORD CT	MORENO VALLI	CA	92557-686	PFEIFFER, JASON (REI	188.00
6904	291433016	9	684277	SMITH, JAMES (RENT)	22558	STRATFORD CT	MORENO VALLI	CA	92557-686	SMITH, JAMES (RENT)	83.78
865	291492003	0	684277	VILLA, LEONARD	12012	BARCLAY DR	MORENO VALLI	CA	92557-683	VILLA, LEONARD	211.78
5177	291492015	1	684277	CASTRO, ROBIN (OWNR)	12040	DRURY LN	MORENO VALLI	CA	92557-682	CASTRO, ROBIN (OWI	31.80
7330	291493014	3	684277	MARTE, ANNABELL (OWNR)	12063	DRURY LN	MORENO VALLI	CA	92557-682	MARTE, ANNABELL (C	345.81
1701	291493018	7	684277	WASSON, WENDI	12105	DRURY LN	MORENO VALLI	CA	92557-682	WASSON, WENDI	316.49
7203	291493033	0	684277	ARNOLD, ROBERT (RENT)	12075	CAMBRIDGE CT	MORENO VALLI	CA	92557-683	ARNOLD, ROBERT (RE	448.69
6365	291493035	2	684277	FIGUEROA, DANNYS (OWNR)	12095	CAMBRIDGE CT	MORENO VALLI	CA	92557-683	FIGUEROA, DANNYS (	135.54
6860	291493036	3	684277	GOLDEN, REGINA (OWNR)	12107	CAMBRIDGE CT	MORENO VALLI	CA	92557-684	GOLDEN, REGINA (OV	287.30
5320	291493044	0	684277	GREGORY, ADAM AND (OWNR)	22303	WEMBLEY DR	MORENO VALLI	CA	92557-682	GREGORY, ADAM ANI	317.06
7898	291493045	1	684277	ELGOHARY, LULU (RENT)	22319	WEMBLEY DR	MORENO VALLI	CA	92557-682	ELGOHARY, LULU (REI	310.27
3069	291493050	5	684277	HARGREAVES, JANEL	12031	BARCLAY DR	MORENO VALLI	CA	92557-683	HARGREAVES, JANEL	77.67
7956	291493057	2	684277	ARITE SOPHIA	12043	BARCLAY DR	MORENO VALLI	CA	92557-683	ARITE SOPHIA	310.07
7188	291494002	5	684277	LOFTIN, ANGELA AND JAMES (RE	22355	SHEFFIELD DR	MORENO VALLI	CA	92557-681	LOFTIN, ANGELA AND	57.73
1727	291494006	9	684277	PINEDA, MARIA	22395	SHEFFIELD DR	MORENO VALLI	CA	92557-681	PINEDA, MARIA	396.27
1572	291494010	2	684277	CARNES, DEBBIE	22435	SHEFFIELD DR	MORENO VALLI	CA	92557-685	CARNES, DEBBIE	279.01
3940	291501008	2	684277	URMENETA, CARLOS	12056	BRIXTON CT	MORENO VALLI	CA	92557-683	URMENETA, CARLOS	390.56
2383	291501009	3	684277	EVANS, TYWON	12042	BRIXTON CT	MORENO VALLI	CA	92557-683	EVANS, TYWON	540.95
5805	291501021	3	684277	BROWN, MELVIN (OWNER)	12195	BRIXTON CT	MORENO VALLI	CA	92557-684	BROWN, MELVIN (OV	245.92
7634	291502002	9	684277	VELASCO, SANDRA	22385	KINROSS LN	MORENO VALLI	CA	92557-680	VELASCO, SANDRA	305.63
1787	291502003	0	684277	MARTINEZ, RAFAEL	22395	KINROSS LN	MORENO VALLI	CA	92557-680	MARTINEZ, RAFAEL	415.61
7814	291503016	5	684277	FOWLER-JOHNSON, PAMELA (OV	12299	TIMLICO CT	MORENO VALLI	CA	92557-683	FOWLER-JOHNSON, P	273.86
7086	291503031	8	684277	NAVARRO, NATHAN (RENT)	12250	BRIXTON CT	MORENO VALLI	CA	92557-683	NAVARRO, NATHAN (	325.05
6576	291503035	2	684277	SOWELL, LATASHA (RENT)	12198	BRIXTON CT	MORENO VALLI	CA	92557-684	SOWELL, LATASHA (RI	413.60
670	291511016	0	684277	CORONEL, ANTHONY	13066	BRENTWOOD LN	MORENO VALLI	CA	92553-788	CORONEL, ANTHONY	409.86
5395	291512002	0	684277	LANDEZ, MARIA (OWNR)	13113	PALISADE PL	MORENO VALLI	CA	92553-788	LANDEZ, MARIA (OWI	137.25
3417	291512015	2	684277	MASQURO, LETICIA	22692	LAGUNA DR	MORENO VALLI	CA	92553-788	MASQURO, LETICIA	317.06
4018	291512020	6	684277	JEFFERSON, PATTRELL	22669	BELAIRE DR	MORENO VALLI	CA	92553-787	JEFFERSON, PATTRELI	69.65
4191	291512031	6	684277	LABLUNT, TAMMY	13052	BALBOA LN	MORENO VALLI	CA	92553-784	LABLUNT, TAMMY	138.00
771	291513009	0	684277	JURADO, EILEEN (OWNR)	13011	BALBOA LN	MORENO VALLI	CA	92553-785	JURADO, EILEEN (OW	317.06
2378	291513013	3	684277	GARCIA, ENRIQUE	22574	BELAIRE DR	MORENO VALLI	CA	92553-786	GARCIA, ENRIQUE	316.49
5335	291521003	9	684277	CORTEZ, IGNACIO (RENT)	13114	BRENTWOOD LN	MORENO VALLI	CA	92553-788	CORTEZ, IGNACIO (RE	317.06
852	291521006	2	684277	CERVANTES, LEONARDO	13150	BRENTWOOD LN	MORENO VALLI	CA	92553-788	CERVANTES, LEONARI	267.04
7576	291521008	4	684277	RUIZ, JOSE (RENT)	13174	BRENTWOOD LN	MORENO VALLI	CA	92553-789	RUIZ, JOSE (RENT)	256.92
5852	291521009	5	684277	BURROLA, RAYMOND (OWNR)	13186	BRENTWOOD LN	MORENO VALLI	CA	92553-789	BURROLA, RAYMOND	241.64
8217	291521010	5	684277	KHUC, TAN (OWNR)	13198	BRENTWOOD LN	MORENO VALLI	CA	92553-789	KHUC, TAN (OWNR)	305.74
7384	291522015	3	684277	MARRNEZ, FIDEL (OWNR)	22611	LAGUNA DR	MORENO VALLI	CA	92553-787	MARRNEZ, FIDEL (OV	317.06
1522	291522021	8	684277	NASH, JOHN	22600	WESTLAKE DR	MORENO VALLI	CA	92553-787	NASH, JOHN	268.70

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6799	291522024	1	684277	GREEN, JANELLA (RENT)	13171	MALIBU CT	MORENO VALLI	CA	92553-788	GREEN, JANELLA (REN	226.09
6434	291522033	9	684277	FAWEHIN, MARY	13170	MALIBU CT	MORENO VALLI	CA	92553-788	FAWEHIN, MARY	428.36
1049	291522034	0	684277	MC CORD, RONLAD	13180	MALIBU CT	MORENO VALLI	CA	92553-788	MC CORD, RONLAD	179.28
6876	291522035	1	684277	BARKHO, MAHIR AND MARARJE,	22648	WESTLAKE DR	MORENO VALLI	CA	92553-787	BARKHO, MAHIR AND	212.32
2225	291522036	2	684277	FLEMING, DENISE	22662	WESTLAKE DR	MORENO VALLI	CA	92553-787	FLEMING, DENISE	316.49
6621	291523008	0	684277	EASON, MARCUS (RENT)	22627	WESTLAKE DR	MORENO VALLI	CA	92553-787	EASON, MARCUS (REI	317.06
4880	291523009	1	684277	MONTZ, DONALD	22617	WESTLAKE DR	MORENO VALLI	CA	92553-787	MONTZ, DONALD	312.48
9191	291523013	4	684277	HOLGUIN, LUCILLE (RENT)	22577	WESTLAKE DR	MORENO VALLI	CA	92553-787	HOLGUIN, LUCILLE (RI	45.36
5295	291523019	0	684277	JONES, DESHONE (RENT)	22552	LA JOLLA CIR	MORENO VALLI	CA	92553-786	JONES, DESHONE (REI	317.06
515	291523024	4	684277	MOY, FRED	22555	LA JOLLA CIR	MORENO VALLI	CA	92553-786	MOY, FRED	413.60
7582	291523029	9	684277	JASSO, ESTHER (OWNR)	13207	BALBOA LN	MORENO VALLI	CA	92553-786	JASSO, ESTHER (OWN	332.00
5107	291523030	9	684277	PEREZ, ALVARO	13195	BALBOA LN	MORENO VALLI	CA	92553-640	PEREZ, ALVARO	317.06
727	291531001	8	684277	PSINAS, EMILIA AND RODNEY	22750	DOWNING ST	MORENO VALLI	CA	92553-187	PSINAS, EMILIA AND I	304.07
2690	291531006	3	684277	SHAH, KHALID	22800	DOWNING ST	MORENO VALLI	CA	92553-187	SHAH, KHALID	344.40
3257	291531009	6	684277	MOTEN, MICHELLE	12780	LAMBETH ST	MORENO VALLI	CA	92553-186	MOTEN, MICHELLE	206.78
694	291532005	5	684277	NUNEZ, JOE	22789	PARKHAM ST	MORENO VALLI	CA	92553-186	NUNEZ, JOE	317.06
9187	291532015	4	684277	BIRTS, CYNTHIA (RENT)	22720	WIMPOLE ST	MORENO VALLI	CA	92553-183	BIRTS, CYNTHIA (REN	219.65
8363	291532025	3	684277	DURHAM, EUGENE	22820	WIMPOLE ST	MORENO VALLI	CA	92553-183	DURHAM, EUGENE	269.40
4721	291533011	3	684277	KAPUR, JUSTIN	22729	WIMPOLE ST	MORENO VALLI	CA	92553-183	KAPUR, JUSTIN	293.93
6200	291533019	1	684277	KUMAR, ARUN (RENT)	22750	BROMPTON ST	MORENO VALLI	CA	92553-180	KUMAR, ARUN (RENT	211.78
6899	291533022	3	684277	OMORUYI, GENEVIEVE (RENT)	22780	BROMPTON ST	MORENO VALLI	CA	92553-180	OMORUYI, GENEVIEV	285.50
1366	291535002	1	684277	CURRIE, GORDON	22721	BROMPTON ST	MORENO VALLI	CA	92553-180	CURRIE, GORDON	346.01
2323	291535005	4	684277	FERNANDEZ, NATALIE	22691	BROMPTON ST	MORENO VALLI	CA	92553-183	FERNANDEZ, NATALIE	316.49
7269	291535008	7	684277	SUMMNONES, CLAUDIA (RENT)	12939	GERRARD ST	MORENO VALLI	CA	92553-184	SUMMNONES, CLAUI	106.78
6812	291535011	9	684277	BUI, THUY T	12909	GERRARD ST	MORENO VALLI	CA	92553-184	BUI, THUY T	144.30
4162	291536004	6	684277	FORDHAM, LAQUITTA	12809	GERRARD ST	MORENO VALLI	CA	92553-184	FORDHAM, LAQUITTA	336.57
2427	291536006	8	684277	BALL, ULYIOUS	12789	GERRARD ST	MORENO VALLI	CA	92553-184	BALL, ULYIOUS	178.02
856	291537001	6	684277	EVANS, HAROLD	22680	DOWNING ST	MORENO VALLI	CA	92553-187	EVANS, HAROLD	38.84
816	291537002	7	684277	WEATHERSPOON, SARA	22690	DOWNING ST	MORENO VALLI	CA	92553-187	WEATHERSPOON, SAI	316.49
3390	291538001	9	684277	TELLEZ, MIRIAM	22729	DOWNING ST	MORENO VALLI	CA	92553-187	TELLEZ, MIRIAM	103.10
4192	291538007	5	684277	WILLIAMS, ELISE ANN	22789	DOWNING ST	MORENO VALLI	CA	92553-187	WILLIAMS, ELISE ANN	301.24
8916	291538014	1	684277	ORTEGA, ANNA (RENT)	12830	TIVERTON CT	MORENO VALLI	CA	92553-187	ORTEGA, ANNA (REN	271.97
8399	291538019	6	684277	VITELA, YVETTE (RENT)	12829	TIVERTON CT	MORENO VALLI	CA	92553-187	VITELA, YVETTE (REN	403.35
2326	291538020	6	684277	TATE, KEVIN	12839	TIVERTON CT	MORENO VALLI	CA	92553-187	TATE, KEVIN	316.49
8684	291541012	9	684277	PHAM, TAN VAN AND TUYET (OW	12770	PAN AM BLVD	MORENO VALLI	CA	92553-180	PHAM, TAN VAN AND	381.90
8950	291541020	6	684277	REYES, GRISEL (RENT)	12850	PAN AM BLVD	MORENO VALLI	CA	92553-180	REYES, GRISEL (RENT)	165.99
6711	291541022	8	684277	JACUINDE, CELSO (OWNR)	12870	PAN AM BLVD	MORENO VALLI	CA	92553-180	JACUINDE, CELSO (OV	310.08
1104	291541026	2	684277	BUSTOS, MARIA	12910	PAN AM BLVD	MORENO VALLI	CA	92553-180	BUSTOS, MARIA	432.46
1015	291541032	7	684277	BLUCHE, LUIS	22900	BROMPTON ST	MORENO VALLI	CA	92553-184	BLUCHE, LUIS	134.76
947	291541036	1	684277	OLAIZ, RAUL	22940	BROMPTON ST	MORENO VALLI	CA	92553-184	OLAIZ, RAUL	306.92
6381	291541041	5	684277	HUESO, JOANNE (OWNR)	22971	BROMPTON ST	MORENO VALLI	CA	92553-180	HUESO, JOANNE (OW	296.98
5926	291543001	5	684277	MARTINEZ, MAYRA (RENT)	22869	WIMPOLE ST	MORENO VALLI	CA	92553-183	MARTINEZ, MAYRA (F	136.52
1722	291551004	3	684277	JONES, MARIA MYRIAM	22620	DOWNING ST	MORENO VALLI	CA	92553-181	JONES, MARIA MYRIA	316.49
673	291552002	4	684277	TARTAGLIA, LOUIS A	22659	DOWNING ST	MORENO VALLI	CA	92553-181	TARTAGLIA, LOUIS A	314.21
827	291552006	8	684277	CENTENO, JAVIER	12780	PEMBRIDGE DR	MORENO VALLI	CA	92553-181	CENTENO, JAVIER	314.21
5016	291552008	0	684277	SALMAN, CLAUDIA (RENT)	12800	PEMBRIDGE DR	MORENO VALLI	CA	92553-185	SALMAN, CLAUDIA (R	317.06
699	291552013	4	684277	PRICE, MIKE R	12799	NORWICH CT	MORENO VALLI	CA	92553-186	PRICE, MIKE R	405.46
5097	291552015	6	684277	AZZU, ANNE (OWNR)	12800	NORWICH CT	MORENO VALLI	CA	92553-187	AZZU, ANNE (OWNR)	368.73
689	291552016	7	684277	MERCHANT, HOWARD	12810	NORWICH CT	MORENO VALLI	CA	92553-187	MERCHANT, HOWARI	316.49
8747	291552017	8	684277	LAPRAIRIE, FERN (OWNR)	12820	NORWICH CT	MORENO VALLI	CA	92553-187	LAPRAIRIE, FERN (OW	309.62
697	291553006	1	684277	KUNARD, NANCY	22629	PARKHAM ST	MORENO VALLI	CA	92553-186	KUNARD, NANCY	317.06
1455	291553009	4	684277	SAAVEDRA, RICH (OWNR)	22650	CHELSEA ST	MORENO VALLI	CA	92553-187	SAAVEDRA, RICH (OW	91.47
6991	291553020	3	684277	VILAN, MARK (RENT)	22620	SOUTHWALK ST	MORENO VALLI	CA	92553-182	VILAN, MARK (RENT)	175.77
6572	291553023	6	684277	PEREZ, JIMMY (OWNR)	22650	SOUTHWALK ST	MORENO VALLI	CA	92553-182	PEREZ, JIMMY (OWNI	228.48
1761	291555004	5	684277	ELLINGTON, LEROY	12869	PEMBRIDGE DR	MORENO VALLI	CA	92553-186	ELLINGTON, LEROY	285.31
6716	291562002	5	684277	ROBERTS, RUTH (OWNR)	22561	BARONS CT	MORENO VALLI	CA	92553-185	ROBERTS, RUTH (OWI	83.63
4367	291562008	1	684277	DO, DUC (OWNR)	22500	GREENWICH CT	MORENO VALLI	CA	92553-182	DO, DUC (OWNR)	174.28
578	291562017	9	684277	NELSON, MAUREEN	22490	SOUTHWALK ST	MORENO VALLI	CA	92553-182	NELSON, MAUREEN	316.49
641	291562027	8	684277	VIALPANDO, PHIL	12840	BRITTANIA CT	MORENO VALLI	CA	92553-184	VIALPANDO, PHIL	317.06
5475	291563002	8	684277	EDMAN, LATANYA (RENT)	22519	SOUTHWALK ST	MORENO VALLI	CA	92553-182	EDMAN, LATANYA (RI	237.14
1087	291563003	9	684277	BENITO, SALVADOR AND CATALI	22529	SOUTHWALK ST	MORENO VALLI	CA	92553-182	BENITO, SALVADOR A	56.81
6459	291563004	0	684277	NGUYEN, KHANH	22539	SOUTHWALK ST	MORENO VALLI	CA	92553-182	NGUYEN, KHANH	289.82
6038	291563006	2	684277	MONROE, LISA (RENT)	22559	SOUTHWALK ST	MORENO VALLI	CA	92553-182	MONROE, LISA (RENT	299.22
7036	291581002	4	684277	MARLZONAZO, CRISEL (RENT)	13011	ACACIA AVE	MORENO VALLI	CA	92553-690	MARLZONAZO, CRISE	317.06
7030	291582014	8	684277	CAMPBELL, RAMONA (RENT)	13105	ARBOR PARK LN	MORENO VALLI	CA	92553-690	CAMPBELL, RAMONA	317.06
8671	291582016	0	684277	HOLLINS, SHAUNTE (RENT)	22238	SILVERBELL LN	MORENO VALLI	CA	92553-692	HOLLINS, SHAUNTE (F	326.38
7014	291582017	1	684277	BRUNO, FRANLYN AND TERRI (RE	22228	SILVERBELL LN	MORENO VALLI	CA	92553-692	BRUNO, FRANLYN AN	317.06
4551	291582018	2	684277	GANDY, MWADEYI	22218	SILVERBELL LN	MORENO VALLI	CA	92553-692	GANDY, MWADEYI	178.66
5959	291582026	9	684277	DOUGLAS, SYLVIA (RENT)	13096	HONEYLOCUST AVE	MORENO VALLI	CA	92553-692	DOUGLAS, SYLVIA (RE	329.09
6540	291583009	7	684277	BURNS, ENID (RENT)	22359	SUMMER HOLLY AVE	MORENO VALLI	CA	92553-691	BURNS, ENID (RENT)	301.46
5634	291583012	9	684277	MINNIFIELD, TREVA (RENT)	22373	SUMMER HOLLY AVE	MORENO VALLI	CA	92553-691	MINNIFIELD, TREVA (I	94.86
8873	291583018	5	684277	CABALLERO, CARLOS (RENT)	22320	SUMMER HOLLY AVE	MORENO VALLI	CA	92553-691	CABALLERO, CARLOS	287.52
3047	291583030	5	684277	VILLALOBOS, SHERYL	22253	SUMMER HOLLY AVE	MORENO VALLI	CA	92553-691	VILLALOBOS, SHERYL	317.06
6120	291584008	9	684277	PORTER, JAMES (RENT)	22237	SILVERBELL LN	MORENO VALLI	CA	92553-692	PORTER, JAMES (REN	36.44
2722	291610008	9	684277	ENRIQUEZ, ARACELI	13191	YELLOWWOOD ST	MORENO VALLI	CA	92553-694	ENRIQUEZ, ARACELI	63.40
2798	291610011	1	684277	CRUZ, JULIO	13167	YELLOWWOOD ST	MORENO VALLI	CA	92553-694	CRUZ, JULIO	213.59

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5172	291610017	7	684277	TURNER, AIDEE	13119	YELLOWWOOD ST	MORENO VALLI	CA	92553-694	TURNER, AIDEE	58.56
4217	291610020	9	684277	MCADORY, LETARDY	13122	YELLOWWOOD ST	MORENO VALLI	CA	92553-694	MCADORY, LETARDY	643.38
2647	291611004	8	684277	REED, ANTHONY	13177	ACACIA AVE	MORENO VALLI	CA	92553-691	REED, ANTHONY	317.06
3903	291612005	2	684277	SANCHEZ, JUAN (OWNR)	22199	EMPRESS ST	MORENO VALLI	CA	92553-693	SANCHEZ, JUAN (OWI	698.67
3644	291613001	1	684277	EVERETT, MARLENE	22165	EMPRESS ST	MORENO VALLI	CA	92553-693	EVERETT, MARLENE	330.90
9477	291613005	5	684277	ASCENCIO, MARIA LOZANO (OWI	22205	EMPRESS ST	MORENO VALLI	CA	92553-693	ASCENCIO, MARIA LO	206.77
4043	291613008	8	684277	CAGUIM BAGA, RACHEL	13250	EMPRESS ST	MORENO VALLI	CA	92553-693	CAGUIM BAGA, RACH	371.16
2704	291613012	1	684277	VALDIVIA, ELVIA	13218	EMPRESS ST	MORENO VALLI	CA	92553-693	VALDIVIA, ELVIA	316.49
3534	291613017	6	684277	PINEDA, LUPE	22200	EMPRESS ST	MORENO VALLI	CA	92553-693	PINEDA, LUPE	302.64
6784	291613026	4	684277	LARA, TERESA AND HERRERA, ALI	22203	SWEETGUM AVE	MORENO VALLI	CA	92553-692	LARA, TERESA AND HI	193.80
2648	291614003	6	684277	SEYOUM, TAMRAT AND AIDA	22224	SWEETGUM AVE	MORENO VALLI	CA	92553-692	SEYOUM, TAMRAT AI	50.00
2654	291614007	0	684277	GUERRERO DE CASILLAS, ANA	22184	SWEETGUM AVE	MORENO VALLI	CA	92553-692	GUERRERO DE CASILL	316.49
9180	291615014	9	684277	WILLIAMS, LATONYA (OWNR)	22322	LILAC CT	MORENO VALLI	CA	92553-694	WILLIAMS, LATONYA	220.40
7697	291620006	8	684277	MARSHALL, TAMMY (RENT)	22491	DRACAEA AVE	MORENO VALLI	CA	92553-691	MARSHALL, TAMMY (	101.89
4991	291620014	5	684277	PEREZ, LISA (RENT)	22288	WITCHHAZEL AVE	MORENO VALLI	CA	92553-693	PEREZ, LISA (RENT)	292.15
6892	291620015	6	684277	DEL ROSARIO, ANN (RENT)	22278	WITCHHAZEL AVE	MORENO VALLI	CA	92553-693	DEL ROSARIO, ANN (R	80.88
4599	291620017	8	684277	HERNANDEZ, WALTER J (OWNR)	13372	HICKORY WAY	MORENO VALLI	CA	92553-693	HERNANDEZ, WALTEI	343.27
6833	291620022	2	684277	WHITE, MARLON AND BRIDGET	13338	HICKORY WAY	MORENO VALLI	CA	92553-693	WHITE, MARLON ANI	306.92
4372	291620023	3	684277	LOPEZ, ELIDIA	13332	HICKORY WAY	MORENO VALLI	CA	92553-693	LOPEZ, ELIDIA	106.78
7344	291621003	8	684277	GUILLEN, CORI (RENT)	13377	HICKORY WAY	MORENO VALLI	CA	92553-693	GUILLEN, CORI (RENT	141.78
6994	291622001	9	684277	RAYA, ZEFERINO AND ELENA (REI	13305	CHERRYLAUREL AVE	MORENO VALLI	CA	92553-691	RAYA, ZEFERINO AND	55.06
5243	291622002	0	684277	CHADWICK, TAMI AND MICHAEL	13315	CHERRYLAUREL AVE	MORENO VALLI	CA	92553-691	CHADWICK, TAMI AN	167.06
6005	291622013	0	684277	MALDONADO, LUIS (RENT)	22174	WITCHHAZEL AVE	MORENO VALLI	CA	92553-693	MALDONADO, LUIS (F	213.16
6951	291622015	2	684277	MADRIGAL, CHRIS AND BRITTAN	22158	WITCHHAZEL AVE	MORENO VALLI	CA	92553-693	MADRIGAL, CHRIS AN	226.29
8223	291622027	3	684277	RUIZ, LORENZO (OWNR)	22086	WITCHHAZEL AVE	MORENO VALLI	CA	92553-694	RUIZ, LORENZO (OWI	171.28
2728	291623014	4	684277	AMER, NORMINIE	22235	WITCHHAZEL AVE	MORENO VALLI	CA	92553-694	AMER, NORMINIE	306.35
6425	291623023	2	684277	ALVAREZ, SANDY (OWNR)	13306	SOURWOOD AVE	MORENO VALLI	CA	92553-695	ALVAREZ, SANDY (OW	122.15
8787	291623027	6	684277	HERNANDEZ, JOSE (OWNR)	13346	SOURWOOD AVE	MORENO VALLI	CA	92553-695	HERNANDEZ, JOSE (O	84.08
6602	291623030	8	684277	BARAJAS, JORGE	13376	SOURWOOD AVE	MORENO VALLI	CA	92553-695	BARAJAS, JORGE	602.91
4555	291623032	0	684277	BUTANDA, LEIDI	13396	SOURWOOD AVE	MORENO VALLI	CA	92553-695	BUTANDA, LEIDI	238.17
6006	291623039	7	684277	DANG, KEITH	22031	GOLDENCHAIN ST	MORENO VALLI	CA	92553-695	DANG, KEITH	356.66
8615	291623058	4	684277	THOMAS, DESERIE (RENT)	22016	WITCHHAZEL AVE	MORENO VALLI	CA	92553-694	THOMAS, DESERIE (RI	93.41
8194	291623060	5	684277	PAFUNDI, AMBER (RENT)	22032	WITCHHAZEL AVE	MORENO VALLI	CA	92553-694	PAFUNDI, AMBER (RE	272.78
2853	291624002	6	684277	TRIGO, ROMAN AND SUSANA	22019	WITCHHAZEL AVE	MORENO VALLI	CA	92553-694	TRIGO, ROMAN AND :	154.57
3962	291624019	2	684277	CONTRERAS, FERNANDO AND LI	22050	GOLDENCHAIN ST	MORENO VALLI	CA	92553-695	CONTRERAS, FERNAN	41.98
2930	291624024	6	684277	VILLANUEVA, JESUS	22017	MIMOSA LN	MORENO VALLI	CA	92553-695	VILLANUEVA, JESUS	316.49
5422	291624034	5	684277	TORRES, EDDIE (OWNR)	22046	MIMOSA LN	MORENO VALLI	CA	92553-695	TORRES, EDDIE (OWN	290.44
5060	291625003	0	684277	DESANTO, ANTHONY	13321	MIMOSA LN	MORENO VALLI	CA	92553-695	DESANTO, ANTHONY	593.24
7691	291631028	2	684277	DANIEL, CHRIS (RENT)	13402	HAWTHORN AVE	MORENO VALLI	CA	92553-698	DANIEL, CHRIS (RENT	107.36
2860	291632001	0	684277	MERRILL, DONALD AND CRYSTAL	13449	ARBOR PARK LN	MORENO VALLI	CA	92553-696	MERRILL, DONALD AN	412.76
4260	291632011	9	684277	KIZLER, MELODY	22307	BLACK GUM ST	MORENO VALLI	CA	92553-696	KIZLER, MELODY	312.32
2872	291632015	3	684277	RIVERA, SYLVIA	22347	BLACK GUM ST	MORENO VALLI	CA	92553-696	RIVERA, SYLVIA	316.49
5999	291633015	6	684277	POUNCY, FRANK	13456	ARBOR PARK LN	MORENO VALLI	CA	92553-696	POUNCY, FRANK	176.99
2881	291633016	7	684277	MARTIN, TAMMERA	13444	ARBOR PARK LN	MORENO VALLI	CA	92553-696	MARTIN, TAMMERA	314.79
4442	291633019	0	684277	GARIA, DAISY	13427	GLORYBOWER ST	MORENO VALLI	CA	92553-698	GARIA, DAISY	213.69
3058	291634003	8	684277	RODRIGUEZ, ESTHER	13456	GLORYBOWER ST	MORENO VALLI	CA	92553-698	RODRIGUEZ, ESTHER	39.07
6930	291634005	0	684277	LEVESTON, STEPHANIE (RENT)	13436	GLORYBOWER ST	MORENO VALLI	CA	92553-698	LEVESTON, STEPHANI	133.07
8314	291634006	1	684277	VEAL, HENRY (RENT)	22361	WITCHHAZEL AVE	MORENO VALLI	CA	92553-698	VEAL, HENRY (RENT)	283.88
2911	291634012	6	684277	FARROW, MARILYN	22436	BLACK GUM ST	MORENO VALLI	CA	92553-696	FARROW, MARILYN	409.86
5309	291635023	9	684277	HALL, LAQUIDA (RENT)	22387	BLACK GUM ST	MORENO VALLI	CA	92553-696	HALL, LAQUIDA (RENT	584.99
6019	291635040	4	684277	CORREA, LESLIE (RENT)	13430	HAWTHORN AVE	MORENO VALLI	CA	92553-698	CORREA, LESLIE (REN	286.89
3219	291636002	3	684277	KHAN, NAEEM	22321	HAWTHORN AVE	MORENO VALLI	CA	92553-698	KHAN, NAEEM	317.06
4636	291636004	5	684277	FERNANDEZ, VINCENT F	22349	HAWTHORN AVE	MORENO VALLI	CA	92553-698	FERNANDEZ, VINCEN	99.72
9204	291636005	6	684277	FRENCH, NATASHA (RENT)	22367	HAWTHORN AVE	MORENO VALLI	CA	92553-698	FRENCH, NATASHA (R	214.42
3087	291636020	9	684277	GORDILLO, YESENIA	13429	HAWTHORN AVE	MORENO VALLI	CA	92553-698	GORDILLO, YESENIA	317.06
3086	291636028	7	684277	BURNS, LISA AND MATTHEW	22426	WITCHHAZEL AVE	MORENO VALLI	CA	92553-697	BURNS, LISA AND MA	152.42
3958	291636042	9	684277	VALDEZ, RAFAEL	22314	WITCHHAZEL AVE	MORENO VALLI	CA	92553-698	VALDEZ, RAFAEL	317.06
2957	291641003	0	684277	COXSEY, JAMES	13296	SNOWBELL LN	MORENO VALLI	CA	92553-696	COXSEY, JAMES	316.49
5679	291641005	2	684277	OWENS, ALEXZANDRIA (RENT)	13320	SNOWBELL LN	MORENO VALLI	CA	92553-696	OWENS, ALEXZANDRI	413.60
4909	291641010	6	684277	GONZALEZ, FRANCISCO (RENT)	13329	SASSAFRAS ST	MORENO VALLI	CA	92553-697	GONZALEZ, FRANCISC	144.80
6857	291641011	7	684277	VALENZUELA, CONSUELO (RENT)	13317	SASSAFRAS ST	MORENO VALLI	CA	92553-697	VALENZUELA, CONSU	199.44
7411	291642003	3	684277	RAMOS, LORENA (OWNR)	13330	SASSAFRAS ST	MORENO VALLI	CA	92553-697	RAMOS, LORENA (OW	186.92
8591	291671010	9	684277	VILLEGAS, JORGE (OWNR)	22319	YORKE RD	MORENO VALLI	CA	92553-204	VILLEGAS, JORGE (OW	348.62
4457	291671023	1	684277	MORRIS, YOLANDA	22344	YORKE RD	MORENO VALLI	CA	92553-204	MORRIS, YOLANDA	133.28
4567	291671032	9	684277	FUENTES, YVAN	22321	ECHO PARK WAY	MORENO VALLI	CA	92553-204	FUENTES, YVAN	41.90
4568	291671038	5	684277	OSUNA, BILLY	22322	ECHO PARK WAY	MORENO VALLI	CA	92553-204	OSUNA, BILLY	314.21
4705	291671044	0	684277	HENRY-CORNILIUS, ROMULDA	22369	ECHO PARK WAY	MORENO VALLI	CA	92553-204	HENRY-CORNILIUS, R(	264.21
5170	291671055	0	684277	GARCIA, MARIBEL (OWNR)	13074	ZENITH WAY	MORENO VALLI	CA	92553-204	GARCIA, MARIBEL (OV	60.11
5158	291671058	3	684277	NEAL, LYNNE (OWNR)	13050	ZENITH WAY	MORENO VALLI	CA	92553-204	NEAL, LYNNE (OWNR)	317.06
6685	291671066	0	684277	ROLDAN, RICK (RENT)	13073	ZENITH WAY	MORENO VALLI	CA	92553-204	ROLDAN, RICK (RENT)	306.92
5226	291671071	4	684277	MATA, IMELDA (OWNR)	22378	REGENTS PARK LN	MORENO VALLI	CA	92553-203	MATA, IMELDA (OWI	139.82
1583	292021003	1	684277	SPENCER, LAVON	12774	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-595	SPENCER, LAVON	412.76
2359	292021004	2	684277	BAPTISTE, KANDACE	12780	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-595	BAPTISTE, KANDACE	316.49
2392	292022003	4	684277	GOMEZ, GILARDO	12757	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-595	GOMEZ, GILARDO	435.82
1646	292022010	0	684277	DILLARD, BRIDGETTE	12799	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-595	DILLARD, BRIDGETTE	412.76
5543	292022012	2	684277	GOMEZ, MARIA (RENT)	23146	DONAHUE CT	MORENO VALLI	CA	92553-520	GOMEZ, MARIA (REN	88.41

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2172	292022016	6	684277	VASQUEZ, MARTHA	12548	PENSKE ST	MORENO VALLI	CA	92553-520	VASQUEZ, MARTHA	83.63
8780	292022017	7	684277	MARTIN, SOLADAD (RENT)	12540	PENSKE ST	MORENO VALLI	CA	92553-520	MARTIN, SOLADAD (R	304.08
1445	292022024	3	684277	FIERRO, AUDREY	12504	PENSKE ST	MORENO VALLI	CA	92553-520	FIERRO, AUDREY	414.42
1337	292022025	4	684277	RENTERIA, ROMAN	12501	ANDRETTI ST	MORENO VALLI	CA	92553-520	RENTERIA, ROMAN	412.76
199	292022026	5	684277	GREEN, STANLEY AND JOYCE	12507	ANDRETTI ST	MORENO VALLI	CA	92553-520	GREEN, STANLEY AND	172.14
4531	292022034	2	684277	ALVAREZ, ANDREA	12567	ANDRETTI ST	MORENO VALLI	CA	92553-520	ALVAREZ, ANDREA	314.21
8164	292022039	7	684277	CASIQUE, RICARDO (RENT)	12597	ANDRETTI ST	MORENO VALLI	CA	92553-520	CASIQUE, RICARDO (R	225.86
7560	292023003	7	684277	BOGAN, ROBERT (RENT)	12636	ANDRETTI ST	MORENO VALLI	CA	92553-526	BOGAN, ROBERT (REN	203.86
7492	292023008	2	684277	CORONEL, ADOLFO (RENTER)	12578	ANDRETTI ST	MORENO VALLI	CA	92553-520	CORONEL, ADOLFO (R	310.61
1698	292023012	5	684277	GONZALES, MIGUEL	12516	ANDRETTI ST	MORENO VALLI	CA	92553-520	GONZALES, MIGUEL	316.49
8152	292023019	2	684277	CLAIRE, TERESA (RENT)	12565	PENSKE ST	MORENO VALLI	CA	92553-520	CLAIRE, TERESA (REN	296.98
4784	292023020	2	684277	MORENO, LEONARDO	12579	PENSKE ST	MORENO VALLI	CA	92553-520	MORENO, LEONARDO	89.21
7273	292023022	4	684277	OCHOA, JOSE J	12603	PENSKE ST	MORENO VALLI	CA	92553-526	OCHOA, JOSE J	317.17
8918	292031010	8	684277	CHAVEZ, OFMARA (RENT)	23239	PARK VALLEY DR	MORENO VALLI	CA	92553-592	CHAVEZ, OFMARA (RE	271.97
4744	292031015	3	684277	OCHOA, MARIO	12824	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-596	OCHOA, MARIO	314.21
4140	292031017	5	684277	PULIDO, LAURA	12836	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-596	PULIDO, LAURA	510.63
7385	292032014	5	684277	GONZALEZ, DANIEL AND MARIBE	23110	GURNEY PL	MORENO VALLI	CA	92553-520	GONZALEZ, DANIEL A	224.33
7123	292033005	0	684277	GARCIA, HIDELINA (OWNR)	12621	PENSKE ST	MORENO VALLI	CA	92553-526	GARCIA, HIDELINA (O	206.74
7853	292034006	4	684277	CAFFEY, LINDA (RENT)	12699	PENSKE ST	MORENO VALLI	CA	92553-521	CAFFEY, LINDA (RENT	296.98
9169	292035003	4	684277	ORDONEZ, LUIS	12679	ANDRETTI ST	MORENO VALLI	CA	92553-520	ORDONEZ, LUIS	134.76
7278	292035008	9	684277	MEAD, ROBIN (RENT)	12715	ANDRETTI ST	MORENO VALLI	CA	92553-525	MEAD, ROBIN (RENT)	34.03
1011	292041001	1	684277	GUTIERREZ, ROGACIANO	12727	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-595	GUTIERREZ, ROGACIA	317.06
1350	292041005	5	684277	SEGURA, ROBIN (RENT)	12681	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	SEGURA, ROBIN (REN	316.49
2364	292041008	8	684277	MENDOZA, MARIA (RENT)	12651	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	MENDOZA, MARIA (R	97.79
1110	292041009	9	684277	SALES, MELBA	12641	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	SALES, MELBA	409.37
5348	292042001	4	684277	MC ALISTER, JULIE (OWNR)	23246	PARK VALLEY DR	MORENO VALLI	CA	92553-592	MC ALISTER, JULIE (O	106.92
2676	292042004	7	684277	WATKINS, BARBARA	12579	MEADOWGATE CIR	MORENO VALLI	CA	92553-590	WATKINS, BARBARA	97.13
9006	292042009	2	684277	HORVATH, JOE (RENT)	12593	SHADYBEND DR	MORENO VALLI	CA	92553-590	HORVATH, JOE (RENT	256.26
151	292042017	9	684277	THOMAS, RANDALL	12692	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-597	THOMAS, RANDALL	412.76
2547	292042018	0	684277	BURNETT, ELBERT	12708	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-595	BURNETT, ELBERT	306.35
3937	292043004	0	684277	THOMAS, EUNICESA (OWNR)	12581	SOFTWIND DR	MORENO VALLI	CA	92553-599	THOMAS, EUNICESA (	133.61
2766	292043016	1	684277	MARQUEZ, JUAN VICTOR	12614	SHADYBEND DR	MORENO VALLI	CA	92553-590	MARQUEZ, JUAN VICT	316.49
5571	292044002	1	684277	MARTINEZ, JESSE (OWNR)	12607	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-596	MARTINEZ, JESSE (OV	75.88
3511	292044003	2	684277	RAMIREZ, ELADIO	12595	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-599	RAMIREZ, ELADIO	307.38
3389	292044004	3	684277	DURAN, ANGELICA	12583	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-599	DURAN, ANGELICA	32.00
3938	292044005	4	684277	DIAZ, CATALINA (OWNR)	12571	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-599	DIAZ, CATALINA (OWI	261.60
1208	292045004	6	684277	VELASQUEZ, MARCELINO	12570	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-599	VELASQUEZ, MARCEL	316.49
7902	292051001	2	684277	NAJERA, FERNANDO (RENT)	12745	SHADYBEND DR	MORENO VALLI	CA	92553-599	NAJERA, FERNANDO (	398.13
5892	292051004	5	684277	WELDON, ANGELA (RENT)	12701	SHADYBEND DR	MORENO VALLI	CA	92553-599	WELDON, ANGELA (R	343.91
7863	292051008	9	684277	CAMPOS, MARIO (OWNR)	12655	SHADYBEND DR	MORENO VALLI	CA	92553-590	CAMPOS, MARIO (OW	306.38
2114	292051009	0	684277	MALDONADO, FIDEL	12643	SHADYBEND DR	MORENO VALLI	CA	92553-590	MALDONADO, FIDEL	164.81
1905	292051010	0	684277	HORNYAK, ALICIA	12627	SHADYBEND DR	MORENO VALLI	CA	92553-590	HORNYAK, ALICIA	316.49
1137	292051017	7	684277	ARLINE, MICHELLE	23260	MERRYGROVE CIR	MORENO VALLI	CA	92553-591	ARLINE, MICHELLE	510.63
3611	292051019	9	684277	JACKSON, AVA (OWNR)	23290	MERRYGROVE CIR	MORENO VALLI	CA	92553-591	JACKSON, AVA (OWN	412.76
5157	292051021	0	684277	AMAYA, MARIO (OWNR)	23305	MERRYGROVE CIR	MORENO VALLI	CA	92553-598	AMAYA, MARIO (OWI	69.65
162	292051025	4	684277	DUNCAN, RICK	23260	DEWDROP CIR	MORENO VALLI	CA	92553-598	DUNCAN, RICK	316.49
7562	292051030	8	684277	CAMACHO, ISRAEL AND GENOVE	23295	DEWDROP CIR	MORENO VALLI	CA	92553-590	CAMACHO, ISRAEL AN	377.81
2599	292051032	0	684277	MINA, IMELDA	23265	DEWDROP CIR	MORENO VALLI	CA	92553-590	MINA, IMELDA	297.57
4417	292052006	0	684277	SOLORIO, JAVIER	12685	SOFTWIND DR	MORENO VALLI	CA	92553-593	SOLORIO, JAVIER	150.53
1080	292052008	2	684277	MARTINEZ, JOAQUIN	12661	SOFTWIND DR	MORENO VALLI	CA	92553-593	MARTINEZ, JOAQUIN	355.85
9079	292052011	4	684277	GONZALES, SALVADOR (RENT)	12625	SOFTWIND DR	MORENO VALLI	CA	92553-593	GONZALES, SALVADO	235.32
4129	292052014	7	684277	ANGULO, TONY	12662	SHADYBEND DR	MORENO VALLI	CA	92553-590	ANGULO, TONY	316.49
3495	292052015	8	684277	ADAMS, HELEN (OWNR)	12650	SHADYBEND DR	MORENO VALLI	CA	92553-590	ADAMS, HELEN (OWN	413.60
2184	292052017	0	684277	HERNANDEZ, ERNESTO	12686	SHADYBEND DR	MORENO VALLI	CA	92553-590	HERNANDEZ, ERNEST	435.82
7180	292053005	2	684277	VACA, SUSANA	12674	SOFTWIND DR	MORENO VALLI	CA	92553-593	VACA, SUSANA	317.06
1232	292053008	5	684277	BULGER, DAVID	12704	SOFTWIND DR	MORENO VALLI	CA	92553-593	BULGER, DAVID	306.35
5492	292053012	8	684277	GILLETTE, SUZANNE (RENT)	12679	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-596	GILLETTE, SUZANNE (	306.92
272	292054013	2	684277	REDWINE, KAREN	12650	VALLEY MEADOWS DR	MORENO VALLI	CA	92553-599	REDWINE, KAREN	422.52
6835	292061017	8	684277	MEREDITH, JULIANA (RENT)	23145	SURTEES CT	MORENO VALLI	CA	92553-521	MEREDITH, JULIANA (	39.76
8200	292062005	0	684277	SALAZAR, ALEJANDRO (RENT)	12760	ANDRETTI ST	MORENO VALLI	CA	92553-525	SALAZAR, ALEJANDRO	86.27
3009	292072004	0	684277	MENDES, RITA	12937	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	MENDES, RITA	316.02
985	292072005	1	684277	DAVILA, RICK A	12943	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	DAVILA, RICK A	316.49
2316	292072008	4	684277	INMAN, SHERRI	12967	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	INMAN, SHERRI	316.49
2894	292072010	5	684277	DOMINGUEZ, BRENDA	12981	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-598	DOMINGUEZ, BRENDA	316.49
8105	292072012	7	684277	CARRILLO, SANDRA (RENT)	12994	ADELINE AVE	MORENO VALLI	CA	92553-594	CARRILLO, SANDRA (F	77.58
5822	292072018	3	684277	GILLIS, MICHAEL (OWNR)	12922	ADELINE AVE	MORENO VALLI	CA	92553-594	GILLIS, MICHAEL (OW	317.06
388	292081007	1	684277	SPENCER, MILDRED	12765	SHADYBEND DR	MORENO VALLI	CA	92553-599	SPENCER, MILDRED	815.37
2162	292082001	8	684277	OLIVARES, DANNY	12860	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-596	OLIVARES, DANNY	316.49
3703	292082002	9	684277	GONZALES, ANA (OWNR)	12866	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-596	GONZALES, ANA (OW	107.83
2306	292082003	0	684277	TAYLOR, ANTHONY	12870	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-596	TAYLOR, ANTHONY	205.89
4243	292082007	4	684277	OROSCO, LILIAN	12898	SUNNYMEADOWS DR	MORENO VALLI	CA	92553-596	OROSCO, LILIAN	316.49
2830	292082014	0	684277	TUNSTALL, EBENY AND CRAIG	12769	MEADBURY DR	MORENO VALLI	CA	92553-590	TUNSTALL, EBENY AN	316.49
6591	292083001	1	684277	HERNANDEZ, RAMIRO	23260	BROOKHAVEN DR	MORENO VALLI	CA	92553-591	HERNANDEZ, RAMIRO	154.91
5829	292083011	0	684277	BARNETT, DEBRA (RENT)	23323	OLD VALLEY DR	MORENO VALLI	CA	92553-565	BARNETT, DEBRA (RE	41.78
1075	292083012	1	684277	BURKS, ROBERT	23313	OLD VALLEY DR	MORENO VALLI	CA	92553-565	BURKS, ROBERT	412.76
3590	292084010	2	684277	HORTON, CARMEN	12867	VALLEY SPRINGS DR	MORENO VALLI	CA	92553-260	HORTON, CARMEN	386.30

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
868	292084011	3	684277	CANALES, JUAN	12853	VALLEY SPRINGS DR	MORENO VALLI	CA	92553-260	CANALES, JUAN	283.79
880	292084013	5	684277	RENDON, JAIME	23301	BROOKHAVEN DR	MORENO VALLI	CA	92553-592	RENDON, JAIME	316.49
4978	292091001	6	684277	TORRES, VANESSA	12794	SUNNYGLEN DR	MORENO VALLI	CA	92553-562	TORRES, VANESSA	316.49
1656	292091011	5	684277	GUZMAN, DAVID	12926	SUNNYGLEN DR	MORENO VALLI	CA	92553-563	GUZMAN, DAVID	316.49
7604	292091020	3	684277	RODRIGUEZ, FELICIA	23419	VALLEY RANCH DR	MORENO VALLI	CA	92553-592	RODRIGUEZ, FELICIA	285.54
5702	292092009	7	684277	VEGA, PATRICIA (RENT)	12940	VALLEY SPRINGS DR	MORENO VALLI	CA	92553-599	VEGA, PATRICIA (REN	206.78
2929	292092020	6	684277	MERCHANT LEE, VICTOR	12829	GLENMERE DR	MORENO VALLI	CA	92553-598	MERCHANT LEE, VICT	306.54
9125	292092021	7	684277	SUAREZ, OMERO AND ANGELICA	12815	GLENMERE DR	MORENO VALLI	CA	92553-598	SUAREZ, OMERO ANI	258.21
1143	292092022	8	684277	POLLARD, MARK	12816	GLENMERE DR	MORENO VALLI	CA	92553-598	POLLARD, MARK	212.57
686	292092026	2	684277	NGUYEN, GUY	12870	GLENMERE DR	MORENO VALLI	CA	92553-598	NGUYEN, GUY	414.42
778	292092045	9	684277	JOHNSON, JEFFREY	23421	OLD VALLEY DR	MORENO VALLI	CA	92553-565	JOHNSON, JEFFREY	316.49
8321	292092046	0	684277	DANIELS, KEVIN (RENT)	23401	OLD VALLEY DR	MORENO VALLI	CA	92553-565	DANIELS, KEVIN (REN	72.01
3432	292092051	4	684277	SANTOS, MARGIE	23343	OLD VALLEY DR	MORENO VALLI	CA	92553-565	SANTOS, MARGIE	281.70
5754	292093003	4	684277	GALLEGOS, JAVIER (RENT)	23440	OLD VALLEY DR	MORENO VALLI	CA	92553-565	GALLEGOS, JAVIER (RI	317.06
288	292093004	5	684277	ROCHA, ALBERT	23454	OLD VALLEY DR	MORENO VALLI	CA	92553-565	ROCHA, ALBERT	412.76
5912	292093007	8	684277	WILLIAMS, JENNIFER	23494	OLD VALLEY DR	MORENO VALLI	CA	92553-565	WILLIAMS, JENNIFER	190.88
1596	292094001	5	684277	MONTES, JUAN	12773	SOFTWIND DR	MORENO VALLI	CA	92553-594	MONTES, JUAN	205.89
3993	292111005	1	684277	HENRY, SUE	12718	FOXDALE DR	MORENO VALLI	CA	92553-560	HENRY, SUE	221.06
6957	292111027	1	684277	GODEA, GEORGINA (RENT)	23683	GAMMA ST	MORENO VALLI	CA	92553-563	GODEA, GEORGINA (F	270.56
8221	292112006	5	684277	ORTEGA, ADRIANA (RENT)	23694	GAMMA ST	MORENO VALLI	CA	92553-567	ORTEGA, ADRIANA (R	116.59
2533	292112007	6	684277	PENA, ANGELITA	23700	GAMMA ST	MORENO VALLI	CA	92553-563	PENA, ANGELITA	316.49
3017	292113002	4	684277	MARTIN, ERICA	12729	GORHAM ST	MORENO VALLI	CA	92553-562	MARTIN, ERICA	317.06
1574	292113018	9	684277	MAYA, DANIEL AND JUANA (OWI	12744	GORHAM ST	MORENO VALLI	CA	92553-567	MAYA, DANIEL AND J	306.35
9197	292113020	0	684277	PELAYO, JUAN (OWNR)	12731	DREW CT	MORENO VALLI	CA	92553-566	PELAYO, JUAN (OWNI	164.42
7141	292113021	1	684277	TRUONG, LINDA (OWNR)	12721	DREW CT	MORENO VALLI	CA	92553-566	TRUONG, LINDA (OW	171.28
842	292113024	4	684277	FREES, LARRY	12683	DREW CT	MORENO VALLI	CA	92553-561	FREES, LARRY	316.49
537	292113028	8	684277	ARMAS, JOSE (OWNR)	12644	DREW CT	MORENO VALLI	CA	92553-561	ARMAS, JOSE (OWNR	81.14
7683	292113031	0	684277	GONZALEZ, JOSE J MONTELONGO	12682	DREW CT	MORENO VALLI	CA	92553-561	GONZALEZ, JOSE J MO	300.20
1745	292113044	2	684277	ANDREWS, MICHAEL	12655	FOXDALE DR	MORENO VALLI	CA	92553-560	ANDREWS, MICHAEL	317.06
2318	292121002	9	684277	SEROGGINS, STEVEN	12865	GORHAM ST	MORENO VALLI	CA	92553-560	SEROGGINS, STEVEN	316.49
7322	292122002	2	684277	DORATI, CICEY (RENT)	12844	CROSSMONT PL	MORENO VALLI	CA	92553-561	DORATI, CICEY (RENT	189.32
739	292122003	3	684277	CONTRERRAS, PEDRO AND PATTY	12854	CROSSMONT PL	MORENO VALLI	CA	92553-561	CONTRERRAS, PEDRO	134.76
1623	292122009	9	684277	BANKS, JERRY	12843	FOXDALE DR	MORENO VALLI	CA	92553-567	BANKS, JERRY	399.53
3936	292122010	9	684277	STOKES, CLINTON V	12829	FOXDALE DR	MORENO VALLI	CA	92553-567	STOKES, CLINTON V	212.25
8618	292123002	5	684277	HUDSON, CRASHAWN (RENT)	12831	ALONA ST	MORENO VALLI	CA	92553-561	HUDSON, CRASHAWN	331.92
1842	292123006	9	684277	AREDONDO, LILIA	12791	ALONA ST	MORENO VALLI	CA	92553-565	AREDONDO, LILIA	415.61
1190	292124008	4	684277	ROTHSCHILD, ALTHERESA	12850	ALONA ST	MORENO VALLI	CA	92553-566	ROTHSCHILD, ALTHER	317.06
4234	292126003	5	684277	HAMMTTON, KENNETH	12823	LATEEN DR	MORENO VALLI	CA	92553-562	HAMMTTON, KENNET	316.49
9395	292126015	6	684277	VASQUEZ, CHRISTIAN (OWNR)	12840	FOXDALE DR	MORENO VALLI	CA	92553-567	VASQUEZ, CHRISTIAN	152.04
3518	292127002	7	684277	MORALES, HEROLINDA	12675	CROSSMONT PL	MORENO VALLI	CA	92553-561	MORALES, HEROLIND	394.53
1486	292127005	0	684277	CARRILLO, VICTOR (OWNR)	23597	DAMIAN ST	MORENO VALLI	CA	92553-561	CARRILLO, VICTOR (O	88.92
7891	292127008	3	684277	GALLOWAY, MICHAEL(RENT)	23561	DAMIAN ST	MORENO VALLI	CA	92553-561	GALLOWAY, MICHAEL	58.72
4330	292127011	5	684277	WHITE, SHAYLIA (RENT)	12810	GORHAM ST	MORENO VALLI	CA	92553-560	WHITE, SHAYLIA (REN	313.18
2279	292127012	6	684277	CROMER, BEATRIZ	12820	GORHAM ST	MORENO VALLI	CA	92553-560	CROMER, BEATRIZ	316.49
5704	292127014	8	684277	HAINES, WANDA (RENT)	12844	GORHAM ST	MORENO VALLI	CA	92553-560	HAINES, WANDA (REI	251.73
4987	292127016	0	684277	LOZANO, NORBERTO	12870	GORHAM ST	MORENO VALLI	CA	92553-560	LOZANO, NORBERTO	510.63
6731	292127019	3	684277	DORSEY, DANIEL	12851	CROSSMONT PL	MORENO VALLI	CA	92553-561	DORSEY, DANIEL	206.14
5015	292131001	9	684277	MENDEZ, BILMA	12880	ALONA ST	MORENO VALLI	CA	92553-566	MENDEZ, BILMA	56.78
3126	292131009	7	684277	SANCHEZ, ALMA (OWNR)	12980	ALONA ST	MORENO VALLI	CA	92553-565	SANCHEZ, ALMA (OW	413.60
5988	292131010	7	684277	CELAYA, RENEE (OWNR)	12994	ALONA ST	MORENO VALLI	CA	92553-565	CELAYA, RENEE (OWI	301.15
3136	292132006	7	684277	SANKA, ANN	23662	MYSTIC CT	MORENO VALLI	CA	92553-561	SANKA, ANN	66.92
4048	292132011	1	684277	CASTILLO, VIVIAN	23663	MYSTIC CT	MORENO VALLI	CA	92553-561	CASTILLO, VIVIAN	422.52
5448	292132012	2	684277	DERRATT, MARLENA (RENT)	23653	MYSTIC CT	MORENO VALLI	CA	92553-561	DERRATT, MARLENA (	317.06
7639	292132014	4	684277	HEARN, BARBARA (RENT)	13136	GORHAM ST	MORENO VALLI	CA	92553-562	HEARN, BARBARA (RE	189.10
3334	292132015	5	684277	VERGARA, CESAR	13156	GORHAM ST	MORENO VALLI	CA	92553-562	VERGARA, CESAR	143.08
1804	292133002	6	684277	CASTILLO, ROSALBA	12908	CROSSMONT PL	MORENO VALLI	CA	92553-566	CASTILLO, ROSALBA	20.22
551	292133009	3	684277	CHAGOLLA, REBECCA	12935	FOXDALE DR	MORENO VALLI	CA	92553-560	CHAGOLLA, REBECCA	316.49
776	292134007	4	684277	BRAVO, LUIS R	12960	GORHAM ST	MORENO VALLI	CA	92553-567	BRAVO, LUIS R	216.49
8128	292134008	5	684277	RIOS, CHAD (RENT)	12955	CROSSMONT PL	MORENO VALLI	CA	92553-566	RIOS, CHAD (RENT)	217.62
674	292134010	6	684277	ROBERSON, AUBREY	12935	CROSSMONT PL	MORENO VALLI	CA	92553-566	ROBERSON, AUBREY	253.69
7943	292135005	5	684277	SANCHEZ,JENNIFER (RENT)	13135	GORHAM ST	MORENO VALLI	CA	92553-560	SANCHEZ,JENNIFER (F	350.40
9164	292135007	7	684277	GONZALEZ, ELENA (RENT)	13111	GORHAM ST	MORENO VALLI	CA	92553-560	GONZALEZ, ELENA (RI	134.76
4726	292135008	8	684277	CEGUERO, MARIA	13095	GORHAM ST	MORENO VALLI	CA	92553-560	CEGUERO, MARIA	314.21
5927	292135010	9	684277	CASTELLON, HECTOR RAYMOND	13071	GORHAM ST	MORENO VALLI	CA	92553-560	CASTELLON, HECTOR	67.06
3231	292135015	4	684277	SALAZAR, JUANA (OWNR)	13001	GORHAM ST	MORENO VALLI	CA	92553-560	SALAZAR, JUANA (OW	186.51
6468	292135016	5	684277	GOTTIEB, LAWRENCE (OWNR)	12991	GORHAM ST	MORENO VALLI	CA	92553-567	GOTTIEB, LAWRENCE	317.06
2058	292151009	9	684277	CERVANTES, ALFONSO	12695	SHAFFER CT	MORENO VALLI	CA	92553-568	CERVANTES, ALFONS(	316.49
2274	292151010	9	684277	TAYLOR, JUAN AND GENITA (OW	12700	SHAFFER CT	MORENO VALLI	CA	92553-563	TAYLOR, JUAN AND G	413.23
638	292151014	3	684277	KIM, CHUENG S	12748	SHAFFER CT	MORENO VALLI	CA	92553-563	KIM, CHUENG S	117.06
8634	292151020	8	684277	AZIZI, FARAMARZ (OWNR)	23939	GAMMA ST	MORENO VALLI	CA	92553-563	AZIZI, FARAMARZ (OV	208.84
3475	292151021	9	684277	BENITO, SAL	23927	GAMMA ST	MORENO VALLI	CA	92553-563	BENITO, SAL	317.06
2702	292151041	7	684277	DOZIER, GUY	12786	ARGO PL	MORENO VALLI	CA	92553-563	DOZIER, GUY	316.49
7791	292152004	7	684277	LUMPKIN, AMBER	23734	GAMMA ST	MORENO VALLI	CA	92553-563	LUMPKIN, AMBER	64.65
293	292152005	8	684277	SHUKLA, PRAVIN	23750	GAMMA ST	MORENO VALLI	CA	92553-563	SHUKLA, PRAVIN	316.49
170	292152023	4	684277	MARQUIS, JANE	23841	DONCASTER DR	MORENO VALLI	CA	92553-566	MARQUIS, JANE	316.49
5406	292152027	8	684277	VALASCO, COREY (OWNR)	23771	DONCASTER DR	MORENO VALLI	CA	92553-563	VALASCO, COREY (OW	90.86

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1786	292152028	9	684277	PEARSON, FONTAINE	23755	DONCASTER DR	MORENO VALLI	CA	92553-563	PEARSON, FONTAINE	317.06
5091	292152030	0	684277	GONZALEZ, SANDRA (RENT)	23721	DONCASTER DR	MORENO VALLI	CA	92553-563	GONZALEZ, SANDRA (	74.19
7941	292160014	1	684277	MENDEZ, YVONNE (RENT)	12425	LORAINE TER	MORENO VALLI	CA	92553-301	MENDEZ, YVONNE (R	350.51
7623	292181003	6	684277	WEATHERMAN, ERIC	23838	HEMLOCK AVE	MORENO VALLI	CA	92557-713	WEATHERMAN, ERIC	317.06
2646	292181008	1	684277	SOTELO, MAYRA	23848	HEMLOCK AVE	MORENO VALLI	CA	92557-714	SOTELO, MAYRA	178.72
3968	292181018	0	684277	TORRES, TRANSITO	23890	HEMLOCK AVE	MORENO VALLI	CA	92557-714	TORRES, TRANSITO	316.49
3236	292181019	1	684277	MARSHALL, DANIEL	23908	HEMLOCK AVE	MORENO VALLI	CA	92557-714	MARSHALL, DANIEL	583.52
563	292181029	0	684277	RIOS, JENNIE	12177	DEERWOOD LN	MORENO VALLI	CA	92557-710	RIOS, JENNIE	316.49
6499	292181032	2	684277	LEON, CRISTINE	12205	DEERWOOD LN	MORENO VALLI	CA	92557-710	LEON, CRISTINE	317.06
787	292181033	3	684277	BRUNSTON, DELORES	12225	DEERWOOD LN	MORENO VALLI	CA	92557-710	BRUNSTON, DELORES	317.06
8794	292191006	0	684277	DELAO, ESTER (RENT)	12058	POUTOUS CT	MORENO VALLI	CA	92557-814	DELAO, ESTER (RENT)	57.14
4711	292191010	3	684277	AREVALO, GUILLERMO AND LIZE	12022	POUTOUS CT	MORENO VALLI	CA	92557-814	AREVALO, GUILLERM	39.30
256	292191011	4	684277	AL-HAMD, GERYIS AND AUDREY (	12014	POUTOUS CT	MORENO VALLI	CA	92557-814	AL-HAMD, GERYIS AN	286.20
3671	292191013	6	684277	CARILLO, ELENA	12005	POUTOUS CT	MORENO VALLI	CA	92557-814	CARILLO, ELENA	316.49
2243	292191017	0	684277	CORDOVA, ALFREDO (OWNR)	12079	WEBB ST	MORENO VALLI	CA	92557-816	CORDOVA, ALFREDO (	199.45
6960	292192002	9	684277	HALEY, ARNITA (RENT)	23835	IRONWOOD AVE	MORENO VALLI	CA	92557-814	HALEY, ARNITA (RENT	317.06
3791	292192014	0	684277	GARCIA, JANET (RENT)	12125	KRISTEN CT	MORENO VALLI	CA	92557-714	GARCIA, JANET (RENT	52.79
2532	292192016	2	684277	PUGA, EDWARD	12118	WEBB ST	MORENO VALLI	CA	92557-814	PUGA, EDWARD	316.49
6289	292192020	5	684277	LOPEZ, MONICA (RENT)	12068	WEBB ST	MORENO VALLI	CA	92557-816	LOPEZ, MONICA (REN	182.27
8319	292192023	8	684277	BAKER, JOHN (RENT)	12028	WEBB ST	MORENO VALLI	CA	92557-816	BAKER, JOHN (RENT)	139.76
1064	292193009	9	684277	BROWN, RICHARD E AND MARY I	12124	KRISTEN CT	MORENO VALLI	CA	92557-714	BROWN, RICHARD E A	310.15
8468	292193010	9	684277	DELGADO, MARIA (RENT)	12123	DEERWOOD LN	MORENO VALLI	CA	92557-710	DELGADO, MARIA (RE	134.76
7925	292193018	7	684277	SOLIS, MANUEL(OWNR)	12076	DEERWOOD LN	MORENO VALLI	CA	92557-714	SOLIS, MANUEL(OWN	245.54
905	292193020	8	684277	CERDA, MARTHA	12094	DEERWOOD LN	MORENO VALLI	CA	92557-714	CERDA, MARTHA	128.12
8178	292201002	6	684277	GARCIA, VALICA (OWNR)	23661	IRONWOOD AVE	MORENO VALLI	CA	92557-810	GARCIA, VALICA (OWI	43.67
1571	292201004	8	684277	JONES, CHARLOTTE	23570	GARY CT	MORENO VALLI	CA	92557-816	JONES, CHARLOTTE	529.88
7058	292201006	0	684277	PERKINS, SHAWN	23660	GARY CT	MORENO VALLI	CA	92557-815	PERKINS, SHAWN	134.07
5788	292201008	2	684277	GUZMAN, VICTOR (OWNR)	12029	BAYLESS ST	MORENO VALLI	CA	92557-816	GUZMAN, VICTOR (O	385.95
667	292202001	8	684277	DE ROUEN, BARBARA	12121	ZINNIA ST	MORENO VALLI	CA	92557-820	DE ROUEN, BARBARA	317.06
454	292202003	0	684277	SMITH, TERRY	12101	ZINNIA ST	MORENO VALLI	CA	92557-820	SMITH, TERRY	234.14
7573	292202007	4	684277	BAILEY, SHERLON (RENT)	23555	JUDGE WARD CT	MORENO VALLI	CA	92557-821	BAILEY, SHERLON (RE	323.80
6374	292202013	9	684277	MARTINEZ,MERCEDS	12074	GRAHAM ST	MORENO VALLI	CA	92557-701	MARTINEZ,MERCEDS	232.08
187	292202014	0	684277	BAKER, CHRISTINE (OWNR)	12060	GRAHAM ST	MORENO VALLI	CA	92557-701	BAKER, CHRISTINE (O	1,019.71
9581	292202019	5	684277	BARAJAS, ADEELIN (OWNR)	23525	IRONWOOD AVE	MORENO VALLI	CA	92557-810	BARAJAS, ADEELIN (O	87.42
2410	292202020	5	684277	HAMBLETON, BRIAN	23553	IRONWOOD AVE	MORENO VALLI	CA	92557-810	HAMBLETON, BRIAN	224.93
1141	292202031	5	684277	PENA, PATRICIA	12081	ZINNIA ST	MORENO VALLI	CA	92557-820	PENA, PATRICIA	316.49
3825	292202032	6	684277	RUIZ, ROLANDO	23596	JUDGE WARD CT	MORENO VALLI	CA	92557-821	RUIZ, ROLANDO	316.49
3500	292202035	9	684277	URIBE, JOSE	23556	JUDGE WARD CT	MORENO VALLI	CA	92557-821	URIBE, JOSE	498.45
3890	292202042	5	684277	HENDRIX, ALONDA	12110	GRAHAM ST	MORENO VALLI	CA	92557-704	HENDRIX, ALONDA	605.10
4080	292202046	9	684277	SAMS, SUSANNE	12134	GRAHAM ST	MORENO VALLI	CA	92557-704	SAMS, SUSANNE	79.15
8912	292203006	6	684277	MEDINA, LUPITA (RENT)	12124	ZINNIA ST	MORENO VALLI	CA	92557-820	MEDINA, LUPITA (REI	63.35
2666	292205001	7	684277	CHAVEZ, JUAN	12124	BAYLESS ST	MORENO VALLI	CA	92557-816	CHAVEZ, JUAN	316.49
9338	292205007	3	684277	PETERKIN, AIMEE (OWNR)	12031	SWEGLES LN	MORENO VALLI	CA	92557-815	PETERKIN, AIMEE (OV	171.82
6121	292206004	3	684277	BUSTILLO, CINDY (RENT)	12043	POUTOUS CT	MORENO VALLI	CA	92557-814	BUSTILLO, CINDY (REI	55.27
5220	292206005	4	684277	HARRIS, MIKE (OWNR)	12051	POUTOUS CT	MORENO VALLI	CA	92557-814	HARRIS, MIKE (OWNR	106.39
2171	292206007	6	684277	BABARACO, MARJORIE	12067	POUTOUS CT	MORENO VALLI	CA	92557-814	BABARACO, MARJORI	323.61
2786	292206009	8	684277	RODRIGUEZ, JESUS AND LETICIA	12078	SWEGLES LN	MORENO VALLI	CA	92557-814	RODRIGUEZ, JESUS AI	316.49
5985	292206016	4	684277	TAIFAU, CARMELITA (RENT)	12016	SWEGLES LN	MORENO VALLI	CA	92557-814	TAIFAU, CARMELITA (	103.20
1511	292207001	3	684277	WILLIAMS, OZIE	12124	POUTOUS CT	MORENO VALLI	CA	92557-815	WILLIAMS, OZIE	316.49
4371	292212001	9	684277	CEBALLOS, PAUL E	12130	ZINNIA ST	MORENO VALLI	CA	92557-820	CEBALLOS, PAUL E	317.06
6607	292212003	1	684277	SESENA, MANUEL (RENT)	12156	ZINNIA ST	MORENO VALLI	CA	92557-820	SESENA, MANUEL (RE	317.06
885	292212011	8	684277	RAMJATTAN, DOREEN	23634	HEMLOCK AVE	MORENO VALLI	CA	92557-713	RAMJATTAN, DOREEI	355.85
467	292213004	5	684277	GIL, ALFONSO	12152	GRAHAM ST	MORENO VALLI	CA	92557-704	GIL, ALFONSO	316.49
2734	292213009	0	684277	ANDERSON, SHERRY L	12182	GRAHAM ST	MORENO VALLI	CA	92557-701	ANDERSON, SHERRY I	217.31
8458	292213019	9	684277	ANDRADE, ANASTASIO AND MOI	12201	ZINNIA ST	MORENO VALLI	CA	92557-820	ANDRADE, ANASTASI	212.62
2501	292213020	9	684277	GUTIERREZ, JOSE	12193	ZINNIA ST	MORENO VALLI	CA	92557-820	GUTIERREZ, JOSE	413.60
576	292213023	2	684277	SMITH, MILES	23595	NORRIS CIR	MORENO VALLI	CA	92557-821	SMITH, MILES	346.54
2051	292213027	6	684277	BARRETT, CHARLAVONNA	12131	ZINNIA ST	MORENO VALLI	CA	92557-820	BARRETT, CHARLAVO	316.49
8836	292221005	1	684277	RAMIREZ, ANNA (RENT)	23603	HEMLOCK AVE	MORENO VALLI	CA	92557-820	RAMIREZ, ANNA (REN	292.96
616	292221006	2	684277	TUTTLE, MICHAEL	23621	HEMLOCK AVE	MORENO VALLI	CA	92557-820	TUTTLE, MICHAEL	316.49
7776	292221007	3	684277	GRIFFITH, ANGELA (RENT)	23635	HEMLOCK AVE	MORENO VALLI	CA	92557-820	GRIFFITH, ANGELA (RI	196.98
7043	292221009	5	684277	ALMARIZ, RICARDO (OWNR)	23610	DAVID LN	MORENO VALLI	CA	92557-820	ALMARIZ, RICARDO ((	296.98
5219	292222008	7	684277	ANDRADE, VIRGINIA (RENT)	23663	HEMLOCK AVE	MORENO VALLI	CA	92557-711	ANDRADE, VIRGINIA (	51.03
571	292222010	8	684277	PAZEJ, CHRISTINE	23648	DAVID LN	MORENO VALLI	CA	92557-821	PAZEJ, CHRISTINE	316.49
8868	292222014	2	684277	PUENTES, GUADALUPE	23705	HEMLOCK AVE	MORENO VALLI	CA	92557-711	PUENTES, GUADALUP	126.42
5004	292222028	5	684277	AGUIRRE, MONICA	23551	DAVID LN	MORENO VALLI	CA	92557-820	AGUIRRE, MONICA	316.49
7356	292222031	7	684277	LIEHR, LINDA (RENT)	23521	DAVID LN	MORENO VALLI	CA	92557-820	LIEHR, LINDA (RENT)	48.80
1329	292222032	8	684277	VIVANCO, MARIA	23511	DAVID LN	MORENO VALLI	CA	92557-820	VIVANCO, MARIA	412.76
2009	292230014	7	684277	LOPEZ, MARTIN C	23610	FLIGHT ST	MORENO VALLI	CA	92553-300	LOPEZ, MARTIN C	316.49
6511	292271001	2	684277	EMERY, LLOYD (OWNR)	12017	BUCKTHORN DR	MORENO VALLI	CA	92557-701	EMERY, LLOYD (OWN	317.06
7748	292271004	5	684277	GONZALEZ, FRANCISCO (OWNR)	12049	BUCKTHORN DR	MORENO VALLI	CA	92557-701	GONZALEZ, FRANCISC	211.78
6450	292271008	9	684277	BELL, SHERICO AND STEVE (RENT	12087	BUCKTHORN DR	MORENO VALLI	CA	92557-701	BELL, SHERICO AND S	287.53
7758	292272004	8	684277	MORALES, HENRY	12046	RACKET CT	MORENO VALLI	CA	92557-701	MORALES, HENRY	280.54
5808	292272005	9	684277	ALVAREZ, TASHIA (RENT)	12036	RACKET CT	MORENO VALLI	CA	92557-701	ALVAREZ, TASHIA (RE	406.68
9518	292272006	0	684277	VIETELA, ANGELICA (OWNR)	12030	RACKET CT	MORENO VALLI	CA	92557-701	VIETELA, ANGELICA ((	117.25
1894	292272008	2	684277	LAROCHE, JAMES	12029	RACKET CT	MORENO VALLI	CA	92557-701	LAROCHE, JAMES	314.21

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
169	292272014	7	684277	MAGDALENO, ESTER	12078	BUCKTHORN DR	MORENO VALLI	CA	92557-701	MAGDALENO, ESTER	316.49
7304	292272016	9	684277	CABRERA, CHRISTAN (RENT)	12056	BUCKTHORN DR	MORENO VALLI	CA	92557-701	CABRERA, CHRISTAN	291.87
7873	296021001	7	684277	CAPARELLI, PAOLA (OWNR)	13011	BAGATELLE ST	MORENO VALLI	CA	92553-595	CAPARELLI, PAOLA (O	593.14
2463	296022004	3	684277	HARRIEL, ANDREA	13065	KOCHI DR	MORENO VALLI	CA	92553-597	HARRIEL, ANDREA	314.51
5138	296023006	8	684277	LOPEZ, NADEYA (RENT)	13096	KOCHI DR	MORENO VALLI	CA	92553-596	LOPEZ, NADEYA (REN	265.46
260	296024004	9	684277	RHODES, SERENE	23190	LENA ST	MORENO VALLI	CA	92553-597	RHODES, SERENE	316.49
2295	296025011	8	684277	SINGLETON, CHRISTINE	23174	MELINDA CT	MORENO VALLI	CA	92553-595	SINGLETON, CHRISTIN	549.10
1282	296025019	6	684277	ORTEGA, CARLOS	23215	MELINDA CT	MORENO VALLI	CA	92553-597	ORTEGA, CARLOS	208.25
7198	296025021	7	684277	ALVARADO, ELIZABETH (OWNR)	23191	MELINDA CT	MORENO VALLI	CA	92553-594	ALVARADO, ELIZABET	59.76
1223	296025024	0	684277	OWENS, ERNESTINE	23151	MELINDA CT	MORENO VALLI	CA	92553-594	OWENS, ERNESTINE	316.49
6760	296031002	9	684277	MORANA, STEPHANIE	13133	BAGATELLE ST	MORENO VALLI	CA	92553-595	MORANA, STEPHANIE	118.05
2065	296031003	0	684277	AMEZCUA, JUAN BENJAMIN	13143	BAGATELLE ST	MORENO VALLI	CA	92553-595	AMEZCUA, JUAN BEN	412.76
4168	296031013	9	684277	ESTER, M	23048	DRACAEA AVE	MORENO VALLI	CA	92553-327	ESTER, M	434.90
57	296032007	7	684277	SEARS, ROBERT	13177	KOCHI DR	MORENO VALLI	CA	92553-595	SEARS, ROBERT	316.49
9525	296032008	8	684277	STEVENS, JOSH (RENT)	13161	KOCHI DR	MORENO VALLI	CA	92553-595	STEVENS, JOSH (RENT	117.25
1971	296033007	0	684277	IBARRA, MARTHA	13214	KOCHI DR	MORENO VALLI	CA	92553-597	IBARRA, MARTHA	191.58
465	296033012	4	684277	GUILLEN, JOSIE	13211	ADELINE AVE	MORENO VALLI	CA	92553-594	GUILLEN, JOSIE	423.74
317	296033015	7	684277	PHILLIPS, ROBERT AND PATRICIA	13165	ADELINE AVE	MORENO VALLI	CA	92553-593	PHILLIPS, ROBERT AN	322.90
1958	296033016	8	684277	YUHASZ, DAN	13151	ADELINE AVE	MORENO VALLI	CA	92553-593	YUHASZ, DAN	280.54
7359	296034001	7	684277	BARNES, JAKI (RENT)	23244	DRACAEA AVE	MORENO VALLI	CA	92553-328	BARNES, JAKI (RENT)	415.61
91	296034011	6	684277	GORDON, GENEVA	23161	SHIDAY CT	MORENO VALLI	CA	92553-595	GORDON, GENEVA	205.89
336	296034021	5	684277	HALL, JOHN AND DARLENE	23202	SHIDAY CT	MORENO VALLI	CA	92553-597	HALL, JOHN AND DAR	316.49
4379	296034024	8	684277	PHILLIPS, LENA	23160	SHIDAY CT	MORENO VALLI	CA	92553-595	PHILLIPS, LENA	317.06
4123	296034039	2	684277	CERVANTES, JOSE	23174	DENVER CT	MORENO VALLI	CA	92553-592	CERVANTES, JOSE	448.74
3887	296034040	2	684277	MCADORY, MARY	23160	DENVER CT	MORENO VALLI	CA	92553-592	MCADORY, MARY	316.49
94	296041005	3	684277	FERDON, ROBERT	13053	TIERRA CANYON DR	MORENO VALLI	CA	92553-564	FERDON, ROBERT	316.49
7694	296041018	5	684277	ADAMS, MARIO (OWNR)	23321	LENA ST	MORENO VALLI	CA	92553-590	ADAMS, MARIO (OWI	273.06
246	296041021	7	684277	JIMENEZ, RICARDO	13062	VALLEY SPRINGS DR	MORENO VALLI	CA	92553-590	JIMENEZ, RICARDO	355.85
7415	296042013	3	684277	CASTILLO, LUIS (RENT)	13043	PAVILLION CT	MORENO VALLI	CA	92553-569	CASTILLO, LUIS (RENT	39.69
7737	296042017	7	684277	WILLIAMS, JAN (RENT)	13101	PAVILLION CT	MORENO VALLI	CA	92553-560	WILLIAMS, JAN (RENT	52.64
7869	296042020	9	684277	HARFORD, HEATHER (RENT)	13116	TIERRA CANYON DR	MORENO VALLI	CA	92553-561	HARFORD, HEATHER (	64.41
608	296042025	4	684277	THOM, DEBRA AND THOMAS	13064	TIERRA CANYON DR	MORENO VALLI	CA	92553-564	THOM, DEBRA AND T	64.65
7612	296042027	6	684277	BANUELOS, MONICA	13038	TIERRA CANYON DR	MORENO VALLI	CA	92553-564	BANUELOS, MONICA	242.47
493	296042029	8	684277	DOTY, BRIAN	13010	TIERRA CANYON DR	MORENO VALLI	CA	92553-564	DOTY, BRIAN	316.49
3493	296043006	0	684277	GAMEZ, JOSE AND OLGA	23353	LA MESA LN	MORENO VALLI	CA	92553-320	GAMEZ, JOSE AND OL	331.68
9274	296044004	1	684277	GALVEZ, RENE (RENT)	13101	ALEXIS DR	MORENO VALLI	CA	92553-326	GALVEZ, RENE (RENT)	238.12
2071	296045003	3	684277	SODKOMKUM, TERESA	23288	LENA ST	MORENO VALLI	CA	92553-594	SODKOMKUM, TERES	294.57
7250	296051007	6	684277	KELSEY, ALBERT (RENT)	13165	ALEXIS DR	MORENO VALLI	CA	92553-326	KELSEY, ALBERT (REN	315.67
1654	296052005	7	684277	STEPHENS, JODI	23338	VIDA CT	MORENO VALLI	CA	92553-321	STEPHENS, JODI	412.76
2670	296052007	9	684277	DURON, CARLOS	23364	VIDA CT	MORENO VALLI	CA	92553-321	DURON, CARLOS	316.49
941	296052022	2	684277	DEANDA, LORRIE	23365	PARK LANE CT	MORENO VALLI	CA	92553-324	DEANDA, LORRIE	314.21
7048	296052023	3	684277	CRAIN, TEFFANY (OWNR)	23353	PARK LANE CT	MORENO VALLI	CA	92553-324	CRAIN, TEFFANY (OW	316.41
6603	296052027	7	684277	HERNANDEZ, EMILIO (RENT)	23303	PARK LANE CT	MORENO VALLI	CA	92553-324	HERNANDEZ, EMILIO	317.06
516	296052033	2	684277	THURMAN, ROBERT	23338	DRACAEA AVE	MORENO VALLI	CA	92553-327	THURMAN, ROBERT	316.49
6955	296052048	6	684277	ORTEGA, TEMO(OWNR)	13189	TIERRA CANYON DR	MORENO VALLI	CA	92553-564	ORTEGA, TEMO(OWN	317.06
5942	296052049	7	684277	BROWN, ELEANOR (RENT)	13179	TIERRA CANYON DR	MORENO VALLI	CA	92553-564	BROWN, ELEANOR (R	231.90
3317	296053003	8	684277	MARTINEZ, FRANCISCO	13163	PAVILLION CT	MORENO VALLI	CA	92553-560	MARTINEZ, FRANCISC	354.50
5604	296053008	3	684277	MORALES, JOSE A (RENT)	13150	TIERRA CANYON DR	MORENO VALLI	CA	92553-561	MORALES, JOSE A (RE	317.06
2123	296054009	7	684277	JONES, HELEN	13138	PAVILLION CT	MORENO VALLI	CA	92553-567	JONES, HELEN	316.49
1931	296071005	6	684277	SOTELO, CATALINA	13071	SUNLIT CT	MORENO VALLI	CA	92553-568	SOTELO, CATALINA	317.06
9341	296071013	3	684277	COLEMAN, KEENA (RENT)	13052	SUNLIT CT	MORENO VALLI	CA	92553-568	COLEMAN, KEENA (RI	110.49
1613	296071014	4	684277	YOUNG, BOBBY J	13064	SUNLIT CT	MORENO VALLI	CA	92553-568	YOUNG, BOBBY J	316.49
3826	296071019	9	684277	MACIAS, MIGUEL	13116	SUNLIT CT	MORENO VALLI	CA	92553-564	MACIAS, MIGUEL	83.32
3639	296072006	0	684277	IGNACIO, GLORIA	13076	SUNBIRD DR	MORENO VALLI	CA	92553-569	IGNACIO, GLORIA	316.49
9042	296072008	2	684277	SHIPMAN, JAYSON (RENT)	13092	SUNBIRD DR	MORENO VALLI	CA	92553-569	SHIPMAN, JAYSON (R	363.92
2880	296072013	6	684277	GRAHAM, TANIA	13093	GOLDFINCH ST	MORENO VALLI	CA	92553-569	GRAHAM, TANIA	316.49
3517	296072014	7	684277	PADILLA, RENEE	13083	GOLDFINCH ST	MORENO VALLI	CA	92553-569	PADILLA, RENEE	303.31
1820	296072015	8	684277	JUAREZ, WALTER	13067	GOLDFINCH ST	MORENO VALLI	CA	92553-569	JUAREZ, WALTER	413.60
1750	296072019	2	684277	CAPARELLI, PAOLA	13023	GOLDFINCH ST	MORENO VALLI	CA	92553-569	CAPARELLI, PAOLA	200.94
2740	296073002	9	684277	MORALES, WALTER (OWNR)	13015	LARKHAVEN DR	MORENO VALLI	CA	92553-568	MORALES, WALTER ((	316.49
2435	296073008	5	684277	KING, JAMIE	13125	LARKHAVEN DR	MORENO VALLI	CA	92553-569	KING, JAMIE	316.49
3571	296073010	6	684277	EDMOND, DWAYNE	13182	GOLDFINCH ST	MORENO VALLI	CA	92553-569	EDMOND, DWAYNE	365.46
2529	296073016	2	684277	HERNANDEZ, ANITA	13062	GOLDFINCH ST	MORENO VALLI	CA	92553-569	HERNANDEZ, ANITA	316.49
1935	296074005	5	684277	JOHNSON, DEIDRA	13104	LARKHAVEN DR	MORENO VALLI	CA	92553-568	JOHNSON, DEIDRA	396.52
7512	296074007	7	684277	AUSTIN, SUE	13084	LARKHAVEN DR	MORENO VALLI	CA	92553-568	AUSTIN, SUE	244.41
5686	296074015	4	684277	PALUMBA, DORA	13004	LARKHAVEN DR	MORENO VALLI	CA	92553-568	PALUMBA, DORA	632.63
3906	296081007	9	684277	ALSTON, LATOSHA	13161	SUNLIT CT	MORENO VALLI	CA	92553-564	ALSTON, LATOSHA	316.49
7211	296082005	0	684277	RANSOM, ALFIE	13235	SUNBIRD DR	MORENO VALLI	CA	92553-564	RANSOM, ALFIE	134.76
2671	296082007	2	684277	NGUNJIRI, MUMBI	13215	SUNBIRD DR	MORENO VALLI	CA	92553-564	NGUNJIRI, MUMBI	316.49
279	296083002	0	684277	LOPEZ, RUBEN	13138	SUNBIRD DR	MORENO VALLI	CA	92553-568	LOPEZ, RUBEN	316.49
7391	296083007	5	684277	RUELAS, JOSE C (OWNR)	13192	SUNBIRD DR	MORENO VALLI	CA	92553-568	RUELAS, JOSE C (OWN	323.86
5711	296083029	5	684277	REEVE, MELISSA (OWNR)	23707	WHITEOWL CT	MORENO VALLI	CA	92553-220	REEVE, MELISSA (OW	209.56
1966	296083036	1	684277	KLOSINSKI, MARY AND JOHN	23648	WHITEOWL CT	MORENO VALLI	CA	92553-568	KLOSINSKI, MARY ANI	316.49
9127	296083044	8	684277	CERVANTES, MARINA (OWNR)	13183	GOLDFINCH ST	MORENO VALLI	CA	92553-569	CERVANTES, MARINA	359.03
7315	296084001	2	684277	RIVERA, ANGELICA (RENT)	13244	LARKHAVEN DR	MORENO VALLI	CA	92553-569	RIVERA, ANGELICA (R	369.13
1395	296084007	8	684277	MARCIAL, CAROLINA	13184	LARKHAVEN DR	MORENO VALLI	CA	92553-568	MARCIAL, CAROLINA	422.52

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8201	296091004	7	684277	HERNANDEZ, ANDRES AND MIRI/	13049	RUNNING DEER RD	MORENO VALLI	CA	92553-324	HERNANDEZ, ANDRES	301.79
2239	296091008	1	684277	GONZALEZ, GASPAR AND MARIS(	13097	RUNNING DEER RD	MORENO VALLI	CA	92553-324	GONZALEZ, GASPAR /	192.69
460	296092001	7	684277	GORE, ELIZABETH	23794	ELYCE CT	MORENO VALLI	CA	92553-329	GORE, ELIZABETH	317.06
3623	296092004	0	684277	AMOS, RICKY	23834	ELYCE CT	MORENO VALLI	CA	92553-324	AMOS, RICKY	31.77
4293	296092012	7	684277	GARCIA, PAULA (RENT)	23817	ELYCE CT	MORENO VALLI	CA	92553-324	GARCIA, PAULA (REN	211.78
2014	296092015	0	684277	MOORE, MILLIE	23792	HUTTON CT	MORENO VALLI	CA	92553-270	MOORE, MILLIE	107.94
7383	296092019	4	684277	CASTANDEDA, MARTIN (OWNR)	23848	HUTTON CT	MORENO VALLI	CA	92553-324	CASTANDEDA, MARTI	225.59
2298	296092020	4	684277	MARTINEZ, CHRIS	23862	HUTTON CT	MORENO VALLI	CA	92553-324	MARTINEZ, CHRIS	192.10
5022	296092021	5	684277	NAVARRO, CLAUDIA (RENT)	23872	HUTTON CT	MORENO VALLI	CA	92553-324	NAVARRO, CLAUDIA (	189.94
5279	296092026	0	684277	HERNANDEZ, ARTURO (OWNR)	23819	HUTTON CT	MORENO VALLI	CA	92553-324	HERNANDEZ, ARTURO	317.06
4279	296092028	2	684277	FUENTES, JOHN	23791	HUTTON CT	MORENO VALLI	CA	92553-270	FUENTES, JOHN	316.49
1941	296103001	0	684277	POZOS, MARIA	23874	DRACAEA AVE	MORENO VALLI	CA	92553-327	POZOS, MARIA	314.21
2958	296103004	3	684277	MENDOZA, ARTURO AND MARIA	23834	DRACAEA AVE	MORENO VALLI	CA	92553-327	MENDOZA, ARTURO /	327.48
1791	296103006	5	684277	BUSH, WILMA	23806	DRACAEA AVE	MORENO VALLI	CA	92553-327	BUSH, WILMA	317.06
8280	296103007	6	684277	AGUILA, NATHALIE (RENT)	23792	DRACAEA AVE	MORENO VALLI	CA	92553-329	AGUILA, NATHALIE (R	149.33
4781	296103012	0	684277	TORRES, BRENDA	23835	WOLCOTT DR	MORENO VALLI	CA	92553-324	TORRES, BRENDA	297.10
4585	296103015	3	684277	ASENDORF, CHARMAN	23865	WOLCOTT DR	MORENO VALLI	CA	92553-324	ASENDORF, CHARMA	314.21
1907	296103021	8	684277	MCCOY, ANN	23810	CUSHENBURY RD	MORENO VALLI	CA	92553-323	MCCOY, ANN	403.86
1183	296111007	1	684277	OTOOLE, VIRGINIA	23583	DRACAEA AVE	MORENO VALLI	CA	92553-327	OTOOLE, VIRGINIA	350.20
3333	296111009	3	684277	DIXON, TIFFANY	13269	SUNFIELD DR	MORENO VALLI	CA	92553-326	DIXON, TIFFANY	196.70
289	296111015	8	684277	SCAGNETTI, WAYNE	13296	SUNFLOWER CT	MORENO VALLI	CA	92553-322	SCAGNETTI, WAYNE	357.41
2976	296111016	9	684277	GARCIA, EDDIE	13286	SUNFLOWER CT	MORENO VALLI	CA	92553-322	GARCIA, EDDIE	412.76
884	296111017	0	684277	COOLIDGE, BRUCE	13284	SUNFLOWER CT	MORENO VALLI	CA	92553-322	COOLIDGE, BRUCE	448.88
4401	296111020	2	684277	GONZALES, VALERIE	13305	SUNFLOWER CT	MORENO VALLI	CA	92553-322	GONZALES, VALERIE	317.06
7225	296111024	6	684277	BENTON, EUNICE (OWNR)	13363	SUNFLOWER CT	MORENO VALLI	CA	92553-322	BENTON, EUNICE (OV	206.78
6674	296112006	3	684277	MIRA, LUZ (OWNR)	13320	SUNFIELD DR	MORENO VALLI	CA	92553-325	MIRA, LUZ (OWNR)	306.92
9075	296112013	9	684277	SESE, ROSANNA	23595	DRACAEA AVE	MORENO VALLI	CA	92553-328	SESE, ROSANNA	202.93
929	296112019	5	684277	EVANS, PHILIP	23681	DRACAEA AVE	MORENO VALLI	CA	92553-327	EVANS, PHILIP	501.81
8850	296112021	6	684277	LARRY, SANDRA (RENT)	23705	DRACAEA AVE	MORENO VALLI	CA	92553-329	LARRY, SANDRA (REN	140.74
6675	296112022	7	684277	QUINTANILLA, KARLY (RENT)	23717	DRACAEA AVE	MORENO VALLI	CA	92553-329	QUINTANILLA, KARLY	44.99
7949	296112024	9	684277	WILLIAMS, KEITH AND ANITA (RE	13301	LARKHAVEN DR	MORENO VALLI	CA	92553-325	WILLIAMS, KEITH ANI	309.80
1855	296112025	0	684277	GUTIERREZ, MIGUEL	13311	LARKHAVEN DR	MORENO VALLI	CA	92553-325	GUTIERREZ, MIGUEL	334.15
3255	296112028	3	684277	ZEPEDA, MARCOS	13341	LARKHAVEN DR	MORENO VALLI	CA	92553-325	ZEPEDA, MARCOS	164.82
2951	296122004	2	684277	BURTON, LATESHA	13455	SUNFLOWER CT	MORENO VALLI	CA	92553-322	BURTON, LATESHA	172.67
4285	296122005	3	684277	ORTIZ, GLORIA	13439	SUNFLOWER CT	MORENO VALLI	CA	92553-322	ORTIZ, GLORIA	215.60
7413	296123005	6	684277	BROWN, TYRONE	13426	SUNFLOWER CT	MORENO VALLI	CA	92553-322	BROWN, TYRONE	285.54
5611	296123006	7	684277	AGUILAR, MIRIAM (OWNR)	13440	SUNFLOWER CT	MORENO VALLI	CA	92553-322	AGUILAR, MIRIAM (O	86.12
6629	296123008	9	684277	ADAN, ALBA (RENT)	13457	SUNSWEPT CT	MORENO VALLI	CA	92553-270	ADAN, ALBA (RENT)	42.59
2296	296123014	4	684277	CERDA, ROBERTO	13383	SUNSWEPT CT	MORENO VALLI	CA	92553-322	CERDA, ROBERTO	40.49
1014	296123018	8	684277	CROTHER, MONIQUE	13416	SUNSWEPT CT	MORENO VALLI	CA	92553-271	CROTHER, MONIQUE	300.74
3402	296123019	9	684277	ANAYA, NANCY	13428	SUNSWEPT CT	MORENO VALLI	CA	92553-271	ANAYA, NANCY	413.60
2445	296123023	2	684277	JOHNSON, SHANE	13435	FIELDCREST CT	MORENO VALLI	CA	92553-321	JOHNSON, SHANE	423.74
8834	296124006	0	684277	ECHEVERRIA, MS (RENT)	23607	SUNCREST AVE	MORENO VALLI	CA	92553-322	ECHEVERRIA, MS (REI	33.20
4502	296124010	3	684277	ARELLANO, SERENA	23655	SUNCREST AVE	MORENO VALLI	CA	92553-322	ARELLANO, SERENA	282.26
5819	296126002	2	684277	COVARRUBIAS, FELIPE (OWNR)	13380	LARKHAVEN DR	MORENO VALLI	CA	92553-320	COVARRUBIAS, FELIPI	414.42
1674	296126004	4	684277	MANZO, ISABELLE	13400	LARKHAVEN DR	MORENO VALLI	CA	92553-322	MANZO, ISABELLE	316.49
543	296126008	8	684277	GONZALES, ANTHONY	13448	LARKHAVEN DR	MORENO VALLI	CA	92553-322	GONZALES, ANTHONY	209.91
2242	296126009	9	684277	OHEARN, JOHN	13460	LARKHAVEN DR	MORENO VALLI	CA	92553-322	OHEARN, JOHN	316.49
604	296126010	9	684277	BUENDIA, SANDRA	13474	LARKHAVEN DR	MORENO VALLI	CA	92553-322	BUENDIA, SANDRA	34.97
8497	296126011	0	684277	ZERRELL, ZARA (RENT)	23660	SUNCREST AVE	MORENO VALLI	CA	92553-326	ZERRELL, ZARA (RENT	216.05
1837	296126017	6	684277	REILLY, JOHN	23736	SUNCREST AVE	MORENO VALLI	CA	92553-328	REILLY, JOHN	317.06
9569	296126018	7	684277	ESPINO, CLAUDIA AND NOE (REN	23748	SUNCREST AVE	MORENO VALLI	CA	92553-328	ESPINO, CLAUDIA ANI	49.00
1273	296131001	7	684277	BATES, TAMARA	13261	RUNNING DEER RD	MORENO VALLI	CA	92553-324	BATES, TAMARA	59.68
263	296131002	8	684277	BURKETT, TOM	13275	RUNNING DEER RD	MORENO VALLI	CA	92553-324	BURKETT, TOM	316.49
2775	296131003	9	684277	TITH, PHALLA	13289	RUNNING DEER RD	MORENO VALLI	CA	92553-324	TITH, PHALLA	316.49
7833	296131009	5	684277	CASTENEDA, JERRY AND DAWN (	13387	REINDEER ST	MORENO VALLI	CA	92553-270	CASTENEDA, JERRY AI	134.76
3141	296132001	0	684277	LUNA, PETRA	13339	RUNNING DEER RD	MORENO VALLI	CA	92553-326	LUNA, PETRA	111.78
4467	296133010	1	684277	WASHINGTON, REGINA	13338	RUNNING DEER RD	MORENO VALLI	CA	92553-326	WASHINGTON, REGIN	315.66
7398	296133016	7	684277	TEGGERS, ERICA (RENT)	23821	DRACAEA AVE	MORENO VALLI	CA	92553-321	TEGGERS, ERICA (REN	317.06
2685	296134001	6	684277	ALVARADO, MICHAELA	23987	DRACAEA AVE	MORENO VALLI	CA	92553-327	ALVARADO, MICHAEL	189.58
7099	296134004	9	684277	AVELAR, CONNIE (RENT)	23939	DRACAEA AVE	MORENO VALLI	CA	92553-327	AVELAR, CONNIE (REI	211.78
841	296134005	0	684277	SANCHEZ, LETICIA (OWNR)	23923	DRACAEA AVE	MORENO VALLI	CA	92553-327	SANCHEZ, LETICIA (O\	497.05
4712	296134008	3	684277	HALEY, CHARLES AND DELORES	23890	DEERFERN AVE	MORENO VALLI	CA	92553-328	HALEY, CHARLES AND	446.77
1796	296134010	4	684277	NUNEZ, ANDREW	23938	DEERFERN AVE	MORENO VALLI	CA	92553-323	NUNEZ, ANDREW	429.32
797	296134011	5	684277	CARPIO, YOLANDA	23922	DEERFERN AVE	MORENO VALLI	CA	92553-323	CARPIO, YOLANDA	311.10
7280	296134012	6	684277	HERNANDEZ, NORMA (RENT)	23954	DEERFERN AVE	MORENO VALLI	CA	92553-323	HERNANDEZ, NORMA	689.42
7486	296134014	8	684277	DUNNE, MARK (RENT)	13326	RUNNING HORSE DR	MORENO VALLI	CA	92553-320	DUNNE, MARK (RENT	130.03
6896	296135004	2	684277	HARNAGE, URSULA (RENT)	13363	RUNNING HORSE DR	MORENO VALLI	CA	92553-320	HARNAGE, URSULA (F	346.64
2822	296135014	1	684277	PALOMINO, LUIS	23909	DOE CT	MORENO VALLI	CA	92553-323	PALOMINO, LUIS	316.49
3102	296135017	4	684277	RUBIO, MARIA	13418	RUNNING DEER RD	MORENO VALLI	CA	92553-324	RUBIO, MARIA	271.10
1578	296141001	8	684277	PAYAN, NORMA	23869	SUNCREST AVE	MORENO VALLI	CA	92553-326	PAYAN, NORMA	83.63
6291	296141005	2	684277	CLAYTON, LACHELLE	23829	SUNCREST AVE	MORENO VALLI	CA	92553-326	CLAYTON, LACHELLE	317.06
2336	296141011	7	684277	OCHOA, MARCO	23759	SUNCREST AVE	MORENO VALLI	CA	92553-320	OCHOA, MARCO	165.59
7156	296142002	2	684277	AMEZCUA, ISAC (RENT)	23770	SUNCREST AVE	MORENO VALLI	CA	92553-328	AMEZCUA, ISAC (REN	174.20
4423	296142006	6	684277	ORTEGA, MILTON	23810	SUNCREST AVE	MORENO VALLI	CA	92553-326	ORTEGA, MILTON	317.06
8902	296142009	9	684277	MILLER , NICKEY (RENT)	23781	ANTLER CT	MORENO VALLI	CA	92553-329	MILLER , NICKEY (REN	203.72

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1580	296142013	2	684277	JONES, JEANNEANE	23790	ANTLER CT	MORENO VALLI	CA	92553-329	JONES, JEANNEANE	263.16
7265	296143006	9	684277	TORRES, YESENIA	13454	REINDEER ST	MORENO VALLI	CA	92553-329	TORRES, YESENIA	61.78
5885	296143007	0	684277	PERAZZA, JAZMIN (RENT)	23830	SUNCREST AVE	MORENO VALLI	CA	92553-328	PERAZZA, JAZMIN (RE	317.06
8094	296143009	2	684277	PALMER, HELEN (RENT)	23850	SUNCREST AVE	MORENO VALLI	CA	92553-328	PALMER, HELEN (REN	317.45
6178	296143010	2	684277	JOHNSON, LEE (RENT)	23860	SUNCREST AVE	MORENO VALLI	CA	92553-328	JOHNSON, LEE (RENT)	317.06
1052	296144001	7	684277	LLOYD, VERNA (OWN)	13457	RUNNING HORSE DR	MORENO VALLI	CA	92553-325	LLOYD, VERNA (OWN	103.26
1391	296145010	8	684277	MORALES, AILIA	23956	SUNCREST AVE	MORENO VALLI	CA	92553-328	MORALES, AILIA	316.49
5559	296145016	4	684277	ALANIZ, MARIA (RENT)	13488	RUNNING HORSE DR	MORENO VALLI	CA	92553-325	ALANIZ, MARIA (RENT	297.56
1841	296145020	7	684277	CABRAR, RAMIRO AND ESTER	13444	RUNNING HORSE DR	MORENO VALLI	CA	92553-325	CABRAR, RAMIRO AN	317.06
2774	296145021	8	684277	PRECIADO, ANTONIA	13432	RUNNING HORSE DR	MORENO VALLI	CA	92553-325	PRECIADO, ANTONIA	66.78
5614	296151004	2	684277	MORENO, JUANA (RENT)	23133	DUNHILL DR	MORENO VALLI	CA	92553-965	MORENO, JUANA (RE	317.06
8424	296151007	5	684277	REYES, LUIS (RENT)	23163	DUNHILL DR	MORENO VALLI	CA	92553-965	REYES, LUIS (RENT)	69.62
3167	296151016	3	684277	DESPREZ, STEVEN	13580	PLATO DR	MORENO VALLI	CA	92553-965	DESPREZ, STEVEN	64.65
478	296151018	5	684277	MCCOMB, CHERYL	13588	PLATO DR	MORENO VALLI	CA	92553-965	MCCOMB, CHERYL	316.49
6014	296151021	7	684277	HARISTON, REGINALD (RENT)	13601	PLATO DR	MORENO VALLI	CA	92553-968	HARISTON, REGINALD	180.26
1973	296151024	0	684277	BROWN, TINA	13615	COPE CT	MORENO VALLI	CA	92553-964	BROWN, TINA	448.88
7523	296152004	5	684277	ALDREDGE, ARAMIS AND KYRA ((	23160	DUNHILL DR	MORENO VALLI	CA	92553-965	ALDREDGE, ARAMIS A	86.99
2920	296152013	3	684277	LOPEZ, JESUS	23174	SWEENEY DR	MORENO VALLI	CA	92553-170	LOPEZ, JESUS	266.49
1890	296153001	5	684277	YOUNG, FELTON	23153	SWEENEY DR	MORENO VALLI	CA	92553-342	YOUNG, FELTON	505.46
1216	296153004	8	684277	LOPEZ, GUSTAVO	23232	DUNHILL DR	MORENO VALLI	CA	92553-345	LOPEZ, GUSTAVO	175.88
1671	296161002	1	684277	ELIZONDO, PABLO	13649	PLATO DR	MORENO VALLI	CA	92553-965	ELIZONDO, PABLO	59.53
8914	296161003	2	684277	RODRIGUEZ, IZAMAR (RENT)	13661	PLATO DR	MORENO VALLI	CA	92553-965	RODRIGUEZ, IZAMAR	241.91
312	296161004	3	684277	SUBIA, MARGIE	13673	PLATO DR	MORENO VALLI	CA	92553-965	SUBIA, MARGIE	126.34
6455	296161006	5	684277	FLORES, BRANDY (OWNR)	13697	PLATO DR	MORENO VALLI	CA	92553-965	FLORES, BRANDY (OW	317.06
7799	296161019	7	684277	PELTIER, JESSE	23216	BAY AVE	MORENO VALLI	CA	92553-347	PELTIER, JESSE	193.23
3377	296161024	1	684277	OLEA, MARIANA	23140	BAY AVE	MORENO VALLI	CA	92553-961	OLEA, MARIANA	230.65
5218	296161028	5	684277	FLORES, GERMAN (RENT)	13690	RENA CT	MORENO VALLI	CA	92553-965	FLORES, GERMAN (RE	223.16
7577	296161032	8	684277	ACOSTA, JOANNA	13699	RENA CT	MORENO VALLI	CA	92553-965	ACOSTA, JOANNA	616.11
349	296161038	4	684277	MURGUIA, ROSA (OWNR)	13736	KRISTINA CT	MORENO VALLI	CA	92553-968	MURGUIA, ROSA (OW	353.26
233	296161045	0	684277	RICHARDSON, ROBERT	13699	KRISTINA CT	MORENO VALLI	CA	92553-965	RICHARDSON, ROBER	412.76
3419	296161046	1	684277	CARDENAS, JESUS	13707	KRISTINA CT	MORENO VALLI	CA	92553-968	CARDENAS, JESUS	308.60
362	296161048	3	684277	MEDRANO, MIKAELA	13727	KRISTINA CT	MORENO VALLI	CA	92553-968	MEDRANO, MIKAELA	316.49
3808	296161055	9	684277	ATKINS, SYDNEY (RENT)	13645	COPE CT	MORENO VALLI	CA	92553-964	ATKINS, SYDNEY (REN	25.79
8002	296161056	0	684277	SMITH, KIM (RENT)	13651	COPE CT	MORENO VALLI	CA	92553-964	SMITH, KIM (RENT)	34.58
5211	296161057	1	684277	BARROJAS, JOSE (OWNR)	13657	COPE CT	MORENO VALLI	CA	92553-964	BARROJAS, JOSE (OW	304.07
6471	296161060	3	684277	PULIDO, ROSA (RENT)	13660	COPE CT	MORENO VALLI	CA	92553-964	PULIDO, ROSA (RENT)	317.06
1991	296161062	5	684277	AKERLUNDH, ISABEL CHRISTINA	13652	COPE CT	MORENO VALLI	CA	92553-964	AKERLUNDH, ISABEL (	316.49
4415	296161063	6	684277	MANNING, CHERYL	13648	COPE CT	MORENO VALLI	CA	92553-964	MANNING, CHERYL	317.06
5535	296161064	7	684277	HINDS, DANIEL	13644	COPE CT	MORENO VALLI	CA	92553-964	HINDS, DANIEL	307.57
4084	296161068	1	684277	LANGSTON, BILL	13637	PLATO DR	MORENO VALLI	CA	92553-965	LANGSTON, BILL	316.49
6309	296162011	2	684277	COLE, DEIRDRE L	23235	ARISTOTLE CT	MORENO VALLI	CA	92553-960	COLE, DEIRDRE L	240.99
735	296163006	1	684277	HERNANDEZ, VANESSA	23133	BAY AVE	MORENO VALLI	CA	92553-962	HERNANDEZ, VANESS	412.76
3550	296163010	4	684277	BELL, CAMRON (RENT)	23149	BAY AVE	MORENO VALLI	CA	92553-962	BELL, CAMRON (RENT	285.54
5316	296172002	5	684277	ROBLES-MARTINEZ, ALMA (OWN	23269	SWEENEY DR	MORENO VALLI	CA	92553-170	ROBLES-MARTINEZ, A	112.77
4377	296172005	8	684277	JOHNSON, LORRAINE	23299	SWEENEY DR	MORENO VALLI	CA	92553-170	JOHNSON, LORRAINE	29.15
8649	296173003	9	684277	CHACON, SARA (RENT)	23313	ZITEO CT	MORENO VALLI	CA	92553-172	CHACON, SARA (RENT	481.58
7797	296174025	2	684277	HOPES AND DREAMS FOUNDATI(	13601	PATTILYNN DR	MORENO VALLI	CA	92553-344	HOPES AND DREAMS	460.33
2143	296174026	3	684277	MACIEL, CHARLES AND SORINA ((	13609	PATTILYNN DR	MORENO VALLI	CA	92553-344	MACIEL, CHARLES AN	144.63
6753	296174035	1	684277	SANCHEZ, FRANSICO (OWNR)	13681	PATTILYNN DR	MORENO VALLI	CA	92553-347	SANCHEZ, FRANSICO (	317.06
9202	296175001	3	684277	DIXON, KENT	23372	CHALLIS CT	MORENO VALLI	CA	92553-343	DIXON, KENT	26.76
394	296175003	5	684277	DELHOYO, DOMINGO RAY	23388	CHALLIS CT	MORENO VALLI	CA	92553-343	DELHOYO, DOMINGO	412.76
3844	296175008	0	684277	VARGAS, GUADALUPE	23428	CHALLIS CT	MORENO VALLI	CA	92553-349	VARGAS, GUADALUPE	448.88
2960	296175012	3	684277	ALFARO, THEODORO	23460	CHALLIS CT	MORENO VALLI	CA	92553-346	ALFARO, THEODORO	316.49
4697	296175018	9	684277	BURNS, ALESSANDRO	23477	CHALLIS CT	MORENO VALLI	CA	92553-346	BURNS, ALESSANDRO	212.07
7289	296175019	0	684277	SHORE, PRECIOUS	23469	CHALLIS CT	MORENO VALLI	CA	92553-346	SHORE, PRECIOUS	317.06
6358	296175020	0	684277	LAFLORA, KIMMEKA AND MARIO	23461	CHALLIS CT	MORENO VALLI	CA	92553-346	LAFLORA, KIMMEKA A	341.54
6378	296175025	5	684277	GREEN, DIANNE AND DOMINICK	23421	CHALLIS CT	MORENO VALLI	CA	92553-346	GREEN, DIANNE AND	211.78
1500	296175027	7	684277	MCNAIR, JEWEL	23405	CHALLIS CT	MORENO VALLI	CA	92553-346	MCNAIR, JEWEL	313.58
2371	296175028	8	684277	HALL, KORCINDAL (OWNER)	23397	CHALLIS CT	MORENO VALLI	CA	92553-343	HALL, KORCINDAL (OV	42.89
5425	296175029	9	684277	BERMUDEZ, JONATHAN AND GIZ	23389	CHALLIS CT	MORENO VALLI	CA	92553-343	BERMUDEZ, JONATHA	69.65
5325	296175030	9	684277	MORENO, JUNNIE (RENT)	23381	CHALLIS CT	MORENO VALLI	CA	92553-343	MORENO, JUNNIE (RE	210.34
4102	296175032	1	684277	MARTINEZ, LUIS ROBERTO	23370	ROLANDA DR	MORENO VALLI	CA	92553-344	MARTINEZ, LUIS ROBI	389.71
7709	296175033	2	684277	HERNANDEZ, ALMA (RENT)	23384	ROLANDA DR	MORENO VALLI	CA	92553-344	HERNANDEZ, ALMA (I	78.86
6620	296175038	7	684277	CAUDILLO, CARLOS (RENT)	23424	ROLANDA DR	MORENO VALLI	CA	92553-349	CAUDILLO, CARLOS (R	415.61
7245	296175048	6	684277	ZEPEDA, LETICIA	23487	ROLANDA DR	MORENO VALLI	CA	92553-349	ZEPEDA, LETICIA	206.78
5755	296175050	7	684277	NELSON, TERRY AND REBECCA	23471	ROLANDA DR	MORENO VALLI	CA	92553-349	NELSON, TERRY AND	317.06
2226	296175054	1	684277	SANCHEZ, GILBERTO	23439	ROLANDA DR	MORENO VALLI	CA	92553-349	SANCHEZ, GILBERTO	316.49
7614	296175060	6	684277	DEDEN, RITA	23391	ROLANDA DR	MORENO VALLI	CA	92553-344	DEDEN, RITA	142.41
792	296175068	4	684277	ZAMBRANO, JAVIER	13370	CHIANTE CT	MORENO VALLI	CA	92553-349	ZAMBRANO, JAVIER	409.86
9137	296175081	5	684277	SBR MANAGEMENT LLC (OWNR)	23474	YEE ST	MORENO VALLI	CA	92553-349	SBR MANAGEMENT L	359.03
2755	296175082	6	684277	SALDANA, ARTHUR	23482	YEE ST	MORENO VALLI	CA	92553	SALDANA, ARTHUR	65.53
2481	296181004	5	684277	CERVANTES, MARINA	23220	BAY AVE	MORENO VALLI	CA	92553-347	CERVANTES, MARINA	414.42
1906	296181007	8	684277	MONTZ, TRACIE	13737	PATTILYNN DR	MORENO VALLI	CA	92553-347	MONTZ, TRACIE	100.00
3520	296181010	0	684277	DEROUEN, MARC	13715	PATTILYNN DR	MORENO VALLI	CA	92553-344	DEROUEN, MARC	110.61
2996	296181011	1	684277	CABULOY, CARMEN	13705	PATTILYNN DR	MORENO VALLI	CA	92553-344	CABULOY, CARMEN	317.06
6213	296182001	5	684277	GUZMAN, CHRISTINA (OWNR)	13658	PATTILYNN DR	MORENO VALLI	CA	92553-344	GUZMAN, CHRISTINA	167.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3757	296182005	9	684277	PEREZ, GRISEL	13690	PATTILYNN DR	MORENO VALLI	CA	92553-344	PEREZ, GRISEL	74.32
6483	296182011	4	684277	KESSELMAN, MARIA (RENT)	13746	PATTILYNN DR	MORENO VALLI	CA	92553-347	KESSELMAN, MARIA (	195.18
1047	296182021	3	684277	HUMPHREY, JEROME	23316	YEE ST	MORENO VALLI	CA	92553-348	HUMPHREY, JEROME	87.18
2095	296182025	7	684277	AGUIRRE, TAMMY	23352	YEE ST	MORENO VALLI	CA	92553-348	AGUIRRE, TAMMY	412.76
9486	296183007	4	684277	MEDLIN FRANKIE K AND J L TRUS	23389	YEE ST	MORENO VALLI	CA	92553-349	MEDLIN FRANKIE K AI	165.31
5944	296183008	5	684277	RODRIGUEZ, PAOLA (OWNR)	23379	YEE ST	MORENO VALLI	CA	92553-349	RODRIGUEZ, PAOLA (	317.06
9163	296183009	6	684277	AGUIRRE, JOSE (RENT)	23369	YEE ST	MORENO VALLI	CA	92553-349	AGUIRRE, JOSE (RENT	224.87
4920	296183016	2	684277	CASTILLO, DANIEL	23436	DOME ST	MORENO VALLI	CA	92553-348	CASTILLO, DANIEL	276.51
5774	296183018	4	684277	SOLIS, LUZ (OWNR)	23456	DOME ST	MORENO VALLI	CA	92553-348	SOLIS, LUZ (OWNR)	284.26
2433	296183022	7	684277	GREEN, TRACY	13677	CASPIAN WAY	MORENO VALLI	CA	92553-348	GREEN, TRACY	243.34
7809	296184006	6	684277	HARRIS, PAMELA (RENT)	23255	BAY AVE	MORENO VALLI	CA	92553-347	HARRIS, PAMELA (REI	256.92
6710	296185004	7	684277	MADRID, JOSEPH	23373	DOME ST	MORENO VALLI	CA	92553-348	MADRID, JOSEPH	306.92
2064	296185010	2	684277	LEMLE, CHARLES	23425	DOME ST	MORENO VALLI	CA	92553-343	LEMLE, CHARLES	316.49
6756	296185012	4	684277	RODRIGUEZ, CESAR	23441	DOME ST	MORENO VALLI	CA	92553-348	RODRIGUEZ, CESAR	220.38
7093	296185022	3	684277	NCNAIR, EVELYN (OWNR)	13690	CASPIAN WAY	MORENO VALLI	CA	92553-348	NCNAIR, EVELYN (OW	317.06
936	296185026	7	684277	ROBLES, JOEL	13650	CASPIAN WAY	MORENO VALLI	CA	92553-348	ROBLES, JOEL	420.08
4911	296185028	9	684277	AMMONS, ARCHE (OWNR)	13630	CASPIAN WAY	MORENO VALLI	CA	92553-348	AMMONS, ARCHE (O\	314.21
5728	296185032	2	684277	URIBE, ALMA (OWNR)	23456	BAY AVE	MORENO VALLI	CA	92553-348	URIBE, ALMA (OWNR	309.34
2365	296185033	3	684277	TERRELL, ANITA	23430	BAY AVE	MORENO VALLI	CA	92553-348	TERRELL, ANITA	316.49
5671	296185036	6	684277	NUNEZ, GILLIBERTO (OWNR)	23380	BAY AVE	MORENO VALLI	CA	92553-347	NUNEZ, GILLIBERTO (	217.06
4447	296185041	0	684277	SCOTT, CAROLYN	23324	BAY AVE	MORENO VALLI	CA	92553-347	SCOTT, CAROLYN	93.71
7204	296185044	3	684277	GLEASON, ANTOINETTE (RENT)	23298	BAY AVE	MORENO VALLI	CA	92553-967	GLEASON, ANTOINET	186.12
1601	296191004	6	684277	FIMBRES, FRANCISCA	13785	CHAGALL CT	MORENO VALLI	CA	92553-962	FIMBRES, FRANCISCA	253.10
1392	296191005	7	684277	RUIZ, AMELIA	13773	CHAGALL CT	MORENO VALLI	CA	92553-962	RUIZ, AMELIA	316.49
913	296192005	0	684277	SIMMONS, IRIS (OWNER)	23222	DYNASTY CT	MORENO VALLI	CA	92553-965	SIMMONS, IRIS (OWN	314.21
6312	296212001	7	684277	ABARCA, MARIELA (OWNR)	23301	BAY AVE	MORENO VALLI	CA	92553-967	ABARCA, MARIELA (O	69.30
396	296212009	5	684277	MYERS, ANA	13811	KAREN LYNN DR	MORENO VALLI	CA	92553-346	MYERS, ANA	257.53
6482	296212011	6	684277	FARNSWORTH, ROBERT (OWNR)	13844	KAREN LYNN DR	MORENO VALLI	CA	92553-346	FARNSWORTH, ROBEI	134.76
5480	296212012	7	684277	ESTEVEZ, YADIRA	13834	KAREN LYNN DR	MORENO VALLI	CA	92553-346	ESTEVEZ, YADIRA	365.46
1444	296212016	1	684277	GRADILLA, MARIA	13794	KAREN LYNN DR	MORENO VALLI	CA	92553-172	GRADILLA, MARIA	197.65
1843	296212017	2	684277	NAVARRO, ALFONSO	13784	KAREN LYNN DR	MORENO VALLI	CA	92553-172	NAVARRO, ALFONSO	206.21
4677	296212020	4	684277	MARTINEZ, REGINNA	13771	CASPIAN WAY	MORENO VALLI	CA	92553-346	MARTINEZ, REGINNA	314.21
2959	296212035	8	684277	TORRES, GLORIA	23280	DYNASTY CT	MORENO VALLI	CA	92553-965	TORRES, GLORIA	316.49
1338	296212036	9	684277	PADILLA, VICTOR	23283	DYNASTY CT	MORENO VALLI	CA	92553-965	PADILLA, VICTOR	316.49
1550	296212040	2	684277	SALAS, CHRISTOPHER	23235	DYNASTY CT	MORENO VALLI	CA	92553-965	SALAS, CHRISTOPHER	216.49
8943	296212042	4	684277	DANLEY, KAMILAH (RENT)	14075	CASPIAN WAY	MORENO VALLI	CA	92553-962	DANLEY, KAMILAH (R	118.15
9146	296212046	8	684277	LOPEZ, LUCERO (RENT)	13805	GUCCI DR	MORENO VALLI	CA	92553-343	LOPEZ, LUCERO (RENT	357.89
4816	296212050	1	684277	JAIME, JORGE	23330	PROTEA CT	MORENO VALLI	CA	92553-343	JAIME, JORGE	164.21
8808	296212054	5	684277	PALAGANAS, DONNA	23341	PROTEA CT	MORENO VALLI	CA	92553-343	PALAGANAS, DONNA	354.95
303	296212056	7	684277	HUFFER, DONALD	23370	DIZA ST	MORENO VALLI	CA	92553-342	HUFFER, DONALD	316.49
7311	296212060	0	684277	DIAZ, RICARDO	13939	CASPIAN WAY	MORENO VALLI	CA	92553-346	DIAZ, RICARDO	64.65
6002	296213001	0	684277	QUINTERO, VALENTE	13754	CASPIAN WAY	MORENO VALLI	CA	92553-349	QUINTERO, VALENTE	325.63
3032	296213006	5	684277	SANTOS, JAVIER	13794	CASPIAN WAY	MORENO VALLI	CA	92553-349	SANTOS, JAVIER	623.78
4146	296213007	6	684277	VOGELER, DAVID	13802	CASPIAN WAY	MORENO VALLI	CA	92553-345	VOGELER, DAVID	210.89
7402	296213009	8	684277	VALDEZ, DAVID	13818	CASPIAN WAY	MORENO VALLI	CA	92553-345	VALDEZ, DAVID	305.63
8395	296213017	5	684277	ROSS, DILLON (RENT)	13882	CASPIAN WAY	MORENO VALLI	CA	92553-345	ROSS, DILLON (RENT)	289.82
1825	296213018	6	684277	ESPERANZA, MARILYN	13890	CASPIAN WAY	MORENO VALLI	CA	92553-345	ESPERANZA, MARILYI	302.52
322	296221001	5	684277	DE WITT, JUNE	13955	CHAGALL CT	MORENO VALLI	CA	92553-964	DE WITT, JUNE	97.36
5593	296221005	9	684277	SOLIS, ADAN (OWNR)	13905	CHAGALL CT	MORENO VALLI	CA	92553-964	SOLIS, ADAN (OWNR)	400.37
9010	296222002	9	684277	HUTCHINS, DEBRA (RENT)	13930	CASPIAN WAY	MORENO VALLI	CA	92553-346	HUTCHINS, DEBRA (RI	251.03
7136	296222014	0	684277	WOMACK, SHACOBY	23300	GERBERA ST	MORENO VALLI	CA	92553-960	WOMACK, SHACOBY	101.19
8617	296222015	1	684277	CAMPOS, YVONNE (RENT)	23306	GERBERA ST	MORENO VALLI	CA	92553-960	CAMPOS, YVONNE (R	232.92
2451	296222022	7	684277	LIZARRAGA, DORA AND MARIO	23364	GERBERA ST	MORENO VALLI	CA	92553-960	LIZARRAGA, DORA AN	316.49
8635	296222023	8	684277	REYES, LUIS W AND MARIA A (OV	23374	GERBERA ST	MORENO VALLI	CA	92553-960	REYES, LUIS W AND M	130.59
7366	296222025	0	684277	DEL RIO, MARIA (RENT)	23450	GERBERA ST	MORENO VALLI	CA	92553-968	DEL RIO, MARIA (REN	342.77
8003	296222028	3	684277	RODRIGUEZ, CONSUELO	23490	GERBERA ST	MORENO VALLI	CA	92553-968	RODRIGUEZ, CONSUE	105.74
72	296223003	3	684277	QUINONEZ, RICHARD	23475	GERBERA ST	MORENO VALLI	CA	92553-960	QUINONEZ, RICHARD	316.49
1425	296223006	6	684277	SMITH, MICHAEL	23445	GERBERA ST	MORENO VALLI	CA	92553-960	SMITH, MICHAEL	32.01
5827	296223021	9	684277	SIMMONS, CARLOS (RENT)	13970	KALAHARI CT	MORENO VALLI	CA	92553-960	SIMMONS, CARLOS (F	385.61
2192	296223031	8	684277	SOSA, MARICELA	23261	GERBERA ST	MORENO VALLI	CA	92553-960	SOSA, MARICELA	316.49
5387	296231004	9	684277	ZUNIGA, ALEJANDRA (OWNR)	13587	NEW HAVEN DR	MORENO VALLI	CA	92553-340	ZUNIGA, ALEJANDRA	64.46
3549	296231007	2	684277	VERRUM, YESENIA	13551	NEW HAVEN DR	MORENO VALLI	CA	92553-340	VERRUM, YESENIA	287.57
8890	296231008	3	684277	ADAMS, CASSANDRA (RENT)	13549	NEW HAVEN DR	MORENO VALLI	CA	92553-340	ADAMS, CASSANDRA	157.00
3732	296232015	2	684277	HAMMONDS, VANESSA	13609	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-345	HAMMONDS, VANESS	316.49
4064	296232020	6	684277	RAMIREZ, ALEYDA	13588	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-345	RAMIREZ, ALEYDA	316.49
5054	296232026	2	684277	PILGRIM, JULIE ANN (RENT)	13553	RUNDELL DR	MORENO VALLI	CA	92553-341	PILGRIM, JULIE ANN (	316.49
7331	296232031	6	684277	COUNCILL, JAMIE	13617	RUNDELL DR	MORENO VALLI	CA	92553-170	COUNCILL, JAMIE	41.75
1253	296233007	8	684277	CERVANTES, ESTER	13542	SYLMAR DR	MORENO VALLI	CA	92553-342	CERVANTES, ESTER	316.49
4147	296233009	0	684277	VOGELER, DAVID	13510	SYLMAR DR	MORENO VALLI	CA	92553-342	VOGELER, DAVID	210.89
5775	296233012	2	684277	LOFTON, STEVEN (OWNR)	13537	SYLMAR DR	MORENO VALLI	CA	92553-341	LOFTON, STEVEN (OW	277.93
2844	296233022	1	684277	WILLIAMS, GARY	13636	RUNDELL DR	MORENO VALLI	CA	92553-348	WILLIAMS, GARY	306.35
8587	296233023	2	684277	LARA, TERESA (RENT)	13624	RUNDELL DR	MORENO VALLI	CA	92553-348	LARA, TERESA (RENT)	197.60
5632	296233025	4	684277	ZELEDON, ERIC (OWNR)	13598	RUNDELL DR	MORENO VALLI	CA	92553-341	ZELEDON, ERIC (OWN	317.06
6025	296233026	5	684277	BULLOCK, ELMIRA (RENT)	13584	RUNDELL DR	MORENO VALLI	CA	92553-341	BULLOCK, ELMIRA (RE	256.70
6568	296233027	6	684277	MESA, ANTOINETTE	13572	RUNDELL DR	MORENO VALLI	CA	92553-341	MESA, ANTOINETTE	143.25
610	296233031	9	684277	BULLOCK, BERTHA	13520	RUNDELL DR	MORENO VALLI	CA	92553-341	BULLOCK, BERTHA	152.18

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2247	296241002	8	684277	DREW, CHIRE	23530	BAY AVE	MORENO VALLI	CA	92553-340	DREW, CHIRE	316.49
6906	296241004	0	684277	BARNES, TANJI (OWNR)	23556	BAY AVE	MORENO VALLI	CA	92553-340	BARNES, TANJI (OWN	67.61
4903	296241008	4	684277	DENSTITT, ROSHAWNA	13731	NEW HAVEN DR	MORENO VALLI	CA	92553-348	DENSTITT, ROSHAWN	314.21
7263	296241014	9	684277	GUTIERREZ, ERICKA (RENT)	13675	NEW HAVEN DR	MORENO VALLI	CA	92553-341	GUTIERREZ, ERICKA (I	213.86
5258	296241017	2	684277	CURTIS, SARAH (OWNR)	13643	NEW HAVEN DR	MORENO VALLI	CA	92553-341	CURTIS, SARAH (OWN	111.78
1451	296241018	3	684277	PULIDO, AURORA	13631	NEW HAVEN DR	MORENO VALLI	CA	92553-341	PULIDO, AURORA	316.49
2591	296243005	7	684277	MARTINEZ, LUIS	13670	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-340	MARTINEZ, LUIS	316.49
4773	296243006	8	684277	GUILLEN, TERESA	13680	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-340	GUILLEN, TERESA	314.21
189	296243011	2	684277	POWELL, MAURICE	13738	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-345	POWELL, MAURICE	316.49
6204	296243018	9	684277	AVALOS, HILDA (OWNR)	13721	RUNDELL DR	MORENO VALLI	CA	92553-170	AVALOS, HILDA (OWN	211.78
815	296243022	2	684277	BELTON, RICK	13714	RUNDELL DR	MORENO VALLI	CA	92553-170	BELTON, RICK	300.19
452	296243025	5	684277	RODRIGUEZ, TRINIDAD	13678	RUNDELL DR	MORENO VALLI	CA	92553-341	RODRIGUEZ, TRINIDA	210.61
6357	296243027	7	684277	SALOME, LAKETA (RENT)	13663	SYLMAR DR	MORENO VALLI	CA	92553-341	SALOME, LAKETA (RE	39.90
1388	296243031	0	684277	HOOPER, GINA	13713	SYLMAR DR	MORENO VALLI	CA	92553-170	HOOPER, GINA	105.89
8000	296243034	3	684277	GATES , EDDY (RENT)	23694	BAY AVE	MORENO VALLI	CA	92553-340	GATES , EDDY (RENT)	314.16
7008	296243035	4	684277	LOAISIGA, AURELINA (RENT)	23686	BAY AVE	MORENO VALLI	CA	92553-340	LOAISIGA, AURELINA	317.06
1409	296243037	6	684277	KIRKPATRICK, PATRICIA	23656	BAY AVE	MORENO VALLI	CA	92553	KIRKPATRICK, PATRIC	139.53
8630	296243038	7	684277	QUEZADA, ADOLFO (OWNR)	23640	BAY AVE	MORENO VALLI	CA	92553-340	QUEZADA, ADOLFO ((	284.35
9174	296244002	7	684277	CABRALES, MARINA (RENT)	13734	SYLMAR DR	MORENO VALLI	CA	92553-341	CABRALES, MARINA (I	45.55
4959	296244009	4	684277	SMITH, DARRYL (RENT)	13644	SYLMAR DR	MORENO VALLI	CA	92553-170	SMITH, DARRYL (REN	316.49
9573	296251001	8	684277	MCGEE, STEVEN (RENT)	23755	BETTS PL	MORENO VALLI	CA	92553-346	MCGEE, STEVEN (REN	23.39
748	296251015	1	684277	PEIDRA, MARIA	23839	BETTS PL	MORENO VALLI	CA	92553-342	PEIDRA, MARIA	369.48
6016	296252002	2	684277	LUPERCIO, CARLOS	13610	ROCKCREST DR	MORENO VALLI	CA	92553-348	LUPERCIO, CARLOS	147.97
3792	296252007	7	684277	FLORES, JESUS	13578	ROCKCREST DR	MORENO VALLI	CA	92553-171	FLORES, JESUS	316.49
1213	296252015	4	684277	VALENZUELA, RAYMUNDO	13532	ROCKCREST DR	MORENO VALLI	CA	92553-171	VALENZUELA, RAYMU	316.49
7597	296252016	5	684277	MARSHALL RESIDENTIAL PROPER	13526	ROCKCREST DR	MORENO VALLI	CA	92553-171	MARSHALL RESIDENT	317.06
6976	296252017	6	684277	DIEBERITZ, BOBBI	13522	ROCKCREST DR	MORENO VALLI	CA	92553-171	DIEBERITZ, BOBBI	83.63
7103	296253010	2	684277	MOORE, JUSTINA (RENT)	23796	NANWOOD DR	MORENO VALLI	CA	92553-171	MOORE, JUSTINA (RE	129.44
2585	296253021	2	684277	FELIX, ROSALIO	23795	NANWOOD DR	MORENO VALLI	CA	92553-171	FELIX, ROSALIO	316.49
3896	296253024	5	684277	GRIGGS, LAUREN AND TERRON	23815	NANWOOD DR	MORENO VALLI	CA	92553-344	GRIGGS, LAUREN ANI	74.48
4176	296253028	9	684277	ORCOYNE-YORIO, MARIA	23841	NANWOOD DR	MORENO VALLI	CA	92553-344	ORCOYNE-YORIO, MA	316.49
7885	296253033	3	684277	GARCIA, OLEGARIO (RENT)	23844	BETTS PL	MORENO VALLI	CA	92553-340	GARCIA, OLEGARIO (F	207.10
7759	296253036	6	684277	VILLANUEVA, VERONICA (RENT)	23824	BETTS PL	MORENO VALLI	CA	92553-340	VILLANUEVA, VERONI	206.72
2483	296253037	7	684277	JOHNSON, DOLORES	23818	BETTS PL	MORENO VALLI	CA	92553-340	JOHNSON, DOLORES	214.44
4274	296253042	1	684277	RAMOS, MARIA	23788	BETTS PL	MORENO VALLI	CA	92553-346	RAMOS, MARIA	317.06
2133	296253044	3	684277	MCGEE, ARTHUR	23778	BETTS PL	MORENO VALLI	CA	92553-346	MCGEE, ARTHUR	317.06
7959	296253047	6	684277	IMMANUEL HOUSE	23760	BETTS PL	MORENO VALLI	CA	92553-346	IMMANUEL HOUSE	300.61
7018	296261017	4	684277	BERNAL, SAMUEL (RENT)	13686	ROCKCREST DR	MORENO VALLI	CA	92553-171	BERNAL, SAMUEL (RE	212.80
7704	296261021	7	684277	GAMEZ, RODRIGO	13636	ROCKCREST DR	MORENO VALLI	CA	92553-171	GAMEZ, RODRIGO	268.75
1657	296262008	9	684277	HERNANDEZ, JOSE J	13666	SUNRAY CT	MORENO VALLI	CA	92553-601	HERNANDEZ, JOSE J	316.49
7661	296262011	1	684277	MUNOZ, JUAN (OWNR)	13651	SUNRAY CT	MORENO VALLI	CA	92553-601	MUNOZ, JUAN (OWN	301.15
9134	296262013	3	684277	LOLA, LUIS E (OWNR)	13675	SUNRAY CT	MORENO VALLI	CA	92553-601	LOLA, LUIS E (OWNR)	334.69
9135	296262015	5	684277	MAGANA, MARLON (OWNR)	13699	SUNRAY CT	MORENO VALLI	CA	92553-601	MAGANA, MARLON ((	359.03
51	296262016	6	684277	ZETINA, DIANA	13711	SUNRAY CT	MORENO VALLI	CA	92553-605	ZETINA, DIANA	317.06
1718	296262021	0	684277	REYNA, LUZ (RENT)	13734	SUNBRIGHT DR	MORENO VALLI	CA	92553-600	REYNA, LUZ (RENT)	316.49
1255	296262025	4	684277	OLMOS, JULIO	13686	SUNBRIGHT DR	MORENO VALLI	CA	92553-605	OLMOS, JULIO	257.68
7121	296262028	7	684277	IE REAL ESTATE HOLDINGS (OWN	13648	SUNBRIGHT DR	MORENO VALLI	CA	92553-605	IE REAL ESTATE HOLD	68.72
7255	296263002	6	684277	GORDON, ASHLY (RENT)	13649	ROCKCREST DR	MORENO VALLI	CA	92553-342	GORDON, ASHLY (REN	306.92
4434	296263006	0	684277	HOOPER, LESLIE	13697	ROCKCREST DR	MORENO VALLI	CA	92553-342	HOOPER, LESLIE	413.60
7598	296263008	2	684277	GREEN, DOROTHY (RENT)	13721	ROCKCREST DR	MORENO VALLI	CA	92553-171	GREEN, DOROTHY (RE	228.91
9301	296263010	3	684277	ALEX, JINELLE (OWNR)	13745	ROCKCREST DR	MORENO VALLI	CA	92553-171	ALEX, JINELLE (OWNR	164.22
2900	296263011	4	684277	WOLLENWEBER, SHERI	13748	SCHAYLEEN CT	MORENO VALLI	CA	92553-341	WOLLENWEBER, SHEI	316.49
1379	296263022	4	684277	ARMENTA, SERGIO (OWNR)	13651	SCHAYLEEN CT	MORENO VALLI	CA	92553-341	ARMENTA, SERGIO (C	302.05
2142	296263026	8	684277	IVORY, CARLA	13699	SCHAYLEEN CT	MORENO VALLI	CA	92553-341	IVORY, CARLA	259.85
6947	296263029	1	684277	MARTIN, DORWONDA	13735	SCHAYLEEN CT	MORENO VALLI	CA	92553-170	MARTIN, DORWONDA	579.84
2112	296263030	1	684277	BROWN, PEGGY L	13747	SCHAYLEEN CT	MORENO VALLI	CA	92553-170	BROWN, PEGGY L	422.52
5114	296271007	6	684277	OLIVER, CHARLES	13775	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-606	OLIVER, CHARLES	317.06
6356	296272015	6	684277	BOWEN, DEBORAH (OWNR)	23705	NEW ENGLAND DR	MORENO VALLI	CA	92553-606	BOWEN, DEBORAH (C	299.97
41	296272016	7	684277	BERNESTINE, KAREN AND ARTHU	23719	NEW ENGLAND DR	MORENO VALLI	CA	92553-606	BERNESTINE, KAREN /	412.76
8155	296272017	8	684277	COLBERT, PAULETTE (RENT)	23733	NEW ENGLAND DR	MORENO VALLI	CA	92553-606	COLBERT, PAULETTE (	479.08
5488	296273001	6	684277	ALCANTARA, SERGIO (OWNR)	13848	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-600	ALCANTARA, SERGIO	317.06
1792	296273002	7	684277	MIOTTO, MARIELA	13838	GOLDEN EAGLE CT	MORENO VALLI	CA	92553-600	MIOTTO, MARIELA	225.59
8419	296273007	2	684277	OPORTOS , RENEE	23615	BAY AVE	MORENO VALLI	CA	92553-340	OPORTOS , RENEE	206.78
5035	296273008	3	684277	EDWARDS, PAMELA	23631	BAY AVE	MORENO VALLI	CA	92553-340	EDWARDS, PAMELA	427.51
3560	296273012	6	684277	MONROI, SHARON	23697	BAY AVE	MORENO VALLI	CA	92553-340	MONROI, SHARON	317.06
1942	296273020	3	684277	GIBSON, MICHELE	13835	SYLMAR DR	MORENO VALLI	CA	92553-600	GIBSON, MICHELE	293.55
8945	296274008	6	684277	GALLEGOS, JAIME (RENT)	13856	SYLMAR DR	MORENO VALLI	CA	92553-600	GALLEGOS, JAIME (RE	118.71
2129	296274011	8	684277	RODRIGUEZ, DAVID	13826	SYLMAR DR	MORENO VALLI	CA	92553-600	RODRIGUEZ, DAVID	192.89
9549	296274015	2	684277	RODRIGUEZ, MARCIA AND JAVIEI	13786	SYLMAR DR	MORENO VALLI	CA	92553-605	RODRIGUEZ, MARCIA	198.34
1233	296291003	4	684277	PEARSON, CATHY	23781	BAY AVE	MORENO VALLI	CA	92553-340	PEARSON, CATHY	316.49
957	296291016	6	684277	THOMPSON, LAVERNE	13822	ROCKPORT CT	MORENO VALLI	CA	92553-600	THOMPSON, LAVERNI	510.63
8715	296292003	7	684277	RUIZ, ROCIO AND RICHARD (REN	23779	NEW ENGLAND DR	MORENO VALLI	CA	92553-606	RUIZ, ROCIO AND RIC	184.36
5087	296292005	9	684277	ELIZARRARAZ, STACEY	23799	NEW ENGLAND DR	MORENO VALLI	CA	92553-606	ELIZARRARAZ, STACEY	426.16
4811	296293005	2	684277	CELIS, PATRICIA	13836	ROCKCREST DR	MORENO VALLI	CA	92553-343	CELIS, PATRICIA	71.31
3124	304041004	2	684277	SIQUEIROS, MARCO	14625	MUIRFIELD ST	MORENO VALLI	CA	92555-621	SIQUEIROS, MARCO	317.06
6382	304041008	6	684277	RODRIGUEZ, MARIO (RENT)	14577	MUIRFIELD ST	MORENO VALLI	CA	92555-621	RODRIGUEZ, MARIO (	246.13

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8276	304041013	0	684277	STREET, CHRISTA (OWNR)	14517	MUIRFIELD ST	MORENO VALLI	CA	92555-621	STREET, CHRISTA (OW	301.04
7485	304041015	2	684277	COLTON, JAMIE (RENT)	14504	MUIRFIELD ST	MORENO VALLI	CA	92555-621	COLTON, JAMIE (REN	165.61
2308	304041016	3	684277	ADJIVON, CELSUS	14510	MUIRFIELD ST	MORENO VALLI	CA	92555-621	ADJIVON, CELSUS	316.49
2312	304041018	5	684277	LAIGO, ROZELLE	14534	MUIRFIELD ST	MORENO VALLI	CA	92555-621	LAIGO, ROZELLE	289.45
6144	304041023	9	684277	ARCE, FATIMA (OWNR)	28060	BELLETERRE AVE	MORENO VALLI	CA	92555-621	ARCE, FATIMA (OWNI	77.61
2354	304041029	5	684277	CORTEZ-LUNA, CARMEN	14503	STARFALL PL	MORENO VALLI	CA	92555-622	CORTEZ-LUNA, CARM	85.50
5289	304041032	7	684277	RUELAS, BRENDA (OWNR)	14524	STARFALL PL	MORENO VALLI	CA	92555-622	RUELAS, BRENDA (OV	316.49
5363	304042007	8	684277	SAMBEROS, CARIMY (OWNER)	28041	BELLETERRE AVE	MORENO VALLI	CA	92555-621	SAMBEROS, CARIMY (	306.35
2152	304042011	1	684277	MOTON, DEBORAH (OWNR)	14650	MUIRFIELD ST	MORENO VALLI	CA	92555-621	MOTON, DEBORAH (C	208.03
4033	304042023	2	684277	SCOTT, KENNETH	14733	MUIRFIELD ST	MORENO VALLI	CA	92555-620	SCOTT, KENNETH	316.49
6319	304042025	4	684277	STEWART, HARVEY	14709	MUIRFIELD ST	MORENO VALLI	CA	92555-620	STEWART, HARVEY	223.25
7526	304042026	5	684277	LENSS, KEVIN (OWNR)	14697	MUIRFIELD ST	MORENO VALLI	CA	92555-620	LENSS, KEVIN (OWNR	317.06
6813	304042027	6	684277	KENDRICK, TIFFANY (OWNR)	14685	MUIRFIELD ST	MORENO VALLI	CA	92555-620	KENDRICK, TIFFANY ((	317.06
8332	304051009	8	684277	VALADEZ, JESSICA (RENT)	28150	BELLETERRE AVE	MORENO VALLI	CA	92555-622	VALADEZ, JESSICA (RE	34.76
9265	304051012	0	684277	HENDRIX, JENNIFER (RENT)	14505	MEDINAH WAY	MORENO VALLI	CA	92555-622	HENDRIX, JENNIFER (I	132.58
9429	304052002	4	684277	VILA, NOEL	28369	HILLSDALE AVE	MORENO VALLI	CA	92555-620	VILA, NOEL	47.12
3173	304052008	0	684277	RIVERA, CASSIE (OWNR)	28305	HILLSDALE AVE	MORENO VALLI	CA	92555-620	RIVERA, CASSIE (OWN	64.51
2441	304053013	7	684277	GUERRERO, FRANK	28290	BELLETERRE AVE	MORENO VALLI	CA	92555-623	GUERRERO, FRANK	316.49
6589	304053015	9	684277	JOHNSON, LUCRETIA AND BR(OW	28314	BELLETERRE AVE	MORENO VALLI	CA	92555-621	JOHNSON, LUCRETIA .	211.78
9547	304053020	3	684277	ZAMRANO , BRITTANI (RENT)	28374	BELLETERRE AVE	MORENO VALLI	CA	92555-621	ZAMRANO , BRITTANI	102.34
6440	304053021	4	684277	WARD, ERIKA (RENT)	28386	BELLETERRE AVE	MORENO VALLI	CA	92555-621	WARD, ERIKA (RENT)	119.01
6869	304060001	8	684277	NINO, MICHELE	28398	BELLETERRE AVE	MORENO VALLI	CA	92555-621	NINO, MICHELE	287.30
3190	304060004	1	684277	DEVERA, AL AND HARLI	28434	BELLETERRE AVE	MORENO VALLI	CA	92555-621	DEVERA, AL AND HAR	317.06
5899	304070007	5	684277	ROCHA, EFRAIN (OWNR)	28620	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	ROCHA, EFRAIN (OWI	317.06
4115	304070010	7	684277	BROOKS, AUDREY	28652	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	BROOKS, AUDREY	316.49
8878	304070013	0	684277	NICHOLSON, RODELL (RENT)	28696	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	NICHOLSON, RODELL	182.16
590	304070022	8	684277	BRANDON, THOMAS	28631	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	BRANDON, THOMAS	316.49
2420	304070026	2	684277	PETTITT, LYNNE	28671	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	PETTITT, LYNNE	262.76
3838	304070044	8	684277	OTT, MICHAEL	28579	CARNOUSTIE AVE	MORENO VALLI	CA	92555-700	OTT, MICHAEL	316.49
7733	304070046	0	684277	DAPHIN, ALLAN (RENTR)	28559	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	DAPHIN, ALLAN (REN	296.98
3823	304070055	8	684277	BRUNO, JULIUS	28540	HIGHPOINT AVE	MORENO VALLI	CA	92555-700	BRUNO, JULIUS	412.38
2037	304080009	8	684277	WILKINSON, RICHARD	14900	STEPHENSON ST	MORENO VALLI	CA	92555-632	WILKINSON, RICHARD	298.39
3072	304080012	0	684277	DOZIER, WILLITTE	14876	STEPHENSON ST	MORENO VALLI	CA	92555-632	DOZIER, WILLITTE	317.06
5539	304080014	2	684277	ALLEN, TROY (OWNR)	14860	STEPHENSON ST	MORENO VALLI	CA	92555-632	ALLEN, TROY (OWNR)	317.06
4344	304090007	7	684277	MORLEY, RONALD	14901	PETE DYE ST	MORENO VALLI	CA	92555-633	MORLEY, RONALD	317.06
3833	304090014	3	684277	SCOTT, LA RHONDA	14831	PETE DYE ST	MORENO VALLI	CA	92555-633	SCOTT, LA RHONDA	316.49
6509	304090029	7	684277	BROWN, JADA (OWRN)	14830	PETE DYE ST	MORENO VALLI	CA	92555-633	BROWN, JADA (OWRI	317.06
2512	304090031	8	684277	PLACCHI, JENNIFER	14850	PETE DYE ST	MORENO VALLI	CA	92555-633	PLACCHI, JENNIFER	316.49
9053	304090034	1	684277	RODRIGUEZ, RUDY (OWNR)	14880	PETE DYE ST	MORENO VALLI	CA	92555-633	RODRIGUEZ, RUDY (O	45.81
2490	304090038	5	684277	VANDERWALKER, ROBERT	14920	PETE DYE ST	MORENO VALLI	CA	92555-633	VANDERWALKER, ROI	216.49
6083	304090039	6	684277	ADAMSON, CANDICE (RENT)	14930	PETE DYE ST	MORENO VALLI	CA	92555-633	ADAMSON, CANDICE	317.06
4171	304090040	6	684277	BASS, LATRICIA	14940	PETE DYE ST	MORENO VALLI	CA	92555-633	BASS, LATRICIA	209.52
8110	304110021	0	684277	THOMPSON-MOORE, MARY (REN	14908	NORFOLK CIR	MORENO VALLI	CA	92555-706	THOMPSON-MOORE,	411.36
3303	304110023	2	684277	ESTRADA, CHERLY	14888	NORFOLK CIR	MORENO VALLI	CA	92555-706	ESTRADA, CHERLY	106.06
3331	304110028	7	684277	GARCIA, MARCO	14847	PROVINCE CIR	MORENO VALLI	CA	92555-731	GARCIA, MARCO	520.28
8851	304110033	1	684277	CARINO, MIA AND DONALD (OW	14887	PROVINCE CIR	MORENO VALLI	CA	92555-731	CARINO, MIA AND DC	174.28
8062	304110039	7	684277	MOEN, DEBORAH	14862	PROVINCE CIR	MORENO VALLI	CA	92555-731	MOEN, DEBORAH	224.18
5245	304110046	3	684277	GUERRERO, JANELLE LEON (RENT	14885	DURHAM CIR	MORENO VALLI	CA	92555-730	GUERRERO, JANELLE I	317.06
3917	304110047	4	684277	GOMEZ, MARCO A	14880	DURHAM CIR	MORENO VALLI	CA	92555-730	GOMEZ, MARCO A	156.35
7742	304110048	5	684277	CONTRERAS, JESSICA (RENT)	28751	AVALON AVE	MORENO VALLI	CA	92555-706	CONTRERAS, JESSICA	84.33
3060	304111004	8	684277	GOCHEZ, PATRICE	28692	AVALON AVE	MORENO VALLI	CA	92555-706	GOCHEZ, PATRICE	316.56
3486	304111005	9	684277	HARTS, TERRY	28698	AVALON AVE	MORENO VALLI	CA	92555-706	HARTS, TERRY	317.06
9539	304111014	7	684277	THORTON, ALVIN (RENT)	28756	AVALON AVE	MORENO VALLI	CA	92555-706	THORTON, ALVIN (REI	107.31
4469	304111015	8	684277	PERALTA, GINA	28764	AVALON AVE	MORENO VALLI	CA	92555-706	PERALTA, GINA	413.60
2819	304121003	8	684277	TRAINOR, DONNA	28530	FOREST OAKS WAY	MORENO VALLI	CA	92555-632	TRAINOR, DONNA	316.49
6851	304121008	3	684277	ALLEN, AMEER	28480	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	ALLEN, AMEER	357.22
2784	304121009	4	684277	ALLEN, JOSEPH	28470	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	ALLEN, JOSEPH	427.58
8538	304122004	2	684277	ADCOCK, BRITTANY (RENT)	28299	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	ADCOCK, BRITTANY (I	211.78
7700	304122006	4	684277	PEARSON, LAURIE AND KEVIN	28319	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	PEARSON, LAURIE AN	138.46
851	304122008	6	684277	TOSTADO, PAT	28339	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	TOSTADO, PAT	316.49
5247	304122011	8	684277	BLANCO, GEORGE AND LUCIA (O	28369	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	BLANCO, GEORGE AN	69.20
2576	304122016	3	684277	SANDOVAL, JENNY	28419	FOREST OAKS WAY	MORENO VALLI	CA	92555-631	SANDOVAL, JENNY	316.49
2085	304122018	5	684277	HEALY, THOMAS (OWNR)	28439	FOREST OAKS WAY	MORENO VALLI	CA	92555-632	HEALY, THOMAS (OW	413.60
5813	304122031	6	684277	BROWN, MELODY AND DWIGHT	15079	BAY HILL DR	MORENO VALLI	CA	92555-632	BROWN, MELODY AN	156.66
2388	304131013	8	684277	BALDWIN, GRAHAM	28401	CHAMPIONSHIP DR	MORENO VALLI	CA	92555-630	BALDWIN, GRAHAM	422.52
4621	304131015	0	684277	SHELTO, MARIAH	28417	CHAMPIONSHIP DR	MORENO VALLI	CA	92555-630	SHELTO, MARIAH	102.68
7938	304132018	6	684277	JERNIGAN, BAYLA	28394	CHAMPIONSHIP DR	MORENO VALLI	CA	92555-630	JERNIGAN, BAYLA	399.09
2659	304132021	8	684277	POLANCO, ANNA (OWNR)	28370	CHAMPIONSHIP DR	MORENO VALLI	CA	92555-630	POLANCO, ANNA (OW	108.03
4473	304151005	3	684277	RIVERA, SHERYL	28052	CHAMPIONSHIP DR	MORENO VALLI	CA	92555-641	RIVERA, SHERYL	367.59
3311	304152020	9	684277	LOGUEZ, GLORIA	15408	ZAHARIAS ST	MORENO VALLI	CA	92555-640	LOGUEZ, GLORIA	317.06
5678	304152022	1	684277	ESCALANTE, DAVID R (OWNR)	15424	ZAHARIAS ST	MORENO VALLI	CA	92555-640	ESCALANTE, DAVID R	306.92
6216	304152029	8	684277	DIAZ, LIRIO (OWNR)	15367	ZAHARIAS ST	MORENO VALLI	CA	92555-640	DIAZ, LIRIO (OWNR)	296.98
3207	304152032	0	684277	SAPP, ROBYN AND BRIAN	15345	DUNES WAY	MORENO VALLI	CA	92555-640	SAPP, ROBYN AND BR	317.06
2867	304152042	9	684277	FINLEY, GENISE	15265	DUNES WAY	MORENO VALLI	CA	92555-641	FINLEY, GENISE	219.27
9326	304153001	5	684277	RODRIGUEZ, HECTOR (RENT)	15325	ZAHARIAS ST	MORENO VALLI	CA	92555-641	RODRIGUEZ, HECTOR	168.90
7779	304153009	3	684277	JONES, LAMONICA	28107	CHAMPIONSHIP DR	MORENO VALLI	CA	92555-641	JONES, LAMONICA	379.32

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5115	304161002	1	684277	BAILEY, RHONDA	15759	TURNBERRY ST	MORENO VALLI	CA	92555-490	BAILEY, RHONDA	423.74
1679	304161016	4	684277	LILLY, BARBARA A	15615	TURNBERRY ST	MORENO VALLI	CA	92555-490	LILLY, BARBARA A	316.49
7767	304162003	5	684277	MCKINNEY, PERSHIA (RENT)	15630	TURNBERRY ST	MORENO VALLI	CA	92555-490	MCKINNEY, PERSHIA (	211.71
2725	304163002	7	684277	CARTER, FELIX	15660	TURNBERRY ST	MORENO VALLI	CA	92555-490	CARTER, FELIX	428.55
589	304163003	8	684277	VIZCAINO, SILVERIO	15670	TURNBERRY ST	MORENO VALLI	CA	92555-490	VIZCAINO, SILVERIO	412.76
5159	304163004	9	684277	LOWE, RALPH	15680	TURNBERRY ST	MORENO VALLI	CA	92555-490	LOWE, RALPH	317.06
1401	304163005	0	684277	VERRETT, RICHARD J	15690	TURNBERRY ST	MORENO VALLI	CA	92555-490	VERRETT, RICHARD J	412.76
1537	304163007	2	684277	SINCLAIR, CARRIE	27190	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	SINCLAIR, CARRIE	316.49
780	304164005	3	684277	WALLACE, PAULA	27185	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	WALLACE, PAULA	354.50
5280	304164007	5	684277	TENERELLI, NATHAN (OWNR)	15710	TURNBERRY ST	MORENO VALLI	CA	92555-490	TENERELLI, NATHAN (	317.06
8774	304164010	7	684277	JEFFERSON, TRACY AND WILLIAM	15740	TURNBERRY ST	MORENO VALLI	CA	92555-490	JEFFERSON, TRACY AI	89.66
7728	304171011	0	684277	CASTRO, PAUL	27298	ENGLEWOOD ST	MORENO VALLI	CA	92555-493	CASTRO, PAUL	400.24
5521	304171019	8	684277	CHANG, CRYSTAL (RENT)	27394	ENGLEWOOD ST	MORENO VALLI	CA	92555-492	CHANG, CRYSTAL (REI	28.52
1617	304172007	0	684277	OLIVER, BOBBY	15675	TOURAINE CT	MORENO VALLI	CA	92555-493	OLIVER, BOBBY	353.85
3224	304172008	1	684277	HALL, CHARMAYNE	15665	TOURAINE CT	MORENO VALLI	CA	92555-493	HALL, CHARMAYNE	317.06
6995	304172011	3	684277	GORDON, ANGELA (OWNR)	15664	BIARRITZ CT	MORENO VALLI	CA	92555-492	GORDON, ANGELA (O	292.84
1025	304172012	4	684277	JAMES, YOHANTUS	15674	BIARRITZ CT	MORENO VALLI	CA	92555-492	JAMES, YOHANTUS	316.49
1086	304172014	6	684277	GIBSON, LEWIS AND SANDRA	15694	BIARRITZ CT	MORENO VALLI	CA	92555-492	GIBSON, LEWIS AND S	393.96
1663	304172016	8	684277	GRAVES, ADRIAN	15714	BIARRITZ CT	MORENO VALLI	CA	92555-492	GRAVES, ADRIAN	316.49
2850	304172039	9	684277	MORALES, STACY	15691	VERSAILLES CT	MORENO VALLI	CA	92555-493	MORALES, STACY	622.55
6114	304172042	1	684277	MCPHEETERS, KOREN (RENT)	15665	VERSAILLES CT	MORENO VALLI	CA	92555-493	MCPHEETERS, KOREN	57.16
3721	304172046	5	684277	MORAN, CLAUDIA	15676	CONNEMARA CT	MORENO VALLI	CA	92555-493	MORAN, CLAUDIA	139.53
1903	304172049	8	684277	FLETES, ISRAEL	15695	CONNEMARA CT	MORENO VALLI	CA	92555-493	FLETES, ISRAEL	301.62
1512	304172055	3	684277	MC DANIEL, BENNIE O	15660	PININA CT	MORENO VALLI	CA	92555-493	MC DANIEL, BENNIE C	412.76
4736	304172059	7	684277	GONZALEZ, EMILY	15669	PININA CT	MORENO VALLI	CA	92555-493	GONZALEZ, EMILY	409.86
840	304181003	4	684277	SLADE, ROBERT AND VERGIE	15625	OLIVER ST	MORENO VALLI	CA	92555-490	SLADE, ROBERT AND '	134.92
1637	304181005	6	684277	WILLIAMS, CLARENCE	15605	OLIVER ST	MORENO VALLI	CA	92555-490	WILLIAMS, CLARENCE	316.49
4718	304181012	2	684277	GARCIA, MICHAEL	27490	ENGLEWOOD ST	MORENO VALLI	CA	92555-492	GARCIA, MICHAEL	425.68
4663	304182005	9	684277	TAMAYO, ALEXANDRA	15640	OLIVER ST	MORENO VALLI	CA	92555-490	TAMAYO, ALEXANDR/	381.34
4805	304182013	6	684277	BEAM, PHILIP	15720	OLIVER ST	MORENO VALLI	CA	92555-490	BEAM, PHILIP	225.27
5608	304182018	1	684277	MEZA, RONALD (OWNR)	15770	OLIVER ST	MORENO VALLI	CA	92555-490	MEZA, RONALD (OWI	100.00
5455	304183029	4	684277	ROMAN, MARTHA (OWNR)	15713	PRESTANCIA CT	MORENO VALLI	CA	92555-492	ROMAN, MARTHA (O'	138.13
5549	304183034	8	684277	HENDRIX, SHAREE (RENT)	15665	PRESTANCIA CT	MORENO VALLI	CA	92555-492	HENDRIX, SHAREE (RE	211.78
1835	304183041	4	684277	DODD, RYAN	15704	TOURAINE CT	MORENO VALLI	CA	92555-492	DODD, RYAN	403.19
3165	304190016	4	684277	VALDEZ, SALVADOR	15835	CAMINO REAL	MORENO VALLI	CA	92555-592	VALDEZ, SALVADOR	367.32
7098	304190017	5	684277	WILBORN, ANNETTE (OWNR)	15847	CAMINO REAL	MORENO VALLI	CA	92555-592	WILBORN, ANNETTE (	317.06
4016	304190027	4	684277	TORRES, JOSE	27704	EL CABRILLO CT	MORENO VALLI	CA	92555-594	TORRES, JOSE	328.47
6626	304190029	6	684277	ELLIOT, DWAYNE (OWNR)	27680	EL CABRILLO CT	MORENO VALLI	CA	92555-594	ELLIOT, DWAYNE (OW	317.06
4684	304190031	7	684277	PRICE, SEAN (RENT)	27693	CALLANDER ST	MORENO VALLI	CA	92555-590	PRICE, SEAN (RENT)	350.88
2024	304190035	1	684277	PATTON, BARBARA	27797	DE LA VALLE DR	MORENO VALLI	CA	92555-591	PATTON, BARBARA	316.49
7142	304190054	8	684277	DENNIS, CHRISTOPHER (OWNR)	15860	BONITA VERDE CT	MORENO VALLI	CA	92555-590	DENNIS, CHRISTOPHE	131.21
7329	304190069	2	684277	GUIDRY, ORISHEA	15859	ALISA VIEJO CT	MORENO VALLI	CA	92555-591	GUIDRY, ORISHEA	27.22
5019	304201012	3	684277	MCFARLAND, DEON	27340	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	MCFARLAND, DEON	170.97
6781	304201020	0	684277	ROWLAND, SHAKIMA (RENT)	27420	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	ROWLAND, SHAKIMA	299.84
6340	304201024	4	684277	SALCIDO, YVONNE	27460	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	SALCIDO, YVONNE	354.50
7239	304202003	8	684277	FOREMAN, MIRIAN (RENT)	27445	OCEAN DUNES ST	MORENO VALLI	CA	92555-492	FOREMAN, MIRIAN (F	171.88
984	304202012	6	684277	RODRIGUEZ, ROSARIO	27355	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	RODRIGUEZ, ROSARIC	214.49
2294	304202018	2	684277	PEREZ, MR AND MRS CARLOS	27295	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	PEREZ, MR AND MRS	185.72
870	304202019	3	684277	LEWIS, JOEL	27285	OCEAN DUNES ST	MORENO VALLI	CA	92555-491	LEWIS, JOEL	139.85
3897	304213008	7	684277	KNOX, SARAH	27429	LAUREL CT	MORENO VALLI	CA	92555-494	KNOX, SARAH	316.49
3923	304220002	3	684277	PATTERSON, WILLIE J	15883	CAMINO REAL	MORENO VALLI	CA	92555-592	PATTERSON, WILLIE J	422.52
5094	304220012	2	684277	GOMEZ, HORACIO AND STEPHAN	27585	CORTE DEL SOL	MORENO VALLI	CA	92555-592	GOMEZ, HORACIO AN	289.77
3278	304220015	5	684277	SOJOBI, ANGELA	15979	BUENA MESA CT	MORENO VALLI	CA	92555-592	SOJOBI, ANGELA	317.06
6429	304220017	7	684277	BERUMEN, ARTHUR (OWNR)	15990	BUENA MESA CT	MORENO VALLI	CA	92555-592	BERUMEN, ARTHUR (	394.07
7152	304220020	9	684277	MONTOYA, GILBERT (OWNR)	27645	CORTE DEL SOL	MORENO VALLI	CA	92555-592	MONTOYA, GILBERT (	317.06
2426	304220030	8	684277	PITTMAN, AMADEUS	27742	CORTE DEL SOL	MORENO VALLI	CA	92555-593	PITTMAN, AMADEUS	212.57
5240	304220034	2	684277	JENKINS, SHEENA (RENT)	27694	CORTE DEL SOL	MORENO VALLI	CA	92555-593	JENKINS, SHEENA (RE	413.60
7713	304220041	8	684277	HAYES, CARLENE	27610	CORTE DEL SOL	MORENO VALLI	CA	92555-592	HAYES, CARLENE	152.88
4915	304220043	0	684277	BLACK, SONYA	27621	PALA LOMA CT	MORENO VALLI	CA	92555-592	BLACK, SONYA	314.21
5870	304220044	1	684277	RANDHAWA, AMOOPJT AND KAI	27622	PALA LOMA CT	MORENO VALLI	CA	92555-592	RANDHAWA, AMOOP	317.06
1985	304220049	6	684277	NOLAN, TWANETTE	15899	ALISA VIEJO CT	MORENO VALLI	CA	92555-591	NOLAN, TWANETTE	306.92
3125	304220058	4	684277	SIMMONS, LINITA AND BARIN	15909	BONITA VERDE CT	MORENO VALLI	CA	92555-590	SIMMONS, LINITA AN	317.06
2059	304220063	8	684277	BROWN, TERRANCE	15920	BONITA VERDE CT	MORENO VALLI	CA	92555-590	BROWN, TERRANCE	316.49
2028	304220065	0	684277	FORD, TERI	15900	BONITA VERDE CT	MORENO VALLI	CA	92555-590	FORD, TERI	316.49
7731	304220067	2	684277	RAINE, JEFF	15880	BONITA VERDE CT	MORENO VALLI	CA	92555-590	RAINE, JEFF	423.74
4809	304231004	9	684277	GILCREASE, CLEVELAND (OWNR)	28615	DORAL WAY	MORENO VALLI	CA	92555-702	GILCREASE, CLEVELAI	143.12
9026	304231005	0	684277	MAUPIN, KIM AND JAMES (RENT	15005	RYDER WAY	MORENO VALLI	CA	92555-702	MAUPIN, KIM AND JA	183.72
9054	304232012	9	684277	VILLALBA, FABIAN (OWNR)	28590	DORAL WAY	MORENO VALLI	CA	92555-701	VILLALBA, FABIAN (O'	289.13
5338	304290037	2	684277	ORTIZ, RAFAEL AND MARY (OWN	14525	EVEREST WAY	MORENO VALLI	CA	92555-702	ORTIZ, RAFAEL AND M	289.98
3081	304300010	7	684277	MILLER, SUDIE	14805	SAN JACINTO DR	MORENO VALLI	CA	92555-636	MILLER, SUDIE	317.06
2955	304300029	5	684277	ROY, PATRICIA	28270	GRANDVIEW DR	MORENO VALLI	CA	92555	ROY, PATRICIA	316.49
2910	304300042	6	684277	BENJAMIN, GARY A	14753	ROCKY MOUNTAIN WAY	MORENO VALLI	CA	92555-636	BENJAMIN, GARY A	316.49
5950	304310061	4	684277	CLARK, PERLITA (OWNR)	28353	GRANDVIEW DR	MORENO VALLI	CA	92555-635	CLARK, PERLITA (OWI	317.06
5970	304320012	1	684277	JONES, CARLETTA	14715	GRANDVIEW DR	MORENO VALLI	CA	92555-704	JONES, CARLETTA	285.49
5234	304320029	7	684277	SEGAL, RICHARD AND DEBRA (OV	14680	GRANDVIEW DR	MORENO VALLI	CA	92555-703	SEGAL, RICHARD AND	25.11
2625	304320033	0	684277	SALCIDO, ALFONSO AND VICTORI	14696	GRANDVIEW DR	MORENO VALLI	CA	92555-704	SALCIDO, ALFONSO A	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7266	304330002	3	684277	WINE, RANDY	27952	DE LA VALLE DR	MORENO VALLI	CA	92555-592	WINE, RANDY	440.16
5270	304330003	4	684277	AUSTRIA, HENRY (OWNR)	15854	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	AUSTRIA, HENRY (OW	136.64
7019	304330009	0	684277	ASKEW, KIM (OWNR)	15914	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	ASKEW, KIM (OWNR)	140.00
2635	304330010	0	684277	MORRIS-IVY, CHARLENE	15924	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	MORRIS-IVY, CHARLEI	327.98
2613	304330023	2	684277	DOMINGUEZ, REYNA AND RUBEI	15891	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	DOMINGUEZ, REYNA	356.70
2489	304340002	4	684277	BEASLEY, SONYA	16004	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	BEASLEY, SONYA	412.76
2495	304340010	1	684277	CAREY, TERESA	16061	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	CAREY, TERESA	412.76
6926	304340013	4	684277	NUNEZ, ALEXANDRA (OWNR)	16031	LA COSTA ALTA DR	MORENO VALLI	CA	92555-593	NUNEZ, ALEXANDRA (	317.06
6743	304340015	6	684277	PALMS, KIMBERLY	27671	VIA SOL ARRIVA	MORENO VALLI	CA	92555-594	PALMS, KIMBERLY	291.78
9185	304340019	0	684277	BRANNON, KARYN (OWNR)	27674	VIA SOL ARRIVA	MORENO VALLI	CA	92555-594	BRANNON, KARYN (O	224.87
7028	304350006	9	684277	DON, LIANGE	15469	ADOBE WAY	MORENO VALLI	CA	92555-581	DON, LIANGE	535.40
6936	304350019	1	684277	HAJEID, AMER (RENT)	15410	ADOBE WAY	MORENO VALLI	CA	92555-581	HAJEID, AMER (RENT)	39.61
5236	304350030	0	684277	KNOWELS, DOMINIQUE (RENT)	15447	LA CASA DR	MORENO VALLI	CA	92555-584	KNOWELS, DOMINIQI	218.06
9051	304350036	6	684277	LAVERGNE, BIRDEAN (RENT)	15411	LA CASA DR	MORENO VALLI	CA	92555-584	LAVERGNE, BIRDEAN	161.46
4153	304350038	8	684277	MAYORGA, REGINA	15395	LA CASA DR	MORENO VALLI	CA	92555-584	MAYORGA, REGINA	270.72
6767	304350042	1	684277	SYLVE, ISADORE	15388	LA CASA DR	MORENO VALLI	CA	92555-584	SYLVE, ISADORE	206.78
3955	304350047	6	684277	LETT, GLADYS	15424	LA CASA DR	MORENO VALLI	CA	92555-584	LETT, GLADYS	413.60
7282	304360002	6	684277	CARTER, JAMES AND DEANA CUR	15359	LA PALMA WAY	MORENO VALLI	CA	92555-582	CARTER, JAMES AND	329.31
3957	304360009	3	684277	PADILLA, RAFAELA	15289	LA PALMA WAY	MORENO VALLI	CA	92555-582	PADILLA, RAFAELA	316.49
2667	304360010	3	684277	JOHNSON, SANDRA	15279	LA PALMA WAY	MORENO VALLI	CA	92555-582	JOHNSON, SANDRA	360.91
7216	304360011	4	684277	POST, ROBERT	15269	LA PALMA WAY	MORENO VALLI	CA	92555-582	POST, ROBERT	413.40
3406	304360031	2	684277	MUMFORD, RUTH	15267	ADOBE WAY	MORENO VALLI	CA	92555-581	MUMFORD, RUTH	389.91
6239	304360032	3	684277	VANVOOREN, ERNESTINE (RENT)	15244	ADOBE WAY	MORENO VALLI	CA	92555-581	VANVOOREN, ERNEST	97.20
3326	304360045	5	684277	ORTIZ, SAHARA (RENT)	15348	ADOBE WAY	MORENO VALLI	CA	92555-581	ORTIZ, SAHARA (RENT	111.78
2779	304360048	8	684277	WALKER, BOBBY	15372	ADOBE WAY	MORENO VALLI	CA	92555-581	WALKER, BOBBY	244.00
2665	304370004	9	684277	TAYLOR, ELIZABETH	15199	LA PALMA WAY	MORENO VALLI	CA	92555-580	TAYLOR, ELIZABETH	412.76
8369	304370006	1	684277	WONZO, ADRIENNE (OWNR)	15179	LA PALMA WAY	MORENO VALLI	CA	92555-580	WONZO, ADRIENNE (	82.38
2807	304370008	3	684277	SPEARS, BELINDA	27727	VIA DE LA REAL	MORENO VALLI	CA	92555-580	SPEARS, BELINDA	316.49
3250	304370012	6	684277	AUBRY, SHERRYL	27740	VIA DE LA REAL	MORENO VALLI	CA	92555-580	AUBRY, SHERRYL	317.06
9161	304370018	2	684277	NUNO, RICARDO (RENT)	27800	VIA DENNA REAL	MORENO VALLI	CA	92555-580	NUNO, RICARDO (REN	278.68
7218	304370041	2	684277	TURNER, SHERMANITA	15236	ADOBE WAY	MORENO VALLI	CA	92555-581	TURNER, SHERMANIT	317.06
5860	304370043	4	684277	PEREZ, TIM	27769	RANCHO BAJA	MORENO VALLI	CA	92555-580	PEREZ, TIM	317.06
4812	304370052	2	684277	MONTOLFO, JANET	27837	VIA DE LA REAL	MORENO VALLI	CA	92555-580	MONTOLFO, JANET	206.66
4213	304370056	6	684277	CABRERA, DAVID	27797	VIA DE LA REAL	MORENO VALLI	CA	92555-580	CABRERA, DAVID	209.83
4879	304370057	7	684277	SHALAYA, MARVLEY	27787	VIA DE LA REAL	MORENO VALLI	CA	92555-580	SHALAYA, MARVLEY	303.97
2626	304370061	0	684277	ADAM, SANDRA	27772	RANCHO BAJA	MORENO VALLI	CA	92555-580	ADAM, SANDRA	316.49
4151	304381002	1	684277	POWELL, KYLE	15015	BAY HILL DR	MORENO VALLI	CA	92555-633	POWELL, KYLE	318.88
7635	304381005	4	684277	GIBBS, MICHELLE (RENT)	15033	BAY HILL DR	MORENO VALLI	CA	92555-633	GIBBS, MICHELLE (REI	297.64
9271	304381007	6	684277	BANDY, EDNA (RENT)	15045	BAY HILL DR	MORENO VALLI	CA	92555-633	BANDY, EDNA (RENT)	25.95
4916	304382008	0	684277	ENCISO, JANETTE	28383	BIRDIE ST	MORENO VALLI	CA	92555-635	ENCISO, JANETTE	116.49
2813	304382009	1	684277	RAMIREZ, MAGDALENA	28393	BIRDIE ST	MORENO VALLI	CA	92555-635	RAMIREZ, MAGDALEI	167.06
5994	304383008	3	684277	YOUNG, HELENA (RENT)	15036	BAY HILL DR	MORENO VALLI	CA	92555-632	YOUNG, HELENA (REN	134.22
4006	304384004	2	684277	ASIEAU, JUSTIN	28380	EAGLE ST	MORENO VALLI	CA	92555-633	ASIEAU, JUSTIN	148.02
2673	304391008	8	684277	BARNES, TAMARA	15014	PINE VALLEY CIR	MORENO VALLI	CA	92555-634	BARNES, TAMARA	212.49
4866	304391025	3	684277	ELAM, INDIA	14927	FAIRWAY CIR	MORENO VALLI	CA	92555-634	ELAM, INDIA	314.21
3602	304392005	8	684277	PAYAN, RICARDO (OWNR)	28548	EAGLE ST	MORENO VALLI	CA	92555-634	PAYAN, RICARDO (OV	316.49
2712	304392006	9	684277	PINA, MARY HELEN	28538	EAGLE ST	MORENO VALLI	CA	92555-634	PINA, MARY HELEN	410.34
2710	304392007	0	684277	MORAN, HECTOR	28528	EAGLE ST	MORENO VALLI	CA	92555-634	MORAN, HECTOR	316.49
2708	304392014	6	684277	MCCLENNEY, KATHY	28452	EAGLE ST	MORENO VALLI	CA	92555-633	MCCLENNEY, KATHY	39.13
5897	304392015	7	684277	SN.COM GEOFFREY (RENT)	28440	EAGLE ST	MORENO VALLI	CA	92555-633	SN.COM GEOFFREY (F	117.75
3120	304400002	9	684277	GARZA, LENNY	15591	HAMMETT CT	MORENO VALLI	CA	92555-495	GARZA, LENNY	306.92
8541	304400003	0	684277	BOULDIN, TIM	15581	HAMMETT CT	MORENO VALLI	CA	92555-495	BOULDIN, TIM	280.54
6157	304400004	1	684277	GIPSIN, TRICIA (RENT)	15571	HAMMETT CT	MORENO VALLI	CA	92555-495	GIPSIN, TRICIA (RENT	195.09
3106	304400008	5	684277	GHALWEN, MAHMU	15531	HAMMETT CT	MORENO VALLI	CA	92555-495	GHALWEN, MAHMU	317.06
3101	304400010	6	684277	LEE, GREGORY	15511	HAMMETT CT	MORENO VALLI	CA	92555-495	LEE, GREGORY	211.78
6341	304401008	8	684277	ALLEN, ANDREW	15583	TURNBERRY ST	MORENO VALLI	CA	92555-495	ALLEN, ANDREW	317.06
3374	304401010	9	684277	EKHAGUERE, COURAGE	15603	TURNBERRY ST	MORENO VALLI	CA	92555-490	EKHAGUERE, COURAC	354.50
9498	304401021	9	684277	CALIFORNIA ANCHOR CONSILUTI	27064	FINA CT	MORENO VALLI	CA	92555-495	CALIFORNIA ANCHOR	206.77
3329	304401022	0	684277	GRAY, CREASY	27074	FINA CT	MORENO VALLI	CA	92555-495	GRAY, CREASY	288.83
3023	304402006	9	684277	GABOUREL, RITA	27212	ARLA ST	MORENO VALLI	CA	92555-494	GABOUREL, RITA	316.49
6848	304402009	2	684277	FLORENCE, DON AND JHERI (REN	27248	ARLA ST	MORENO VALLI	CA	92555-494	FLORENCE, DON AND	408.75
8886	304403006	2	684277	HUDSON, VERNA (RENT)	27193	ARLA ST	MORENO VALLI	CA	92555-495	HUDSON, VERNA (REI	362.38
4550	304410005	3	684277	ODEY, LUCY	27308	ARLA ST	MORENO VALLI	CA	92555-494	ODEY, LUCY	78.63
4078	304410008	6	684277	BLUITT, PEARL	27344	ARLA ST	MORENO VALLI	CA	92555-494	BLUITT, PEARL	391.21
2875	304410012	9	684277	ROBINSON, CHARLES	27392	ARLA ST	MORENO VALLI	CA	92555-494	ROBINSON, CHARLES	316.49
4651	304410015	2	684277	DAVIS, DESHAUN (RENT)	27428	ARLA ST	MORENO VALLI	CA	92555-494	DAVIS, DESHAUN (REI	116.51
2817	304410016	3	684277	ESPINOZA, SANDRA	27440	ARLA ST	MORENO VALLI	CA	92555-494	ESPINOZA, SANDRA	412.76
3563	304411011	1	684277	SINGH, SUKHJINDER	27373	ARLA ST	MORENO VALLI	CA	92555-494	SINGH, SUKHJINDER	317.06
5080	304421018	9	684277	NEVELS, THOMAS	14550	VASCO WAY	MORENO VALLI	CA	92555-730	NEVELS, THOMAS	560.60
4331	304422016	0	684277	LOPEZ, JOHN	29057	ALICANTE AVE	MORENO VALLI	CA	92555-730	LOPEZ, JOHN	131.42
3522	304422025	8	684277	TENZA, CORAZON	29051	BARCELONA CT	MORENO VALLI	CA	92555-731	TENZA, CORAZON	117.06
3304	304430004	4	684277	ARMSTRONG, RON	28904	AVALON AVE	MORENO VALLI	CA	92555-705	ARMSTRONG, RON	296.98
3691	304430005	5	684277	CAMMON, DANA	28912	AVALON AVE	MORENO VALLI	CA	92555-705	CAMMON, DANA	316.49
5502	304433023	0	684277	STEPHENSON, BRENT (OWNR)	29044	CANTABRIA CT	MORENO VALLI	CA	92555-730	STEPHENSON, BRENT	317.06
8101	304434006	8	684277	SIMS, MATTHEW AND KIMBERLY	14690	VASCO WAY	MORENO VALLI	CA	92555-730	SIMS, MATTHEW ANI	286.30
6532	304434016	7	684277	BUHR, ANT	29015	CANTABRIA CT	MORENO VALLI	CA	92555-730	BUHR, ANT	306.48

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8170	304441011	4	684277	CONTREAS, YVETTE (OWNR)	14835	CADIZ CT	MORENO VALLI	CA	92555-731	CONTREAS, YVETTE (C	101.66
3394	304441014	7	684277	COOK, MICHAEL	14856	TOLEDO CT	MORENO VALLI	CA	92555	COOK, MICHAEL	306.92
3919	304441015	8	684277	WILLIAMS III, ALFRED T	14866	TOLEDO CT	MORENO VALLI	CA	92555-731	WILLIAMS III, ALFRED	316.49
3798	304441024	6	684277	JINNA, TARA	14858	CATALINA CT	MORENO VALLI	CA	92555-706	JINNA, TARA	316.49
3370	304441035	6	684277	HOWARD, DEBORAH	14884	CADIZ CT	MORENO VALLI	CA	92555-731	HOWARD, DEBORAH	317.06
3748	304441039	0	684277	ROCHA, JAVIER	14868	CATALINA CT	MORENO VALLI	CA	92555-706	ROCHA, JAVIER	306.35
6229	304441048	8	684277	NUNEZ JR, RODOLFO (RENT)	14850	SEVILLA CT	MORENO VALLI	CA	92555-706	NUNEZ JR, RODOLFO	317.06
2964	304450003	5	684277	WATSON, RHONDA	28578	FOREST OAKS WAY	MORENO VALLI	CA	92555-701	WATSON, RHONDA	127.78
3013	304450008	0	684277	DANIELS, JAQUELINE	14915	RYDER WAY	MORENO VALLI	CA	92555-705	DANIELS, JAQUELINE	317.06
3042	304450021	1	684277	JIMENEZ, RICARDO	28615	AVALON AVE	MORENO VALLI	CA	92555-706	JIMENEZ, RICARDO	98.42
7442	304451005	0	684277	REYES, BLAKE	14880	RYDER WAY	MORENO VALLI	CA	92555-705	REYES, BLAKE	218.20
7316	304470004	8	684277	HERNANDEZ, RENE (RENT)	14613	MILESTONE ST	MORENO VALLI	CA	92555-571	HERNANDEZ, RENE (R	202.75
4814	304470006	0	684277	SALAS, ONIKA	14589	MILESTONE ST	MORENO VALLI	CA	92555-571	SALAS, ONIKA	140.38
3206	304470007	1	684277	TAYLOR, REGINALD	14577	MILESTONE ST	MORENO VALLI	CA	92555-571	TAYLOR, REGINALD	152.21
5096	304470008	2	684277	TOMLIN, HARRIET (RENT)	14565	MILESTONE ST	MORENO VALLI	CA	92555-571	TOMLIN, HARRIET (RE	393.59
4865	304470010	3	684277	WILLIAMS, TAMIKA	27546	LAFAYETTE WAY	MORENO VALLI	CA	92555-570	WILLIAMS, TAMIKA	307.48
7164	304470011	4	684277	HERNANDEZ, ITZEL (RENT)	27558	LAFAYETTE WAY	MORENO VALLI	CA	92555-570	HERNANDEZ, ITZEL (R	21.93
3490	304470012	5	684277	BAILEY, EARNEST	27570	LAFAYETTE WAY	MORENO VALLI	CA	92555-570	BAILEY, EARNEST	317.06
3281	304470014	7	684277	NORTON, GARLAND (RENT)	27596	LAFAYETTE WAY	MORENO VALLI	CA	92555-570	NORTON, GARLAND (	317.06
7877	304470018	1	684277	WEATHERSPOON, NYOKO (RENT)	27648	LAFAYETTE WAY	MORENO VALLI	CA	92555-570	WEATHERSPOON, NY	205.93
5235	304471008	5	684277	SANDERS, JAMES (RENT)	27693	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	SANDERS, JAMES (REI	317.06
5224	304471012	8	684277	TERRAZAS, ALBERT (OWNR)	27645	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	TERRAZAS, ALBERT (C	317.06
6428	304471015	1	684277	DISCHNER, SEAN (OWNR)	27609	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	DISCHNER, SEAN (OW	317.06
8103	304471030	4	684277	ROZUK, BEATRICE	27688	ROSEMONT CT	MORENO VALLI	CA	92555-571	ROZUK, BEATRICE	145.51
3964	304471032	6	684277	MILLER, TIFFANY	27671	ROSEMONT CT	MORENO VALLI	CA	92555-571	MILLER, TIFFANY	296.48
3976	304471046	9	684277	GONZALEZ, ANGELA	27614	ROCKWOOD AVE	MORENO VALLI	CA	92555-573	GONZALEZ, ANGELA	316.49
3264	304471053	5	684277	CASTRO, PATRICIA AND JOSE	27708	ROCKWOOD AVE	MORENO VALLI	CA	92555-573	CASTRO, PATRICIA AN	280.54
3168	304481001	9	684277	TIDDLE, CLIFTON AND MELODY	27778	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	TIDDLE, CLIFTON ANE	317.06
5951	304481003	1	684277	PUNSALAN, JOEL (RENT)	27802	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	PUNSALAN, JOEL (REI	317.06
6852	304481005	3	684277	POSEY, KIM	27826	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	POSEY, KIM	72.49
3180	304481008	6	684277	GOUDEAU, LAURENCE	14544	PIEDMONT DR	MORENO VALLI	CA	92555-573	GOUDEAU, LAURENCI	178.40
5483	304481010	7	684277	FELTENBERGER, MARK (RENT)	14570	PIEDMONT DR	MORENO VALLI	CA	92555-573	FELTENBERGER, MAR	408.67
5047	304481014	1	684277	SPEARS, MYISHIA	27888	ROCKWOOD AVE	MORENO VALLI	CA	92555-572	SPEARS, MYISHIA	291.38
4481	304481017	4	684277	BETHEL, NATALIE	14620	SHADY VALLEY WAY	MORENO VALLI	CA	92555-573	BETHEL, NATALIE	275.18
6742	304481018	5	684277	HOLLAND, REGINA	14610	SHADY VALLEY WAY	MORENO VALLI	CA	92555-573	HOLLAND, REGINA	290.20
3226	304481023	9	684277	IDDRISSU, BESSIE	27940	ROCKWOOD AVE	MORENO VALLI	CA	92555-572	IDDRISSU, BESSIE	317.06
3188	304482009	0	684277	WILLIAMS, KELLIE (OWNR)	27767	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	WILLIAMS, KELLIE (OV	217.05
7192	304482011	1	684277	PASCUA, JEANETTE (OWNR)	27741	LAFAYETTE WAY	MORENO VALLI	CA	92555-571	PASCUA, JEANETTE (C	317.06
4300	304482013	3	684277	BROOKS, SANDRA	14578	NEWBURGH RD	MORENO VALLI	CA	92555-574	BROOKS, SANDRA	352.64
7065	304482017	7	684277	RICHEE, FRANCES	14628	NEWBURGH RD	MORENO VALLI	CA	92555-574	RICHEE, FRANCES	235.69
6318	304483003	7	684277	BAKER, TAYARIE (OWNR)	27769	ROCKWOOD AVE	MORENO VALLI	CA	92555-573	BAKER, TAYARIE (OW	290.29
3228	304483016	9	684277	NEAL, PATRICIA	27925	ROCKWOOD AVE	MORENO VALLI	CA	92555-573	NEAL, PATRICIA	423.74
4061	304490004	0	684277	VALDEZ, MANUEL	27661	ROCKWOOD AVE	MORENO VALLI	CA	92555-573	VALDEZ, MANUEL	316.49
3273	304490006	2	684277	FORD, NEFERITARA	27685	ROCKWOOD AVE	MORENO VALLI	CA	92555-573	FORD, NEFERITARA	117.06
7354	304490015	0	684277	STOKES, SHERENE (OWNR)	27706	FAIRMOUNT DR	MORENO VALLI	CA	92555-572	STOKES, SHERENE (O\	317.06
8246	304490021	5	684277	MCGUIRE, EDWARD A AND SYLVI	27636	FAIRMOUNT DR	MORENO VALLI	CA	92555-572	MCGUIRE, EDWARD A	200.17
7563	304491004	3	684277	KIAMA, EPHRAIM (OWNR)	27735	FAIRMOUNT DR	MORENO VALLI	CA	92555-572	KIAMA, EPHRAIM (OV	70.16
3662	304491014	2	684277	ISREAL, LISA	14748	WILLOWGROVE PL	MORENO VALLI	CA	92555-574	ISREAL, LISA	84.53
3361	304491016	4	684277	MURRELL, VICKIE	14772	WILLOWGROVE PL	MORENO VALLI	CA	92555-574	MURRELL, VICKIE	477.35
6036	304491017	5	684277	LIPATA, CHONA	14784	WILLOWGROVE PL	MORENO VALLI	CA	92555-574	LIPATA, CHONA	317.06
3405	304491019	7	684277	MOSS, DWAYNE	14808	WILLOWGROVE PL	MORENO VALLI	CA	92555-574	MOSS, DWAYNE	317.06
3341	304491022	9	684277	CLARK, MARION	14807	GREEN LAWN AVE	MORENO VALLI	CA	92555-574	CLARK, MARION	413.60
6288	304491025	2	684277	MASON, BILLIE (RENT)	14771	GREEN LAWN AVE	MORENO VALLI	CA	92555-574	MASON, BILLIE (RENT	317.06
8286	304491027	4	684277	LAXAMANA, MARYTES (RENT)	27674	AUBURN LN	MORENO VALLI	CA	92555-572	LAXAMANA, MARYTE	298.81
5113	304491029	6	684277	HALL, AARON	27698	AUBURN LN	MORENO VALLI	CA	92555-572	HALL, AARON	314.59
3283	304492002	4	684277	ROBINSON, CHARLES (OWNR)	27773	AUBURN LN	MORENO VALLI	CA	92555-572	ROBINSON, CHARLES	317.06
6348	304492010	1	684277	JOHNSON, MARHTA	27677	AUBURN LN	MORENO VALLI	CA	92555-572	JOHNSON, MARHTA	305.73
3351	304492015	6	684277	TURNER, DEBRA (OWNR)	27724	HASTINGS DR	MORENO VALLI	CA	92555-572	TURNER, DEBRA (OW	285.54
4993	304500012	7	684277	PEARSON, CHERIE	27872	AUBURN LN	MORENO VALLI	CA	92555-572	PEARSON, CHERIE	412.76
7992	304500018	3	684277	LEVINGSTON, DELVON (RENT)	27903	CRESCENT CT	MORENO VALLI	CA	92555-573	LEVINGSTON, DELVOI	140.00
6174	304500023	7	684277	VALEDEVIA, MARCELA (RENT)	27898	CRESCENT CT	MORENO VALLI	CA	92555-573	VALEDEVIA, MARCEL/	317.06
3387	304500029	3	684277	ODOM, DWIGHT AND VICKI	14637	ASTORIA DR	MORENO VALLI	CA	92555-573	ODOM, DWIGHT AND	317.06
6165	304500031	4	684277	ORTEGA, SHIRLEY (OWNR)	14671	ASTORIA DR	MORENO VALLI	CA	92555-573	ORTEGA, SHIRLEY (OV	84.13
3440	304500037	0	684277	MOSLEY, JOYCE	14684	TILDEN LN	MORENO VALLI	CA	92555-571	MOSLEY, JOYCE	317.06
5613	304501004	3	684277	LUBBEN, MELONY (RENT)	27917	AUBURN LN	MORENO VALLI	CA	92555-572	LUBBEN, MELONY (RE	245.43
3330	304501016	4	684277	VILLA, RICARDO	27808	HASTINGS DR	MORENO VALLI	CA	92555-574	VILLA, RICARDO	64.13
5565	304501017	5	684277	COOPER, CHRIS (OWNR)	27820	HASTINGS DR	MORENO VALLI	CA	92555-574	COOPER, CHRIS (OWI	291.78
5132	304501020	7	684277	SERRANO, RAMIRO AND ROSA (C	27856	HASTINGS DR	MORENO VALLI	CA	92555-574	SERRANO, RAMIRO A	287.02
3584	304502005	7	684277	NERO, ERIKA	14722	SHADY VALLEY WAY	MORENO VALLI	CA	92555-573	NERO, ERIKA	316.49
6891	304510004	1	684277	MOORE-EGUABOR, ELEANOR (O\	27786	GLADSTONE DR	MORENO VALLI	CA	92555-582	MOORE-EGUABOR, EI	298.47
5101	304510005	2	684277	DIXON, BISHOP (RENT)	27798	GLADSTONE DR	MORENO VALLI	CA	92555-582	DIXON, BISHOP (RENT	406.27
3465	304510007	4	684277	KITE, REGINA	27822	GLADSTONE DR	MORENO VALLI	CA	92555-582	KITE, REGINA	413.60
3397	304510023	8	684277	DOMINGUEZ, ALICIA	27861	SPRING GROVE ST	MORENO VALLI	CA	92555-583	DOMINGUEZ, ALICIA	106.56
3991	304510026	1	684277	WILLIAMS, CLARA	27825	SPRING GROVE ST	MORENO VALLI	CA	92555-583	WILLIAMS, CLARA	306.92
3437	304510033	7	684277	SEARS, MAURICE	27630	GLADSTONE DR	MORENO VALLI	CA	92555-583	SEARS, MAURICE	643.90
5828	304510040	3	684277	MARTIN, ROBERT (RENT)	27714	GLADSTONE DR	MORENO VALLI	CA	92555-583	MARTIN, ROBERT (RE	131.21

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3400	304511010	9	684277	DAVIS, SHAWN	14945	MERIDIAN PL	MORENO VALLI	CA	92555-583	DAVIS, SHAWN	133.61
3411	304511012	1	684277	WHITSON, LATAUN	14921	MERIDIAN PL	MORENO VALLI	CA	92555-583	WHITSON, LATAUN	317.06
3388	304511036	3	684277	VALENCIA, SILVIA	27824	SPRING GROVE ST	MORENO VALLI	CA	92555-583	VALENCIA, SILVIA	317.06
5002	304511045	1	684277	HERNANDEZ, OCTAVIO	14929	ANSLEY CT	MORENO VALLI	CA	92555-582	HERNANDEZ, OCTAVI	193.83
3487	304512001	4	684277	ULLOA, JOSE LUIS AND EMMA	14995	FAIR MEADOW LN	MORENO VALLI	CA	92555-582	ULLOA, JOSE LUIS ANI	69.65
3416	304512002	5	684277	PALMER, DEMERIAN AND MONIC	14983	FAIR MEADOW LN	MORENO VALLI	CA	92555-582	PALMER, DEMERIAN /	317.06
7439	304512003	6	684277	FABELA, ANNA (OWNR)	14971	FAIR MEADOW LN	MORENO VALLI	CA	92555-582	FABELA, ANNA (OWN	302.76
3539	304512006	9	684277	TIEHES, ALANNA	14935	FAIR MEADOW LN	MORENO VALLI	CA	92555-582	TIEHES, ALANNA	139.76
9556	304512015	7	684277	ORNELAS, RICARDO AND FABIOL/	27631	GLADSTONE DR	MORENO VALLI	CA	92555-582	ORNELAS, RICARDO A	275.73
3448	304512016	8	684277	MORSE, JENNIFER	27632	LONGMEADOW CT	MORENO VALLI	CA	92555-583	MORSE, JENNIFER	317.06
7229	304512017	9	684277	BROWN, JOYCE (RENT)	27644	LONGMEADOW CT	MORENO VALLI	CA	92555-583	BROWN, JOYCE (RENT	85.54
3434	304512018	0	684277	DURAZO, JULIE	27656	LONGMEADOW CT	MORENO VALLI	CA	92555-583	DURAZO, JULIE	317.06
3851	304512021	2	684277	LAMBAREN, JESUS	27692	LONGMEADOW CT	MORENO VALLI	CA	92555-583	LAMBAREN, JESUS	509.03
3482	304512025	6	684277	MEDINA, JORGE	27669	LONGMEADOW CT	MORENO VALLI	CA	92555-583	MEDINA, JORGE	317.06
4970	304520002	0	684277	PHILLIPS, PATRICIA	15455	LEGENDARY DR	MORENO VALLI	CA	92555-585	PHILLIPS, PATRICIA	316.49
5301	304520007	5	684277	RAMOS, ERICKA (RENT)	27527	SHELLIE WAY	MORENO VALLI	CA	92555-585	RAMOS, ERICKA (REN	317.06
6449	304520008	6	684277	RIOS, GERADO (OWNR)	27517	SHELLIE WAY	MORENO VALLI	CA	92555-585	RIOS, GERADO (OWN	413.60
3642	304520009	7	684277	SLOWINSKI, MICHAEL	15470	LEGENDARY DR	MORENO VALLI	CA	92555-585	SLOWINSKI, MICHAEL	324.27
6465	304520013	0	684277	SIMPLIS, ADELECIA (RENT)	15430	LEGENDARY DR	MORENO VALLI	CA	92555-585	SIMPLIS, ADELECIA (R	41.93
6728	304520014	1	684277	QUEZADA, DEBORAH (OWNR)	15420	LEGENDARY DR	MORENO VALLI	CA	92555-585	QUEZADA, DEBORAH	180.00
3643	304520017	4	684277	MILLON, VICKI	15390	LEGENDARY DR	MORENO VALLI	CA	92555-584	MILLON, VICKI	255.16
5331	304520024	0	684277	FINNEY, LAMONTE (RENT)	15320	LEGENDARY DR	MORENO VALLI	CA	92555-584	FINNEY, LAMONTE (R	317.06
8333	304520026	2	684277	BARNES, ENID	15300	LEGENDARY DR	MORENO VALLI	CA	92555-584	BARNES, ENID	298.70
6708	304520027	3	684277	COOK, DORITHA AND MARQUIS	15290	LEGENDARY DR	MORENO VALLI	CA	92555-580	COOK, DORITHA AND	276.62
7888	304521008	9	684277	GONZALEZ, MARIBEL (RENT)	27508	JEFFREY CIR	MORENO VALLI	CA	92555-584	GONZALEZ, MARIBEL	307.23
6315	304521018	8	684277	NUNEZ, JUDITH (OWNR)	27514	AUTUMN CIR	MORENO VALLI	CA	92555-584	NUNEZ, JUDITH (OWN	134.28
3372	304521019	9	684277	GARCIA, EDELIA (OWNR)	27524	AUTUMN CIR	MORENO VALLI	CA	92555-584	GARCIA, EDELIA (OWI	253.03
3614	304530011	9	684277	GRECO, MICHAEL AND PRICILLA	27707	VIA DE LA REAL	MORENO VALLI	CA	92555-580	GRECO, MICHAEL ANI	127.81
4577	304531005	7	684277	SANDOVAL, MARIO (OWN)	27725	VIA SONATA	MORENO VALLI	CA	92555-585	SANDOVAL, MARIO (C	774.80
6967	304540012	1	684277	VERDUGO, ANGELA (RENT)	27855	VIA SONATA	MORENO VALLI	CA	92555-585	VERDUGO, ANGELA (I	161.57
3433	304540016	5	684277	BANKS, ADRIAN	27895	VIA SONATA	MORENO VALLI	CA	92555-585	BANKS, ADRIAN	317.06
3382	304540019	8	684277	LARSON, JAMES AND JOSIE	27925	VIA SONATA	MORENO VALLI	CA	92555-585	LARSON, JAMES AND	317.06
8317	304541001	4	684277	LEWIS, LATISHA (OWNR)	15104	LA CASA DR	MORENO VALLI	CA	92555-583	LEWIS, LATISHA (OWI	285.91
7933	304541006	9	684277	SALVADOR, CARMELITA	15164	LA CASA DR	MORENO VALLI	CA	92555-583	SALVADOR, CARMELI	60.49
6059	304541010	2	684277	LAUREL, CATRINA (OWNR)	15214	LA CASA DR	MORENO VALLI	CA	92555-583	LAUREL, CATRINA (OV	317.06
3471	304550001	2	684277	SANCHEZ, VIVIANA	15371	LA CASA DR	MORENO VALLI	CA	92555-584	SANCHEZ, VIVIANA	354.50
3415	304550002	3	684277	KETCHAM, THOMAS	15363	LA CASA DR	MORENO VALLI	CA	92555-584	KETCHAM, THOMAS	211.78
4496	304550007	8	684277	MARTINEZ, ELENILSON	15325	LA CASA DR	MORENO VALLI	CA	92555-584	MARTINEZ, ELENILSO	314.21
7064	304550010	0	684277	PARMLEY, SILVA	15299	LA CASA DR	MORENO VALLI	CA	92555-584	PARMLEY, SILVA	370.72
3462	304550012	2	684277	YOUNG, MARY	15279	LA CASA DR	MORENO VALLI	CA	92555-584	YOUNG, MARY	317.06
3561	304550015	5	684277	SHENGHUR, BIBI	15249	LA CASA DR	MORENO VALLI	CA	92555-584	SHENGHUR, BIBI	213.68
4281	304560009	1	684277	PORRAS, EDGER	14911	ARTISAN ST	MORENO VALLI	CA	92555-637	PORRAS, EDGER	316.49
3601	304560011	2	684277	MONTEILH, RENE	14927	ARTISAN ST	MORENO VALLI	CA	92555-637	MONTEILH, RENE	297.57
5294	304560016	7	684277	SIMS, JAMES (OWNR)	28047	STONEGATE CT	MORENO VALLI	CA	92555-637	SIMS, JAMES (OWNR)	130.38
3508	304560033	2	684277	RAMIREZ, JENNIFER	14917	STEPHENSON ST	MORENO VALLI	CA	92555-632	RAMIREZ, JENNIFER	109.49
9077	304561009	4	684277	AVERY, KATRINA (RENT)	14850	ARTISAN ST	MORENO VALLI	CA	92555-636	AVERY, KATRINA (REN	273.09
8613	304561010	4	684277	HERRERA, ANEL (OWNR)	14842	ARTISAN ST	MORENO VALLI	CA	92555-636	HERRERA, ANEL (OWI	428.61
5400	304561012	6	684277	HURT, DENISHA (OWNER)	14818	ARTISAN ST	MORENO VALLI	CA	92555-636	HURT, DENISHA (OWI	423.74
3521	308251010	4	684277	GREER, LORI	15738	VISTA DEL MAR ST	MORENO VALLI	CA	92555-421	GREER, LORI	423.74
2973	308251011	5	684277	FRUGE, KATHERINE	15730	VISTA DEL MAR ST	MORENO VALLI	CA	92555-421	FRUGE, KATHERINE	297.57
2963	308251012	6	684277	MAYES, MICHAEL	15722	VISTA DEL MAR ST	MORENO VALLI	CA	92555-421	MAYES, MICHAEL	412.76
6783	308251014	8	684277	DAVIS, KERRY	15706	VISTA DEL MAR ST	MORENO VALLI	CA	92555-421	DAVIS, KERRY	184.89
4348	308252011	8	684277	CLARK, DARILYN	15724	MESA VERDE DR	MORENO VALLI	CA	92555-422	CLARK, DARILYN	178.94
4009	308252014	1	684277	SMITH, NANCIE	26721	RANCHO BUENA CIR	MORENO VALLI	CA	92555-422	SMITH, NANCIE	306.35
4360	308252019	6	684277	BOWMAN, SCOTT	15674	MESA VERDE DR	MORENO VALLI	CA	92555-421	BOWMAN, SCOTT	65.58
3082	308252022	8	684277	LEE-MCDUFFIE, PRECIOUS	26657	PUEBLO VISTA WAY	MORENO VALLI	CA	92555-420	LEE-MCDUFFIE, PRECI	413.60
5287	308252026	2	684277	HATERMAN, RACHEL (OWNR)	26729	PUEBLO VISTA WAY	MORENO VALLI	CA	92555-420	HATERMAN, RACHEL	317.06
6155	308252031	6	684277	REYES, JESSICA (OWNR)	15683	VISTA DEL MAR ST	MORENO VALLI	CA	92555-420	REYES, JESSICA (OWN	317.06
4110	308252036	1	684277	WILLIAMS, LORENZO	15725	VISTA DEL MAR ST	MORENO VALLI	CA	92555-421	WILLIAMS, LORENZO	316.49
6558	308252039	4	684277	LATTIMORE, TRINITA (RENT)	15749	VISTA DEL MAR ST	MORENO VALLI	CA	92555-421	LATTIMORE, TRINITA	115.47
2889	308261003	9	684277	DOMINGUEZ, VALERIE	15678	VISTA DEL MAR ST	MORENO VALLI	CA	92555-420	DOMINGUEZ, VALERI	69.65
6247	308261012	7	684277	CAMTADASSO, PETE (OWNR)	26798	SANTA ROSA DR	MORENO VALLI	CA	92555-420	CAMTADASSO, PETE (	317.06
2745	308261016	1	684277	BURTON, JOHN AND EVANGELIN	26742	SANTA ROSA DR	MORENO VALLI	CA	92555-420	BURTON, JOHN AND I	297.57
2864	308261025	9	684277	HAYES, CHERYL	26614	SANTA ROSA DR	MORENO VALLI	CA	92555-420	HAYES, CHERYL	112.59
2715	308261026	0	684277	BOND, CAROLINE	26600	SANTA ROSA DR	MORENO VALLI	CA	92555-420	BOND, CAROLINE	316.49
7708	308262003	2	684277	LASKEY, MARCUS	26637	SANTA ROSA DR	MORENO VALLI	CA	92555-420	LASKEY, MARCUS	508.16
2699	308262004	3	684277	AVILA, MARK	26655	SANTA ROSA DR	MORENO VALLI	CA	92555-420	AVILA, MARK	301.26
9403	308262008	7	684277	LA ROE, M (RENT)	26717	SANTA ROSA DR	MORENO VALLI	CA	92555-420	LA ROE, M (RENT)	147.12
3043	308262020	7	684277	BROWN, DERRICK	26640	PUEBLO VISTA WAY	MORENO VALLI	CA	92555-420	BROWN, DERRICK	317.06
5576	308271007	4	684277	BLACK, FREDERICK AND DENISE	15730	AVENIDA DE CALMA	MORENO VALLI	CA	92555-424	BLACK, FREDERICK AN	104.18
7851	308271010	6	684277	MCCARNS, STEPHANIE (RENT)	26395	SANTA ROSA DR	MORENO VALLI	CA	92555-421	MCCARNS, STEPHANI	314.16
3019	308271013	9	684277	ROBINSON, LISA	15715	AVENIDA DE CALMA	MORENO VALLI	CA	92555-424	ROBINSON, LISA	305.11
2871	308272017	6	684277	ANDREAS, STEVE	26535	SANTA ROSA DR	MORENO VALLI	CA	92552-	ANDREAS, STEVE	412.76
3246	308272022	0	684277	ODIMEGWU, ETHEL	15625	MESA VERDE DR	MORENO VALLI	CA	92555-422	ODIMEGWU, ETHEL	413.60
6762	308272026	4	684277	PARKER, KAREN (RENT)	15665	MESA VERDE DR	MORENO VALLI	CA	92555-422	PARKER, KAREN (REN	317.06
3321	308272030	7	684277	HARRIS, CATHY (OWNR)	15764	AVENIDA DEL CORAZON	MORENO VALLI	CA	92555-423	HARRIS, CATHY (OWI	412.42

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5786	308272039	6	684277	GOSLEE, PATRICE (OWNR)	15758	BELLEZA CIR	MORENO VALLI	CA	92555-423	GOSLEE, PATRICE (OV	317.06
3373	308272044	0	684277	BELARDE, JHOSIE	15708	BELLEZA CIR	MORENO VALLI	CA	92555-423	BELARDE, JHOSIE	32.97
8725	308272049	5	684277	GILLARD, TONNEKA (RENT)	26482	AVENIDA DE LA PAZ	MORENO VALLI	CA	92555-424	GILLARD, TONNEKA (I	84.39
5823	308273004	7	684277	GONZALEZ, CINDY (RENT)	26520	SANTA ROSA DR	MORENO VALLI	CA	92555-421	GONZALEZ, CINDY (RI	149.74
5968	308273006	9	684277	MILES III, BILLIE C	26500	SANTA ROSA DR	MORENO VALLI	CA	92555-421	MILES III, BILLIE C	317.06
5948	308273010	2	684277	ROBINSON, JEAN AND DENNIS (C	26460	SANTA ROSA DR	MORENO VALLI	CA	92555-421	ROBINSON, JEAN ANI	206.78
5854	308274003	9	684277	BEALEY, RAYNETTE (RENT)	15743	AVENIDA DEL CORAZON	MORENO VALLI	CA	92555-423	BEALEY, RAYNETTE (R	216.95
4429	308274004	0	684277	COLEMAN, DANIELETTE	15753	AVENIDA DEL CORAZON	MORENO VALLI	CA	92555-423	COLEMAN, DANIELET	317.06
8412	308281004	2	684277	WHITE, ANTHONY (RENT)	15805	AVENIDA DE CALMA	MORENO VALLI	CA	92555-423	WHITE, ANTHONY (RE	322.60
3028	308281005	3	684277	HARRELL, DEBORAH	26505	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-422	HARRELL, DEBORAH	317.06
3057	308281011	8	684277	BRADFORD, RICK AND CARRIE	26565	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-422	BRADFORD, RICK ANI	30.39
6655	308281026	2	684277	PACE, NYGELLE (RENT)	26735	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-423	PACE, NYGELLE (RENT	292.45
6044	308281030	5	684277	GARRIDO, LESLY (RENT)	26595	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-424	GARRIDO, LESLY (REN	306.92
6613	308282042	9	684277	MOSS, JEROME	26590	CALLE LINDA	MORENO VALLI	CA	92555-425	MOSS, JEROME	206.78
3079	308283008	2	684277	LEE, AVIA	26615	CALLE LINDA	MORENO VALLI	CA	92552	LEE, AVIA	317.06
7155	308283012	5	684277	CAPPUCCILLI, ALBA (RENT)	26630	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-422	CAPPUCCILLI, ALBA (R	310.84
4828	308283014	7	684277	DIAZ, SANTIAGO	26610	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-422	DIAZ, SANTIAGO	164.31
5037	308283021	3	684277	CARREON, RICK	26540	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-422	CARREON, RICK	316.49
3025	308283022	4	684277	VERNON, NICOLE	26530	BONITA HEIGHTS DR	MORENO VALLI	CA	92555-422	VERNON, NICOLE	316.49
5367	308361004	9	684277	CASTANEDA, ERIC (RENT)	26445	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	CASTANEDA, ERIC (RE	284.50
3027	308361005	0	684277	BARNES, GARY	26457	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	BARNES, GARY	413.60
5975	308361007	2	684277	PADILLA, EDGAR (OWNR)	26481	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	PADILLA, EDGAR (OW	300.22
8781	308362002	0	684277	REMBERT, ODELL (RENT)	26482	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	REMBERT, ODELL (REI	207.87
3340	308362007	5	684277	TORRES, KRISTIN	26428	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	TORRES, KRISTIN	317.06
7392	308362008	6	684277	GUZMAN, MARCOS	26418	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	GUZMAN, MARCOS	289.30
7422	308362014	1	684277	PRYER, DOVIE (OWNR)	26362	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	PRYER, DOVIE (OWNF	299.86
9504	308362019	6	684277	TEJADA, SANDRA (RENT)	15680	SAGE CT	MORENO VALLI	CA	92555-293	TEJADA, SANDRA (REI	122.23
2633	308362039	4	684277	ALCANTAR, DANIEL	26440	OLD ANVIL LN	MORENO VALLI	CA	92555-293	ALCANTAR, DANIEL	301.91
6457	308362047	1	684277	HINOJOS, PAUL (OWNR)	15614	HITCHING POST ST	MORENO VALLI	CA	92555-294	HINOJOS, PAUL (OWN	69.65
5129	308362048	2	684277	CANTRELL, KARLYN	15604	HITCHING POST ST	MORENO VALLI	CA	92555-294	CANTRELL, KARLYN	317.06
7794	308363001	2	684277	TURNER, GREG (RENT)	15609	HITCHING POST ST	MORENO VALLI	CA	92555-294	TURNER, GREG (RENT	296.98
6048	308364002	6	684277	RICHARDS, MARCIE (OWNR)	15605	SAGE CT	MORENO VALLI	CA	92555-293	RICHARDS, MARCIE (C	317.06
2568	308364004	8	684277	DUFF, MARIE	15625	SAGE CT	MORENO VALLI	CA	92555-293	DUFF, MARIE	316.49
2524	308364012	5	684277	BROWN, DEBORAH	26301	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	BROWN, DEBORAH	22.55
8710	308364013	6	684277	CALNEK, MICHAEL JAMES AND AI	26307	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	CALNEK, MICHAEL JAI	402.38
9049	308364018	1	684277	ROMAN, GRETTELL (RENT)	26351	THOROUGHBRED LN	MORENO VALLI	CA	92555-292	ROMAN, GRETTELL (R	243.54
4564	308370021	2	684277	JOHNSON, HENRY	15545	SAGE CT	MORENO VALLI	CA	92555-293	JOHNSON, HENRY	457.74
6734	308370025	6	684277	ROBINSON, BENIDA (OWNR)	15585	SAGE CT	MORENO VALLI	CA	92555-293	ROBINSON, BENIDA ((	64.65
4051	308370029	0	684277	GARCIA, SANDRA	26462	SILVERADO CT	MORENO VALLI	CA	92555-295	GARCIA, SANDRA	308.03
3155	308370037	7	684277	BOLANOS, MARIA	26414	SILVERADO CT	MORENO VALLI	CA	92555-294	BOLANOS, MARIA	128.97
5548	308371005	1	684277	GARCIA, HECTOR (RENT)	26425	PRAIRIE LN	MORENO VALLI	CA	92555-294	GARCIA, HECTOR (REI	69.65
6597	308371012	7	684277	CONTRERAS, OCTAVIO (RENT)	15617	LARIAT LN	MORENO VALLI	CA	92555-294	CONTRERAS, OCTAVI(	317.06
4210	308372002	1	684277	GAMEZ, PATRICIA	26472	PRAIRIE LN	MORENO VALLI	CA	92555-294	GAMEZ, PATRICIA	316.49
2678	308372009	8	684277	BRADLEY, GEOFFREY	26402	PRAIRIE LN	MORENO VALLI	CA	92555-294	BRADLEY, GEOFFREY	316.49
5369	308372020	7	684277	GOMEZ, STEPHANIE (RENT)	26481	SILVERADO CT	MORENO VALLI	CA	92555-295	GOMEZ, STEPHANIE (	317.06
6902	308381001	8	684277	GUERRERO, VICTOR (OWNR)	26650	SILVERADO CT	MORENO VALLI	CA	92555-296	GUERRERO, VICTOR ((	215.61
3922	308381007	4	684277	GARCIA, OFELIA	26590	SILVERADO CT	MORENO VALLI	CA	92555-295	GARCIA, OFELIA	244.29
6050	308381008	5	684277	SANDERS-HALE, LINDA	26580	SILVERADO CT	MORENO VALLI	CA	92555-295	SANDERS-HALE, LIND.	317.06
9522	308381017	3	684277	TORRES, EVELYN (RENT)	26492	SILVERADO CT	MORENO VALLI	CA	92555-295	TORRES, EVELYN (REN	112.28
2723	308382003	3	684277	ARZAGA, GINA	15612	LARIAT LN	MORENO VALLI	CA	92555-295	ARZAGA, GINA	225.53
6997	308382013	2	684277	GERMANY, RETTA L (RENT)	15521	BUCKBOARD LN	MORENO VALLI	CA	92555-296	GERMANY, RETTA L (I	423.74
5598	308382014	3	684277	ZORNES, PHILIP (RENT)	15531	BUCKBOARD LN	MORENO VALLI	CA	92555-296	ZORNES, PHILIP (REN	117.06
8407	308382019	8	684277	MEGEE, KRISTEN	15581	BUCKBOARD LN	MORENO VALLI	CA	92555-296	MEGEE, KRISTEN	94.53
6237	308383002	5	684277	MORGAN, LINDA (RENT)	26511	THOROUGHBRED LN	MORENO VALLI	CA	92555-296	MORGAN, LINDA (REI	211.78
6321	308383013	5	684277	ALEXANDER, CHARMAINE	15556	BUCKBOARD LN	MORENO VALLI	CA	92555-296	ALEXANDER, CHARM/	291.78
6047	308383017	9	684277	KAYOMI, RICHARD (RENT)	15539	FIREROCK LN	MORENO VALLI	CA	92555-297	KAYOMI, RICHARD (RI	317.06
6122	308390002	7	684277	PHILLIPS, PATRICIA (RENT)	26168	CLYDESDALE LN	MORENO VALLI	CA	92555-330	PHILLIPS, PATRICIA (R	99.68
8654	308390010	4	684277	TAYLOR, EBONY (OWNR)	26161	CLYDESDALE LN	MORENO VALLI	CA	92555-330	TAYLOR, EBONY (OWI	438.92
5544	308390011	5	684277	GREER, BILLY JR (RENT)	26173	CLYDESDALE LN	MORENO VALLI	CA	92555-330	GREER, BILLY JR (REN	317.06
4094	308390023	6	684277	ORTIZ, RALPH	16512	DARTMOOR CIR	MORENO VALLI	CA	92555-331	ORTIZ, RALPH	316.49
2993	308392001	2	684277	HUGHES, LISA	26204	CLYDESDALE LN	MORENO VALLI	CA	92555-330	HUGHES, LISA	97.89
8174	308393001	5	684277	GRIGSBY, LEMIA	16449	WELSH CT	MORENO VALLI	CA	92555-333	GRIGSBY, LEMIA	319.90
2992	308393010	3	684277	HOUSIE, WAYNE	16530	COLT WAY	MORENO VALLI	CA	92555-330	HOUSIE, WAYNE	211.78
2991	308393011	4	684277	CHAVEZ, VERONICA AND HUGO	16520	COLT WAY	MORENO VALLI	CA	92555-330	CHAVEZ, VERONICA A	317.06
3001	308393019	2	684277	MCKENZIE, GLEN	26211	CLYDESDALE LN	MORENO VALLI	CA	92555-330	MCKENZIE, GLEN	89.00
4317	308400007	2	684277	MARENCO, LUZ	16532	SPIRIT RD	MORENO VALLI	CA	92555-332	MARENCO, LUZ	313.26
3153	308400008	3	684277	GREEN, MARK	16520	SPIRIT RD	MORENO VALLI	CA	92555-332	GREEN, MARK	229.58
3335	308400010	4	684277	KLEMAN, ESTRELLA	16502	SPIRIT RD	MORENO VALLI	CA	92555-332	KLEMAN, ESTRELLA	201.49
4478	308400011	5	684277	GURODE, PATRICIA	16494	SPIRIT RD	MORENO VALLI	CA	92555-332	GURODE, PATRICIA	137.40
9140	308400012	6	684277	SANCHEZ, BRANDI SEFARRI (REN	16486	SPIRIT RD	MORENO VALLI	CA	92555-332	SANCHEZ, BRANDI SE	160.75
7682	308401019	6	684277	REAGOR, LIONEL (RENT)	26225	MUSTANG CT	MORENO VALLI	CA	92555-331	REAGOR, LIONEL (REI	605.99
7367	308401023	9	684277	ROMERO, MOISES	26254	MUSTANG CT	MORENO VALLI	CA	92555-331	ROMERO, MOISES	243.46
3599	308401032	7	684277	LOPEZ, JOSE	16439	WELSH CT	MORENO VALLI	CA	92555-333	LOPEZ, JOSE	316.49
4752	308411002	1	684277	HASS, YVONNE	26392	CLYDESDALE LN	MORENO VALLI	CA	92555-332	HASS, YVONNE	314.21
7021	308412001	3	684277	SERRANO, ROSA	26462	CLYDESDALE LN	MORENO VALLI	CA	92555-333	SERRANO, ROSA	317.06
5685	308412012	3	684277	HERNANDEZ, HENRY (OWNR)	26537	CLYDESDALE LN	MORENO VALLI	CA	92555-333	HERNANDEZ, HENRY (	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3090	308413003	8	684277	MITCHELL, ONA	16425	QUARTER HORSE RD	MORENO VALLI	CA	92555-333	MITCHELL, ONA	317.06
7387	308414001	9	684277	SHEPARD, VI (RENT)	16420	QUARTER HORSE RD	MORENO VALLI	CA	92555-332	SHEPARD, VI (RENT)	342.13
7324	308414006	4	684277	RAYE, CHEARON (OWNR)	26425	CLYDESDALE LN	MORENO VALLI	CA	92555-333	RAYE, CHEARON (OW	39.00
7470	308420004	1	684277	NUNEZ, FRANCISCO	16466	GELDING WAY	MORENO VALLI	CA	92555-331	NUNEZ, FRANCISCO	289.82
3227	308420020	5	684277	VEGA, JAMES	16476	GELDING WAY	MORENO VALLI	CA	92555-331	VEGA, JAMES	317.06
3191	308420024	9	684277	BROWN, CARMELLA (TNT)	26436	MARE LN	MORENO VALLI	CA	92555-331	BROWN, CARMELLA (	317.06
7808	308420029	4	684277	HAYES, DAVID (RENT)	26386	MARE LN	MORENO VALLI	CA	92555-331	HAYES, DAVID (RENT)	322.29
8093	308430003	1	684277	JEFFERS, DANIEL A jr (OWNR)	26292	CLYDESDALE LN	MORENO VALLI	CA	92555-330	JEFFERS, DANIEL A jr (	211.78
3949	308431003	4	684277	MERELES, DOLORES S	26307	CLYDESDALE LN	MORENO VALLI	CA	92555-332	MERELES, DOLORES S	316.49
5868	308431010	0	684277	MARCHAND, SYRITA (RENT)	16418	SPIRIT RD	MORENO VALLI	CA	92555-332	MARCHAND, SYRITA (	421.22
5869	308431013	3	684277	HOUSEY, ALLEN (OWNR)	16436	SPIRIT RD	MORENO VALLI	CA	92555-332	HOUSEY, ALLEN (OWI	65.11
5062	308431021	0	684277	SKIPPER, LORNE G	26323	CLYDESDALE LN	MORENO VALLI	CA	92555-332	SKIPPER, LORNE G	316.49
6126	308451004	7	684277	ORTIZ, GRACIELA (OWNR)	15389	VIA RIO	MORENO VALLI	CA	92555-410	ORTIZ, GRACIELA (OW	317.06
3613	308451007	0	684277	WASHINGTON, MELVIN	26575	CALLE LUNA	MORENO VALLI	CA	92555-411	WASHINGTON, MELV	316.49
3656	308452011	6	684277	MCNEAL, RASHAWN	15333	VIA RIO	MORENO VALLI	CA	92555-410	MCNEAL, RASHAWN	316.49
6844	308453008	7	684277	LUNA, VALERIE (RENT)	26514	CALLE BELDING	MORENO VALLI	CA	92555-410	LUNA, VALERIE (RENT	299.91
7642	308454016	7	684277	WILLIAMS, TATINIA (RENT)	15382	VIA RIO	MORENO VALLI	CA	92555-410	WILLIAMS, TATINIA (F	329.10
3664	308454021	1	684277	MORALES, PAMELA	15342	VIA RIO	MORENO VALLI	CA	92555-410	MORALES, PAMELA	316.49
5664	308460001	2	684277	MCMORRIS, RHEAN (RENT)	26683	CALLE LUNA	MORENO VALLI	CA	92555-411	MCMORRIS, RHEAN (I	317.06
7540	308460002	3	684277	VU, MICHAEL (OWNR)	26701	CALLE LUNA	MORENO VALLI	CA	92555-411	VU, MICHAEL (OWNR	280.54
6987	308460004	5	684277	PENCE, JANNETTE AND DAVID	26737	CALLE LUNA	MORENO VALLI	CA	92555-411	PENCE, JANNETTE AN	20.36
4699	308460006	7	684277	TAYLOR THOMAS, CRYSTAL	26773	CALLE LUNA	MORENO VALLI	CA	92555-411	TAYLOR THOMAS, CR'	314.21
6512	308460007	8	684277	GEDDES, RICHARD AND CINDY (O	26791	CALLE LUNA	MORENO VALLI	CA	92555-411	GEDDES, RICHARD AN	83.63
8230	308460008	9	684277	LEVETT, JACKIE	26809	CALLE LUNA	MORENO VALLI	CA	92555-411	LEVETT, JACKIE	286.25
5278	308460011	1	684277	GARCIA, SIMON (OWNR)	26863	CALLE LUNA	MORENO VALLI	CA	92555-411	GARCIA, SIMON (OWI	306.49
7746	308460018	8	684277	MARTINEZ, HECTOR (RENT)	15400	AVENIDA FIESTA	MORENO VALLI	CA	92555-412	MARTINEZ, HECTOR (	317.06
8813	308461004	8	684277	GREGORY, ZINA (RENT)	15344	AVENIDA FIESTA	MORENO VALLI	CA	92555-411	GREGORY, ZINA (REN	76.33
9523	308462012	8	684277	WHITE , DAVE (RENT)	15374	VIA LIDO	MORENO VALLI	CA	92555-411	WHITE , DAVE (RENT)	39.28
5660	308462013	9	684277	CREWSE, JASON	15366	VIA LIDO	MORENO VALLI	CA	92555-411	CREWSE, JASON	245.55
6045	308463004	4	684277	STEEN, LILLIE	26779	CALLE VEJAR	MORENO VALLI	CA	92555-411	STEEN, LILLIE	426.29
5558	308463010	9	684277	GRAY, YVONNE (OWNR)	15395	VIA LIDO	MORENO VALLI	CA	92555-411	GRAY, YVONNE (OWN	139.76
3541	308463013	2	684277	CHISM, LATOYA	26818	CALLE LUNA	MORENO VALLI	CA	92555-411	CHISM, LATOYA	206.78
5077	308463018	7	684277	FLORES, LUIS	15375	BARONA CT	MORENO VALLI	CA	92555-412	FLORES, LUIS	190.00
6043	308463021	9	684277	WHITMORE, KENNETH (OWNR)	15399	BARONA CT	MORENO VALLI	CA	92555-412	WHITMORE, KENNETI	296.98
8523	308463022	0	684277	SERRANO, VIVIANA (RENT)	15407	BARONA CT	MORENO VALLI	CA	92555-412	SERRANO, VIVIANA (F	211.78
6273	308470018	9	684277	KEMP, SHANIKA (OWNR)	26854	CALLE VEJAR	MORENO VALLI	CA	92555-411	KEMP, SHANIKA (OWI	83.63
6670	308470040	8	684277	AMADOR, JOSE	15327	VIA MARAVILLA	MORENO VALLI	CA	92555-411	AMADOR, JOSE	206.78
6966	308470041	9	684277	THOMAS, SARAH	15335	VIA MARAVILLA	MORENO VALLI	CA	92555-411	THOMAS, SARAH	69.65
4733	308470047	5	684277	ISAIAH, ROSALIND	15300	AVENIDA ANILLO	MORENO VALLI	CA	92555-410	ISAIAH, ROSALIND	304.07
5991	308480001	4	684277	CASTRO, ADAM (OWNR)	17234	CLEVELAND BAY WAY	MORENO VALLI	CA	92555-335	CASTRO, ADAM (OWI	317.06
8957	308480004	7	684277	LOMELI, GABRIELA (RENT)	17192	CLEVELAND BAY WAY	MORENO VALLI	CA	92555-335	LOMELI, GABRIELA (R	126.71
8595	308480010	2	684277	MCKEEBY, CARISSA (RENT)	17200	ANDALUSIAN CT	MORENO VALLI	CA	92555-336	MCKEEBY, CARISSA (R	333.30
3717	308481004	0	684277	VILLALOBOS, RUBEN	17087	CLEVELAND BAY WAY	MORENO VALLI	CA	92555-335	VILLALOBOS, RUBEN	316.49
5370	308481012	7	684277	JOSHUEA, VANESSA (RENT)	17141	CLEVELAND BAY WAY	MORENO VALLI	CA	92555-335	JOSHUEA, VANESSA (I	317.06
3685	308490011	4	684277	ROMERO, SALVADOR	26223	FILLY LN	MORENO VALLI	CA	92555-335	ROMERO, SALVADOR	412.76
3661	308490014	7	684277	DE LAO, GERSON	16912	FOX TROT LN	MORENO VALLI	CA	92555-335	DE LAO, GERSON	621.92
3431	308491009	6	684277	JOHNSON, BRIAN	17056	VIA XAVIER LN	MORENO VALLI	CA	92555-333	JOHNSON, BRIAN	317.06
8750	308491016	2	684277	WILLIAMS, STEPHANIE (RENT)	16961	CLEVELAND BAY WAY	MORENO VALLI	CA	92555-335	WILLIAMS, STEPHANI	366.14
9201	308491017	3	684277	RANGEL, SEAN (RENT)	16943	CLEVELAND BAY WAY	MORENO VALLI	CA	92555-335	RANGEL, SEAN (RENT	214.42
7760	308500002	6	684277	LOWE, REBECCA	16832	FOX TROT LN	MORENO VALLI	CA	92555-335	LOWE, REBECCA	139.76
5167	308501004	1	684277	MARTINEZ, EDUARDO G (OWNR)	26007	CORONET CIR	MORENO VALLI	CA	92555-334	MARTINEZ, EDUARDC	127.72
7804	308502007	7	684277	MONROE, THERESA (RENT)	16876	VIA XAVIER LN	MORENO VALLI	CA	92555-333	MONROE, THERESA (I	315.49
5068	308502012	1	684277	HOWARD, STEPHANIE	16799	FOX TROT LN	MORENO VALLI	CA	92555-335	HOWARD, STEPHANIE	316.49
8645	308502019	8	684277	SIMON, DEAN (RENT)	16780	COLT WAY	MORENO VALLI	CA	92555-334	SIMON, DEAN (RENT)	211.78
5241	308502024	2	684277	LOPEZ, LUZ (OWNR)	16839	COLT WAY	MORENO VALLI	CA	92555-334	LOPEZ, LUZ (OWNR)	207.20
7741	308502027	5	684277	LEWIS, VIC (RENT)	16799	COLT WAY	MORENO VALLI	CA	92555-334	LEWIS, VIC (RENT)	185.49
6600	308502030	7	684277	CHAPPEL, TAMEKA	16751	COLT WAY	MORENO VALLI	CA	92555-334	CHAPPEL, TAMEKA	289.82
4633	308510001	6	684277	YOUNGBLOOD, CHANTAY	16720	FOX TROT LN	MORENO VALLI	CA	92555-335	YOUNGBLOOD, CHAN	314.21
5731	308510010	4	684277	MARSHAL, WILLIE (RENT)	16620	COLT WAY	MORENO VALLI	CA	92555-334	MARSHAL, WILLIE (RE	316.49
7174	308511016	3	684277	BRADSHEAR, TASHIVA (RENT)	16670	WITHERS WAY	MORENO VALLI	CA	92555-334	BRADSHEAR, TASHIV/	74.91
4774	308511017	4	684277	SALAZAR, ANGELICA	16654	WITHERS WAY	MORENO VALLI	CA	92555-334	SALAZAR, ANGELICA	299.79
5292	308511023	9	684277	SMITH, DERICK (OWNR)	16570	WITHERS WAY	MORENO VALLI	CA	92555-334	SMITH, DERICK (OWN	217.06
5371	308512002	3	684277	LORENZANA, LINDA (OWNR)	26011	GALT WAY	MORENO VALLI	CA	92555-334	LORENZANA, LINDA (I	317.06
8656	308513002	6	684277	REEDMAN, JAMES D (OWNR)	16711	FOX TROT LN	MORENO VALLI	CA	92555-335	REEDMAN, JAMES D (	64.65
9230	308513003	7	684277	JIMERSON, LATASHA (RENT)	16699	FOX TROT LN	MORENO VALLI	CA	92555-335	JIMERSON, LATASHA	214.60
3663	308520004	0	684277	TOWNES, NICOLE	26090	ROJO TIERRA	MORENO VALLI	CA	92555-336	TOWNES, NICOLE	166.49
3678	308520005	1	684277	EDWARDS, KAREN	26102	ROJO TIERRA	MORENO VALLI	CA	92555-336	EDWARDS, KAREN	316.49
8807	308520006	2	684277	ANDERSON, VALERIE (RENT)	17149	VIA XAVIER LN	MORENO VALLI	CA	92555-333	ANDERSON, VALERIE	292.96
3624	308520020	4	684277	LUBRICA, NANETTE	17103	TACK LN	MORENO VALLI	CA	92555-338	LUBRICA, NANETTE	89.53
4897	308520024	8	684277	HOWARD, STEPHEN	17047	TACK LN	MORENO VALLI	CA	92555-338	HOWARD, STEPHEN	24.34
3526	308520026	0	684277	EHIEMENONYE, ANTHONY	17019	TACK LN	MORENO VALLI	CA	92555	EHIEMENONYE, ANTH	61.76
7621	308520028	2	684277	SIMMONS, ERICK	16991	TACK LN	MORENO VALLI	CA	92555-338	SIMMONS, ERICK	318.76
5336	308520029	3	684277	OGAN, DWAYNE	16977	TACK LN	MORENO VALLI	CA	92555-338	OGAN, DWAYNE	225.64
4470	308520033	6	684277	TOMLIN, KARA	16921	TACK LN	MORENO VALLI	CA	92555-338	TOMLIN, KARA	317.06
9300	308520037	0	684277	FLAKES, CHRIS (RENT)	16865	TACK LN	MORENO VALLI	CA	92555-338	FLAKES, CHRIS (RENT)	168.67
4749	308520043	5	684277	BAILTY, MONIQUE	16781	TACK LN	MORENO VALLI	CA	92555-337	BAILTY, MONIQUE	314.21

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8404	308521002	1	684277	CASTILLO, MARICELA (RENT)	26087	HOLSTEIN DR	MORENO VALLI	CA	92555-337	CASTILLO, MARICELA	254.83
8843	308521008	7	684277	WELCH, INDIA (RENT)	26096	SADDLEBRED LN	MORENO VALLI	CA	92555-337	WELCH, INDIA (RENT)	77.31
7498	308522002	4	684277	HERNANDEZ, TERESA (RENT)	26065	VIA XAVIER LN	MORENO VALLI	CA	92555-333	HERNANDEZ, TERESA	296.98
7769	308522007	9	684277	SHEPARD, VERONICA	26114	BLAZER CT	MORENO VALLI	CA	92555-338	SHEPARD, VERONICA	25.86
3451	308522012	3	684277	HERNANDEZ, CARLOS	26067	BLAZER CT	MORENO VALLI	CA	92555-338	HERNANDEZ, CARLOS	254.55
5866	308522015	6	684277	PORTER, TRAVIS AND CHERIE (RE	26092	HAFLINGER CT	MORENO VALLI	CA	92555-338	PORTER, TRAVIS AND	35.30
8869	308522026	6	684277	SMITH, VICTORIA (RENT)	17016	TACK LN	MORENO VALLI	CA	92555-338	SMITH, VICTORIA (REI	213.64
5273	308522028	8	684277	WATSON, DANITA (OWNR)	26106	HOLSTEIN DR	MORENO VALLI	CA	92555-337	WATSON, DANITA (O'	306.92
6542	308522029	9	684277	OCHOA, CATHY (RENT)	26118	HOLSTEIN DR	MORENO VALLI	CA	92555-337	OCHOA, CATHY (RENT	101.53
7465	308530008	5	684277	CORMIER, TERESA (RENT)	17211	BRONCO LN	MORENO VALLI	CA	92555-337	CORMIER, TERESA (RE	79.76
4725	308530009	6	684277	TORRES, EMMA	17217	BRONCO LN	MORENO VALLI	CA	92555-337	TORRES, EMMA	290.30
6644	308530010	6	684277	HORTON, JOMO (RENT)	17223	BRONCO LN	MORENO VALLI	CA	92555-337	HORTON, JOMO (REN	158.23
6846	308530011	7	684277	HOWARD, TRACY (RENT)	17229	BRONCO LN	MORENO VALLI	CA	92555-337	HOWARD, TRACY (REI	317.06
5437	308530015	1	684277	MORENO, JULIETTE (RENT)	17253	BRONCO LN	MORENO VALLI	CA	92555-337	MORENO, JULIETTE (I	317.06
3407	308530018	4	684277	KUCSAN, MICHAEL	17271	BRONCO LN	MORENO VALLI	CA	92555-337	KUCSAN, MICHAEL	317.06
6925	308530021	6	684277	CESENA , DIVINA (RENT)	17289	BRONCO LN	MORENO VALLI	CA	92555-337	CESENA , DIVINA (REI	292.50
9228	308530025	0	684277	SERRATOS, OMAR (RENT)	17313	BRONCO LN	MORENO VALLI	CA	92555-337	SERRATOS, OMAR (RE	204.16
6159	308531002	2	684277	MOLINA, JENNY	17317	CREMELLO WAY	MORENO VALLI	CA	92555-336	MOLINA, JENNY	317.06
5204	308531008	8	684277	COVARUBIAS, MARIA (OWNR)	17298	BRONCO LN	MORENO VALLI	CA	92555-337	COVARUBIAS, MARIA	317.06
3474	308531016	5	684277	COVE, ROGER	26108	ARABIAN CT	MORENO VALLI	CA	92555-335	COVE, ROGER	272.71
6041	308531018	7	684277	CAMARENA, RODRIGO (OWNR)	26084	ARABIAN CT	MORENO VALLI	CA	92555-335	CAMARENA, RODRIG(	80.36
6778	308531020	8	684277	TOMPKINS,STEVEN	26060	ARABIAN CT	MORENO VALLI	CA	92555-335	TOMPKINS,STEVEN	83.63
6101	308531025	3	684277	NGUYEN, XUAN (OWNR)	26033	YEARLING CT	MORENO VALLI	CA	92555-336	NGUYEN, XUAN (OWI	91.03
8521	308531030	7	684277	GRIMES, SANDRA (RENT)	26093	YEARLING CT	MORENO VALLI	CA	92555-336	GRIMES, SANDRA (RE	126.52
9153	308531033	0	684277	BROWN, MONICA (RENT)	26094	YEARLING CT	MORENO VALLI	CA	92555-336	BROWN, MONICA (RE	159.30
4340	308531034	1	684277	TERRY, SELWYAN	26082	YEARLING CT	MORENO VALLI	CA	92555-336	TERRY, SELWYAN	119.83
3634	308531052	7	684277	MERAZ, ALBERT	26032	PINTO CT	MORENO VALLI	CA	92555-336	MERAZ, ALBERT	224.61
5706	308540001	9	684277	NYECHE, KIM (OWNR)	26130	UNBRIDLED CIR	MORENO VALLI	CA	92555-339	NYECHE, KIM (OWNR	291.34
4938	308540003	1	684277	HERNANDEZ, ADAM	26158	UNBRIDLED CIR	MORENO VALLI	CA	92555-339	HERNANDEZ, ADAM	316.49
3698	308540007	5	684277	GRISSOM, CALVIN	26214	UNBRIDLED CIR	MORENO VALLI	CA	92555-339	GRISSOM, CALVIN	316.49
5285	308540012	9	684277	GARCIA, RICHARD (OWNR)	26217	UNBRIDLED CIR	MORENO VALLI	CA	92555-339	GARCIA, RICHARD (O'	252.44
4532	308540013	0	684277	MANSKER, MITTIE	26203	UNBRIDLED CIR	MORENO VALLI	CA	92555-339	MANSKER, MITTIE	314.21
5366	308540014	1	684277	ORDUNEZ, KAREN (OWNR)	26189	UNBRIDLED CIR	MORENO VALLI	CA	92555-339	ORDUNEZ, KAREN (O'	337.10
3716	308540020	6	684277	FLANNIGAN, KAROLYN	26146	CHARISMATIC CT	MORENO VALLI	CA	92555-338	FLANNIGAN, KAROLYI	291.40
7380	308540033	8	684277	WARNER, TANEAL MARIE (OWNF	26163	CHARISMATIC CT	MORENO VALLI	CA	92555-338	WARNER, TANEAL MA	317.06
7480	308540044	8	684277	CHICO, JENNIFER (RENT)	17300	RIVA RIDGE DR	MORENO VALLI	CA	92555-339	CHICO, JENNIFER (REI	74.25
7296	308540047	1	684277	METOYER, MARK AND MELINDA	17318	RIVA RIDGE DR	MORENO VALLI	CA	92555-339	METOYER, MARK ANI	144.49
7291	308541002	3	684277	ARENCIBIA, ERNESTO (OWNR)	17327	RIVA RIDGE DR	MORENO VALLI	CA	92555-339	ARENCIBIA, ERNESTO	134.76
4543	308541008	9	684277	RUDD, CHRISTOPHER	17291	RIVA RIDGE DR	MORENO VALLI	CA	92555-339	RUDD, CHRISTOPHER	64.99
5867	308541009	0	684277	SALMANCA, VIOSELINA (RENT)	17285	RIVA RIDGE DR	MORENO VALLI	CA	92555-339	SALMANCA, VIOSELIN	317.06
7488	308541010	0	684277	MCFARLAND, RICK (OWNR)	17296	CREMELLO WAY	MORENO VALLI	CA	92555-339	MCFARLAND, RICK (O	262.03
3907	308541012	2	684277	IRWIN, LEAHANNE AND DISHAWI	17308	CREMELLO WAY	MORENO VALLI	CA	92555-339	IRWIN, LEAHANNE AI	84.07
6164	308551006	8	684277	TVETIO, DANE (OWNR)	17339	RIVA RIDGE DR	MORENO VALLI	CA	92555-339	TVETIO, DANE (OWNI	317.06
7379	308551007	9	684277	KWOK, HEIDI (OWNR)	17350	CAVALCADE DR	MORENO VALLI	CA	92555-790	KWOK, HEIDI (OWNR)	296.98
3606	308552014	8	684277	RODGERS, ALANA	17389	KENTUCKY DERBY DR	MORENO VALLI	CA	92555-790	RODGERS, ALANA	256.14
5673	308560002	2	684277	MURGA, FRANCISCO AND VERON	17378	RIVA RIDGE DR	MORENO VALLI	CA	92555-790	MURGA, FRANCISCO ,	280.58
8391	308560006	6	684277	AARON, CASAUNDRA (OWNR)	17435	RIVA RIDGE DR	MORENO VALLI	CA	92555-340	AARON, CASAUNDRA	289.82
6438	308560012	1	684277	COLEMAN, ADA (RENT)	17399	RIVA RIDGE DR	MORENO VALLI	CA	92555-790	COLEMAN, ADA (REN	66.43
4263	308560016	5	684277	JACKSON, LATONYA	17476	KENTUCKY DERBY DR	MORENO VALLI	CA	92555-791	JACKSON, LATONYA	316.49
8955	308560017	6	684277	SALAZAR, ANDREA (RENT)	17470	KENTUCKY DERBY DR	MORENO VALLI	CA	92555-791	SALAZAR, ANDREA (R	195.00
7647	308560018	7	684277	GLOYNE, CHRIS	17464	KENTUCKY DERBY DR	MORENO VALLI	CA	92555-791	GLOYNE, CHRIS	154.18
5792	308561006	9	684277	LAMAR, BENJAMIN (OWNR)	17455	KENTUCKY DERBY DR	MORENO VALLI	CA	92555-791	LAMAR, BENJAMIN (C	317.06
4049	308561009	2	684277	EILEFSON, JOHN	17491	KENTUCKY DERBY DR	MORENO VALLI	CA	92555-791	EILEFSON, JOHN	316.49
7865	308570002	3	684277	HICKS, LATISH (RENT)	26970	STORRIE LAKE DR	MORENO VALLI	CA	92555-495	HICKS, LATISH (RENT)	318.76
4658	308570009	0	684277	LACSON, DEODEGARIA	27040	STORRIE LAKE DR	MORENO VALLI	CA	92555-496	LACSON, DEODEGARI	70.34
4085	308570010	0	684277	JUAREZ, DANIEL JOJO	15574	RIO BLANCO TRL	MORENO VALLI	CA	92555-496	JUAREZ, DANIEL JOJO	422.52
7521	308571001	5	684277	HARDSON, KENNETH (RENT)	27023	STORRIE LAKE DR	MORENO VALLI	CA	92555-496	HARDSON, KENNETH	99.59
5260	308571003	7	684277	BOTELLO, CHERYL (OWNR)	27003	STORRIE LAKE DR	MORENO VALLI	CA	92555-496	BOTELLO, CHERYL (O'	311.29
3904	308571007	1	684277	YUEN, CHOONG-WAI	26963	STORRIE LAKE DR	MORENO VALLI	CA	92555-495	YUEN, CHOONG-WAI	316.49
4229	308571011	4	684277	LEMON, KENYON	26923	STORRIE LAKE DR	MORENO VALLI	CA	92555-495	LEMON, KENYON	297.57
7047	308571028	0	684277	ROMERO, ROXANNE	27022	WINTER PARK PL	MORENO VALLI	CA	92555-497	ROMERO, ROXANNE	357.78
5993	308572001	8	684277	CANNON, EDWARD (OWNR)	27015	WINTER PARK PL	MORENO VALLI	CA	92555-497	CANNON, EDWARD ((	317.06
4030	308572008	5	684277	MURPHY, INGRID	26945	WINTER PARK PL	MORENO VALLI	CA	92555-496	MURPHY, INGRID	137.65
6070	308572011	7	684277	COTTON, NATHAN (RENT)	26915	WINTER PARK PL	MORENO VALLI	CA	92555-496	COTTON, NATHAN (RI	196.95
8336	308572018	4	684277	COOPER, AKAYME (RENT)	15609	COPPER MOUNTAIN RD	MORENO VALLI	CA	92555-496	COOPER, AKAYME (RE	298.70
6377	308573001	1	684277	SPEARMAN, CHARZETTA (RENT)	15611	PONCHA SPRINGS WAY	MORENO VALLI	CA	92555-497	SPEARMAN, CHARZET	171.99
6376	308573016	5	684277	LOPEZ, JUAN PEDRO	26940	STORRIE LAKE DR	MORENO VALLI	CA	92555-497	LOPEZ, JUAN PEDRO	206.78
4128	308580003	5	684277	ANDERSON, DELCIE AND CELIA	15706	RIO BLANCO TRL	MORENO VALLI	CA	92555-498	ANDERSON, DELCIE A	219.27
4134	308580006	8	684277	CRAWFORD, MILDRED	15742	RIO BLANCO TRL	MORENO VALLI	CA	92555-498	CRAWFORD, MILDREI	359.87
4164	308580013	4	684277	PIERRE, PEARLINE	26989	NUCIA DR	MORENO VALLI	CA	92555-498	PIERRE, PEARLINE	79.90
8658	308581003	8	684277	HAGEN, CHARLES	26949	NUCIA DR	MORENO VALLI	CA	92555-498	HAGEN, CHARLES	438.92
6058	308581013	7	684277	CHERRYE, CHERRY (RENT)	26849	NUCIA DR	MORENO VALLI	CA	92555-498	CHERRYE, CHERRY (RE	127.18
5718	308582023	9	684277	PALMER, ANA SOFHIA	26981	SALT MISSIONS CIR	MORENO VALLI	CA	92555-498	PALMER, ANA SOFHIA	306.92
4324	308582026	2	684277	RICHARDSON, EVATTE	26951	SALT MISSIONS CIR	MORENO VALLI	CA	92555-498	RICHARDSON, EVATTI	316.49
5327	308582039	4	684277	SMALLWOOD, FELICITAS (RENT)	26856	NUCIA DR	MORENO VALLI	CA	92555-498	SMALLWOOD, FELICI	101.20
4907	308582042	6	684277	INIT, CHRISTINA	26886	NUCIA DR	MORENO VALLI	CA	92555-498	INIT, CHRISTINA	163.25

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6774	308582046	0	684277	DEVNANI, SANJAY	26926	NUCIA DR	MORENO VALLI	CA	92555-498	DEVNANI, SANJAY	382.82
4316	308582047	1	684277	CASTELLON, PATRICIA (RENT)	26936	NUCIA DR	MORENO VALLI	CA	92555-498	CASTELLON, PATRICIA	104.65
4819	308582048	2	684277	CABRERA, PATRICIA	26946	NUCIA DR	MORENO VALLI	CA	92555-498	CABRERA, PATRICIA	304.07
4250	308582052	5	684277	CRISOLOGO, NARCISO	26986	NUCIA DR	MORENO VALLI	CA	92555-498	CRISOLOGO, NARCISC	316.49
5947	308590009	2	684277	WIDJAJA, JOSEPH (OWNR)	26890	SUGARITE CANYON DR	MORENO VALLI	CA	92555-910	WIDJAJA, JOSEPH (OV	317.06
5705	308590010	2	684277	TOLEDO, JANINE (OWNR)	26900	SUGARITE CANYON DR	MORENO VALLI	CA	92555-910	TOLEDO, JANINE (OW	132.72
4638	308591001	7	684277	AZAD, MOHAMAD	26970	SUGARITE CANYON DR	MORENO VALLI	CA	92555-910	AZAD, MOHAMAD	130.54
4414	308591007	3	684277	BALATBAT, RUDOLPH	15826	TWIN LAKES DR	MORENO VALLI	CA	92555-910	BALATBAT, RUDOLPH	87.87
4455	308592008	7	684277	HARRIS, PATRICE	26953	SUGARITE CANYON DR	MORENO VALLI	CA	92555-910	HARRIS, PATRICE	317.06
7139	308600001	4	684277	GUTIERREZ, CONSELUA (OWNR)	15838	TWIN LAKES DR	MORENO VALLI	CA	92555-910	GUTIERREZ, CONSELU	314.50
4244	308601005	1	684277	THOMAS, JENNIFER	26995	ROCKVALE TER	MORENO VALLI	CA	92555-910	THOMAS, JENNIFER	73.00
4273	308601009	5	684277	GUZMAN, MIRIAM	26955	ROCKVALE TER	MORENO VALLI	CA	92555-910	GUZMAN, MIRIAM	21.63
6631	308601015	0	684277	KEYES, KIMBERLY (OWNR)	26991	CIMARRON CANYON DR	MORENO VALLI	CA	92555-499	KEYES, KIMBERLY (OV	38.44
4334	308601020	4	684277	VARGAS, JOHANNA	26941	CIMARRON CANYON DR	MORENO VALLI	CA	92555-499	VARGAS, JOHANNA	74.23
8299	308621009	7	684277	BREWSTER JR, HAMILTON (OWNI	26914	CIMARRON CANYON DR	MORENO VALLI	CA	92555-499	BREWSTER JR, HAMIL	319.28
2117	312031001	7	684277	PADILLA, JUAN	25379	IVORY AVE	MORENO VALLI	CA	92551-923	PADILLA, JUAN	316.49
9494	312031016	1	684277	BROWN, ROBIN (RENT)	16121	EBONY AVE	MORENO VALLI	CA	92551-923	BROWN, ROBIN (REN	64.65
405	312031021	5	684277	WOODAND, MARGO	16061	EBONY AVE	MORENO VALLI	CA	92551-922	WOODAND, MARGO	316.49
1748	312031028	2	684277	MALDONADO, IRENE	25300	CEREMONY AVE	MORENO VALLI	CA	92551-922	MALDONADO, IRENE	292.29
758	312031031	4	684277	JACOBS, ALVIN	25342	CEREMONY AVE	MORENO VALLI	CA	92551-922	JACOBS, ALVIN	210.85
7935	312032006	5	684277	LARIOS, MELVIN	25307	CEREMONY AVE	MORENO VALLI	CA	92551-922	LARIOS, MELVIN	171.26
8973	312032007	6	684277	BARTON, DAVID (RENT)	25291	CEREMONY AVE	MORENO VALLI	CA	92551-928	BARTON, DAVID (REN	146.42
1082	312033003	5	684277	MOORE, PATRICIA	16146	EBONY AVE	MORENO VALLI	CA	92551-922	MOORE, PATRICIA	316.49
2982	312033010	1	684277	MOSSTERNY, GENESSE	25344	IVORY AVE	MORENO VALLI	CA	92551-922	MOSSTERNY, GENESS	412.76
4107	312033017	8	684277	BAKER, JAMES	25319	ORBIT CT	MORENO VALLI	CA	92551-924	BAKER, JAMES	316.49
421	312033019	0	684277	ADAMS, EUGENE	25332	ORBIT CT	MORENO VALLI	CA	92551-924	ADAMS, EUGENE	316.49
7955	312033021	1	684277	DANIELS, DEBRA (RENT)	25356	ORBIT CT	MORENO VALLI	CA	92551-924	DANIELS, DEBRA (REN	21.08
963	312033025	5	684277	HERNANDEZ, MARIA (OWNR)	25343	MAXY DR	MORENO VALLI	CA	92551-925	HERNANDEZ, MARIA	413.60
7968	312041021	6	684277	JOHNSON, GAIL	16142	NIPPET LN	MORENO VALLI	CA	92551-926	JOHNSON, GAIL	267.43
921	312041026	1	684277	ESCOBAR, SAUL	16202	NIPPET LN	MORENO VALLI	CA	92551-111	ESCOBAR, SAUL	314.21
8553	312042003	3	684277	KING, VIRGINIA (OWNR)	25392	MAXY DR	MORENO VALLI	CA	92551-925	KING, VIRGINIA (OWN	280.54
685	312042007	7	684277	HASKINS, WILLIE	16086	SPACE DR	MORENO VALLI	CA	92551-113	HASKINS, WILLIE	316.49
3790	312042014	3	684277	LEELO, JUNE (RENT)	16184	SPACE DR	MORENO VALLI	CA	92551-924	LEELO, JUNE (RENT)	316.49
5478	312042022	0	684277	GUTIERREZ, CYNTHIA (RENT)	16165	NIPPET LN	MORENO VALLI	CA	92551-926	GUTIERREZ, CYNTHIA	317.06
7870	312042024	2	684277	MCLOUD, BRYAN	16137	NIPPET LN	MORENO VALLI	CA	92551-926	MCLOUD, BRYAN	378.14
7438	312042027	5	684277	ALTHEIDE, MATTHEW	16095	NIPPET LN	MORENO VALLI	CA	92551-111	ALTHEIDE, MATTHEW	205.53
6402	312042030	7	684277	POWELL, LAWANDRIA	16053	NIPPET LN	MORENO VALLI	CA	92551-926	POWELL, LAWANDRIA	232.31
8422	312042031	8	684277	KHAN, TAHIR (OWNR)	16039	NIPPET LN	MORENO VALLI	CA	92551-926	KHAN, TAHIR (OWNR)	134.76
6454	312042032	9	684277	ROBLES, DANNY AND EUNICE	16025	NIPPET LN	MORENO VALLI	CA	92551-926	ROBLES, DANNY AND	258.89
4172	312042033	0	684277	GRIJARLVA, JUAN AND VERONICA	25439	CEREMONY AVE	MORENO VALLI	CA	92551-926	GRIJARLVA, JUAN ANI	300.19
1964	312042036	3	684277	SAUCER, TYRONE	25403	CEREMONY AVE	MORENO VALLI	CA	92551-928	SAUCER, TYRONE	314.21
7448	312043002	5	684277	HENRY, JASMINE (RENT)	25392	ORBIT CT	MORENO VALLI	CA	92551-924	HENRY, JASMINE (REI	317.06
7975	312043003	6	684277	MARTINEZ, ASUNCION (OWNR)	25404	ORBIT CT	MORENO VALLI	CA	92551-111	MARTINEZ, ASUNCIOI	388.13
9580	312045008	7	684277	STEVENS, AMBER (OWNR)	25415	IVORY AVE	MORENO VALLI	CA	92551-929	STEVENS, AMBER (OV	92.39
8226	312050003	8	684277	CHAVEZ, ALVARO (OWNR)	16179	ABEDUL ST	MORENO VALLI	CA	92551-205	CHAVEZ, ALVARO (OV	322.70
4698	312050005	0	684277	LINTON, DEBORAH	16155	ABEDUL ST	MORENO VALLI	CA	92551-203	LINTON, DEBORAH	317.06
2761	312050007	2	684277	MCGEE, TRACY	16131	ABEDUL ST	MORENO VALLI	CA	92551-203	MCGEE, TRACY	317.06
914	312050009	4	684277	BROWN, KERRY	16107	ABEDUL ST	MORENO VALLI	CA	92551-208	BROWN, KERRY	99.92
3945	312050011	5	684277	BANKS, CHESTER AND ELAINE	16083	ABEDUL ST	MORENO VALLI	CA	92551-203	BANKS, CHESTER ANC	317.06
7231	312050017	1	684277	MARTINEZ, ALFREDO	16092	ABEDUL ST	MORENO VALLI	CA	92551-203	MARTINEZ, ALFREDO	305.63
7798	312050031	3	684277	CAMARCE, ED (OWNR)	16218	ABEDUL ST	MORENO VALLI	CA	92551-205	CAMARCE, ED (OWNF	311.82
2251	312061003	2	684277	GIBBS, YATHET	16020	LA FORTUNA LN	MORENO VALLI	CA	92551-202	GIBBS, YATHET	412.76
9059	312061009	8	684277	ANDERSON, SHANDEA (OWNR)	25618	TONADILLA CIR	MORENO VALLI	CA	92551-160	ANDERSON, SHANDE/	200.54
1206	312061014	2	684277	LUGO, JUAN C AND ALMA	25678	TONADILLA CIR	MORENO VALLI	CA	92551-160	LUGO, JUAN C AND A	47.95
9253	312061018	6	684277	SANCHEZ, SUSAN (OWNR)	25659	TONADILLA CIR	MORENO VALLI	CA	92551-160	SANCHEZ, SUSAN (OV	61.33
878	312061023	0	684277	VIDRO, OLGA	16135	RANCHO DEL LAGO	MORENO VALLI	CA	92551-201	VIDRO, OLGA	314.21
1405	312061027	4	684277	GOINT, FRANCISCO A	16095	RANCHO DEL LAGO	MORENO VALLI	CA	92551-160	GOINT, FRANCISCO A	316.49
886	312062006	8	684277	URIBE, OSCAR	25756	LA SALINA PL	MORENO VALLI	CA	92551-202	URIBE, OSCAR	316.49
1771	312062011	2	684277	PAZ, LISETH	25731	LA SALINA PL	MORENO VALLI	CA	92551-202	PAZ, LISETH	194.30
2394	312063003	8	684277	THOMAS, BETTY	16105	LA FORTUNA LN	MORENO VALLI	CA	92551-202	THOMAS, BETTY	210.04
3071	312071002	2	684277	DUSEK, MARIA	16140	LA FORTUNA LN	MORENO VALLI	CA	92551-160	DUSEK, MARIA	200.00
2904	312071013	2	684277	ASHLEY, TERRY	16180	LA FORTUNA LN	MORENO VALLI	CA	92551-202	ASHLEY, TERRY	316.49
3914	312071015	4	684277	THOMPSON, DOROTHY	16200	LA FORTUNA LN	MORENO VALLI	CA	92551-202	THOMPSON, DOROTH	192.97
3251	312071017	6	684277	LUNA, MELISSA	16220	LA FORTUNA LN	MORENO VALLI	CA	92551-202	LUNA, MELISSA	472.74
7887	312071022	0	684277	PANTOJA, ALEJANDRO (OWNR)	16195	RANCHO DEL LAGO	MORENO VALLI	CA	92551-202	PANTOJA, ALEJANDR(	40.10
4236	312071024	2	684277	SALAZAR, FERNANDO	25683	ALPARAS CIR	MORENO VALLI	CA	92551-202	SALAZAR, FERNANDO	344.36
971	312071028	6	684277	PEREYDA, JOSE	16155	RANCHO DEL LAGO	MORENO VALLI	CA	92555	PEREYDA, JOSE	314.21
1675	312071029	7	684277	BROOKS, MARY	16145	RANCHO DEL LAGO	MORENO VALLI	CA	92551-201	BROOKS, MARY	412.76
2300	312072007	0	684277	BRIM, ANDREW	16190	RANCHO DEL LAGO	MORENO VALLI	CA	92551-202	BRIM, ANDREW	316.49
6692	312072022	3	684277	GALLOWAY, VERA (RENT)	16235	LA FORTUNA LN	MORENO VALLI	CA	92551-202	GALLOWAY, VERA (RE	310.15
1883	312072023	4	684277	JOHNSON, DONOVAN	16225	LA FORTUNA LN	MORENO VALLI	CA	92551-202	JOHNSON, DONOVAN	413.60
1518	312081002	3	684277	LOPEZ, MARIA	25061	RED MAPLE LN	MORENO VALLI	CA	92551-921	LOPEZ, MARIA	306.54
8691	312081010	0	684277	STALLINGS, CHASE (OWNR)	25078	MIDDLEBROOK WAY	MORENO VALLI	CA	92551-920	STALLINGS, CHASE (O	438.92
4695	312081016	6	684277	PEREZ, CARLOS	16329	SILVERBIRCH RD	MORENO VALLI	CA	92551-920	PEREZ, CARLOS	211.84
6515	312081017	7	684277	CHAPMAN, LYNELLE AND MICHA	16339	SILVERBIRCH RD	MORENO VALLI	CA	92551-920	CHAPMAN, LYNELLE A	198.45
137	312081027	6	684277	BLACKBURN, MARK	16439	SILVERBIRCH RD	MORENO VALLI	CA	92551-921	BLACKBURN, MARK	317.06

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
626	312081028	7	684277	KELSON, DOROTHY	16449	SILVERBIRCH RD	MORENO VALLI	CA	92551-921	KELSON, DOROTHY	316.49
5839	312081029	8	684277	JOHNSON, ANN (RENT)	16459	SILVERBIRCH RD	MORENO VALLI	CA	92551-921	JOHNSON, ANN (REN	28.54
6895	312081031	9	684277	COOK, CANDACE (RENT)	16479	SILVERBIRCH RD	MORENO VALLI	CA	92551-921	COOK, CANDACE (REI	291.73
2236	312081032	0	684277	HENDERSON, CHRIS	16489	SILVERBIRCH RD	MORENO VALLI	CA	92551-921	HENDERSON, CHRIS	316.49
4833	312081036	4	684277	AYALA, ADA	25077	MORNING DOVE WAY	MORENO VALLI	CA	92551-921	AYALA, ADA	58.50
3371	312081046	3	684277	PUAILIHAU, JEAN-MARIE	25137	MORNING DOVE WAY	MORENO VALLI	CA	92551-921	PUAILIHAU, JEAN-MA	269.05
1115	312082003	7	684277	SINGLETON, CHERYL	16459	HAVENWOOD RD	MORENO VALLI	CA	92551-922	SINGLETON, CHERYL	412.76
4169	312082005	9	684277	SAMAYO, JOSE	16439	HAVENWOOD RD	MORENO VALLI	CA	92551-922	SAMAYO, JOSE	144.10
4297	312082007	1	684277	SULLIVAN, ROBERT	16417	HAVENWOOD RD	MORENO VALLI	CA	92551-922	SULLIVAN, ROBERT	372.78
1614	312082008	2	684277	MADDEN, DEMITRIUS	16407	HAVENWOOD RD	MORENO VALLI	CA	92551-928	MADDEN, DEMITRIUS	316.49
9215	312082009	3	684277	SMALLWOOD, FELICITAS (RENT)	16395	HAVENWOOD RD	MORENO VALLI	CA	92551-921	SMALLWOOD, FELICI	160.82
5317	312082017	0	684277	HOOKS, DAVID (OWNR)	25111	MIDDLEBROOK WAY	MORENO VALLI	CA	92551-920	HOOKS, DAVID (OWN	446.54
242	312082021	3	684277	MORALES, JUAN F AND MARIA (C	25087	MIDDLEBROOK WAY	MORENO VALLI	CA	92551-920	MORALES, JUAN F AN	142.60
6145	312082026	8	684277	GUNN, WILAMENA (RENT)	16370	SILVERBIRCH RD	MORENO VALLI	CA	92551-920	GUNN, WILAMENA (R	379.53
143	312082041	1	684277	PADILLA, JOSE M	16439	HAZELWOOD CT	MORENO VALLI	CA	92551-921	PADILLA, JOSE M	105.89
6328	312082042	2	684277	TRAN, HA AND TUAN	16427	HAZELWOOD CT	MORENO VALLI	CA	92551-921	TRAN, HA AND TUAN	508.99
6996	312082043	3	684277	FINKLEA, NADINE (OWNER)	16417	HAZELWOOD CT	MORENO VALLI	CA	92551-929	FINKLEA, NADINE (OV	87.15
8673	312082044	4	684277	TUPOU, MISELE (RENT)	16407	HAZELWOOD CT	MORENO VALLI	CA	92551-929	TUPOU, MISELE (REN	438.92
8536	312082046	6	684277	GARCIA, JACKELYN (OWNR)	16381	HAZELWOOD CT	MORENO VALLI	CA	92551-921	GARCIA, JACKELYN (O	193.33
8809	312082047	7	684277	BARRETT, SHANIQUA (RENT)	16371	HAZELWOOD CT	MORENO VALLI	CA	92551-921	BARRETT, SHANIQUA	206.78
5040	312082050	9	684277	JIMENEZ, KARINA	16350	HAZELWOOD CT	MORENO VALLI	CA	92551-921	JIMENEZ, KARINA	122.40
8872	312082053	2	684277	THORNTON, CHARFREY	16382	HAZELWOOD CT	MORENO VALLI	CA	92551-921	THORNTON, CHARFRI	64.65
2356	312083009	6	684277	REYES, DENISE	25119	RED MAPLE LN	MORENO VALLI	CA	92551-921	REYES, DENISE	316.49
4834	312083010	6	684277	JONES, GENISE	25113	RED MAPLE LN	MORENO VALLI	CA	92551-921	JONES, GENISE	457.74
5066	312083011	7	684277	ARREDONDO, PATRICIA (RENT)	25107	RED MAPLE LN	MORENO VALLI	CA	92551-921	ARREDONDO, PATRIC	316.49
6060	312091002	4	684277	MARTINEZ, HUMBERTO (OWNR)	25143	RED MAPLE LN	MORENO VALLI	CA	92551-921	MARTINEZ, HUMBERT	291.46
5205	312091009	1	684277	GUERRERO, KARINA (RENT)	16329	SADDLEBROOK LN	MORENO VALLI	CA	92551-923	GUERRERO, KARINA (	49.13
5695	312091010	1	684277	WILLIAMS, PATTY (RENT)	16339	SADDLEBROOK LN	MORENO VALLI	CA	92551-923	WILLIAMS, PATTY (RE	331.02
1063	312091013	4	684277	GONZALES, ALMA	16369	SADDLEBROOK LN	MORENO VALLI	CA	92551-923	GONZALES, ALMA	316.49
5806	312091023	3	684277	OCHOA, BRENDA (RENT)	16480	HAVENWOOD RD	MORENO VALLI	CA	92551-922	OCHOA, BRENDA (REI	211.78
3921	312091030	9	684277	ANGUIANO, ERIC A	16408	HAVENWOOD RD	MORENO VALLI	CA	92551-929	ANGUIANO, ERIC A	273.20
7029	312091031	0	684277	GARCIA, ANNETTE	16394	HAVENWOOD RD	MORENO VALLI	CA	92551-920	GARCIA, ANNETTE	161.39
3110	312091032	1	684277	MANZO, ANITA	16380	HAVENWOOD RD	MORENO VALLI	CA	92551-920	MANZO, ANITA	303.68
6193	312091037	6	684277	BARRON, KYMAR (OWNR)	16330	HAVENWOOD RD	MORENO VALLI	CA	92551-920	BARRON, KYMAR (OV	317.06
3185	312092003	8	684277	WHITMER, MELISSA	25155	MORNING DOVE WAY	MORENO VALLI	CA	92551-921	WHITMER, MELISSA	317.06
423	312093004	2	684277	TAFOYA, JIM	25197	MORNING DOVE WAY	MORENO VALLI	CA	92551-923	TAFOYA, JIM	364.26
6519	312094004	5	684277	MONTMOR, TINO (OWNR)	25196	MORNING DOVE WAY	MORENO VALLI	CA	92551-923	MONTMOR, TINO (OV	221.94
1469	312094006	7	684277	CASTANEDA, JOSE T	25208	MORNING DOVE WAY	MORENO VALLI	CA	92551-924	CASTANEDA, JOSE T	284.01
7220	312094009	0	684277	MARROQUIN, RICHARD (OWNR)	25226	MORNING DOVE WAY	MORENO VALLI	CA	92551-924	MARROQUIN, RICHAF	317.06
1101	312094019	9	684277	AMIGO, OSVALDO	16405	HEATHER GLEN RD	MORENO VALLI	CA	92551-925	AMIGO, OSVALDO	301.92
369	312094032	0	684277	NAVARRETE, MARTHA (OWNR)	25190	LOGAN BERRY CT	MORENO VALLI	CA	92551-923	NAVARRETE, MARTH/	72.05
7308	312094035	3	684277	MONTANEZ, JAZMIN (RENT)	25201	LOGAN BERRY CT	MORENO VALLI	CA	92551-929	MONTANEZ, JAZMIN	317.06
1184	312094036	4	684277	JOHNSON, LINDA AND GREGORY	25195	LOGAN BERRY CT	MORENO VALLI	CA	92551-110	JOHNSON, LINDA ANI	316.49
1150	312094038	6	684277	DOWNER, ROBERT	25183	LOGAN BERRY CT	MORENO VALLI	CA	92551-110	DOWNER, ROBERT	316.49
4932	312095001	5	684277	GONZALEZ, YVETTE	16288	SADDLEBROOK LN	MORENO VALLI	CA	92551-922	GONZALEZ, YVETTE	304.07
1774	312095003	7	684277	BULLEY, JOSEPH	16308	SADDLEBROOK LN	MORENO VALLI	CA	92551-112	BULLEY, JOSEPH	316.49
6111	312095006	0	684277	CALDERON, ALFREDO (RENT)	16334	HEATHER GLEN RD	MORENO VALLI	CA	92551-924	CALDERON, ALFREDO	298.08
4592	312095010	3	684277	URIBE, CARLA	16366	HEATHER GLEN RD	MORENO VALLI	CA	92551-924	URIBE, CARLA	131.83
6453	312095012	5	684277	DUARTE, SILMA AND DELFINIO	16382	HEATHER GLEN RD	MORENO VALLI	CA	92551-925	DUARTE, SILMA AND	291.54
1633	312095017	0	684277	GATHRIGHT, REGINALD	16422	HEATHER GLEN RD	MORENO VALLI	CA	92551-925	GATHRIGHT, REGINAL	316.49
9048	312095021	3	684277	SCOTT, CHERON (RENT)	16279	PARKSIDE LN	MORENO VALLI	CA	92551-927	SCOTT, CHERON (REN	400.50
1024	312095022	4	684277	HUDSPET, MILDRED	16259	PARKSIDE LN	MORENO VALLI	CA	92551-927	HUDSPET, MILDRED	316.49
6332	312101005	7	684277	RODRIGUEZ,GILBERT,PEREZ,KRIS	25342	MOORLAND RD	MORENO VALLI	CA	92551-927	RODRIGUEZ,GILBERT,	317.06
3132	312101007	9	684277	REYES, DORCAS	25370	MOORLAND RD	MORENO VALLI	CA	92551-927	REYES, DORCAS	196.16
2209	312101009	1	684277	LOPEZ, GUADALUPE	25398	MOORLAND RD	MORENO VALLI	CA	92551-927	LOPEZ, GUADALUPE	316.49
8993	312101011	2	684277	PARKER, BRITTANY (RENT)	25426	MOORLAND RD	MORENO VALLI	CA	92551-110	PARKER, BRITTANY (R	261.49
2263	312101013	4	684277	HEARD, MICHAEL	25454	MOORLAND RD	MORENO VALLI	CA	92551-928	HEARD, MICHAEL	150.00
3131	312102001	6	684277	GICKING, PAUL	25497	MOORLAND RD	MORENO VALLI	CA	92551-928	GICKING, PAUL	244.49
6117	312102002	7	684277	TORRES, RAMON (OWNR)	25483	MOORLAND RD	MORENO VALLI	CA	92551-928	TORRES, RAMON (OV	128.36
2227	312102006	1	684277	HERNANDEZ, JUAN	25425	MOORLAND RD	MORENO VALLI	CA	92551-110	HERNANDEZ, JUAN	316.49
3755	312102011	5	684277	BROWN, YVONNE AND FRANK	25357	MOORLAND RD	MORENO VALLI	CA	92551-927	BROWN, YVONNE AN	214.63
6153	312102013	7	684277	SIMS, LISA (RENT)	25329	MOORLAND RD	MORENO VALLI	CA	92551-927	SIMS, LISA (RENT)	191.48
7773	312102027	0	684277	SLADE, VERGIA	16400	PARKSIDE LN	MORENO VALLI	CA	92551-927	SLADE, VERGIA	73.31
1092	312102037	9	684277	COLEMAN, RENAEE	16290	KENSINGTON PL	MORENO VALLI	CA	92551-926	COLEMAN, RENAEE	316.49
3050	312102041	2	684277	JACKSON, LOIS	16314	KENSINGTON PL	MORENO VALLI	CA	92551-929	JACKSON, LOIS	266.42
5288	312102046	7	684277	NORRIS, LINDA	16358	KENSINGTON PL	MORENO VALLI	CA	92551-926	NORRIS, LINDA	70.22
1992	312102047	8	684277	SMITH, LETITIA	16368	KENSINGTON PL	MORENO VALLI	CA	92551-926	SMITH, LETITIA	316.49
2265	312103006	4	684277	PADILLA, ADRIANA (OWNR)	16413	PARKSIDE LN	MORENO VALLI	CA	92551-927	PADILLA, ADRIANA (C	316.49
4088	312103007	5	684277	GRIJALVA, MONICA AND ZETH	16407	PARKSIDE LN	MORENO VALLI	CA	92551-927	GRIJALVA, MONICA A	316.49
1008	312103009	7	684277	CARDENAS, MARK	16395	PARKSIDE LN	MORENO VALLI	CA	92551-111	CARDENAS, MARK	50.00
6949	312103018	5	684277	BROWN, AUDREY (RENT)	16490	HEATHER GLEN RD	MORENO VALLI	CA	92551-925	BROWN, AUDREY (RE	317.06
2330	312103021	7	684277	FLANAN, ROSEMARIE	25266	MORNING DOVE WAY	MORENO VALLI	CA	92551-924	FLANAN, ROSEMARIE	274.34
7364	312104002	3	684277	MEZA, SUSANA	16418	KENSINGTON PL	MORENO VALLI	CA	92551-927	MEZA, SUSANA	301.07
4845	312104012	2	684277	TORRES, JOSE	25281	MORNING DOVE WAY	MORENO VALLI	CA	92551-924	TORRES, JOSE	314.21
9559	312104019	9	684277	ROMERO, LAURA (RENT)	25239	MORNING DOVE WAY	MORENO VALLI	CA	92551-924	ROMERO, LAURA (REI	21.99
5979	312111001	4	684277	MELGAR, FERNANDO A	16347	ABEDUL ST	MORENO VALLI	CA	92551-203	MELGAR, FERNANDO	315.86

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7240	312111006	9	684277	CASTRO , MATTHEW (OWNR)	16287	ABEDUL ST	MORENO VALLI	CA	92551-203	CASTRO , MATTHEW (	109.01
2759	312111009	2	684277	HILL, MARGARITE	16251	ABEDUL ST	MORENO VALLI	CA	92551-203	HILL, MARGARITE	192.44
6886	312112001	7	684277	BELOTE, BALOUSE AND SONDRA	16263	AVENIDA DE LORING	MORENO VALLI	CA	92551-207	BELOTE, BALOUSE AN	223.83
1495	312112004	0	684277	BUTLER, JAMES E	25559	CALLITA ST	MORENO VALLI	CA	92551-205	BUTLER, JAMES E	247.06
4573	312112005	1	684277	MORTON, SHANTE	25547	CALLITA ST	MORENO VALLI	CA	92551-205	MORTON, SHANTE	65.34
654	312112008	4	684277	AVANT, FULTON	16278	ABEDUL ST	MORENO VALLI	CA	92551-203	AVANT, FULTON	317.06
631	312112012	7	684277	BEVIEN, ARTHUR	16326	ABEDUL ST	MORENO VALLI	CA	92551-203	BEVIEN, ARTHUR	317.06
6163	312112015	0	684277	DELEON, EMERITA (RENT)	25574	CALABRIA DR	MORENO VALLI	CA	92551-206	DELEON, EMERITA (RI	261.72
1037	312112019	4	684277	BERNAL, ERNESTO (OWNR)	25622	CALABRIA DR	MORENO VALLI	CA	92551-206	BERNAL, ERNESTO (O	156.36
5128	312112023	7	684277	RAMIREZ, LAURA	16299	AVENIDA DE LORING	MORENO VALLI	CA	92551-207	RAMIREZ, LAURA	317.06
8650	312113001	0	684277	NGUYEN, YEN-OANH (OWNR)	16194	AVENIDA DE LORING	MORENO VALLI	CA	92551-209	NGUYEN, YEN-OANH	438.92
3222	312113008	7	684277	ZIMMERMAN, DENESHA	16278	AVENIDA DE LORING	MORENO VALLI	CA	92551-207	ZIMMERMAN, DENES	306.56
647	312113011	9	684277	RODGERS, PEARL	16314	AVENIDA DE LORING	MORENO VALLI	CA	92551-207	RODGERS, PEARL	32.27
8576	312121010	3	684277	SYDNEY, LISA (RENT)	16479	ABEDUL ST	MORENO VALLI	CA	92551-204	SYDNEY, LISA (RENT)	66.79
2972	312121012	5	684277	JUSTINIANI, FREDDIE	16455	ABEDUL ST	MORENO VALLI	CA	92551-204	JUSTINIANI, FREDDIE	139.76
7735	312121014	7	684277	PEREZ, JENNIFER	16431	ABEDUL ST	MORENO VALLI	CA	92551-204	PEREZ, JENNIFER	222.30
8227	312123017	6	684277	JACKSON, RONALD (OWNR)	16434	ABEDUL ST	MORENO VALLI	CA	92551-206	JACKSON, RONALD (O	85.77
9216	312123018	7	684277	RAMOS, NORMA (RENT)	16446	ABEDUL ST	MORENO VALLI	CA	92551-206	RAMOS, NORMA (REI	214.42
1970	312123022	0	684277	GRIZZARD, SARA	16455	ANCLADERO CT	MORENO VALLI	CA	92551-209	GRIZZARD, SARA	279.26
1519	312123033	0	684277	BERG, DANA	16434	ANCLADERO CT	MORENO VALLI	CA	92551-209	BERG, DANA	31.06
4963	312123040	6	684277	THOMAS, IVORY	25634	BUENA FORTUNA LN	MORENO VALLI	CA	92551-204	THOMAS, IVORY	219.27
6206	312123043	9	684277	WEISSENBACK II, KURT (OWNR)	25637	BUENA VILLAGE CT	MORENO VALLI	CA	92551-209	WEISSENBACK II, KUR	317.06
7045	312123050	5	684277	COVARRUBIAS, MONICA	25634	BUENA VILLAGE CT	MORENO VALLI	CA	92551-209	COVARRUBIAS, MONI	317.06
4327	312123051	6	684277	GARCIA, ALONSO	16407	AVENIDA DE LORING	MORENO VALLI	CA	92551-208	GARCIA, ALONSO	316.49
3961	312124004	7	684277	FITCH, LORI	16362	AVENIDA DE LORING	MORENO VALLI	CA	92551-207	FITCH, LORI	316.49
7472	312124006	9	684277	HSU, PIUS	16386	AVENIDA DE LORING	MORENO VALLI	CA	92551-207	HSU, PIUS	54.28
1026	312141002	8	684277	BLACKMAN, SANDRA	16571	WAR CLOUD DR	MORENO VALLI	CA	92551-252	BLACKMAN, SANDRA	263.74
1390	312141006	2	684277	WILLIAMS, LATISIA	16539	WAR CLOUD DR	MORENO VALLI	CA	92551-252	WILLIAMS, LATISIA	422.52
6035	312141007	3	684277	RAMIREZ, DAISY (OWNR)	16531	WAR CLOUD DR	MORENO VALLI	CA	92551-252	RAMIREZ, DAISY (OW	317.06
6190	312141011	6	684277	GUO, CHANG-XIN (OWNR)	25016	GRANVILLE ST	MORENO VALLI	CA	92551-254	GUO, CHANG-XIN (OV	51.47
5197	312141012	7	684277	BARAJAS, MARCOS (OWNR)	25026	GRANVILLE ST	MORENO VALLI	CA	92551-254	BARAJAS, MARCOS (C	317.06
4524	312141013	8	684277	JUAREZ, PATRICIA	25036	GRANVILLE ST	MORENO VALLI	CA	92551-254	JUAREZ, PATRICIA	128.05
6745	312141017	2	684277	PEETE, KIMBERLY (OWNR)	25076	GRANVILLE ST	MORENO VALLI	CA	92551-254	PEETE, KIMBERLY (OV	170.82
6223	312141019	4	684277	MALDONADO, HERMES (RENT)	25096	GRANVILLE ST	MORENO VALLI	CA	92551-254	MALDONADO, HERMI	34.65
7243	312141020	4	684277	KELSEY, ALBERT	25106	GRANVILLE ST	MORENO VALLI	CA	92551-257	KELSEY, ALBERT	129.51
2386	312141026	0	684277	CEE, CATHERINE	25166	GRANVILLE ST	MORENO VALLI	CA	92551-254	CEE, CATHERINE	289.45
522	312142007	6	684277	SHELBY, NORMA	16531	SIR BARTON WAY	MORENO VALLI	CA	92551-253	SHELBY, NORMA	316.49
6409	312142014	2	684277	SOROZA, ROSA (RENT)	16564	WAR CLOUD DR	MORENO VALLI	CA	92551-252	SOROZA, ROSA (RENT	317.06
1298	312142015	3	684277	WILLIAMS, LAVERNE	16572	WAR CLOUD DR	MORENO VALLI	CA	92551-252	WILLIAMS, LAVERNE	412.76
7950	312143005	7	684277	GOMEZ, STEPHENIE	16556	SIR BARTON WAY	MORENO VALLI	CA	92551-253	GOMEZ, STEPHENIE	272.90
4566	312143008	0	684277	DAY, SHANICE	16580	SIR BARTON WAY	MORENO VALLI	CA	92551-253	DAY, SHANICE	78.54
1937	312143009	1	684277	BRANDON, CORRAINE	25121	GRANVILLE ST	MORENO VALLI	CA	92551-254	BRANDON, CORRAINE	409.86
2636	312143014	5	684277	DELGADO, IRMA	25171	GRANVILLE ST	MORENO VALLI	CA	92551-254	DELGADO, IRMA	316.49
5698	312143019	0	684277	ALVAREZ, JENNIE (RENT)	25150	GRAYLAG CIR	MORENO VALLI	CA	92551-259	ALVAREZ, JENNIE (REI	317.06
4703	312143021	1	684277	WHITE, SHAUN (OWNR)	25130	GRAYLAG CIR	MORENO VALLI	CA	92551-259	WHITE, SHAUN (OWN	245.00
1565	312143027	7	684277	BUSTAMANTE, MIKE	25171	GRAYLAG CIR	MORENO VALLI	CA	92551-259	BUSTAMANTE, MIKE	412.76
6968	312143028	8	684277	YOUNG, TIFFANY (RENT)	25181	GRAYLAG CIR	MORENO VALLI	CA	92551-259	YOUNG, TIFFANY (REI	165.39
557	312144004	9	684277	SANCHEZ, BEATRICE (OWNR)	16531	SADDLEBROOK LN	MORENO VALLI	CA	92551-256	SANCHEZ, BEATRICE (	73.40
6094	312144010	4	684277	MICHAEL, RAMON (OWNR)	16591	SADDLEBROOK LN	MORENO VALLI	CA	92551-256	MICHAEL, RAMON (O	306.92
6296	312144012	6	684277	PEREZ, JOSE A AND JAQUELINE	16580	SEATTLE SLEW DR	MORENO VALLI	CA	92551-256	PEREZ, JOSE A AND JA	317.06
5765	312144013	7	684277	RICO, ADRIAN (RENT)	16572	SEATTLE SLEW DR	MORENO VALLI	CA	92551-256	RICO, ADRIAN (RENT)	317.06
9337	312144015	9	684277	LAXTON, RHONDA (RENT)	16556	SEATTLE SLEW DR	MORENO VALLI	CA	92551-256	LAXTON, RHONDA (RI	193.90
1595	312144019	3	684277	SOPELO, LETICIA	16528	SEATTLE SLEW DR	MORENO VALLI	CA	92551-256	SOPELO, LETICIA	316.49
3156	312144022	5	684277	ZOCARIAS, JUDY	16510	SEATTLE SLEW DR	MORENO VALLI	CA	92551-256	ZOCARIAS, JUDY	413.60
2113	312151001	8	684277	WARD, ARNETA	16634	SIR BARTON WAY	MORENO VALLI	CA	92551-253	WARD, ARNETA	316.49
645	312151002	9	684277	COMBS, CASSANDRA	16642	SIR BARTON WAY	MORENO VALLI	CA	92551-253	COMBS, CASSANDRA	317.06
5600	312151003	0	684277	LOPEZ, JESUS (OWNR)	16628	WHIRLAWAY CIR	MORENO VALLI	CA	92551-240	LOPEZ, JESUS (OWNR	317.06
1526	312151006	3	684277	BURKE, THOMAS	16652	WHIRLAWAY CIR	MORENO VALLI	CA	92551-240	BURKE, THOMAS	316.49
5374	312151012	8	684277	HAMILTON TERRY	25191	OMAHA DR	MORENO VALLI	CA	92551-240	HAMILTON TERRY	27.86
3403	312151015	1	684277	AMBRIZ, MARTIN	25221	OMAHA DR	MORENO VALLI	CA	92551-240	AMBRIZ, MARTIN	166.30
5069	312151020	5	684277	MEJIA, MARIA	16677	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	MEJIA, MARIA	316.49
1010	312151021	6	684277	SPRINGER, ERNESTINA	16687	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	SPRINGER, ERNESTIN/	185.21
6020	312151024	9	684277	GARIBITO, LEO (OWNR)	16658	SIR BARTON WAY	MORENO VALLI	CA	92551-253	GARIBITO, LEO (OWN	317.06
7001	312151025	0	684277	APODACO, EDDIE (OWNR)	16666	SIR BARTON WAY	MORENO VALLI	CA	92551-253	APODACO, EDDIE (OV	26.78
5724	312151027	2	684277	DRINKARD, MICHAEL	16680	SIR BARTON WAY	MORENO VALLI	CA	92551-253	DRINKARD, MICHAEL	137.40
7262	312151030	4	684277	WILLIAMS, JOSEPHINE (RENT)	16698	SIR BARTON WAY	MORENO VALLI	CA	92551-253	WILLIAMS, JOSEPHINI	77.18
9045	312151031	5	684277	MARTIN, STACEY (RENT)	16704	SIR BARTON WAY	MORENO VALLI	CA	92551-257	MARTIN, STACEY (REI	80.81
7666	312151032	6	684277	AUMEU, PESE	16710	SIR BARTON WAY	MORENO VALLI	CA	92551-257	AUMEU, PESE	326.75
8700	312151034	8	684277	JOHNSTON, LAURA (RENT)	16655	SECRETARIAT DR	MORENO VALLI	CA	92551-254	JOHNSTON, LAURA (R	326.38
5200	312152006	6	684277	BLACKMAN, ROBERT (OWNR)	25206	OMAHA DR	MORENO VALLI	CA	92551-240	BLACKMAN, ROBERT	317.06
1555	312153001	4	684277	CAMACHO, LUIS	25182	OMAHA DR	MORENO VALLI	CA	92551-240	CAMACHO, LUIS	149.75
6501	312153002	5	684277	VILLICANA, MICHAEL AND ANA	25172	OMAHA DR	MORENO VALLI	CA	92551-240	VILLICANA, MICHAEL	261.61
2268	312153003	6	684277	SANDOVAL, NATIVIDA	25162	OMAHA DR	MORENO VALLI	CA	92551-240	SANDOVAL, NATIVIDA	274.34
627	312153010	2	684277	DEMESA, CATALINA	16604	SIR BARTON WAY	MORENO VALLI	CA	92551-257	DEMESA, CATALINA	465.87
2866	312153011	3	684277	PATTERSON, BRIGITTE	16612	SIR BARTON WAY	MORENO VALLI	CA	92551-257	PATTERSON, BRIGITTI	233.32
5319	312154004	0	684277	MACIEL, TONITA (OWNR)	16645	SIR BARTON WAY	MORENO VALLI	CA	92551-253	MACIEL, TONITA (OW	377.12

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2986	312154005	1	684277	MCGEE, DAVID	16641	SIR BARTON WAY	MORENO VALLI	CA	92557-	MCGEE, DAVID	316.49
3553	312154018	3	684277	BRITO, MARIA	16628	WAR CLOUD DR	MORENO VALLI	CA	92551-252	BRITO, MARIA	415.61
7217	312154019	4	684277	LINDSEY, MICHELE	16636	WAR CLOUD DR	MORENO VALLI	CA	92551-252	LINDSEY, MICHELE	574.23
2890	312154022	6	684277	LEPE, LOURDES	16656	WAR CLOUD DR	MORENO VALLI	CA	92551-252	LEPE, LOURDES	74.20
1685	312154023	7	684277	ROMERO, GUSTAVO R	16662	WAR CLOUD DR	MORENO VALLI	CA	92551-251	ROMERO, GUSTAVO I	23.45
1692	312156004	6	684277	MC CULLOUGH, STEVE	16641	WAR CLOUD DR	MORENO VALLI	CA	92551-253	MC CULLOUGH, STEVI	316.49
4482	312161014	1	684277	NGUYEN, KIM (OWN)	16776	SECRETARIAT DR	MORENO VALLI	CA	92551-254	NGUYEN, KIM (OWN)	314.21
1919	312161022	8	684277	JETER, TREESJE	16712	SECRETARIAT DR	MORENO VALLI	CA	92551-254	JETER, TREESJE	292.62
1569	312161023	9	684277	GRIFFIN, VERONICA	16704	SECRETARIAT DR	MORENO VALLI	CA	92551-257	GRIFFIN, VERONICA	373.99
1858	312162006	7	684277	ARREDONDO, DIANA	16741	MAJESTIC PRINCE WAY	MORENO VALLI	CA	92551-251	ARREDONDO, DIANA	314.21
7371	312163004	8	684277	CHAVOLLA, JAVIER	16704	WAR CLOUD DR	MORENO VALLI	CA	92551-253	CHAVOLLA, JAVIER	337.64
5669	312163005	9	684277	CARO, LISETTE (RENT)	16710	WAR CLOUD DR	MORENO VALLI	CA	92551-253	CARO, LISETTE (RENT)	317.06
5347	312163006	0	684277	VASQUEZ, MARIA (RENT)	16716	WAR CLOUD DR	MORENO VALLI	CA	92551-253	VASQUEZ, MARIA (RE	64.65
1484	312163009	3	684277	JONES, SHEILA	16734	WAR CLOUD DR	MORENO VALLI	CA	92551-253	JONES, SHEILA	316.49
5405	312163011	4	684277	MASTERS, LORNA (OWNR)	16746	WAR CLOUD DR	MORENO VALLI	CA	92551-253	MASTERS, LORNA (OV	300.91
7821	312163013	6	684277	WILLIAMS, LARRY (RENT)	16745	SECRETARIAT DR	MORENO VALLI	CA	92551-254	WILLIAMS, LARRY (RE	448.01
5898	312163014	7	684277	BRACKINS, SANDRA (RENT)	16737	SECRETARIAT DR	MORENO VALLI	CA	92551-254	BRACKINS, SANDRA (I	251.46
2325	312163015	8	684277	WILLIAMS, JAMES E	16729	SECRETARIAT DR	MORENO VALLI	CA	92551-254	WILLIAMS, JAMES E	316.49
3075	312163018	1	684277	ALVAREZ, JULIA (RENT)	16693	SIR BARTON WAY	MORENO VALLI	CA	92551-254	ALVAREZ, JULIA (REN	71.00
2628	312164002	9	684277	SADLER, EUGENE	16789	SECRETARIAT DR	MORENO VALLI	CA	92551-254	SADLER, EUGENE	412.76
9269	312164006	3	684277	ROCHA, ALISHA (RENT)	16745	WAR CLOUD DR	MORENO VALLI	CA	92551-253	ROCHA, ALISHA (REN	192.40
489	312164007	4	684277	PORTER, REGINA (OWNR)	16739	WAR CLOUD DR	MORENO VALLI	CA	92551-253	PORTER, REGINA (OW	41.25
5426	312164014	0	684277	ORTIZ, CARLOS (OWNR)	16697	WAR CLOUD DR	MORENO VALLI	CA	92551-251	ORTIZ, CARLOS (OWN	306.65
3754	312164016	2	684277	VARGAS, ALBERT (RENT)	16685	WAR CLOUD DR	MORENO VALLI	CA	92551-251	VARGAS, ALBERT (REI	316.49
416	312164017	3	684277	TALBOT, DWAYNE	16677	WAR CLOUD DR	MORENO VALLI	CA	92551-251	TALBOT, DWAYNE	316.49
5746	312164021	6	684277	HERNANDEZ, JAIME (RENT)	16772	MAJESTIC PRINCE WAY	MORENO VALLI	CA	92551-251	HERNANDEZ, JAIME (	413.60
4212	312164024	9	684277	ZUNIGA, ERICA	16797	HARKER CIR	MORENO VALLI	CA	92551-252	ZUNIGA, ERICA	412.76
2691	312164026	1	684277	MENDEZ, IMELDA	16781	HARKER CIR	MORENO VALLI	CA	92551-252	MENDEZ, IMELDA	316.49
4996	312164032	6	684277	JACKSON, NICHOLAS	25138	HARKER LN	MORENO VALLI	CA	92551-252	JACKSON, NICHOLAS	302.84
6292	312171002	1	684277	DURLEY, DERRELL	25020	SLATE CREEK DR	MORENO VALLI	CA	92551-250	DURLEY, DERRELL	130.34
1180	312171005	4	684277	LOFLIN, KIMBERLY	25050	SLATE CREEK DR	MORENO VALLI	CA	92551-250	LOFLIN, KIMBERLY	139.53
8573	312171010	8	684277	JOHNSON, CRISTINA	25031	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-250	JOHNSON, CRISTINA	142.82
4709	312171011	9	684277	SEWELL, BARBARA	25021	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-250	SEWELL, BARBARA	117.15
6648	312171012	0	684277	MUNOZ, JOSE (RENT)	25011	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-250	MUNOZ, JOSE (RENT)	317.06
3999	312171026	3	684277	SALINAS, NORMA	25164	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-250	SALINAS, NORMA	316.49
404	312171030	6	684277	MC CASLIN, GREG	25212	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-258	MC CASLIN, GREG	316.49
7986	312171034	0	684277	COOKS, LASHAWN (RENT)	25217	HARKER LN	MORENO VALLI	CA	92551-259	COOKS, LASHAWN (RI	176.97
9455	312171037	3	684277	MONTGOMERY, NATALIE (RENT)	25187	HARKER LN	MORENO VALLI	CA	92551-252	MONTGOMERY, NAT/	147.55
6293	312171041	6	684277	RIVAS, DIANA (RENT)	25147	HARKER LN	MORENO VALLI	CA	92551-252	RIVAS, DIANA (RENT)	317.06
5427	312171042	7	684277	BURNETT, KEVIN (OWNR)	25137	HARKER LN	MORENO VALLI	CA	92551-252	BURNETT, KEVIN (OW	363.60
442	312171043	8	684277	AGUILAR, RICHARD	25127	HARKER LN	MORENO VALLI	CA	92551-252	AGUILAR, RICHARD	351.03
4934	312171044	9	684277	COCIO, ROSAMARIA	25117	HARKER LN	MORENO VALLI	CA	92551-252	COCIO, ROSAMARIA	314.21
2649	312171045	0	684277	JACKSON, THOMAS	25107	HARKER LN	MORENO VALLI	CA	92551-252	JACKSON, THOMAS	412.76
8014	312171046	1	684277	HOLLAND, RICHARD (RENT)	25097	HARKER LN	MORENO VALLI	CA	92551-251	HOLLAND, RICHARD (	69.30
9233	312171048	3	684277	HOBS, BROCK (OWNR)	25077	HARKER LN	MORENO VALLI	CA	92551-251	HOBS, BROCK (OWNR	135.60
1041	312171051	5	684277	BROWN, VALENCIA	25047	HARKER LN	MORENO VALLI	CA	92551-251	BROWN, VALENCIA	413.60
4851	312171054	8	684277	FUTCH, SHARON	25017	HARKER LN	MORENO VALLI	CA	92551-251	FUTCH, SHARON	409.86
3037	312171056	0	684277	YEPEZ, VIANEY (OWNR)	16807	MAJESTIC PRINCE WAY	MORENO VALLI	CA	92551-259	YEPEZ, VIANEY (OWN	292.92
4198	312172003	5	684277	WHITE, ANTHONY	25189	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-251	WHITE, ANTHONY	316.49
6830	312172004	6	684277	WILKES,DONALD,MCELROY,MICH	25177	PEBBLE CREEK WAY	MORENO VALLI	CA	92551-251	WILKES,DONALD,MCE	317.06
2019	312172013	4	684277	ROBINSON, CHERISE	25106	SLATE CREEK DR	MORENO VALLI	CA	92551-250	ROBINSON, CHERISE	412.76
4852	312172021	1	684277	DESOUZA, JASON	25200	SLATE CREEK DR	MORENO VALLI	CA	92551-100	DESOUZA, JASON	633.52
4453	312172027	7	684277	WATANABE-FRYER, AMY	25165	SLATE CREEK DR	MORENO VALLI	CA	92551-250	WATANABE-FRYER, A	134.76
3583	312172033	2	684277	JENKINS, AARON	25095	SLATE CREEK DR	MORENO VALLI	CA	92551-100	JENKINS, AARON	412.76
6156	312181002	2	684277	TRAN, TONY (OWNR)	16768	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	TRAN, TONY (OWNR)	317.06
5009	312181020	8	684277	PINON, JERRY	16778	LIATRIS LN	MORENO VALLI	CA	92551-258	PINON, JERRY	509.03
3627	312181024	2	684277	SEVILLA, SANDRA (OWNR)	16828	LIATRIS LN	MORENO VALLI	CA	92551-258	SEVILLA, SANDRA (OV	281.49
3689	312182004	7	684277	SOUTHERLAND, BEATRIZ	16900	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	SOUTHERLAND, BEAT	412.76
7195	312182007	0	684277	ROBINSON, PAULINE	16936	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	ROBINSON, PAULINE	465.07
1271	312182013	5	684277	ANDRES, DEAN AND MICHELE	16899	MAILE LN	MORENO VALLI	CA	92551-258	ANDRES, DEAN AND I	291.21
4881	312182020	1	684277	VINES, NAKIYA AND KEVIN	16888	MAILE LN	MORENO VALLI	CA	92551-258	VINES, NAKIYA AND K	409.86
1463	312183006	2	684277	RASMUSSEN, ROBERTA	25429	PLUMERIA LN	MORENO VALLI	CA	92551-256	RASMUSSEN, ROBERT	143.40
7193	312184001	0	684277	BATES, ROMAINE (RENT)	16947	HOLLYHOCK DR	MORENO VALLI	CA	92551-257	BATES, ROMAINE (RE	342.68
4924	312184003	2	684277	HORTA, DOLORES	16923	HOLLYHOCK DR	MORENO VALLI	CA	92551-257	HORTA, DOLORES	84.90
7501	312184004	3	684277	FLAKES, ALISA (OWNR)	16911	HOLLYHOCK DR	MORENO VALLI	CA	92551-257	FLAKES, ALISA (OWNI	103.89
2987	312184005	4	684277	PRICE, KEISHA	16899	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	PRICE, KEISHA	412.76
6295	312184006	5	684277	SCROGGINS, LATOYA	16887	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	SCROGGINS, LATOYA	200.00
8863	312184010	8	684277	FOWLER, KEISHA (RENT)	16839	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	FOWLER, KEISHA (REI	324.65
8965	312184012	0	684277	FUENTES, DAMARIS (RENT)	16815	HOLLYHOCK DR	MORENO VALLI	CA	92551-255	FUENTES, DAMARIS (I	382.87
3545	312191007	8	684277	GARCIA, JOSE LUIS AND PATRICIA	25534	SIERRA LEONE CT	MORENO VALLI	CA	92551-216	GARCIA, JOSE LUIS AI	111.78
9089	312191011	1	684277	GEORGE, AARON (OWNR)	25521	SIERRA LEONE CT	MORENO VALLI	CA	92551-216	GEORGE, AARON (OW	235.32
7786	312191015	5	684277	BERNAL, RACHEL (RENT)	25569	SIERRA LEONE CT	MORENO VALLI	CA	92551-217	BERNAL, RACHEL (REI	329.42
2109	312191026	5	684277	JONES, BENNIE	25510	CAMINO CASTILLO	MORENO VALLI	CA	92551-211	JONES, BENNIE	412.76
2776	312192006	0	684277	FUGGINS,TRENTON AND LISA	25641	SIERRA LEONE CT	MORENO VALLI	CA	92551-210	FUGGINS,TRENTON A	202.65
1726	312192009	3	684277	JONES, MICHELLE (OWNR)	25630	CAMINO CASTILLO	MORENO VALLI	CA	92551-212	JONES, MICHELLE (OV	297.57
612	312193007	4	684277	STONE, SANDRA AND CORY	25603	CAMINO CASTILLO	MORENO VALLI	CA	92551-212	STONE, SANDRA AND	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6942	312193010	6	684277	COLIER, JEAN	25626	SIERRA BRAVO CT	MORENO VALLI	CA	92551-212	COLIER, JEAN	317.06
1968	312193013	9	684277	SHANKS, CHANDRA	25590	SIERRA BRAVO CT	MORENO VALLI	CA	92551-216	SHANKS, CHANDRA	316.49
8088	312201009	0	684277	ADAMS, RONNIE (OWNR)	25522	LURIN AVE	MORENO VALLI	CA	92551-410	ADAMS, RONNIE (OW	260.21
7434	312202001	5	684277	LEE, DAWN	25555	SIERRA BRAVO CT	MORENO VALLI	CA	92551-212	LEE, DAWN	513.61
2607	312202004	8	684277	MARIN, DONNA	25591	SIERRA BRAVO CT	MORENO VALLI	CA	92553-	MARIN, DONNA	605.10
5108	312202006	0	684277	MCCLENDON, SHARMON (RENT)	25615	SIERRA BRAVO CT	MORENO VALLI	CA	92551-212	MCCLENDON, SHARM	117.06
5776	312202016	9	684277	GARDNER, MIKEL (RENT)	25613	SIERRA CALMO CT	MORENO VALLI	CA	92551-216	GARDNER, MIKEL (RE	165.92
4622	312202019	2	684277	HUDSON, SONYA	25652	SIERRA BELLO CT	MORENO VALLI	CA	92551-214	HUDSON, SONYA	300.21
5041	312202026	8	684277	YOUNG, YVONNE	25649	SIERRA BELLO CT	MORENO VALLI	CA	92551-214	YOUNG, YVONNE	138.33
3238	312202027	9	684277	MARTIN, DAMALL	25661	SIERRA BELLO CT	MORENO VALLI	CA	92551-214	MARTIN, DAMALL	98.79
8285	312202028	0	684277	ESPITLA, SALUSTRIO (RENT)	25662	CAMINO BELLAGIO	MORENO VALLI	CA	92551-214	ESPITLA, SALUSTRIO (	36.87
3469	312202029	1	684277	OSORNIA, RAUL	25650	CAMINO BELLAGIO	MORENO VALLI	CA	92551-214	OSORNIA, RAUL	84.86
2255	312202030	1	684277	BUTLER, SALLIE	25638	CAMINO BELLAGIO	MORENO VALLI	CA	92551-214	BUTLER, SALLIE	405.85
6051	312202033	4	684277	HANNAH, CANDICE	16798	VIA PAMPLONA	MORENO VALLI	CA	92551-218	HANNAH, CANDICE	103.00
8137	312203002	9	684277	FELDER, REMOIR (OWNR)	16674	VIA ALEGRIA	MORENO VALLI	CA	92551-212	FELDER, REMOIR (OW	382.81
7403	312203004	1	684277	WESLEY, CHARLOTTE	16698	VIA ALEGRIA	MORENO VALLI	CA	92551-212	WESLEY, CHARLOTTE	397.64
1640	312203006	3	684277	PHANNIX, MICHELLE	16722	VIA ALEGRIA	MORENO VALLI	CA	92551-214	PHANNIX, MICHELLE	413.60
8716	312203008	5	684277	RAVEN, KRISTEN (RENT)	16746	VIA ALEGRIA	MORENO VALLI	CA	92551-214	RAVEN, KRISTEN (REN	475.60
4258	312204007	7	684277	GLADNEY, KYMBERLY	16789	VIA LUNADO	MORENO VALLI	CA	92551-218	GLADNEY, KYMBERLY	194.45
1028	312211001	3	684277	PEREZ, ANGELA	16801	VIA LUNADO	MORENO VALLI	CA	92551-218	PEREZ, ANGELA	286.55
1878	312211005	7	684277	BROWN, DARRYL	16849	VIA LUNADO	MORENO VALLI	CA	92551-218	BROWN, DARRYL	317.06
768	312212006	1	684277	ROSE, CLEATE	16850	VIA LUNADO	MORENO VALLI	CA	92551-218	ROSE, CLEATE	304.07
8844	312212008	3	684277	BUSCH, DAMON (RENT)	16874	VIA LUNADO	MORENO VALLI	CA	92551-218	BUSCH, DAMON (REN	70.05
4262	312212016	0	684277	SMOOT, JOANA	25584	CAMINO MARILENA	MORENO VALLI	CA	92551-219	SMOOT, JOANA	412.76
7024	312212022	5	684277	MORRIS, TANISHA (RENT)	25595	SIERRA CADIZ CT	MORENO VALLI	CA	92551-410	MORRIS, TANISHA (RI	352.90
5624	312212025	8	684277	JAMES, LASONIA (RENT)	25572	SIERRA CADIZ CT	MORENO VALLI	CA	92551-410	JAMES, LASONIA (REN	423.74
4013	312212034	6	684277	MCGEE, TONI	25570	CAMINO BELLAGIO	MORENO VALLI	CA	92551-216	MCGEE, TONI	316.49
9397	312221002	5	684277	MARTIN, ANITA (OWNR)	16405	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	MARTIN, ANITA (OWI	152.04
3201	312221005	8	684277	GOMEZ, HILDA	16435	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	GOMEZ, HILDA	119.44
6669	312221010	2	684277	ROBINSON, LEWIS	16485	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	ROBINSON, LEWIS	263.98
5017	312221011	3	684277	RODRIGUEZ, KARINA (RENT)	16495	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	RODRIGUEZ, KARINA	315.61
5184	312221015	7	684277	MICHAEL BROTHERS REAL ESTAT	16535	VISTA CONEJO DR	MORENO VALLI	CA	92551-211	MICHAEL BROTHERS I	298.47
4961	312221021	2	684277	PACILLAS, CLARA (OWNR)	16595	VISTA CONEJO DR	MORENO VALLI	CA	92551-211	PACILLAS, CLARA (OW	217.12
6287	312222002	8	684277	AVALOS, ROXANNE AND SAL (OW	16444	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	AVALOS, ROXANNE A	317.06
2777	312222003	9	684277	CLARIN, RICARDO	16454	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	CLARIN, RICARDO	316.49
3738	312222007	3	684277	TACHIN, ABIGAIL	16494	VISTA CONEJO DR	MORENO VALLI	CA	92551-210	TACHIN, ABIGAIL	303.81
586	312222008	4	684277	BASHEER, LATI (OWNR)	16495	ZARCO LUNA PL	MORENO VALLI	CA	92551-213	BASHEER, LATI (OWN	484.51
835	312222018	3	684277	BOYD, KAREN	16460	ZARCO LUNA PL	MORENO VALLI	CA	92551-213	BOYD, KAREN	249.41
3771	312222027	1	684277	LAYTON, OQUESA	16445	ZOCALO PL	MORENO VALLI	CA	92551-213	LAYTON, OQUESA	430.30
7349	312222034	7	684277	WINANF, ZEVULUM (OWNR)	25943	ZORRA LN	MORENO VALLI	CA	92551-410	WINANF, ZEVULUM (I	88.99
1079	312222036	9	684277	HENDERSON, KATHERENE	25915	ZORRA LN	MORENO VALLI	CA	92551-410	HENDERSON, KATHEF	89.45
7126	312223012	0	684277	TIERNY, HEATHER	26020	ZORRA LN	MORENO VALLI	CA	92551-410	TIERNY, HEATHER	755.05
5969	312223018	6	684277	MICHAEL, IMAD	16440	ZOCALO PL	MORENO VALLI	CA	92551-213	MICHAEL, IMAD	342.63
1376	312223019	7	684277	ROJAS, LINA AND RUDY	16450	ZOCALO PL	MORENO VALLI	CA	92551-213	ROJAS, LINA AND RUI	316.49
6522	312223027	4	684277	PENLAND, TANI	16510	ZOCALO PL	MORENO VALLI	CA	92551-214	PENLAND, TANI	317.06
1896	312224003	5	684277	EVANS, BRANDON	25943	YANEZ TRAIL RD	MORENO VALLI	CA	92551-210	EVANS, BRANDON	505.46
7462	312224005	7	684277	ARGUETA, MARINA (OWNR)	25921	YANEZ TRAIL RD	MORENO VALLI	CA	92551-210	ARGUETA, MARINA ((	413.60
4586	312224007	9	684277	RICHARDS, AGNES	25910	XANA WAY	MORENO VALLI	CA	92551-412	RICHARDS, AGNES	314.21
5468	312224009	1	684277	PHAWA, MUNNY (OWNR)	25940	XANA WAY	MORENO VALLI	CA	92551-412	PHAWA, MUNNY (OW	144.23
8889	312224010	1	684277	MIRNA, MARICIA (OWNR)	25960	XANA WAY	MORENO VALLI	CA	92551-412	MIRNA, MARICIA (OW	249.30
2510	312224015	6	684277	JONES, YVONNE	25911	XANA WAY	MORENO VALLI	CA	92551-412	JONES, YVONNE	24.11
494	312231004	8	684277	SWAUNCY, SHERMAN (OWNR)	16780	CALLE PINATA	MORENO VALLI	CA	92551-215	SWAUNCY, SHERMAN	139.51
1118	312232003	0	684277	BASS, LATRICIA	25790	VIA QUINTO ST	MORENO VALLI	CA	92553-	BASS, LATRICIA	210.09
901	312232009	6	684277	MARSHALL, WILLIE J	16759	CALLE PINATA	MORENO VALLI	CA	92551-211	MARSHALL, WILLIE J	317.06
1885	312232010	6	684277	BROWN, KELLI	16749	CALLE PINATA	MORENO VALLI	CA	92551-211	BROWN, KELLI	317.06
1427	312232014	0	684277	GONZALEZ, ANDRES	25835	VIA TEJON AVE	MORENO VALLI	CA	92551-411	GONZALEZ, ANDRES	316.49
1285	312232022	7	684277	RODRIGUEZ, LARRY	25755	VIA TEJON AVE	MORENO VALLI	CA	92551-412	RODRIGUEZ, LARRY	154.05
1523	312232029	4	684277	ANCHETA, GABRIELA	25820	VIA SALERNO CT	MORENO VALLI	CA	92551-213	ANCHETA, GABRIELA	110.89
3379	312232030	4	684277	GANT, STANLEY	25830	VIA SALERNO CT	MORENO VALLI	CA	92551-213	GANT, STANLEY	317.06
7689	312232031	5	684277	BLOCKSON, ARIELLE (RENT)	25825	VIA SALERNO CT	MORENO VALLI	CA	92551-213	BLOCKSON, ARIELLE (	279.33
3974	312232033	7	684277	WOODS-HAYDEN, JENEAN (OWN	25805	VIA SALERNO CT	MORENO VALLI	CA	92551-213	WOODS-HAYDEN, JEN	412.76
6069	312233002	2	684277	MINIMO, ANNABELLE C (OWNR)	16755	ARROYO PARK DR	MORENO VALLI	CA	92551-210	MINIMO, ANNABELLE	221.65
6658	312233004	4	684277	HUERTA, DANIEL (OWNR)	16735	ARROYO PARK DR	MORENO VALLI	CA	92551-210	HUERTA, DANIEL (OW	89.14
4604	312233005	5	684277	JIMENEZ, JOSE ALFREDO	16725	ARROYO PARK DR	MORENO VALLI	CA	92551-210	JIMENEZ, JOSE ALFRE	78.63
1691	312233010	9	684277	GUEVARA, MARILU	25764	VIA HAMACA AVE	MORENO VALLI	CA	92551-217	GUEVARA, MARILU	412.76
1844	312233021	9	684277	MASON, CHARLIE	25790	VIA HAMACA AVE	MORENO VALLI	CA	92551-217	MASON, CHARLIE	314.21
8502	312233024	2	684277	VELASQUEZ, MAYTE (OWNR)	25820	VIA HAMACA AVE	MORENO VALLI	CA	92551-219	VELASQUEZ, MAYTE (	140.04
5974	312233029	7	684277	MONTANO, GABE (OWNR)	25870	VIA HAMACA AVE	MORENO VALLI	CA	92551-219	MONTANO, GABE (OV	262.83
4608	312233031	8	684277	LEWIS, MR AND MRS	25760	VIA WANDA PL	MORENO VALLI	CA	92551-217	LEWIS, MR AND MRS	314.21
8614	312233032	9	684277	GARCIA, AGUSTIN (OWNR)	25770	VIA WANDA PL	MORENO VALLI	CA	92551-217	GARCIA, AGUSTIN (OV	106.78
8665	312234009	2	684277	JONES, CRYSTAL (RENT)	25875	VIA HAMACA AVE	MORENO VALLI	CA	92551-219	JONES, CRYSTAL (REN	559.12
3446	312234013	5	684277	VEGA, CECILIA	25835	VIA HAMACA AVE	MORENO VALLI	CA	92551-219	VEGA, CECILIA	317.06
2827	312234015	7	684277	ANDERS, MICHAEL AND LUCERO	25815	VIA HAMACA AVE	MORENO VALLI	CA	92551-219	ANDERS, MICHAEL AN	59.53
5943	312234016	8	684277	SANCHEZ, JOSE (OWNR)	25805	VIA HAMACA AVE	MORENO VALLI	CA	92551-219	SANCHEZ, JOSE (OWN	108.72
900	312234018	0	684277	VASQUEZ, CINDY	25785	VIA HAMACA AVE	MORENO VALLI	CA	92551-217	VASQUEZ, CINDY	86.48
6910	312234024	5	684277	HATTON, JUSTIN	25812	VIA TEJON AVE	MORENO VALLI	CA	92551-412	HATTON, JUSTIN	231.01

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5655	312234033	3	684277	VIDALES, MARIA (RENT)	25899	VIA ZURITA CT	MORENO VALLI	CA	92551-411	VIDALES, MARIA (REN	211.78
2732	312234035	5	684277	MORA, MYRNA	25879	VIA ZURITA CT	MORENO VALLI	CA	92551-411	MORA, MYRNA	90.95
1240	312234037	7	684277	KENT, EVE	25870	VIA XAVIER LN	MORENO VALLI	CA	92551-412	KENT, EVE	315.52
8264	312241002	7	684277	MORALES, CELINA AND SANTIAG	16800	CALLE PINATA	MORENO VALLI	CA	92551-211	MORALES, CELINA AN	154.82
6426	312241010	4	684277	LOPEZ, RENEE (OWNR)	16880	CALLE PINATA	MORENO VALLI	CA	92551-211	LOPEZ, RENEE (OWNF	317.06
9319	312242004	2	684277	BRADFORD, CARRIE (RENT)	16849	CALLE PINATA	MORENO VALLI	CA	92551-211	BRADFORD, CARRIE (F	83.41
813	312242005	3	684277	HERNANDEZ, BENJAMIN	16839	CALLE PINATA	MORENO VALLI	CA	92551-211	HERNANDEZ, BENJAM	282.39
545	312242015	2	684277	TAYLOR, LYN	25785	VIA QUINTO ST	MORENO VALLI	CA	92551-213	TAYLOR, LYN	279.01
4598	312242021	7	684277	PETERS, ELECIA	25820	VIA JACARA CT	MORENO VALLI	CA	92551-210	PETERS, ELECIA	314.21
2921	312242025	1	684277	REYES, GABINO	25785	VIA JACARA CT	MORENO VALLI	CA	92551-215	REYES, GABINO	90.35
2773	312242027	3	684277	PRECIADO, MONICA	16880	ARROYO PARK DR	MORENO VALLI	CA	92551-210	PRECIADO, MONICA	69.65
5307	312243001	2	684277	GONZALEZ, ALBERTO (OWNR)	16855	ARROYO PARK DR	MORENO VALLI	CA	92551-210	GONZALEZ, ALBERTO	296.04
7725	312243005	6	684277	ELDER, LARRY (OWNR)	16815	ARROYO PARK DR	MORENO VALLI	CA	92551-210	ELDER, LARRY (OWNF	234.60
1828	312243008	9	684277	SMITH, GREG	16785	ARROYO PARK DR	MORENO VALLI	CA	92551-210	SMITH, GREG	412.76
5053	312280013	8	684277	GARIBAY, ESTHER	17299	CALLE RIO VISTA	MORENO VALLI	CA	92551-632	GARIBAY, ESTHER	338.60
5810	312280016	1	684277	CANCHOLA, OMAR (OWNR)	17323	CALLE RIO VISTA	MORENO VALLI	CA	92551-632	CANCHOLA, OMAR (C	201.15
6466	312280018	3	684277	THOMAS, LYNNAE AND KEITH	17339	CALLE RIO VISTA	MORENO VALLI	CA	92551-632	THOMAS, LYNNAE AN	644.44
8891	312280019	4	684277	FRANUUEX, BACILIO (OWNR)	17347	CALLE RIO VISTA	MORENO VALLI	CA	92551-632	FRANUUEX, BACILIO (	277.20
8723	312281007	6	684277	LATHON, LIZETH (RENT)	25946	FUENTE CT	MORENO VALLI	CA	92551-632	LATHON, LIZETH (REN	74.17
8537	312281012	0	684277	TAYLOR, KITRICK (RENT)	25975	HACIENDA CT	MORENO VALLI	CA	92551-632	TAYLOR, KITRICK (REN	208.13
4307	312281014	2	684277	COMO, CAROL	25991	HACIENDA CT	MORENO VALLI	CA	92551-632	COMO, CAROL	425.11
6912	312281015	3	684277	MOORE, TAKIYA (OWNR)	25992	HACIENDA CT	MORENO VALLI	CA	92551-632	MOORE, TAKIYA (OW	327.20
4292	312281017	5	684277	TAYLOR, JERRY	25976	HACIENDA CT	MORENO VALLI	CA	92551-632	TAYLOR, JERRY	316.49
5730	312281019	7	684277	JACKIE, GRANDEL (OWNR)	25960	HACIENDA CT	MORENO VALLI	CA	92551-632	JACKIE, GRANDEL (OV	285.54
5931	312281021	8	684277	ROMERO, HIRAN (OWNR)	25957	AVENIDA DE PLATA	MORENO VALLI	CA	92551-632	ROMERO, HIRAN (OW	317.06
5000	312290011	7	684277	TUEROS, LADY	17451	CALLE RIO VISTA	MORENO VALLI	CA	92551-632	TUEROS, LADY	304.36
8121	312290013	9	684277	STEELE, RHONDA (RENT)	25929	MAGNIFICA CT	MORENO VALLI	CA	92551-631	STEELE, RHONDA (REI	55.70
8732	312290018	4	684277	LUJANO, ALEJANDRO (OWNR)	25969	MAGNIFICA CT	MORENO VALLI	CA	92551-631	LUJANO, ALEJANDRO	134.76
8606	312290021	6	684277	MC CRAY, SHAMING (RENT)	25966	MAGNIFICA CT	MORENO VALLI	CA	92551-631	MC CRAY, SHAMING (	211.78
4249	312290023	8	684277	COLEMAN, FIENNICE	25950	MAGNIFICA CT	MORENO VALLI	CA	92551-631	COLEMAN, FIENNICE	316.49
8746	312290026	1	684277	VELEZ, YVETTE	25933	AVENIDA ESPALDAR	MORENO VALLI	CA	92551-630	VELEZ, YVETTE	207.23
5259	312290027	2	684277	ABOUJAOUDE, ELIE (OWNR)	25941	AVENIDA ESPALDAR	MORENO VALLI	CA	92551-630	ABOUJAOUDE, ELIE (C	150.79
4546	312290031	5	684277	JACKSON, EBONY	17415	CALLE DE AMIGOS	MORENO VALLI	CA	92551-630	JACKSON, EBONY	314.21
9050	312290038	2	684277	KENT, SHEBA (RENT)	17471	CALLE DE AMIGOS	MORENO VALLI	CA	92551-630	KENT, SHEBA (RENT)	331.43
5610	312291005	5	684277	GOWDY, ALWANDA (RENT)	17456	CALLE DE AMIGOS	MORENO VALLI	CA	92551-630	GOWDY, ALWANDA (I	89.30
5855	312291007	7	684277	BLANKENSHIP, KAYKEYSHA (RENT	17440	CALLE DE AMIGOS	MORENO VALLI	CA	92551-630	BLANKENSHIP, KAYKE	317.06
5199	312292003	6	684277	RAMIREZ, ADRIANA (OWNR)	25980	AVENIDA ESPALDAR	MORENO VALLI	CA	92551-630	RAMIREZ, ADRIANA (I	106.81
4906	312292005	8	684277	BELL, LOWELL (RENT)	25964	AVENIDA ESPALDAR	MORENO VALLI	CA	92551-630	BELL, LOWELL (RENT)	314.21
7378	312292009	2	684277	HERNANDEZ, GUSTAVO AND NAI	25932	AVENIDA ESPALDAR	MORENO VALLI	CA	92551-630	HERNANDEZ, GUSTAV	390.77
5360	312292013	5	684277	WOODS, VERNON (OWNR)	25955	FUENTE CT	MORENO VALLI	CA	92551-632	WOODS, VERNON (OV	83.60
6272	312300010	6	684277	LUCERO, KAREN (OWNR)	25313	AMY CT	MORENO VALLI	CA	92551-241	LUCERO, KAREN (OWI	317.06
6290	312300017	3	684277	CHAVEZ, MARIA (RENT)	16512	CENTURY ST	MORENO VALLI	CA	92551-241	CHAVEZ, MARIA (REN	161.90
3336	312300028	3	684277	GUZMAN, BELINDA AND ALEX	16642	CENTURY ST	MORENO VALLI	CA	92551-240	GUZMAN, BELINDA A	306.92
3352	312300029	4	684277	MOUTON, FERNANDO L	16652	CENTURY ST	MORENO VALLI	CA	92551-240	MOUTON, FERNANDO	211.78
5286	312300031	5	684277	OROZCO, CHRISTINA (RENT)	16674	CENTURY ST	MORENO VALLI	CA	92551-240	OROZCO, CHRISTINA (	288.19
7601	312301001	1	684277	SMITH, LAVINA	16586	SADDLEBROOK LN	MORENO VALLI	CA	92551-256	SMITH, LAVINA	347.21
5517	312301006	6	684277	DOTSON, HAROLD AND BRIONNA	16644	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	DOTSON, HAROLD AN	93.13
6233	312301007	7	684277	HILL, JEVETTA (RENT)	16654	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	HILL, JEVETTA (RENT)	298.32
4692	312301008	8	684277	TAYLOR, SHAKIRA	16664	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	TAYLOR, SHAKIRA	395.85
3290	312301009	9	684277	JOHNSON, VICTOR AND CHRISTA	16676	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	JOHNSON, VICTOR AN	413.60
5208	312301011	0	684277	KOSTIUK, CYNTHIA (OWNR)	16698	SADDLEBROOK LN	MORENO VALLI	CA	92551-255	KOSTIUK, CYNTHIA (O	116.79
9458	312301014	3	684277	EDWARDS, KIM (RENT)	25310	LURIN AVE	MORENO VALLI	CA	92551-240	EDWARDS, KIM (REN	132.17
7688	312301021	9	684277	BEATTY, JAMES (RENT)	25291	RUNSEY CT	MORENO VALLI	CA	92551-241	BEATTY, JAMES (RENT	172.68
3628	312301026	4	684277	ROGERS, OFELIA	25327	BRONSON CT	MORENO VALLI	CA	92551-241	ROGERS, OFELIA	316.49
3360	312301029	7	684277	MILLER, AROL	25297	BRONSON CT	MORENO VALLI	CA	92551-241	MILLER, AROL	312.04
3386	312301033	0	684277	HERNANDEZ, PEDRO	25316	BRONSON CT	MORENO VALLI	CA	92551-241	HERNANDEZ, PEDRO	317.06
3631	312301037	4	684277	WILLIAMS-RODWELL, WYTOSHEF	25305	COURTNEY DR	MORENO VALLI	CA	92551-241	WILLIAMS-RODWELL,	156.62
3668	312310001	9	684277	THAI, TOM	25267	PLUMERIA LN	MORENO VALLI	CA	92551-242	THAI, TOM	439.86
3646	312310006	4	684277	AGUIRRE, TONY	25337	PLUMERIA LN	MORENO VALLI	CA	92551-257	AGUIRRE, TONY	67.57
3559	312311001	2	684277	POTESTA, LORENZO AND CECILIA	16932	CENTURY ST	MORENO VALLI	CA	92551-242	POTESTA, LORENZO A	317.06
9116	312311003	4	684277	HSU, SAN NUN (OWNR)	16904	CENTURY ST	MORENO VALLI	CA	92551-242	HSU, SAN NUN (OWN	101.37
7457	312311004	5	684277	NELDER, KEITH	16890	CENTURY ST	MORENO VALLI	CA	92551-243	NELDER, KEITH	393.64
3516	312312009	3	684277	MITCHELL, SYLVIA	25300	ASPEN GLEN AVE	MORENO VALLI	CA	92551-241	MITCHELL, SYLVIA	64.65
7080	312313003	0	684277	MARTINEZ, MARICELA (OWNR)	25315	ASPEN GLEN AVE	MORENO VALLI	CA	92551-241	MARTINEZ, MARICEL/	223.42
3835	312313011	7	684277	HO, ANH	16872	SADDLEBROOK LN	MORENO VALLI	CA	92551-242	HO, ANH	316.49
4011	312313020	5	684277	BROWN, MICHAEL (RENT)	25348	PLUMERIA LN	MORENO VALLI	CA	92551-242	BROWN, MICHAEL (RI	92.89
8690	312313022	7	684277	SHARMA, VIVEK (OWNR)	25335	MACKENZIE CT	MORENO VALLI	CA	92551-242	SHARMA, VIVEK (OWI	567.96
5537	312313025	0	684277	CARTER, JAMES AND DEANA CUR	25299	MACKENZIE CT	MORENO VALLI	CA	92551-242	CARTER, JAMES AND	154.32
3621	312313026	1	684277	MURGA, DENIA	25298	MACKENZIE CT	MORENO VALLI	CA	92551-242	MURGA, DENIA	355.85
5841	312313028	3	684277	WOODS, ROMNEY (OWNR)	25322	MACKENZIE CT	MORENO VALLI	CA	92551-242	WOODS, ROMNEY (O'	317.06
5844	312313031	5	684277	HARGES, TROY AND ERIKA (OWN	25345	MAROON CREEK CT	MORENO VALLI	CA	92551-242	HARGES, TROY AND E	1,170.44
7766	312313033	7	684277	COOPER, TASHIE	25321	MAROON CREEK CT	MORENO VALLI	CA	92551-242	COOPER, TASHIE	384.73
4428	312313034	8	684277	MCCRAY, JAMES	25309	MAROON CREEK CT	MORENO VALLI	CA	92551-242	MCCRAY, JAMES	509.97
3523	312313035	9	684277	RAMIREZ, YURGEN	25297	MAROON CREEK CT	MORENO VALLI	CA	92551	RAMIREZ, YURGEN	100.00
8032	312313040	3	684277	CUNNINGHAM, FELIX (OWNR)	25344	MAROON CREEK CT	MORENO VALLI	CA	92551-242	CUNNINGHAM, FELIX	64.65
4024	312320003	2	684277	CHASE, KEITH	17522	CALLE DE AMIGOS	MORENO VALLI	CA	92551-634	CHASE, KEITH	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
9266	312320005	4	684277	CEBALLOS, JIAN (OWNR)	17542	CALLE DE AMIGOS	MORENO VALLI	CA	92551-634	CEBALLOS, JIAN (OWI	69.65
3988	312320009	8	684277	ARIAS, MELISSA	17582	CALLE DE AMIGOS	MORENO VALLI	CA	92551-634	ARIAS, MELISSA	112.86
7510	312320011	9	684277	CARMONA, ANA	17602	CALLE DE AMIGOS	MORENO VALLI	CA	92551-635	CARMONA, ANA	310.37
7524	312322008	3	684277	ORTIZ, MELISSA	17577	CALLE DE AMIGOS	MORENO VALLI	CA	92551-634	ORTIZ, MELISSA	264.72
4005	312322015	9	684277	ZENO, ZANAE	17507	CALLE DE AMIGOS	MORENO VALLI	CA	92551-634	ZENO, ZANAE	316.49
3673	312322045	6	684277	CORREA, KATHY	25968	CAMINO ROSADA	MORENO VALLI	CA	92551-634	CORREA, KATHY	188.44
3660	312323002	0	684277	BARRERA, JULIE AND WILLIAMS [	25981	CAMINO ROSADA	MORENO VALLI	CA	92551-634	BARRERA, JULIE AND	190.00
3672	312323004	2	684277	PARKER, TEASHA	25969	CAMINO ROSADA	MORENO VALLI	CA	92551-634	PARKER, TEASHA	210.89
8643	312330007	7	684277	COOK, DESTINY (RENT)	25930	CORTE ANTIGUA	MORENO VALLI	CA	92551-634	COOK, DESTINY (RENT	211.78
3760	312332001	7	684277	MORALES, MONICA	25947	CALLE ENSENADA	MORENO VALLI	CA	92551-634	MORALES, MONICA	316.49
4835	312332004	0	684277	LACURE, TONYA	25929	CALLE ENSENADA	MORENO VALLI	CA	92551-634	LACURE, TONYA	314.21
4596	312332005	1	684277	WHITMAN, EVELYN AND JASON	25923	CALLE ENSENADA	MORENO VALLI	CA	92551-634	WHITMAN, EVELYN A	147.54
5225	312332006	2	684277	PALAFOX, VERONICA (OWNR)	25920	CAMINO ROSADA	MORENO VALLI	CA	92551-634	PALAFOX, VERONICA	119.73
3726	312334002	4	684277	BENNET, SHARON	17705	CAMINO SONRISA	MORENO VALLI	CA	92551-634	BENNET, SHARON	492.72
4370	312334007	9	684277	ROBINSON, ALTHEA	17655	CAMINO SONRISA	MORENO VALLI	CA	92551-634	ROBINSON, ALTHEA	423.74
3817	312334014	5	684277	BARGANIER, BEVERLY	17585	CAMINO SONRISA	MORENO VALLI	CA	92551-637	BARGANIER, BEVERLY	45.54
9469	312334015	6	684277	RILEY, LASHAWN (OWNR)	17575	CAMINO SONRISA	MORENO VALLI	CA	92551-637	RILEY, LASHAWN (OW	122.23
6705	312334023	3	684277	HERNANDEZ, JANET AND JOSE	17495	CAMINO SONRISA	MORENO VALLI	CA	92551-633	HERNANDEZ, JANET A	317.06
9064	312334026	6	684277	ZENDEJAS, EDDIE (OWNR)	25926	AVENIDA CLASSICA	MORENO VALLI	CA	92551-634	ZENDEJAS, EDDIE (OV	160.55
3841	312334027	7	684277	LEVI, ANTHONY AND LAKEISHA	25932	AVENIDA CLASSICA	MORENO VALLI	CA	92551-634	LEVI, ANTHONY AND	422.52
3954	312334029	9	684277	ANDERSON, AUDREY	25944	AVENIDA CLASSICA	MORENO VALLI	CA	92551-634	ANDERSON, AUDREY	316.49
6633	312334030	9	684277	TERAN, DEBRA (OWNR)	25950	AVENIDA CLASSICA	MORENO VALLI	CA	92551-634	TERAN, DEBRA (OWN	317.06
4098	312340009	0	684277	BLIGEN, CHERON	17794	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-636	BLIGEN, CHERON	332.61
7257	312340011	1	684277	MONTGOMERY, LAVOUN (RENT)	17778	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-636	MONTGOMERY, LAVC	311.18
5913	312340013	3	684277	ELLIS, SHANICE (RENT)	17845	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-637	ELLIS, SHANICE (RENT	65.41
3632	312340035	3	684277	JONES, TABATHA	17830	CAMINO DEL REY	MORENO VALLI	CA	92551-635	JONES, TABATHA	413.20
6776	312340049	6	684277	LEON, ROBERT (RENT)	17718	CAMINO DEL REY	MORENO VALLI	CA	92551-635	LEON, ROBERT (RENT	51.47
5164	312340052	8	684277	CANO, JUAN AND YECENIA (OWN	17696	CAMINO DEL REY	MORENO VALLI	CA	92551-635	CANO, JUAN AND YEC	120.15
6388	312340055	1	684277	RAMIREZ, ADRIANA	17693	CAMINO DEL REY	MORENO VALLI	CA	92551-635	RAMIREZ, ADRIANA	335.09
4431	312340066	1	684277	VAXTER, ROSE	17779	CAMINO DEL REY	MORENO VALLI	CA	92551-635	VAXTER, ROSE	192.06
7075	312340070	4	684277	GIBSON, STACY (RENT)	17811	CAMINO DEL REY	MORENO VALLI	CA	92551-635	GIBSON, STACY (RENT	294.72
4459	312340074	8	684277	CRUZ, KATHRYN	17853	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-637	CRUZ, KATHRYN	411.78
7199	312341003	7	684277	NUNNERY, ELLENA (OWNR)	17740	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-636	NUNNERY, ELLENA (O	300.12
3862	312341005	9	684277	NGATI, EMMANUEL	17724	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-636	NGATI, EMMANUEL	96.49
7551	312341010	3	684277	CORTEZ, KEVIN	17684	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-636	CORTEZ, KEVIN	333.92
5021	312341012	5	684277	SMITH, JESSIE (OWNR)	17668	CAMINO SAN SIMEON	MORENO VALLI	CA	92551-636	SMITH, JESSIE (OWNF	312.05
5763	312342001	8	684277	GOODEN, DERWIN (OWNR)	17835	CAMINO DEL REY	MORENO VALLI	CA	92551-635	GOODEN, DERWIN (O	290.11
6916	312342005	2	684277	BOWDEN, RALPH (RENT)	17867	CAMINO DEL REY	MORENO VALLI	CA	92551-635	BOWDEN, RALPH (REI	209.90
7718	312342009	6	684277	THOMPSON, RICHARD (OWNR)	17899	CAMINO DEL REY	MORENO VALLI	CA	92551-635	THOMPSON, RICHARI	339.77
6642	312350007	9	684277	PERKINS, KESHANNA	17776	CALLE CAPISTRANO	MORENO VALLI	CA	92551-635	PERKINS, KESHANNA	258.20
5155	312350014	5	684277	ADORADOR, GEMMA (OWNR)	17761	CALLE CAPISTRANO	MORENO VALLI	CA	92551-635	ADORADOR, GEMMA	317.06
4683	312350015	6	684277	THOMAS, SHAVONNE	17769	CALLE CAPISTRANO	MORENO VALLI	CA	92551-635	THOMAS, SHAVONNE	314.21
3697	312350018	9	684277	BARRON, JAIME	17793	CALLE CAPISTRANO	MORENO VALLI	CA	92551-635	BARRON, JAIME	316.49
3659	312350020	0	684277	IRIANTO, TUTY	17809	CALLE CAPISTRANO	MORENO VALLI	CA	92551-637	IRIANTO, TUTY	238.39
6435	312350022	2	684277	NOGALES, RUBEN AND PRISCILA	17825	CALLE CAPISTRANO	MORENO VALLI	CA	92551-637	NOGALES, RUBEN AN	303.10
6103	312350033	2	684277	WOOD, JOSHUA (RENT)	17740	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	WOOD, JOSHUA (REN	31.89
5507	312350034	3	684277	SINCLAIR, ROLAND	17734	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	SINCLAIR, ROLAND	317.06
5680	312350040	8	684277	HARVEY, TANYA (RENT)	17701	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	HARVEY, TANYA (REN	317.06
7373	312350041	9	684277	AYALA, ERCILIA	17707	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	AYALA, ERCILIA	209.10
7151	312351007	2	684277	BARAJAS, OCTAVIO (OWNR)	17767	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	BARAJAS, OCTAVIO (C	144.31
4552	312351009	4	684277	BURKS, LACHELLE	17783	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	BURKS, LACHELLE	70.34
5752	312351010	4	684277	LOREDO, NIDIA (OWNR)	17791	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	LOREDO, NIDIA (OWN	111.78
5207	312351013	7	684277	MITCHELL, BRUCE (RENT)	17815	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	MITCHELL, BRUCE (RE	317.06
6046	312351018	2	684277	JONES, PAMELA (OWNR)	17855	CORTE SOLEDAD	MORENO VALLI	CA	92551-636	JONES, PAMELA (OWI	252.06
6546	312351028	1	684277	HERNANDEZ, IRMA (OWNR)	25957	VIA ELEGANTE	MORENO VALLI	CA	92551-636	HERNANDEZ, IRMA (C	167.06
5104	312351034	6	684277	RIVERA, SALVADOR	25954	VIA ELEGANTE	MORENO VALLI	CA	92551-636	RIVERA, SALVADOR	316.49
4722	312351035	7	684277	ACEIEUNO, SONIA	25946	VIA ELEGANTE	MORENO VALLI	CA	92551-636	ACEIEUNO, SONIA	225.27
7820	312351042	3	684277	CASTRO, VERONICA (OWNR)	25929	CORTE SAN LEANDRO	MORENO VALLI	CA	92551-636	CASTRO, VERONICA ((	69.61
5840	312351045	6	684277	BIBIANO, MARIO(RENT)	25953	CORTE SAN LEANDRO	MORENO VALLI	CA	92551-636	BIBIANO, MARIO(REN	317.06
5653	312351046	7	684277	LOPEZ, ANNA (OWNR)	25961	CORTE SAN LEANDRO	MORENO VALLI	CA	92551-636	LOPEZ, ANNA (OWNR	69.72
6323	316030002	3	684277	TRAN, VINCENT	24581	IRIS AVE	MORENO VALLI	CA	92551-722	TRAN, VINCENT	82.58
1702	316030006	7	684277	NEWLIGHT MISSIONARY BAPTIST	16100	NEW LIGHT WAY	MORENO VALLI	CA	92551-721	NEWLIGHT MISSIONA	316.49
4145	316040001	3	684277	MIRANDA, SENIA	16099	GERANIUM CT	MORENO VALLI	CA	92551-729	MIRANDA, SENIA	292.23
1672	316040008	0	684277	HERNANDEZ, BARBARA	16015	GERANIUM CT	MORENO VALLI	CA	92551-727	HERNANDEZ, BARBAF	284.08
8713	316040012	3	684277	SYHARATH, MACKEY (RENT)	16028	GERANIUM CT	MORENO VALLI	CA	92551-727	SYHARATH, MACKEY (	268.19
4807	316040014	5	684277	PHILLIPS, JESSIE AND BETTY	16052	GERANIUM CT	MORENO VALLI	CA	92551-727	PHILLIPS, JESSIE AND	304.07
5450	316051003	9	684277	AZCONA, VICTOR AND GLENDA (I	16209	SMOKE TREE PL	MORENO VALLI	CA	92551-724	AZCONA, VICTOR ANI	82.12
9344	316052013	1	684277	REMILLO CRUZ, CHRISTINE (RENT	24705	CLEARWATER DR	MORENO VALLI	CA	92551-724	REMILLO CRUZ, CHRIS	168.90
4893	316052019	7	684277	DUENAS, ESTER	16231	EMMA LN	MORENO VALLI	CA	92551-725	DUENAS, ESTER	409.86
1044	316052021	8	684277	WINSOR, DANIEL L	24722	GOYA AVE	MORENO VALLI	CA	92551-726	WINSOR, DANIEL L	310.37
2878	316052022	9	684277	SCAFFER, PETE	24704	GOYA AVE	MORENO VALLI	CA	92551-726	SCAFFER, PETE	316.49
2448	316061004	1	684277	PAZMINO, ANNA M	16234	SKYWOOD CT	MORENO VALLI	CA	92551-723	PAZMINO, ANNA M	316.49
1403	316061005	2	684277	QUINTERO, MIGUEL AND GLORIA	16224	SKYWOOD CT	MORENO VALLI	CA	92551-723	QUINTERO, MIGUEL A	316.49
2949	316061007	4	684277	GONZALEZ, MARIA	16221	SKYWOOD CT	MORENO VALLI	CA	92551-723	GONZALEZ, MARIA	284.01
3969	316061010	6	684277	REYNA, CHRISTEL	16224	BREEZEWOOD ST	MORENO VALLI	CA	92551-723	REYNA, CHRISTEL	334.21
9526	316061012	8	684277	BATES, BRAUN (OWNR)	16221	BREEZEWOOD CT	MORENO VALLI	CA	92551-723	BATES, BRAUN (OWN	107.31

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6198	316061014	0	684277	GARCIA, CARLOS (OWNR)	16232	GREENFIELD ST	MORENO VALLI	CA	92551-723	GARCIA, CARLOS (OW	314.50
2338	316061022	7	684277	ESTRELLA, ROBERT	24865	NEWGARDEN ST	MORENO VALLI	CA	92551-742	ESTRELLA, ROBERT	58.71
6469	316062003	3	684277	ZUNIGA, KYLE (RENT)	16196	STARVIEW ST	MORENO VALLI	CA	92551-727	ZUNIGA, KYLE (RENT)	300.24
8485	316062008	8	684277	POWELL, DESHAN (RENT)	16136	STARVIEW ST	MORENO VALLI	CA	92551-720	POWELL, DESHAN (RE	294.38
5456	316062009	9	684277	MENDOZA, ROBERT	16124	STARVIEW ST	MORENO VALLI	CA	92551-720	MENDOZA, ROBERT	64.65
1448	316062013	2	684277	PEREZ, GERRE	24900	GATEWOOD ST	MORENO VALLI	CA	92551-727	PEREZ, GERRE	298.02
1628	316062015	4	684277	MURILLO, RALPH (OWNR)	24872	GATEWOOD ST	MORENO VALLI	CA	92551-728	MURILLO, RALPH (OW	70.89
2479	316062019	8	684277	ELAZAROV, GUY	16112	GERANIUM CT	MORENO VALLI	CA	92551-729	ELAZAROV, GUY	266.49
1660	316063003	6	684277	ROGERS, DION L	24897	GATEWOOD ST	MORENO VALLI	CA	92551-729	ROGERS, DION L	316.49
2446	316063007	0	684277	HAYWOOD, FAYE	24843	GATEWOOD ST	MORENO VALLI	CA	92551-729	HAYWOOD, FAYE	316.49
1577	316063008	1	684277	BERRY, ROBBIE	24831	GATEWOOD ST	MORENO VALLI	CA	92551-729	BERRY, ROBBIE	412.76
4979	316063013	5	684277	GAMEZ, ISELA	24808	NEWGARDEN ST	MORENO VALLI	CA	92551-742	GAMEZ, ISELA	84.45
574	316063016	8	684277	CATLEDGE, PAUL	24844	NEWGARDEN ST	MORENO VALLI	CA	92551-742	CATLEDGE, PAUL	316.49
1514	316064002	8	684277	TREVINO, GUMARO	16176	EMMA LN	MORENO VALLI	CA	92551-725	TREVINO, GUMARO	106.35
4904	316064008	4	684277	PENA, MARISOL (RENT)	16183	GREENFIELD ST	MORENO VALLI	CA	92551-725	PENA, MARISOL (REN	314.21
2697	316064009	5	684277	VILLAPANDO, GINA	16171	GREENFIELD ST	MORENO VALLI	CA	92551-723	VILLAPANDO, GINA	389.93
1610	316064012	7	684277	WILLIAMS, CYNTHIA (RENT)	16135	GREENFIELD ST	MORENO VALLI	CA	92551-723	WILLIAMS, CYNTHIA (	316.49
4913	316064013	8	684277	YOUNG, PAULA	24780	GATEWOOD ST	MORENO VALLI	CA	92551-728	YOUNG, PAULA	314.21
1600	316064014	9	684277	LOZA, HILDA	24794	GATEWOOD ST	MORENO VALLI	CA	92551-728	LOZA, HILDA	224.20
2515	316064018	3	684277	MCCART, RODNEY	16224	EMMA LN	MORENO VALLI	CA	92551-725	MCCART, RODNEY	364.42
4823	316071005	3	684277	TAYLOR, BELINDA	24545	MOONLIGHT DR	MORENO VALLI	CA	92551-729	TAYLOR, BELINDA	314.21
3839	316071006	4	684277	BROWN, VANESSA	24535	MOONLIGHT DR	MORENO VALLI	CA	92551-729	BROWN, VANESSA	32.74
7630	316071008	6	684277	COLYAR JR, GARY M	24515	MOONLIGHT DR	MORENO VALLI	CA	92551-729	COLYAR JR, GARY M	206.78
4704	316072005	6	684277	OBUGE, MICHAEL	24648	CONSTELLATION WAY	MORENO VALLI	CA	92551-729	OBUGE, MICHAEL	314.21
9453	316072008	9	684277	GAMAGE, ANNISSA (RENT)	24678	CONSTELLATION WAY	MORENO VALLI	CA	92551-729	GAMAGE, ANNISSA (F	132.17
3722	316073002	6	684277	JOHNSON, JEROME F	24615	MOONLIGHT DR	MORENO VALLI	CA	92551-729	JOHNSON, JEROME F	316.49
5161	316073004	8	684277	LOPEZ, GEORGE (OWNR)	24635	MOONLIGHT DR	MORENO VALLI	CA	92551-729	LOPEZ, GEORGE (OWI	61.98
3900	316073008	2	684277	MARTINEZ, ARTURO (OWNR)	24675	MOONLIGHT DR	MORENO VALLI	CA	92551-729	MARTINEZ, ARTURO (	42.23
3856	316073009	3	684277	GARCIA, JUAN AND GRACIELA	24685	MOONLIGHT DR	MORENO VALLI	CA	92551-729	GARCIA, JUAN AND G	316.49
7789	316073018	1	684277	RIOS, RAMON	24673	CONSTELLATION WAY	MORENO VALLI	CA	92551-729	RIOS, RAMON	382.70
3325	316073021	3	684277	WILLIAMS, WADZELL	16409	EMMA LN	MORENO VALLI	CA	92551-728	WILLIAMS, WADZELL	413.60
6234	316073025	7	684277	VELA, JUANITA (OWNR)	16457	EMMA LN	MORENO VALLI	CA	92551-728	VELA, JUANITA (OWN	599.08
5825	316081003	2	684277	RUBALCAVA, ARACELI (OWNR)	16270	BREEZEWOOD ST	MORENO VALLI	CA	92551-723	RUBALCAVA, ARACELI	24.30
6950	316081007	6	684277	RUDOLPH, ANTHONY (RENT)	16316	BREEZEWOOD ST	MORENO VALLI	CA	92551-723	RUDOLPH, ANTHONY	317.06
7474	316081008	7	684277	TLYER, PATRICE	16328	BREEZEWOOD CT	MORENO VALLI	CA	92551-723	TLYER, PATRICE	317.06
1453	316082003	5	684277	CHAMBERS, BRIAN	16268	GREENFIELD ST	MORENO VALLI	CA	92551-724	CHAMBERS, BRIAN	316.49
1461	316082005	7	684277	LEE, RODGENA	16292	GREENFIELD ST	MORENO VALLI	CA	92551-724	LEE, RODGENA	316.49
5659	316082020	0	684277	RODRIGUEZ, KIMMY (OWNR)	16293	BREEZEWOOD ST	MORENO VALLI	CA	92551-723	RODRIGUEZ, KIMMY (	69.99
1332	316082021	1	684277	JOHNSON, THOMAS AND ELIZABI	16281	BREEZEWOOD CT	MORENO VALLI	CA	92551-723	JOHNSON, THOMAS A	202.93
1466	316083012	6	684277	WILKERSON, SANDRA	16267	GREENFIELD ST	MORENO VALLI	CA	92551-724	WILKERSON, SANDRA	316.49
3996	316083023	6	684277	LUMBA, ANGELITO I	16399	GREENFIELD ST	MORENO VALLI	CA	92551-725	LUMBA, ANGELITO I	316.49
3977	316083026	9	684277	FRATER, CEDRIC	16435	GREENFIELD ST	MORENO VALLI	CA	92551-722	FRATER, CEDRIC	99.50
2505	316083027	0	684277	BUTLER, DANIEL	24781	HIGHWOOD ST	MORENO VALLI	CA	92551-722	BUTLER, DANIEL	412.76
5352	316083031	3	684277	LUCIDO, MARK (OWNR)	16464	EMMA LN	MORENO VALLI	CA	92551-728	LUCIDO, MARK (OWN	343.65
1546	316083034	6	684277	GRAY, TERRIAN	16428	EMMA LN	MORENO VALLI	CA	92551-728	GRAY, TERRIAN	316.49
6638	316083035	7	684277	BALEANU, GABRIEL (OWNR)	16416	EMMA LN	MORENO VALLI	CA	92551-728	BALEANU, GABRIEL (C	317.06
3567	316091002	2	684277	LEVERETTE, NESHA J	24929	HIGHWOOD ST	MORENO VALLI	CA	92551-720	LEVERETTE, NESHA J	134.76
1373	316091008	8	684277	LYONS, MARK	16400	STARVIEW ST	MORENO VALLI	CA	92551-721	LYONS, MARK	352.64
3603	316091014	3	684277	PARTIDA, DANIA	16328	STARVIEW ST	MORENO VALLI	CA	92551-721	PARTIDA, DANIA	316.49
4813	316091015	4	684277	SOMBRITO, CATHRINE	16316	STARVIEW ST	MORENO VALLI	CA	92551-727	SOMBRITO, CATHRINI	314.21
1639	316091018	7	684277	BENTON, MARK	16280	STARVIEW ST	MORENO VALLI	CA	92551-721	BENTON, MARK	183.90
1622	316092001	4	684277	MARTINEZ, WILLIAM J	24913	CITADEL ST	MORENO VALLI	CA	92551-720	MARTINEZ, WILLIAM	81.48
1920	316092010	2	684277	BAEZ, JOE	24869	CITADEL ST	MORENO VALLI	CA	92551-722	BAEZ, JOE	317.06
4296	316093004	0	684277	MUNOZ, JOSE	16271	STARVIEW ST	MORENO VALLI	CA	92551-721	MUNOZ, JOSE	203.70
1272	316093007	3	684277	BALL, MARY	16307	STARVIEW ST	MORENO VALLI	CA	92551-727	BALL, MARY	299.99
7420	316093015	0	684277	CHAVEZ, YOLIE (RENT)	16360	SKYWOOD CT	MORENO VALLI	CA	92551-723	CHAVEZ, YOLIE (RENT	148.21
8346	316093019	4	684277	WEYANT, CINDY (RENT)	16316	SKYWOOD CT	MORENO VALLI	CA	92551-723	WEYANT, CINDY (REN	101.93
8498	316093022	6	684277	FRIESON, NICOLE (RENT)	16282	SKYWOOD CT	MORENO VALLI	CA	92551-723	FRIESON, NICOLE (REI	34.69
5274	316094007	6	684277	LEMUS, VERONICA AND (OWNR)	16315	SKYWOOD CT	MORENO VALLI	CA	92551-723	LEMUS, VERONICA AN	397.09
5232	316094009	8	684277	BUCIO, ELVIE (OWNR)	16339	SKYWOOD CT	MORENO VALLI	CA	92551-723	BUCIO, ELVIE (OWNR)	290.78
774	316121007	9	684277	BRADFORD, BEVERLY	24564	FREEPORT DR	MORENO VALLI	CA	92551-741	BRADFORD, BEVERLY	316.49
898	316121008	0	684277	BAUTISTA, CHRISTINA	24576	FREEPORT DR	MORENO VALLI	CA	92551-741	BAUTISTA, CHRISTINA	28.72
468	316121011	2	684277	HERNANDEZ, MANUEL	24612	FREEPORT DR	MORENO VALLI	CA	92551-745	HERNANDEZ, MANUE	210.89
7641	316121012	3	684277	PARSONS, KENNETH (RENT)	24624	FREEPORT DR	MORENO VALLI	CA	92551-745	PARSONS, KENNETH (	592.66
5628	316121015	6	684277	SIGALA, FROYLAN (RENT)	24660	FREEPORT DR	MORENO VALLI	CA	92551-741	SIGALA, FROYLAN (RE	317.06
6077	316121016	7	684277	GARCIA, CHRISTINA AND ANGEL	24672	FREEPORT DR	MORENO VALLI	CA	92551-741	GARCIA, CHRISTINA A	391.11
5511	316121021	1	684277	ARROYO, MYNOR (OWNR)	24726	FREEPORT DR	MORENO VALLI	CA	92551-745	ARROYO, MYNOR (OV	157.56
7057	316121024	4	684277	ARGUENTN, BRENDA	16757	TARANO LN	MORENO VALLI	CA	92551-741	ARGUENTN, BRENDA	317.06
3750	316121025	5	684277	COMAGON, GRACE	16749	TARANO LN	MORENO VALLI	CA	92551-741	COMAGON, GRACE	80.81
5239	316121026	6	684277	HECKARD, LASHONE (RENT)	16741	TARANO LN	MORENO VALLI	CA	92551-741	HECKARD, LASHONE (	316.49
1068	316121035	4	684277	SALMERON, MARIA	24611	ANGELLA WAY	MORENO VALLI	CA	92551-744	SALMERON, MARIA	316.49
9465	316121036	5	684277	SMITH, QUENISHA (RENT)	24633	ANGELLA WAY	MORENO VALLI	CA	92551-741	SMITH, QUENISHA (RI	127.20
8906	316122007	2	684277	EASON , SHARON (RENT)	24675	NORTHERN DANCER DR	MORENO VALLI	CA	92551-741	EASON , SHARON (REI	277.20
3533	316122011	5	684277	WILLIAMS, SHAWNDRA AND JAS	24627	NORTHERN DANCER DR	MORENO VALLI	CA	92551-741	WILLIAMS, SHAWNDF	413.60
1943	316122016	0	684277	GRANADOS, EVANGELINA	24598	NORTHERN DANCER DR	MORENO VALLI	CA	92551-746	GRANADOS, EVANGEI	409.86
6325	316122025	8	684277	GOVEA, JESSE CHAVEZ	24669	FREEPORT DR	MORENO VALLI	CA	92551-741	GOVEA, JESSE CHAVE	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
450	316122026	9	684277	CASTRO, ALFRED	24657	FREEPORT DR	MORENO VALLI	CA	92551-741	CASTRO, ALFRED	412.76
2023	316122029	2	684277	HURKMANS, JEROME	24621	FREEPORT DR	MORENO VALLI	CA	92551-741	HURKMANS, JEROME	139.53
2948	316122031	3	684277	GONZALEZ, JOSE AND AGUSTO	24597	FREEPORT DR	MORENO VALLI	CA	92551-741	GONZALEZ, JOSE AND	139.53
466	316122036	8	684277	LERMA, MARIANNE (RENT)	24525	FREEPORT DR	MORENO VALLI	CA	92551-741	LERMA, MARIANNE (I	138.13
8253	316122040	1	684277	ARAMBURO, CARLOS (OWNR)	24501	FREEPORT DR	MORENO VALLI	CA	92551-741	ARAMBURO, CARLOS	75.52
9388	316131001	4	684277	CLARK, LINDA AND JOHN (RENT)	16702	TARANO LN	MORENO VALLI	CA	92551-741	CLARK, LINDA AND JC	156.96
6500	316131002	5	684277	CASTRO, ELIS (OWNR)	16710	TARANO LN	MORENO VALLI	CA	92551-741	CASTRO, ELIS (OWNR	217.06
8359	316131013	5	684277	CLARK, ALVIN (RENT)	16725	KETTENBURG LN	MORENO VALLI	CA	92551-740	CLARK, ALVIN (RENT)	196.67
9130	316131016	8	684277	MARTIN, CARLOS AND VICTORIA	16701	KETTENBURG LN	MORENO VALLI	CA	92551-740	MARTIN, CARLOS ANI	359.03
1606	316132003	9	684277	CARDENAS, JESUS AND MONICA	24975	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	CARDENAS, JESUS AN	316.49
996	316132010	5	684277	WASHINGTON, THOMAS	24891	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	WASHINGTON, THOM	323.24
7056	316132011	6	684277	CORTEZ, JOSE AND PATRICIA	24879	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	CORTEZ, JOSE AND PA	317.06
2726	316132012	7	684277	JAUREGUI, MONICA	24867	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	JAUREGUI, MONICA	513.55
6525	316132013	8	684277	SPECK, MELANIE (OWNR)	24855	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	SPECK, MELANIE (OW	69.30
7676	316132014	9	684277	DAVILA, ELBA	24843	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	DAVILA, ELBA	263.03
7041	316132019	4	684277	WILLIAMS, JEANETTE (OWNR)	24783	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	WILLIAMS, JEANETTE	361.84
6209	316133002	1	684277	LEYVA, JOSE (RENT)	16708	KETTENBURG LN	MORENO VALLI	CA	92551-740	LEYVA, JOSE (RENT)	422.52
4753	316133004	3	684277	HERCULES, GERMAN AND CARMI	16724	KETTENBURG LN	MORENO VALLI	CA	92551-740	HERCULES, GERMAN ,	409.86
390	316133005	4	684277	BACHMAN, TODD AND DENISE	16732	KETTENBURG LN	MORENO VALLI	CA	92551-740	BACHMAN, TODD AN	362.52
741	316133009	8	684277	HERNANDEZ, ALEXANDRA	16756	CANOE COVE	MORENO VALLI	CA	92551-740	HERNANDEZ, ALEXAN	69.65
1620	316133011	9	684277	MC GINTY, DEBORAH	16740	CANOE COVE	MORENO VALLI	CA	92551-740	MC GINTY, DEBORAH	279.01
8457	316133016	4	684277	MARTINEZ, MANUEL (RENT)	16702	CANOE COVE	MORENO VALLI	CA	92551-740	MARTINEZ, MANUEL	74.40
1690	316133017	5	684277	HOWARD, SANDRA	16709	CANOE COVE	MORENO VALLI	CA	92551-740	HOWARD, SANDRA	713.49
8685	316133022	9	684277	VALENCIA , JESS O AND ANA M (C	16749	CANOE COVE	MORENO VALLI	CA	92551-740	VALENCIA , JESS O AN	136.78
6490	316133030	6	684277	BRAVO, LIZETTE (RENT)	24986	NORTHERN DANCER DR	MORENO VALLI	CA	92551-740	BRAVO, LIZETTE (REN	134.58
6456	316141002	6	684277	VASQUEZ, JANET (RENT)	16845	BALTIC CT	MORENO VALLI	CA	92551-748	VASQUEZ, JANET (REI	333.19
5438	316141008	2	684277	IRISH, KEVIN (OWNR)	16785	BALTIC CT	MORENO VALLI	CA	92551-748	IRISH, KEVIN (OWNR)	133.86
1969	316141009	3	684277	LOPEZ, MARIA	16780	BALTIC CT	MORENO VALLI	CA	92551-748	LOPEZ, MARIA	107.21
4971	316141013	6	684277	PRADO, ADRIANA (RENT)	16820	BALTIC CT	MORENO VALLI	CA	92551-748	PRADO, ADRIANA (RE	309.52
803	316141014	7	684277	REYES, KIMBERLY	16830	BALTIC CT	MORENO VALLI	CA	92551-748	REYES, KIMBERLY	317.06
2047	316141016	9	684277	CARRUITERO, GINO A	16855	TRINITY BAY CT	MORENO VALLI	CA	92551-748	CARRUITERO, GINO A	158.25
3886	316141021	3	684277	VAN HOVE, MARIE	16805	TRINITY BAY CT	MORENO VALLI	CA	92551-748	VAN HOVE, MARIE	134.53
6368	316141023	5	684277	CERRILLOS, OMAR AND ELVIA (O	16795	TRINITY BAY CT	MORENO VALLI	CA	92551-747	CERRILLOS, OMAR AN	209.06
2286	316141028	0	684277	JOHNSON, KENNETH	16810	TRINITY BAY CT	MORENO VALLI	CA	92551-747	JOHNSON, KENNETH	200.42
7513	316141038	9	684277	MORALES, SAMANTHA (RENT)	16795	HUDSON BAY DR	MORENO VALLI	CA	92551-747	MORALES, SAMANTH	358.99
8877	316141043	3	684277	DUPREE, JENELLE (RENT)	24720	FORTUNE BAY LN	MORENO VALLI	CA	92551-743	DUPREE, JENELLE (RE	217.90
904	316141046	6	684277	PENUNURI, CHARLES	24756	FORTUNE BAY LN	MORENO VALLI	CA	92551-743	PENUNURI, CHARLES	317.06
9392	316142008	5	684277	JAMES, ROBIN	16820	HUDSON BAY DR	MORENO VALLI	CA	92551-747	JAMES, ROBIN	154.64
7515	316143008	8	684277	BROWN, DERRICK (RENT)	24605	SUPERIOR AVE	MORENO VALLI	CA	92551-747	BROWN, DERRICK (RE	430.57
2375	316143023	1	684277	CHAMPAGNE, ISSAC	24780	SUBURBAN LN	MORENO VALLI	CA	92551-746	CHAMPAGNE, ISSAC	165.81
558	316143024	2	684277	PLUMMER, TED	24768	SUBURBAN LN	MORENO VALLI	CA	92551-746	PLUMMER, TED	297.57
6472	316151011	5	684277	LEE, DENISE	24833	SUPERIOR AVE	MORENO VALLI	CA	92551-744	LEE, DENISE	540.68
4769	316152002	0	684277	NAJERA, BLANCA (OWNER)	24840	SUPERIOR AVE	MORENO VALLI	CA	92551-744	NAJERA, BLANCA (OW	300.23
4861	316152010	7	684277	CASTILLO, NORMA	24833	FORTUNE BAY LN	MORENO VALLI	CA	92551-744	CASTILLO, NORMA	70.34
8270	316152012	9	684277	THE MARIA ELENA MUNOZ LIVIN	24857	FORTUNE BAY LN	MORENO VALLI	CA	92551-744	THE MARIA ELENA MI	244.15
541	316153009	0	684277	MEDINA, DIANE	16795	MEDITERRANEAN DR	MORENO VALLI	CA	92551-745	MEDINA, DIANE	316.49
6773	316153011	1	684277	REYES, ADAM	16780	MEDITERRANEAN DR	MORENO VALLI	CA	92551-745	REYES, ADAM	306.92
9308	316153013	3	684277	CISNEROS, RICARDO (RENT)	16800	MEDITERRANEAN DR	MORENO VALLI	CA	92551-741	CISNEROS, RICARDO (	119.69
6062	316153016	6	684277	FLORES, PAULA (RENT)	16830	MEDITERRANEAN DR	MORENO VALLI	CA	92551-741	FLORES, PAULA (RENT	317.06
873	316153017	7	684277	RUIZ, OLIVIA	16840	MEDITERRANEAN DR	MORENO VALLI	CA	92551-741	RUIZ, OLIVIA	314.21
2477	316153019	9	684277	STEVENS, TOMMY	16860	MEDITERRANEAN DR	MORENO VALLI	CA	92551-741	STEVENS, TOMMY	243.49
6800	316153023	2	684277	GUIGNARD, RENE	24816	FORTUNE BAY LN	MORENO VALLI	CA	92551-743	GUIGNARD, RENE	157.78
2891	316153030	8	684277	ALEMAN, GLADYS	16790	LAKE VICTORIA DR	MORENO VALLI	CA	92551-743	ALEMAN, GLADYS	300.05
3369	316153032	0	684277	LOPEZ, MARIA	16810	LAKE VICTORIA DR	MORENO VALLI	CA	92551-743	LOPEZ, MARIA	317.06
7917	316153033	1	684277	THOMAS, SANDRA AND BOBBY (I	16820	LAKE VICTORIA DR	MORENO VALLI	CA	92551-743	THOMAS, SANDRA AN	306.92
582	316153035	3	684277	ZAPIEN, FRANCISCO AND MARIA	16840	LAKE VICTORIA DR	MORENO VALLI	CA	92551-743	ZAPIEN, FRANCISCO A	316.49
4209	316153036	4	684277	LIGON, RALPH	16850	LAKE VICTORIA DR	MORENO VALLI	CA	92551-743	LIGON, RALPH	316.49
7497	316153038	6	684277	ROBINSON, PAULINE	16845	ST GEORGE WAY	MORENO VALLI	CA	92551-742	ROBINSON, PAULINE	296.46
6825	316153040	7	684277	LOPEZ, ELIZABETH (OWNR)	16825	ST GEORGE WAY	MORENO VALLI	CA	92551-742	LOPEZ, ELIZABETH (O	317.06
1413	316153051	7	684277	IBARRA, MANUEL	16840	ST GEORGE WAY	MORENO VALLI	CA	92551-742	IBARRA, MANUEL	304.68
3216	316153057	3	684277	MALDONADO, PASCUAL AND KA	24876	SUBURBAN LN	MORENO VALLI	CA	92551-743	MALDONADO, PASCU	317.06
104	316200034	7	684277	MALCOM, MIKE	24710	NANDINA AVE	MORENO VALLI	CA	92551-950	MALCOM, MIKE	412.76
4385	316220008	6	684277	BUTLER, TERRI	16520	TAURUS LN	MORENO VALLI	CA	92551-748	BUTLER, TERRI	152.26
8362	316220009	7	684277	CALVIN, LAUNA (RENT)	16532	TAURUS LN	MORENO VALLI	CA	92551-748	CALVIN, LAUNA (REN	225.78
4096	316220010	7	684277	OGWO, EDWARD	16505	TARANO LN	MORENO VALLI	CA	92551-748	OGWO, EDWARD	306.35
8341	316220015	2	684277	PEREZ, JENNY (RENT)	16640	TAURUS LN	MORENO VALLI	CA	92551-749	PEREZ, JENNY (RENT)	262.18
4338	316220018	5	684277	CHACON, MARIA	16623	TARANO LN	MORENO VALLI	CA	92551-749	CHACON, MARIA	316.49
8444	316220019	6	684277	PINEDA, ISABEL (RENT)	16639	TARANO LN	MORENO VALLI	CA	92551-749	PINEDA, ISABEL (REN	34.78
8182	316221004	5	684277	GOMEZ, LILIANA (OWNR)	24625	POLARIS DR	MORENO VALLI	CA	92551-748	GOMEZ, LILIANA (OW	304.15
6651	316221005	6	684277	JACKSON, DAMION	24615	POLARIS DR	MORENO VALLI	CA	92551-748	JACKSON, DAMION	221.25
3854	316221006	7	684277	LYLES, DESMOND (OWNR)	24605	POLARIS DR	MORENO VALLI	CA	92551-748	LYLES, DESMOND (OV	175.96
6552	316221009	0	684277	COOPER, DONTAE (RENT)	24575	POLARIS DR	MORENO VALLI	CA	92551-748	COOPER, DONTAE (RE	183.63
8867	316221021	0	684277	WEAVER, ANTOINETTE (RENT)	16641	TAURUS LN	MORENO VALLI	CA	92551-749	WEAVER, ANTOINETT	110.02
6661	316222001	5	684277	BARRINGTON, RICHARD (OWNR)	16537	LIBRA LN	MORENO VALLI	CA	92551-748	BARRINGTON, RICHAI	64.65
4468	316222005	9	684277	FLORES, CARMEN	24550	POLARIS DR	MORENO VALLI	CA	92551-748	FLORES, CARMEN	423.74
3619	422070035	3	684277	LOPEZ, HEIDI MICHELLE AND BRA	30220	DRACAEA AVE	MORENO VALLI	CA	92555-670	LOPEZ, HEIDI MICHEL	628.36

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2608	471171035	3	684277	BURNS, KRISTEN (OWN)	9311	RECHE VISTA DR	MORENO VALLI	CA	92557-141	BURNS, KRISTEN (OW	941.65
3324	471290001	0	684277	TAYLOR, CHARLES	9530	RECHE VISTA DR	MORENO VALLI	CA	92557-141	TAYLOR, CHARLES	509.97
2457	473180002	5	684277	SMITH, JULIE	11277	WEBER AVE	MORENO VALLI	CA	92555-529	SMITH, JULIE	316.49
2535	473180015	7	684277	CADY, SANDRA	11429	WEBER AVE	MORENO VALLI	CA	92555-860	CADY, SANDRA	297.57
8548	473180017	9	684277	ARMENTA, MARIA (RENT)	11449	WEBER AVE	MORENO VALLI	CA	92555-860	ARMENTA, MARIA (RI	211.78
4680	473180025	6	684277	PEREZ, BERTHA	11422	WEBER AVE	MORENO VALLI	CA	92555-529	PEREZ, BERTHA	58.99
1328	473180026	7	684277	MATA, ROBERT AND YOLANDA	11412	WEBER AVE	MORENO VALLI	CA	92555-529	MATA, ROBERT AND '	316.49
6493	473180027	8	684277	ROMERO, BEVERLY (RENT)	11400	WEBER AVE	MORENO VALLI	CA	92555-529	ROMERO, BEVERLY (R	143.86
8848	473180030	0	684277	HERNANDEZ, PERLA	11362	WEBER AVE	MORENO VALLI	CA	92555-524	HERNANDEZ, PERLA	73.88
7095	473180031	1	684277	BLAIR, CHARLES (OWNR)	11350	WEBER AVE	MORENO VALLI	CA	92555-524	BLAIR, CHARLES (OWI	317.06
1925	473180033	3	684277	CUMMINGS, CHRISTOPHER	11326	WEBER AVE	MORENO VALLI	CA	92555-524	CUMMINGS, CHRISTC	317.06
6186	473180035	5	684277	VAUGHN, DEBRA	11300	WEBER AVE	MORENO VALLI	CA	92555-524	VAUGHN, DEBRA	304.16
3654	473180036	6	684277	PENALOZA, RICARDO	11288	WEBER AVE	MORENO VALLI	CA	92555-529	PENALOZA, RICARDO	316.49
66	473180041	0	684277	MC KEE, TOM	28155	LOCUST AVE	MORENO VALLI	CA	92555-526	MC KEE, TOM	326.62
2500	473180044	3	684277	TRUJILLO, HECTOR	11390	CARRIE LN	MORENO VALLI	CA	92555-520	TRUJILLO, HECTOR	100.00
4844	473180046	5	684277	RICHARDSON, WILLIAM	11430	CARRIE LN	MORENO VALLI	CA	92555-520	RICHARDSON, WILLIA	427.31
1326	473210007	2	684277	JOHNSON, JOHN AND JANE	29100	HIGHLAND BLVD	MORENO VALLI	CA	92555-650	JOHNSON, JOHN AND	431.03
1776	473210012	6	684277	MARES, SUSAN	29122	HIGHLAND BLVD	MORENO VALLI	CA	92555-650	MARES, SUSAN	98.97
273	473220036	9	684277	KORBUSZEWSKI, LINDA	29068	IRONWOOD AVE	MORENO VALLI	CA	92555-660	KORBUSZEWSKI, LINE	316.49
3564	473220038	1	684277	ALVAREZ, JESUS AND MACIEL	11790	REDLANDS BLVD	MORENO VALLI	CA	92555-659	ALVAREZ, JESUS AND	365.46
777	473220040	2	684277	DAVENPORT, MICAH R	11810	REDLANDS BLVD	MORENO VALLI	CA	92555-654	DAVENPORT, MICAH	93.07
8255	473220058	9	684277	GOMEZ, TONY	29150	JUNIPER AVE	MORENO VALLI	CA	92555-657	GOMEZ, TONY	305.63
9247	473220059	0	684277	KNUTZEN, SHELLY (RENT)	29240	JUNIPER AVE	MORENO VALLI	CA	92555-655	KNUTZEN, SHELLY (RE	306.29
2307	473220067	7	684277	ORTIZ, EDUARDO	29060	JUNIPER AVE	MORENO VALLI	CA	92555-657	ORTIZ, EDUARDO	412.76
3476	473220079	8	684277	GOMEZ, TONY	11828	ORANGE GROVE CIR	MORENO VALLI	CA	92555-656	GOMEZ, TONY	502.49
3347	473220080	8	684277	WALKER, PAUL	11841	ORANGE GROVE CIR	MORENO VALLI	CA	92555-656	WALKER, PAUL	406.30
2269	473230003	0	684277	KRAUSE, MARIA ELENA	11187	HERMINIA CT	MORENO VALLI	CA	92555-656	KRAUSE, MARIA ELEN	139.53
1304	473230007	4	684277	GONZALES, MARTIN	11214	HERMINIA CT	MORENO VALLI	CA	92555-650	GONZALES, MARTIN	412.76
2627	473241005	6	684277	WELCH, CHARLES	28095	LOCUST AVE	MORENO VALLI	CA	92555-522	WELCH, CHARLES	289.45
7006	473241006	7	684277	BARRAGAN, JESSICA (RENT)	28115	LOCUST AVE	MORENO VALLI	CA	92555-522	BARRAGAN, JESSICA (	413.60
4039	473241009	0	684277	SMITH, CASSANDRA	28050	MORREY LN	MORENO VALLI	CA	92555-524	SMITH, CASSANDRA	501.57
3783	473241016	6	684277	CALLOWAY, DON	28099	MORREY LN	MORENO VALLI	CA	92555-524	CALLOWAY, DON	250.55
8460	473241028	7	684277	MORALES, ISEDRA (RENT)	28030	KALMIA AVE	MORENO VALLI	CA	92555-521	MORALES, ISEDRA (RI	139.76
8244	473250016	4	684277	ROBINSON, LINDSAY (OWNR)	28399	BLACK OAK AVE	MORENO VALLI	CA	92555-520	ROBINSON, LINDSAY (	298.81
3074	473250020	7	684277	HARRINGTON, FRANK	28400	LOCUST AVE	MORENO VALLI	CA	92555-522	HARRINGTON, FRANK	413.60
2789	473250032	8	684277	VIERNES, JOSE	28301	MANZANITA AVE	MORENO VALLI	CA	92555-523	VIERNES, JOSE	316.49
48	473250036	2	684277	NELSON, TERRY AND REBECCA	28230	LOCUST AVE	MORENO VALLI	CA	92555-526	NELSON, TERRY AND	353.03
2988	473250057	1	684277	PENTONEY, KRISTIN	11177	QUINCY ST	MORENO VALLI	CA	92555-658	PENTONEY, KRISTIN	317.06
544	473260005	5	684277	LOGAN, RONALD (OWNR)	11093	RAYMOND RD	MORENO VALLI	CA	92555-658	LOGAN, RONALD (OW	291.61
1832	473260009	9	684277	NUNEZ, RUBEN	11088	RAYMOND RD	MORENO VALLI	CA	92555-658	NUNEZ, RUBEN	279.01
6570	473280024	4	684277	FANNING, MARTHA (OWNR)	28040	KALMIA AVE	MORENO VALLI	CA	92555-521	FANNING, MARTHA ((	69.33
4047	473340004	1	684277	SADLER, DOUG AND DEANNA	11197	BONNIE VIEW AVE	MORENO VALLI	CA	92555-525	SADLER, DOUG AND [	412.76
38	473340012	8	684277	MEDRANO, EMILIO A (RENT)	11248	BONNIE VIEW AVE	MORENO VALLI	CA	92555-520	MEDRANO, EMILIO A	313.35
6470	473351011	1	684277	BROKAW, ANDREA	11082	TWILIGHT WAY	MORENO VALLI	CA	92555-659	BROKAW, ANDREA	249.85
5856	473351017	7	684277	FLORES, TINA	28715	MANZANITA AVE.	MORENO VALLI	CA	92555-657	FLORES, TINA	158.46
4228	473351022	1	684277	WHEELER, BRADFORD	11108	ALDREN CT	MORENO VALLI	CA	92555-654	WHEELER, BRADFORI	317.06
2091	473352002	6	684277	SARMIENTO, JESUS (OWNR)	11030	NIGHT SHADOW DR	MORENO VALLI	CA	92555-657	SARMIENTO, JESUS ((	684.15
4203	473361007	9	684277	VASQUEZ, AL AND DIANE	11134	ALDREN CT	MORENO VALLI	CA	92555-654	VASQUEZ, AL AND DI/	617.94
899	473364006	7	684277	BECK, BONNIE	28689	MARK RD	MORENO VALLI	CA	92555-657	BECK, BONNIE	171.28
682	473371002	5	684277	TRAJANO, NELSON	27783	KALMIA AVE	MORENO VALLI	CA	92555-527	TRAJANO, NELSON	91.19
1048	473371004	7	684277	WILLIAMS, RUTH	27831	KALMIA AVE	MORENO VALLI	CA	92555-526	WILLIAMS, RUTH	402.62
8660	473371009	2	684277	SALCEDO, JULIO (RENT)	11595	VALLE LINDO	MORENO VALLI	CA	92555-532	SALCEDO, JULIO (REN	288.92
3724	473373003	2	684277	DELONE, RAYMOND	27927	KALMIA AVE	MORENO VALLI	CA	92555-521	DELONE, RAYMOND	316.49
34	473373006	5	684277	FRANKLIN, CHESTER AND SHERRI	27999	KALMIA AVE	MORENO VALLI	CA	92555-521	FRANKLIN, CHESTER /	88.67
523	473382004	1	684277	MONSON GORDON, JOYCELYN	11748	VALLE LINDO	MORENO VALLI	CA	92555-532	MONSON GORDON, J	454.97
408	473383002	2	684277	EVANS, VIRGINIA	11722	VIA COLINA	MORENO VALLI	CA	92555-532	EVANS, VIRGINIA	316.49
427	473384002	5	684277	FERNANDEZ, NORMAN	11670	KNOLL VISTA ST	MORENO VALLI	CA	92555-531	FERNANDEZ, NORMA	435.89
428	473384005	8	684277	GOOCH, RON	11748	KNOLL VISTA ST	MORENO VALLI	CA	92555-531	GOOCH, RON	412.76
568	473391001	6	684277	TRAX, LINDA	11285	QUINCY ST	MORENO VALLI	CA	92555-658	TRAX, LINDA	316.49
8323	473391015	9	684277	CONTRERAS, REYNA (OWNR)	11422	LADD AVE	MORENO VALLI	CA	92555-523	CONTRERAS, REYNA (	326.01
4124	473392005	3	684277	CABAN, APRIL	11443	LADD AVE	MORENO VALLI	CA	92555-523	CABAN, APRIL	389.46
463	473401003	8	684277	ROSS, DAVID	11335	EDMONSON AVE	MORENO VALLI	CA	92555-527	ROSS, DAVID	189.81
1999	473401020	3	684277	BRUNO, NICK	28270	KALMIA AVE	MORENO VALLI	CA	92555-522	BRUNO, NICK	596.31
961	473411002	8	684277	WHITESIDE, HUESTON (OWNR)	11302	CROCKER CIR	MORENO VALLI	CA	92555-523	WHITESIDE, HUESTOI	412.76
4089	473412007	6	684277	BARRIOS, EVER AND ALBA	11269	EVANS CT	MORENO VALLI	CA	92555-523	BARRIOS, EVER AND /	262.36
8414	473412015	3	684277	ENG, RICK (OWNR)	27905	MORREY LN	MORENO VALLI	CA	92555-526	ENG, RICK (OWNR)	267.53
4643	474061005	7	684277	MENDOZA, FELICIA	25240	PICO VISTA WAY	MORENO VALLI	CA	92557-521	MENDOZA, FELICIA	70.34
5531	474063006	4	684277	MORENO, JESUS H (OWNR)	25250	FRAN LOU DR	MORENO VALLI	CA	92557-520	MORENO, JESUS H (O	64.65
5413	474064003	4	684277	COOPER, ELICIA (RENT)	25031	FRAN LOU DR	MORENO VALLI	CA	92557-520	COOPER, ELICIA (REN	101.59
5709	474065003	7	684277	VARELA, DAVID AND JUDY (OWN	25201	FRAN LOU DR	MORENO VALLI	CA	92557-520	VARELA, DAVID AND .	175.00
7795	474073001	0	684277	BRADLEY, CHRISTINE (RENT)	25021	JACLYN AVE	MORENO VALLI	CA	92557-570	BRADLEY, CHRISTINE	289.82
2160	474073003	2	684277	ORDORICA, HALDO (OWNR)	11341	COLEMAN ST	MORENO VALLI	CA	92557-575	ORDORICA, HALDO (C	316.49
9329	474074001	3	684277	SEDZRO, ADEM (RENT)	25045	JACLYN AVE	MORENO VALLI	CA	92557-570	SEDZRO, ADEM (RENT	64.65
6277	474074013	4	684277	BYRD, ANGELA (OWNR)	25124	LAMAYO AVE	MORENO VALLI	CA	92557-571	BYRD, ANGELA (OWN	317.06
2790	474075002	7	684277	LOPEZ, EVELIA	25073	LAMAYO AVE	MORENO VALLI	CA	92557-576	LOPEZ, EVELIA	178.13
2075	474081004	8	684277	FULCHER, LUCINDA	25258	JACLYN AVE	MORENO VALLI	CA	92557-574	FULCHER, LUCINDA	169.71

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6275	474081012	5	684277	DEL TORO, RUBEN (OWNR)	25388	JACLYN AVE	MORENO VALLI	CA	92557-574	DEL TORO, RUBEN (O'	420.83
4356	474084012	4	684277	TREJO, KAREN	25389	JACLYN AVE	MORENO VALLI	CA	92557-574	TREJO, KAREN	69.65
7234	474084023	4	684277	SCHENCK, JANET (RENT)	11374	SPLENDOR WAY	MORENO VALLI	CA	92557-573	SCHENCK, JANET (REI	306.92
509	474084024	5	684277	NEVELS, THOMAS	11400	SPLENDOR WAY	MORENO VALLI	CA	92557-576	NEVELS, THOMAS	312.04
4759	474084030	0	684277	FLORES, IGNACIO	25427	ALPHA ST	MORENO VALLI	CA	92557-573	FLORES, IGNACIO	304.07
2974	474110034	4	684277	ACOSTA, GERALDINE	11395	LASSELLE ST	MORENO VALLI	CA	92557-581	ACOSTA, GERALDINE	268.96
2026	474110038	8	684277	AGUILAR, JANEL	25890	KALMIA AVE	MORENO VALLI	CA	92557-583	AGUILAR, JANEL	505.27
7611	474110047	6	684277	CAPARELLO, LIVIO	11303	LASSELLE ST	MORENO VALLI	CA	92557-581	CAPARELLO, LIVIO	317.06
3268	474120009	3	684277	SANAME, MILFORD	11730	PERRIS BLVD	MORENO VALLI	CA	92557-653	SANAME, MILFORD	317.06
5850	474120053	2	684277	PATTERSON, COLIN (RENT)	11856	PERRIS BLVD	MORENO VALLI	CA	92557-654	PATTERSON, COLIN (F	830.63
1929	474130005	0	684277	LAWSON, GEORGE	25350	MOUNTAIN CLIFF DR	MORENO VALLI	CA	92557-650	LAWSON, GEORGE	84.00
3348	474130009	4	684277	GIBSON, MELISSA	11592	MATHEWS RD	MORENO VALLI	CA	92557-652	GIBSON, MELISSA	154.57
160	474130012	6	684277	DE LA CRUZ, ED AND DONNA	25325	MOUNTAIN CLIFF DR	MORENO VALLI	CA	92557-650	DE LA CRUZ, ED AND I	188.58
4941	474130023	6	684277	GUTIERREZ, ARTURO	25446	MOUNTAIN CLIFF DR	MORENO VALLI	CA	92557-650	GUTIERREZ, ARTURO	316.49
139	474141018	6	684277	RICHARDSON, DALE	11683	IVY LN	MORENO VALLI	CA	92557-653	RICHARDSON, DALE	316.49
368	474142001	3	684277	KATCHADOORIAN, ROSE	25405	VALLEY VIEW LN	MORENO VALLI	CA	92557-650	KATCHADOORIAN, RC	182.63
760	474142008	0	684277	FONTES, ELAINE	11736	IVY LN	MORENO VALLI	CA	92557-650	FONTES, ELAINE	204.48
3235	474142010	1	684277	LIEN, BRANDI	11696	IVY LN	MORENO VALLI	CA	92557-653	LIEN, BRANDI	413.60
708	474151011	0	684277	GAUSS, MARTIN	11821	IVY LN	MORENO VALLI	CA	92557-652	GAUSS, MARTIN	402.62
8251	474151018	7	684277	ROUSSEAU, SEAN (RENT)	11865	IVY LN	MORENO VALLI	CA	92557-652	ROUSSEAU, SEAN (RE	289.82
3640	474151029	7	684277	SANCHEZ, JOE	11776	FRANKLIN ST	MORENO VALLI	CA	92557-652	SANCHEZ, JOE	169.70
622	474152004	7	684277	FLORES, FRANK	11765	KITCHING ST	MORENO VALLI	CA	92557-660	FLORES, FRANK	1,472.82
1074	474152005	8	684277	FERNANDEZ, FRANK	11791	KITCHING ST	MORENO VALLI	CA	92557-660	FERNANDEZ, FRANK	412.76
7087	474153008	4	684277	MERCER, KEVIN (RENT)	11835	FRANKLIN ST	MORENO VALLI	CA	92557-652	MERCER, KEVIN (REN	172.28
264	474162002	6	684277	BURNETT, ARTHUR	11890	IVY LN	MORENO VALLI	CA	92557-653	BURNETT, ARTHUR	412.76
2870	474162015	8	684277	BLANCO, MANUEL	11945	KITCHING ST	MORENO VALLI	CA	92557-664	BLANCO, MANUEL	422.52
5323	474170003	2	684277	GARCIA, ORFELINA AND SANTIAG	11530	KITCHING ST	MORENO VALLI	CA	92557-582	GARCIA, ORFELINA AI	317.06
5491	474170005	4	684277	JAMES, VANESSA (OWNR)	11540	KITCHING ST	MORENO VALLI	CA	92557-582	JAMES, VANESSA (OW	179.89
1358	474170019	7	684277	LEE, DELMA (OWNR)	11575	KAYAL AVE	MORENO VALLI	CA	92557-581	LEE, DELMA (OWNR)	316.49
6225	474171002	4	684277	FRANCO, HERI (OWNR)	25660	LILY CT	MORENO VALLI	CA	92557-583	FRANCO, HERI (OWNI	299.73
4206	474171012	3	684277	ORTEGA, PATRICIA	11545	SLAWSON AVE	MORENO VALLI	CA	92557-583	ORTEGA, PATRICIA	316.49
5073	474180013	2	684277	COLEMAN, STEVEN	25580	OVERLOOK CIR	MORENO VALLI	CA	92557-664	COLEMAN, STEVEN	316.49
1548	474180020	8	684277	LOPER, JOHN	11629	KAYAL AVE	MORENO VALLI	CA	92557-661	LOPER, JOHN	69.65
6446	474180021	9	684277	WHEELER, DIANE (RENT)	11643	KAYAL AVE	MORENO VALLI	CA	92557-661	WHEELER, DIANE (REI	167.44
3535	474180025	3	684277	JAMES, DELIA	11699	KAYAL AVE	MORENO VALLI	CA	92557-661	JAMES, DELIA	413.60
4940	474200010	0	684277	VELSQUEZ, ANGEL	11545	LASSELLE ST	MORENO VALLI	CA	92557-582	VELSQUEZ, ANGEL	234.49
1228	474200021	0	684277	JONES, OLA	11565	LASSELLE ST	MORENO VALLI	CA	92557-582	JONES, OLA	1,276.12
7454	474220011	3	684277	HARRIS, GLORIA	26191	KALMIA AVE	MORENO VALLI	CA	92555-174	HARRIS, GLORIA	485.59
4418	474220012	4	684277	STOKES, ROBERT	26203	KALMIA AVE	MORENO VALLI	CA	92555-172	STOKES, ROBERT	413.60
1490	474220025	6	684277	RHODES, MR AND MRS KEITH D	26340	KALMIA AVE	MORENO VALLI	CA	92555-172	RHODES, MR AND MF	412.76
1488	474220030	0	684277	TAYLOR, WILLIE AND MRS (OWNI	26300	KALMIA AVE	MORENO VALLI	CA	92555-172	TAYLOR, WILLIE AND	172.76
218	474220032	2	684277	STOKES, LORRAINE	26246	KALMIA AVE	MORENO VALLI	CA	92555-172	STOKES, LORRAINE	412.76
2417	474230008	2	684277	MACON, DITRA	26611	KALMIA AVE	MORENO VALLI	CA	92555-176	MACON, DITRA	490.00
1749	474250023	7	684277	VIRGIL, MARIE	26480	IRONWOOD AVE	MORENO VALLI	CA	92555-171	VIRGIL, MARIE	383.27
1264	474260005	2	684277	WORTMAN, CRYSTAL	11621	DALEHURST RD	MORENO VALLI	CA	92555-190	WORTMAN, CRYSTAL	316.49
5949	474271003	4	684277	ALCOCER, ANGELES (RENT)	26548	IRONWOOD AVE	MORENO VALLI	CA	92555-171	ALCOCER, ANGELES (I	175.54
3779	474272005	9	684277	REY, WELLY	26900	SANDI LN	MORENO VALLI	CA	92555-191	REY, WELLY	501.57
6023	474272007	1	684277	PAWLUK, GEORGE (RENT)	26920	SANDI LN	MORENO VALLI	CA	92555-191	PAWLUK, GEORGE (RI	328.87
3151	474272009	3	684277	GAPCZYNSKI, WILLIAM	26960	SANDI LN	MORENO VALLI	CA	92555-191	GAPCZYNSKI, WILLIAI	317.06
2521	474272011	4	684277	ROBLES, ISABEL	26995	SANDI LN	MORENO VALLI	CA	92555-191	ROBLES, ISABEL	352.11
2305	474272018	1	684277	VOSS, VICTOR	11750	DALEHURST RD	MORENO VALLI	CA	92555-190	VOSS, VICTOR	316.49
3021	474272023	5	684277	HAMPEN, LORRIE	26850	IRONWOOD AVE	MORENO VALLI	CA	92555-190	HAMPEN, LORRIE	389.99
1866	474272031	2	684277	APOLDO, HENRY	26965	KAFTAN WAY	MORENO VALLI	CA	92555-191	APOLDO, HENRY	83.63
2412	474273002	9	684277	VALADEZ, CHANTEL (OWN)	26563	IRONWOOD AVE	MORENO VALLI	CA	92555-171	VALADEZ, CHANTEL ((	504.22
1473	474273003	0	684277	BAUER, DARRYLL AND SUSAN	26603	IRONWOOD AVE	MORENO VALLI	CA	92555-177	BAUER, DARRYLL ANI	583.16
6411	474273015	1	684277	HOWARD, PATRICK (OWNR)	26785	IRONWOOD AVE	MORENO VALLI	CA	92555-190	HOWARD, PATRICK ((	317.06
1631	474283004	2	684277	SERNA, RUDY AND MOLLIE	25425	JACLYN AVE	MORENO VALLI	CA	92557-570	SERNA, RUDY AND M	316.49
1899	474291021	2	684277	CLARK, PAUL	11415	TROPIC CT	MORENO VALLI	CA	92557-574	CLARK, PAUL	314.21
2945	474291033	3	684277	UBALLEZ, GLORIA	11410	RIVIERA CT	MORENO VALLI	CA	92557-574	UBALLEZ, GLORIA	253.78
3339	474292001	7	684277	FLAMENCO, PATRICIA (OWNR)	11411	COLEMAN ST	MORENO VALLI	CA	92557-575	FLAMENCO, PATRICIA	422.17
2811	474292023	7	684277	BANDA, GABRIEL	25146	KALMIA AVE	MORENO VALLI	CA	92557-572	BANDA, GABRIEL	376.71
4420	474292026	0	684277	SCOTT, GLENDA	25196	KALMIA AVE	MORENO VALLI	CA	92557-572	SCOTT, GLENDA	91.17
620	474292027	1	684277	PHONG, KHA MICHAEL	25036	KALMIA AVE	MORENO VALLI	CA	92557-575	PHONG, KHA MICHAE	316.49
5398	474320002	4	684277	MEADOWS, JEFF (OWNR)	25920	FRAN LOU DR	MORENO VALLI	CA	92557-530	MEADOWS, JEFF (OW	192.37
1265	474320009	1	684277	YOUNG, KIM	25900	FRAN LOU DR	MORENO VALLI	CA	92557-530	YOUNG, KIM	316.49
5908	474331004	0	684277	LAIRD, JUSTIN (RENT)	11432	SPLENDOR WAY	MORENO VALLI	CA	92557-576	LAIRD, JUSTIN (RENT)	67.05
4028	474332003	2	684277	BOSQUEZ, MICHAEL AND CINDY	11454	SUNAIRE PL	MORENO VALLI	CA	92557-572	BOSQUEZ, MICHAEL A	69.65
930	474333016	7	684277	SCHROEDER, KAREN	25271	ALPHA ST	MORENO VALLI	CA	92557-572	SCHROEDER, KAREN	405.46
8490	474333018	9	684277	HALL, JEFF (RENT)	25225	ALPHA ST	MORENO VALLI	CA	92557-572	HALL, JEFF (RENT)	285.54
5045	474333019	0	684277	GASYAR,KRISTINA (RENT)	25228	KALMIA AVE	MORENO VALLI	CA	92557-573	GASYAR,KRISTINA (RE	161.39
1861	474333021	1	684277	LANDRY, RUBY	25272	KALMIA AVE	MORENO VALLI	CA	92557-573	LANDRY, RUBY	342.88
5135	474342004	4	684277	ELMORE, RICHARD AND DONNA	11422	MAR EL ST	MORENO VALLI	CA	92555-140	ELMORE, RICHARD AI	211.23
1126	474343008	1	684277	PALMER JR, JOHN	11420	LASSELLE ST	MORENO VALLI	CA	92557-581	PALMER JR, JOHN	412.76
52	474351006	4	684277	BARTELL, MRS AND MR	11525	STEEPLE CHASE DR	MORENO VALLI	CA	92555-174	BARTELL, MRS AND M	292.76
166	474351010	7	684277	GERBITZ, JESS	26075	BERCAW CT	MORENO VALLI	CA	92555-170	GERBITZ, JESS	316.49
2089	474352005	6	684277	PETERS, MICHEAL	11540	STEEPLE CHASE DR	MORENO VALLI	CA	92555-174	PETERS, MICHEAL	412.76

Item No. E.2

RecNo	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3629	474353004	8	684277	ACOSTA, VANESSA	26240	NORTHSHORE DR	MORENO VALLI	CA	92555-173	ACOSTA, VANESSA	405.46
4694	474353005	9	684277	WHEAT, TIFFANY	26166	NORTHSHORE DR	MORENO VALLI	CA	92555-176	WHEAT, TIFFANY	134.83
4510	474361003	2	684277	HILL, KARINA	26014	CHATEAU CT	MORENO VALLI	CA	92555-177	HILL, KARINA	204.34
4265	474361004	3	684277	ROSILES, JOSE AND ANA	26026	CHATEAU CT	MORENO VALLI	CA	92555-177	ROSILES, JOSE AND AI	217.22
716	474361026	3	684277	KHATTAB, MAHMOUD (OWNER)	11665	STEEPLE CHASE DR	MORENO VALLI	CA	92555-170	KHATTAB, MAHMOUI	317.06
4479	474361027	4	684277	BARNETT, ALICIA	11685	STEEPLE CHASE DR	MORENO VALLI	CA	92555-170	BARNETT, ALICIA	317.06
761	474363005	0	684277	JOHNSON, JONITH	11726	VISTA DE CERROS DR	MORENO VALLI	CA	92555-175	JOHNSON, JONITH	413.60
354	474381011	1	684277	MUA, RICHARD P	11990	LASSELLE ST	MORENO VALLI	CA	92557-660	MUA, RICHARD P	540.95
2615	474381012	2	684277	LARA, ALAN	11991	ELAHL CT	MORENO VALLI	CA	92555-175	LARA, ALAN	412.76
5590	474381013	3	684277	RODRIGUEZ, JOSE	11970	ELAHL CT	MORENO VALLI	CA	92555-175	RODRIGUEZ, JOSE	317.06
3579	474381025	4	684277	VALENCIA, ARACELI	11943	STEEPLE CHASE DR	MORENO VALLI	CA	92555-175	VALENCIA, ARACELI	210.89
6136	474381027	6	684277	MUNOZ, ERIC	11923	STEEPLE CHASE DR	MORENO VALLI	CA	92555-175	MUNOZ, ERIC	220.14
253	474382001	5	684277	TORRES, TOM	11910	STEEPLE CHASE DR	MORENO VALLI	CA	92555-175	TORRES, TOM	316.49
6092	474384001	1	684277	CHESTER, DORTHY	11938	VISTA DE CERROS DR	MORENO VALLI	CA	92555-175	CHESTER, DORTHY	317.06
788	474391001	3	684277	CONSTON, DONALD	25112	QUEBRADA CT	MORENO VALLI	CA	92557-652	CONSTON, DONALD	317.06
7670	474391002	4	684277	MOGTUGA, ANITA	25098	QUEBRADA CT	MORENO VALLI	CA	92557-650	MOGTUGA, ANITA	211.78
4425	474391010	1	684277	SALINAS, REGINA	25045	QUEBRADA CT	MORENO VALLI	CA	92557-650	SALINAS, REGINA	303.10
8037	474391022	2	684277	MASAKAYAN, ELORGINA (RENT)	25053	GRADUAR CT	MORENO VALLI	CA	92557-651	MASAKAYAN, ELORGI	82.38
9179	474391025	5	684277	SMITH, RONALD (RENT)	11951	VENETIAN DR	MORENO VALLI	CA	92557-651	SMITH, RONALD (REN	219.65
7907	474392009	4	684277	MONTANO, KARLA	11981	VENETIAN DR	MORENO VALLI	CA	92557-652	MONTANO, KARLA	275.92
8575	474392010	4	684277	ROBLES, JORJE (RENT)	11987	VENETIAN DR	MORENO VALLI	CA	92557-652	ROBLES, JORJE (RENT	34.72
451	474393007	5	684277	MUCINO, ALEX	11965	VILLA HERMOSA	MORENO VALLI	CA	92557-651	MUCINO, ALEX	412.76
5424	474393009	7	684277	FISH, GARRETT	11962	VENETIAN DR	MORENO VALLI	CA	92557-651	FISH, GARRETT	313.00
4500	474394001	2	684277	JONES, NATALIE	11996	VILLA HERMOSA	MORENO VALLI	CA	92557-651	JONES, NATALIE	209.59
5481	474394007	8	684277	PEREZ, JESUS (OWNR)	11960	VILLA HERMOSA	MORENO VALLI	CA	92557-651	PEREZ, JESUS (OWNR	211.78
4458	474394008	9	684277	CONTRERAS, IVONNE	11954	VILLA HERMOSA	MORENO VALLI	CA	92557-651	CONTRERAS, IVONNE	317.06
811	474401002	4	684277	PIERS, STEPHEN	11465	SAN FERNANDO ST	MORENO VALLI	CA	92557-572	PIERS, STEPHEN	314.21
1995	474402005	0	684277	FERGUSON, ARTHUR AND ELLEN	11401	KITCHING ST	MORENO VALLI	CA	92557-582	FERGUSON, ARTHUR ,	396.75
8013	474402007	2	684277	CONTRERAS, JUAN (OWNR)	11361	KITCHING ST	MORENO VALLI	CA	92557-584	CONTRERAS, JUAN (O	86.78
754	474402016	0	684277	BLANCO, KATHY-ANN	11426	SAN FERNANDO ST	MORENO VALLI	CA	92557-571	BLANCO, KATHY-ANN	70.22
3528	474402022	5	684277	LOUGH, CATHI	25462	KALMIA AVE	MORENO VALLI	CA	92557-573	LOUGH, CATHI	502.49
1238	474403002	0	684277	NICHOLLS, MARCI J	11345	SAN FERNANDO ST	MORENO VALLI	CA	92557-571	NICHOLLS, MARCI J	335.48
103	474403006	4	684277	FIELDS, CLAUDE W	25446	SANTA BARBARA ST	MORENO VALLI	CA	92557-570	FIELDS, CLAUDE W	316.49
8611	474404004	5	684277	BROWN, HYZEEN (RENT)	11380	KITCHING ST	MORENO VALLI	CA	92557-582	BROWN, HYZEEN (REI	280.54
6794	474404007	8	684277	GARCIA, MARIA (RENT)	11440	KITCHING ST	MORENO VALLI	CA	92557-584	GARCIA, MARIA (REN	61.29
4719	474410002	2	684277	GIBSON, LINDA	26280	HORIZON WAY	MORENO VALLI	CA	92555-173	GIBSON, LINDA	443.20
6538	474410003	3	684277	LONIE, HEATHER (OWNR)	26300	HORIZON WAY	MORENO VALLI	CA	92555-173	LONIE, HEATHER (OW	760.05
3164	474410010	9	684277	AGUAYO, LUIS	26340	MOUNTAIN RANCH RD	MORENO VALLI	CA	92555-173	AGUAYO, LUIS	337.70
3870	474420005	6	684277	VILLICANA, JESUS	24463	BARLEY RD	MORENO VALLI	CA	92557-405	VILLICANA, JESUS	502.04
4154	474431003	8	684277	HUTCHINSON, TERRI	24260	HARVEST RD	MORENO VALLI	CA	92557-402	HUTCHINSON, TERRI	375.57
2315	474431009	4	684277	JACKSON, KINSEY	24271	HARVEST RD	MORENO VALLI	CA	92557-404	JACKSON, KINSEY	412.76
7417	474431012	6	684277	GREEN, DAMARIS (RENT)	24235	HARVEST RD	MORENO VALLI	CA	92557-404	GREEN, DAMARIS (RE	271.98
9237	474431023	6	684277	PARSONS, WILLIAM (RENT)	24251	ELM CREEK CIR	MORENO VALLI	CA	92557-402	PARSONS, WILLIAM (I	140.71
822	474431024	7	684277	MADRID, JAIME	24204	BARLEY RD	MORENO VALLI	CA	92557-401	MADRID, JAIME	159.58
75	474431030	2	684277	MOSLEY, APRIL	24322	BARLEY RD	MORENO VALLI	CA	92557-405	MOSLEY, APRIL	409.67
1128	474432006	4	684277	HERRERA, MILDRED	24380	OLD COUNTRY RD	MORENO VALLI	CA	92557-401	HERRERA, MILDRED	306.14
3751	474432008	6	684277	WILLIAMS, MICHEALA	24406	OLD COUNTRY RD	MORENO VALLI	CA	92557-401	WILLIAMS, MICHEALA	94.69
1874	474433002	3	684277	COWAN, TERRY	24424	WILLOW RUN RD	MORENO VALLI	CA	92557-402	COWAN, TERRY	317.06
5376	474433019	9	684277	GUERRERO, KELLY (RENT)	24472	QUAIL NEST RD	MORENO VALLI	CA	92557-404	GUERRERO, KELLY (RE	347.45
3576	474434002	6	684277	THOMAS, KATHLEEN	24383	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	THOMAS, KATHLEEN	316.49
7703	474434016	9	684277	MATTHEWS, EBONEY (RENT)	10783	TEA BARK RD	MORENO VALLI	CA	92557-404	MATTHEWS, EBONEY	247.65
2276	474441001	7	684277	MILES, TOM AND LIZETTE	24263	BARLEY RD	MORENO VALLI	CA	92557-401	MILES, TOM AND LIZE	297.57
8232	474441003	9	684277	SPERLING, LINDA AND EDDIE (OV	24235	BARLEY RD	MORENO VALLI	CA	92557-405	SPERLING, LINDA ANI	46.80
5029	474441005	1	684277	RYAN, CRAIG (RENT)	24207	BARLEY RD	MORENO VALLI	CA	92557-405	RYAN, CRAIG (RENT)	316.49
1018	474441014	9	684277	MOSHER, MOE	24288	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	MOSHER, MOE	41.49
7928	474441015	0	684277	FLORES, LIZETTE (OWNR)	24300	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	FLORES, LIZETTE (OW	187.05
5902	474442007	6	684277	JACOBS, ALVIN	10959	TEA BARK RD	MORENO VALLI	CA	92557-404	JACOBS, ALVIN	113.66
366	474442009	8	684277	BARGSTEN, BARBARA (OWNR)	10933	TEA BARK RD	MORENO VALLI	CA	92557-404	BARGSTEN, BARBARA	412.76
2130	474443013	4	684277	PERKINS, WILLIMAE	24497	ROBINWOOD DR	MORENO VALLI	CA	92557-402	PERKINS, WILLIMAE	62.35
4675	474443018	9	684277	ASHLOCK, TRACY (OWNR)	24442	ROBINWOOD DR	MORENO VALLI	CA	92557-401	ASHLOCK, TRACY (OW	227.51
4336	474443023	3	684277	CONDON, PERRY	10902	TEA BARK RD	MORENO VALLI	CA	92557-400	CONDON, PERRY	316.49
6713	474451005	2	684277	BROWN, ROBERT (OWNR)	10969	FENTON RD	MORENO VALLI	CA	92557-403	BROWN, ROBERT (OV	25.99
4973	474451016	2	684277	CLARK, DAVID	24137	PLEASANT RUN RD	MORENO VALLI	CA	92557-403	CLARK, DAVID	241.95
4342	474451017	3	684277	DOUGLAS, JOSEPH AND LISA	24151	PLEASANT RUN RD	MORENO VALLI	CA	92557-403	DOUGLAS, JOSEPH AN	317.06
74	474451018	4	684277	KROMINGA, EDWARD AND KARE	24165	PLEASANT RUN RD	MORENO VALLI	CA	92557-403	KROMINGA, EDWARD	207.67
60	474451020	5	684277	FLORES, ARMANDO	24191	PLEASANT RUN RD	MORENO VALLI	CA	92557-403	FLORES, ARMANDO	422.52
4001	474451021	6	684277	BREAU, JERRENE	24205	PLEASANT RUN RD	MORENO VALLI	CA	92557-403	BREAU, JERRENE	316.49
464	474452002	2	684277	EVANS, TRACY	10920	FENTON RD	MORENO VALLI	CA	92557-403	EVANS, TRACY	509.03
2518	474452005	5	684277	WILLIAMS, GEORGE	10972	FENTON RD	MORENO VALLI	CA	92557-403	WILLIAMS, GEORGE	94.19
2345	474453001	4	684277	SMITH, ELNORA	10864	NOBLEWOOD RD	MORENO VALLI	CA	92557-403	SMITH, ELNORA	316.49
9019	474453007	0	684277	MOSLEY, PASTOR (RENT)	10947	OAK RUN CIR	MORENO VALLI	CA	92557-403	MOSLEY, PASTOR (RE	206.54
5749	474453018	0	684277	DAY, LISA (RENT)	24117	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	DAY, LISA (RENT)	139.76
1045	474453019	1	684277	SEJA, SALLY	24105	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	SEJA, SALLY	316.80
6770	474453020	1	684277	MABON, DANIEL (OWNR)	24097	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	MABON, DANIEL (OW	317.06
8158	474454005	1	684277	MILES, BRENDA (RENT)	24182	OLD COUNTRY RD	MORENO VALLI	CA	92557-400	MILES, BRENDA (REN	165.19
2121	474461003	1	684277	SAXBY, PAUL	24078	IRONBARK RD	MORENO VALLI	CA	92557-404	SAXBY, PAUL	289.45

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1293	474461010	7	684277	FARLEY, EMILY (OWNR)	10827	FENTON RD	MORENO VALLI	CA	92557-403	FARLEY, EMILY (OWN	312.05
4012	474461011	8	684277	PONCE, ALFREDO AND EDITH	10843	FENTON RD	MORENO VALLI	CA	92557-403	PONCE, ALFREDO ANI	244.50
496	474461012	9	684277	NICKS, FRANKIE	10859	FENTON RD	MORENO VALLI	CA	92557-403	NICKS, FRANKIE	59.53
209	474462012	2	684277	WOODS, GEORGE	24102	BARLEY RD	MORENO VALLI	CA	92557-401	WOODS, GEORGE	413.60
4958	474462013	3	684277	JAMES, PAT	24074	BARLEY RD	MORENO VALLI	CA	92557-404	JAMES, PAT	147.54
3084	474462023	2	684277	KIVILA, ROSE	24107	BARLEY RD	MORENO VALLI	CA	92557-401	KIVILA, ROSE	98.16
2161	474463009	3	684277	GOWER, DAVID	24080	ORANGECREEK CIR	MORENO VALLI	CA	92557-404	GOWER, DAVID	316.49
4074	474463013	6	684277	KIMSEY, TAMARA	24063	ORANGECREEK CIR	MORENO VALLI	CA	92557-404	KIMSEY, TAMARA	284.96
1054	474471008	7	684277	ROTHENBERGER, JOEL	24410	RIMVIEW RD	MORENO VALLI	CA	92557-301	ROTHENBERGER, JOE	324.54
4408	474471009	8	684277	MC CONAGHY, MEGAN	24422	RIMVIEW RD	MORENO VALLI	CA	92557-301	MC CONAGHY, MEGA	403.10
8430	474471012	0	684277	DUFFY, JOHN (RENT)	24460	RIMVIEW RD	MORENO VALLI	CA	92557-301	DUFFY, JOHN (RENT)	298.63
5957	474471014	2	684277	HARMON, CARRIE (OWNR)	24433	RIMVIEW RD	MORENO VALLI	CA	92557-301	HARMON, CARRIE (O	317.06
3575	474471023	0	684277	PEREZ, ALFREDO	24414	PEPPERMILL DR	MORENO VALLI	CA	92557-302	PEREZ, ALFREDO	427.34
6617	474471024	1	684277	MCGHEE, LAURA	24426	PEPPERMILL DR	MORENO VALLI	CA	92557-302	MCGHEE, LAURA	131.62
3846	474471031	7	684277	FLORES, JOHN	10472	SAGECREST DR	MORENO VALLI	CA	92557-303	FLORES, JOHN	155.07
237	474471039	5	684277	HOLLIS, FRED	10457	SAGECREST DR	MORENO VALLI	CA	92557-303	HOLLIS, FRED	316.49
3452	474472011	2	684277	OGBOGU, JONATHAN	24475	PEPPERMILL DR	MORENO VALLI	CA	92557-302	OGBOGU, JONATHAN	354.50
8209	474472012	3	684277	RODRIGUEZ, LUZ M (OWNR)	24487	PEPPERMILL DR	MORENO VALLI	CA	92557-302	RODRIGUEZ, LUZ M ((	322.70
955	474481010	9	684277	GORDON, TAJUANA	24198	RIMVIEW RD	MORENO VALLI	CA	92557-301	GORDON, TAJUANA	412.76
2631	474482004	7	684277	MACK, DARRYL	10634	ASTER LEAF LN	MORENO VALLI	CA	92557-302	MACK, DARRYL	524.82
592	474482009	2	684277	VALDEPENA, NORMA	24265	RIMVIEW RD	MORENO VALLI	CA	92557-301	VALDEPENA, NORMA	55.76
2969	474482014	6	684277	HERRERA, ERICA	10684	DAISY FIELD LN	MORENO VALLI	CA	92557-302	HERRERA, ERICA	279.86
1357	474482017	9	684277	FIELDER, PHILLIP	10671	DAISY FIELD LN	MORENO VALLI	CA	92557-302	FIELDER, PHILLIP	163.53
8479	474482022	3	684277	VASQUEZ, FRANK (RENT)	10718	ALYSSUM LN	MORENO VALLI	CA	92557-302	VASQUEZ, FRANK (RE	298.43
1296	474511001	3	684277	BALLARD, CAROL	24516	PEPPERMILL DR	MORENO VALLI	CA	92557-305	BALLARD, CAROL	316.49
5217	474511008	0	684277	GIFFORD, RICHARD (OWNR)	10421	WATERCRESS CIR	MORENO VALLI	CA	92557-305	GIFFORD, RICHARD (C	295.74
8390	474511014	5	684277	SMITH , DAVID	10476	WATERCRESS CIR	MORENO VALLI	CA	92557-305	SMITH , DAVID	402.75
1139	474511019	0	684277	SNELL, LEA	10449	SALTBUSH CIR	MORENO VALLI	CA	92557-305	SNELL, LEA	153.16
6245	474511028	8	684277	WENDELL, CARR (RENT)	10460	SALTBUSH CIR	MORENO VALLI	CA	92557-305	WENDELL, CARR (REN	317.06
384	474511030	9	684277	SINGH, CAROL	10486	SALTBUSH CIR	MORENO VALLI	CA	92557-305	SINGH, CAROL	306.34
6712	474511031	0	684277	GARCIA, JOSE (OWNR)	10494	SALTBUSH CIR	MORENO VALLI	CA	92557-305	GARCIA, JOSE (OWNR	362.71
3607	474512002	7	684277	PATEL, DANNY	24554	MEADOW GRASS WAY	MORENO VALLI	CA	92557-412	PATEL, DANNY	358.52
6764	474512009	4	684277	NGUYEN, TUYEN	10556	HILL GRASS DR	MORENO VALLI	CA	92557-410	NGUYEN, TUYEN	173.26
448	474513003	1	684277	EVANS, JAMES SCOTT	24560	CANDLEBUSH CT	MORENO VALLI	CA	92557-413	EVANS, JAMES SCOTT	316.49
706	474513014	1	684277	SANDS, BARBARA	24573	MEADOW GRASS WAY	MORENO VALLI	CA	92557-412	SANDS, BARBARA	304.07
331	474521005	8	684277	FRASCA, STEVEN (OWNR)	10755	ANEMONE CIR	MORENO VALLI	CA	92557-414	FRASCA, STEVEN (OW	419.36
116	474521007	0	684277	HANCOCK, THOMAS	10752	ANEMONE CIR	MORENO VALLI	CA	92557-414	HANCOCK, THOMAS	279.01
5545	474521010	2	684277	MENENDEZ, PAULA (OWNR)	10772	ANEMONE CIR	MORENO VALLI	CA	92557-414	MENENDEZ, PAULA ((	32.86
5579	474521021	2	684277	THOMAS, NADINE (RENT)	10721	ROCK ROSE PL	MORENO VALLI	CA	92557-411	THOMAS, NADINE (RE	206.78
9578	474521022	3	684277	ESTRADA, ELIZABETH (RENT)	24551	WIND FLOWER DR	MORENO VALLI	CA	92557-412	ESTRADA, ELIZABETH	87.42
3376	474521024	5	684277	AGBOGHIDI, MAGDALENE	24527	WIND FLOWER DR	MORENO VALLI	CA	92557-412	AGBOGHIDI, MAGDAI	134.76
6682	474521025	6	684277	DELGADO, JUAN (OWNR)	10733	HYACINTH LN	MORENO VALLI	CA	92557-414	DELGADO, JUAN (OW	317.06
5472	474522004	0	684277	SANTANA, NANCY (RENT)	24545	CANDLEBUSH CT	MORENO VALLI	CA	92557-413	SANTANA, NANCY (RE	106.78
2781	474522010	5	684277	VALDEPEMA, JUAN	24598	WIND FLOWER DR	MORENO VALLI	CA	92557-412	VALDEPEMA, JUAN	441.90
8493	474522012	7	684277	MCCARTHY, HEATHER (RENT)	24628	WIND FLOWER DR	MORENO VALLI	CA	92557-412	MCCARTHY, HEATHEF	280.54
8512	474523008	7	684277	THOMPSON, KIMBERLY (RENT)	10719	HILL GRASS DR	MORENO VALLI	CA	92557-410	THOMPSON, KIMBERI	150.87
3008	474523018	6	684277	MUNOZ, ALEX AND PATRICIA	10744	ROCK ROSE PL	MORENO VALLI	CA	92557-411	MUNOZ, ALEX AND P/	69.65
2046	474523019	7	684277	WILLIAMS, MONICA	24600	JASMINE CT	MORENO VALLI	CA	92557-412	WILLIAMS, MONICA	316.49
597	474523021	8	684277	ADORNO, IVETTE	24620	JASMINE CT	MORENO VALLI	CA	92557-412	ADORNO, IVETTE	83.63
4097	474523025	2	684277	GARZON, MIGUEL	24639	JASMINE CT	MORENO VALLI	CA	92557-412	GARZON, MIGUEL	316.49
3502	474523027	4	684277	MILLER, DONNA	24625	JASMINE CT	MORENO VALLI	CA	92557-412	MILLER, DONNA	317.06
4441	474523032	8	684277	SAUCEDA, VILMA	24579	JASMINE CT	MORENO VALLI	CA	92557-412	SAUCEDA, VILMA	102.06
6215	474524004	6	684277	CHANDLER, ALAN (RENT)	10664	HILL GRASS DR	MORENO VALLI	CA	92557-410	CHANDLER, ALAN (RE	64.65
1507	474525007	2	684277	AINSWORTH, LATASHA	24665	WISTERIA LN	MORENO VALLI	CA	92557-410	AINSWORTH, LATASH	412.76
4575	474531005	9	684277	BENITEZ, GABRIELA	24570	WISTERIA LN	MORENO VALLI	CA	92557-410	BENITEZ, GABRIELA	409.86
46	474531008	2	684277	SALAZAR, RALPH	24606	WISTERIA LN	MORENO VALLI	CA	92557-410	SALAZAR, RALPH	283.80
2516	474532010	6	684277	BARNETT, MARK	24557	WISTERIA LN	MORENO VALLI	CA	92557-410	BARNETT, MARK	316.49
1695	474532013	9	684277	SMITH, LISA	24550	WILD CALLA DR	MORENO VALLI	CA	92557-410	SMITH, LISA	208.70
124	474532015	1	684277	BANDURA, NANCY	24574	WILD CALLA DR	MORENO VALLI	CA	92557-410	BANDURA, NANCY	316.49
7506	474532019	5	684277	HENDERSON, TIMOTHY	24618	WILD CALLA DR	MORENO VALLI	CA	92557-410	HENDERSON, TIMOTH	334.08
6268	474532020	5	684277	SANCHEZ, ERIC (RENT)	24628	WILD CALLA DR	MORENO VALLI	CA	92557-411	SANCHEZ, ERIC (RENT	317.06
4488	474532024	9	684277	HALL, PAMELA	24670	WILD CALLA DR	MORENO VALLI	CA	92557-411	HALL, PAMELA	436.15
9560	474532025	0	684277	SMITH , FERDIANN (OWNR)	24680	WILD CALLA DR	MORENO VALLI	CA	92557-411	SMITH , FERDIANN (O	97.36
8393	474532026	1	684277	DURAN, JAIME (RENT)	24690	WILD CALLA DR	MORENO VALLI	CA	92557-411	DURAN, JAIME (RENT	20.19
802	474532027	2	684277	PASKEL, PATRICIA A	24700	WILD CALLA DR	MORENO VALLI	CA	92557-411	PASKEL, PATRICIA A	317.06
2425	474533004	4	684277	LANE, JUDY	24553	WILD CALLA DR	MORENO VALLI	CA	92557-410	LANE, JUDY	310.72
6718	474533013	2	684277	PETERKIN, RICHARD (OWNR)	10881	ANEMONE CIR	MORENO VALLI	CA	92557-411	PETERKIN, RICHARD (	296.98
701	474533016	5	684277	BUSTAMANTE, LUCHO	10837	ANEMONE CIR	MORENO VALLI	CA	92557-411	BUSTAMANTE, LUCH(	314.21
449	474534002	5	684277	FANSEGA, BECKY	24719	WILD CALLA DR	MORENO VALLI	CA	92557-411	FANSEGA, BECKY	316.49
6792	474534004	7	684277	WRIGHT, RICHARD (RENT)	24701	WILD CALLA DR	MORENO VALLI	CA	92557-411	WRIGHT, RICHARD (R	46.72
8829	474534010	2	684277	VILLEGAS, MARIA	24631	WILD CALLA DR	MORENO VALLI	CA	92557-411	VILLEGAS, MARIA	72.88
9349	474541002	7	684277	MOKOLO, AUSTIN (RENT)	24631	SHAGBARK RD	MORENO VALLI	CA	92557-413	MOKOLO, AUSTIN (RE	166.80
5318	474541006	1	684277	RILEY, KATHY (OWNR)	24703	CANDLENUT CT	MORENO VALLI	CA	92557-414	RILEY, KATHY (OWNR	77.58
2400	474541011	5	684277	BURT, JEREMY (RENT)	24749	CANDLENUT CT	MORENO VALLI	CA	92557-414	BURT, JEREMY (RENT)	106.35
6729	474541020	3	684277	LUNA, FABIOLA (OWNR)	24808	CANDLENUT CT	MORENO VALLI	CA	92557-414	LUNA, FABIOLA (OWI	217.06
3888	474541022	5	684277	JENKINS, RYAN	24784	CANDLENUT CT	MORENO VALLI	CA	92557-414	JENKINS, RYAN	412.76

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
896	474541026	9	684277	LOFTON, THOMAS	24732	CANDLENUT CT	MORENO VALLI	CA	92557-413	LOFTON, THOMAS	58.27
3260	474541027	0	684277	SILVA, LISA	24712	CANDLENUT CT	MORENO VALLI	CA	92557	SILVA, LISA	258.29
3548	474541030	2	684277	MELENDREZ, ALEX	24741	PLUMTREE CT	MORENO VALLI	CA	92557-413	MELENDREZ, ALEX	413.60
5879	474541034	6	684277	AVILA, ALICIA BERTHA (OWNR)	24783	PLUMTREE CT	MORENO VALLI	CA	92557-413	AVILA, ALICIA BERTHA	317.06
1138	474541037	9	684277	DIXON, BRENDA (ONWR)	24800	PLUMTREE CT	MORENO VALLI	CA	92557-413	DIXON, BRENDA (ONV	124.82
6561	474541039	1	684277	ARAIS, JOHNNY (RENT)	24780	PLUMTREE CT	MORENO VALLI	CA	92557-413	ARAIS, JOHNNY (RENT	135.41
424	474541048	9	684277	PALOMAREZ, LOUISE (OWNR)	24766	THORNBERRY CIR	MORENO VALLI	CA	92557-413	PALOMAREZ, LOUISE	317.06
432	474541050	0	684277	SCHUBOTHE, DON	24746	THORNBERRY CIR	MORENO VALLI	CA	92557-413	SCHUBOTHE, DON	317.06
1632	474542004	2	684277	MOORE, LINDA	24700	THORNBERRY CIR	MORENO VALLI	CA	92557-413	MOORE, LINDA	317.06
3211	474551002	8	684277	ASHLEY, WENDY (OWNR)	10809	MORNING RIDGE DR	MORENO VALLI	CA	92557-420	ASHLEY, WENDY (OW	340.29
3975	474551005	1	684277	JOHNSON, TRACIE	10861	MORNING RIDGE DR	MORENO VALLI	CA	92557-420	JOHNSON, TRACIE	316.49
3527	474552004	3	684277	GORDON, MONIQUE	10860	CLOUD HAVEN DR	MORENO VALLI	CA	92557-421	GORDON, MONIQUE	64.65
8682	474552008	7	684277	AZADZOI, AHMAD (OWNR)	10792	CLOUD HAVEN DR	MORENO VALLI	CA	92557-422	AZADZOI, AHMAD (O	427.67
243	474553006	8	684277	MITTS, SCOTT	10894	MORNING RIDGE DR	MORENO VALLI	CA	92557-420	MITTS, SCOTT	59.69
1603	474553010	1	684277	SIMON, PAUL	24881	SUN STREAM CIR	MORENO VALLI	CA	92557-420	SIMON, PAUL	371.16
755	474553012	3	684277	ROBERSON, DAVID	24886	SUN STREAM CIR	MORENO VALLI	CA	92557-420	ROBERSON, DAVID	290.68
2006	474553015	6	684277	GALLUCCI, NANCY	24857	MANZANITA AVE	MORENO VALLI	CA	92557-420	GALLUCCI, NANCY	154.32
1129	474553018	9	684277	STRICKLAND, WILLIAM	24925	MANZANITA AVE	MORENO VALLI	CA	92557-420	STRICKLAND, WILLIAM	101.01
3111	474562019	8	684277	CRAMER, DOCK (OWNR)	10562	SUMMER BREEZE DR	MORENO VALLI	CA	92557-421	CRAMER, DOCK (OWN	317.06
36	474563001	4	684277	GARNIER, MIRIAM	10561	SUMMER BREEZE DR	MORENO VALLI	CA	92557-422	GARNIER, MIRIAM	135.89
1785	474563009	2	684277	BOYKINS, TAUNYA	10628	MORNING RIDGE DR	MORENO VALLI	CA	92557-420	BOYKINS, TAUNYA	113.44
6755	474563011	3	684277	FARUQ, ALLITHA	24793	EARLY MORN LN	MORENO VALLI	CA	92557-421	FARUQ, ALLITHA	68.64
986	474563012	4	684277	STEININGER, MICHAEL	24792	EARLY MORN LN	MORENO VALLI	CA	92557-421	STEININGER, MICHAE	317.06
587	474571001	9	684277	GONZALES, ROBERT	10485	MORNING RIDGE DR	MORENO VALLI	CA	92557-321	GONZALES, ROBERT	316.49
6202	474573003	7	684277	CANAL, RAUL AND VERONICA	24738	COVEY RD	MORENO VALLI	CA	92557-421	CANAL, RAUL AND VE	117.64
942	474574007	4	684277	PLEDGER, DENISE	24874	COVEY RD	MORENO VALLI	CA	92557-422	PLEDGER, DENISE	314.21
386	474576006	9	684277	RAYO, TIRSO AND SOCORRO	24701	COVEY RD	MORENO VALLI	CA	92557-421	RAYO, TIRSO AND SO	316.49
4558	474576011	3	684277	HERNANDEZ, MANUEL	24792	FAIR DAWN LN	MORENO VALLI	CA	92557-421	HERNANDEZ, MANUE	70.34
8087	474576012	4	684277	FERNANDEZ, FRANKLIN AND DAN	24814	FAIR DAWN LN	MORENO VALLI	CA	92557-421	FERNANDEZ, FRANKLI	347.66
446	474581002	1	684277	ROMAN, GINGER (OWNR)	10399	MORNING RIDGE DR	MORENO VALLI	CA	92557-321	ROMAN, GINGER (OW	316.49
9078	474581009	8	684277	GARCIA, ELIZABETH (RENT)	24706	DARKSTAR DR	MORENO VALLI	CA	92557-320	GARCIA, ELIZABETH (I	195.53
993	474581011	9	684277	JOHNSON, LENDELL	24728	DARKSTAR DR	MORENO VALLI	CA	92557-320	JOHNSON, LENDELL	316.49
420	474581021	8	684277	CLOUD, CONSTANCE H	10265	STARSHINE DR	MORENO VALLI	CA	92557-320	CLOUD, CONSTANCE I	412.76
4055	474583002	7	684277	WILSON, GREGORY AND FESHIA	24699	MOONSHADOW DR	MORENO VALLI	CA	92557-321	WILSON, GREGORY AI	345.67
7310	474583005	0	684277	CLARK, DESSIE (OWNR)	24743	MOONSHADOW DR	MORENO VALLI	CA	92557-320	CLARK, DESSIE (OWNI	317.98
572	474583007	2	684277	JONES, CHRISTOPHER	24781	MOONSHADOW DR	MORENO VALLI	CA	92557-320	JONES, CHRISTOPHER	316.49
3466	474601002	2	684277	DARDEN, DENISE	10620	CANYON VISTA RD	MORENO VALLI	CA	92557-303	DARDEN, DENISE	317.06
983	474601003	3	684277	GALLEGOS, MIKE	10610	CANYON VISTA RD	MORENO VALLI	CA	92557-303	GALLEGOS, MIKE	314.21
2581	474601004	4	684277	ESCHENDAL, CARROLL	10600	CANYON VISTA RD	MORENO VALLI	CA	92557-303	ESCHENDAL, CARROLI	123.56
2443	474601007	7	684277	KEIZER, DOUGLAS	10570	CANYON VISTA RD	MORENO VALLI	CA	92557-303	KEIZER, DOUGLAS	316.49
3712	474602006	9	684277	SILVAS, DAVID AND MARIE	10691	PARK RIM CIR	MORENO VALLI	CA	92557-300	SILVAS, DAVID AND M	353.85
1815	474602007	0	684277	HOLNESS, GERARDA	10707	PARK RIM CIR	MORENO VALLI	CA	92557-300	HOLNESS, GERARDA	316.49
6	474602008	1	684277	MALONE, TOOTSIE	10721	PARK RIM CIR	MORENO VALLI	CA	92557-300	MALONE, TOOTSIE	316.49
5121	474602009	2	684277	WEST, KIM	10731	PARK RIM CIR	MORENO VALLI	CA	92557-300	WEST, KIM	317.06
3776	474602017	9	684277	DURON, CHRISTINE	10711	CANYON VISTA RD	MORENO VALLI	CA	92557-300	DURON, CHRISTINE	316.49
2240	474602024	5	684277	NUGENT, LEFFORD	10589	CANYON VISTA RD	MORENO VALLI	CA	92557-303	NUGENT, LEFFORD	316.49
3684	474602026	7	684277	PINTOR, ALICIA	24090	CANYON WOODS CIR	MORENO VALLI	CA	92557-300	PINTOR, ALICIA	497.22
2092	474602031	1	684277	CULPEPPER, RICHARD	24090	STONE CREEK CIR	MORENO VALLI	CA	92557-300	CULPEPPER, RICHARD	23.54
1467	474611009	0	684277	FERNANDEZ, ADEL FRANK	10470	CANYON VISTA RD	MORENO VALLI	CA	92557-303	FERNANDEZ, ADEL FR	167.09
5791	474611011	1	684277	ALVIN, THORNTON (RENT)	10450	CANYON VISTA RD	MORENO VALLI	CA	92557-303	ALVIN, THORNTON (R	287.84
379	474611013	3	684277	DONERSON-STONE, LAURA	10430	CANYON VISTA RD	MORENO VALLI	CA	92557-302	DONERSON-STONE, L	316.49
3332	474611017	7	684277	SMITH, GREGORY	10390	CANYON VISTA RD	MORENO VALLI	CA	92557-302	SMITH, GREGORY	97.14
2552	474612015	8	684277	WILSON, KEITH	10479	CANYON VISTA RD	MORENO VALLI	CA	92557-302	WILSON, KEITH	175.92
3327	474612016	9	684277	AYERS, JAMES	24210	SHADY RIDGE CIR	MORENO VALLI	CA	92557-300	AYERS, JAMES	211.78
4301	474612018	1	684277	NEMBACK, DARCY	24185	SHADY RIDGE CIR	MORENO VALLI	CA	92557-300	NEMBACK, DARCY	374.31
1127	474612023	5	684277	GORDON, LEE	24160	COUNTRY CANYON RD	MORENO VALLI	CA	92557-300	GORDON, LEE	80.61
2733	474621008	0	684277	BICE, JAMES	10300	CANYON VISTA RD	MORENO VALLI	CA	92557-304	BICE, JAMES	97.49
378	474621010	1	684277	ZAMBRANO, SUSAN	10280	CANYON VISTA RD	MORENO VALLI	CA	92557-304	ZAMBRANO, SUSAN	241.49
373	474622006	1	684277	EVANS, DONALD	24360	RIMCREST LN	MORENO VALLI	CA	92557-304	EVANS, DONALD	301.91
1532	474622015	9	684277	DUNN, HENRY	24330	HIGHLAND MESA LN	MORENO VALLI	CA	92557-303	DUNN, HENRY	121.24
3443	474632001	7	684277	KEHNT, DANIELLE	10161	CANYON VISTA RD	MORENO VALLI	CA	92557-304	KEHNT, DANIELLE	291.52
8997	474641001	5	684277	PANNU, MOHANINDER AND ANN	11813	VENETIAN DR	MORENO VALLI	CA	92557-651	PANNU, MOHANINDE	116.17
9467	474641015	8	684277	PEREZ, CHRISTIAN (RENT)	11897	VENETIAN DR	MORENO VALLI	CA	92557-651	PEREZ, CHRISTIAN (RE	66.08
4767	474642003	0	684277	RIVERA, MONICA	25231	BRISTOL AVE	MORENO VALLI	CA	92557-650	RIVERA, MONICA	438.80
344	474642009	6	684277	WILLIAMS, LINDA	11822	VILLA HERMOSA	MORENO VALLI	CA	92557-651	WILLIAMS, LINDA	306.35
4519	474643001	1	684277	HERNANDEZ, JAVIER AND LILIA	11815	VILLA HERMOSA	MORENO VALLI	CA	92557-651	HERNANDEZ, JAVIER /	314.21
6671	474643004	4	684277	CRUZ, MARIA ELENA (OWNR)	11826	VENETIAN DR	MORENO VALLI	CA	92557-651	CRUZ, MARIA ELENA (	317.06
7911	474643005	5	684277	GARCIA MARQUEZ, BRAULIO	11832	VENETIAN DR	MORENO VALLI	CA	92557-651	GARCIA MARQUEZ, BI	139.76
7753	474643007	7	684277	SHAW, ANTWON	11844	VENETIAN DR	MORENO VALLI	CA	92557-651	SHAW, ANTWON	211.78
126	474643008	8	684277	RANKINS, TROY	11850	VENETIAN DR	MORENO VALLI	CA	92557-651	RANKINS, TROY	412.76
1802	474643011	0	684277	COATES-JARMAN, STEVEN	11868	VENETIAN DR	MORENO VALLI	CA	92557-651	COATES-JARMAN, STI	342.15
2397	474643012	1	684277	DELONE, RAYMOND	11874	VENETIAN DR	MORENO VALLI	CA	92557-651	DELONE, RAYMOND	412.76
4560	474643017	6	684277	HOWARD, ARCHIE	11863	VILLA HERMOSA	MORENO VALLI	CA	92557-651	HOWARD, ARCHIE	98.50
3171	474644005	8	684277	DIAZ, PATRICIA AND ENRIQUE	11932	VENETIAN DR	MORENO VALLI	CA	92557-651	DIAZ, PATRICIA AND E	317.06
1290	474645008	4	684277	LEWIS, GERALDINE	11876	VILLA HERMOSA	MORENO VALLI	CA	92557-651	LEWIS, GERALDINE	316.49
3948	474651001	6	684277	OSORIO, ARNOLDO	25685	JAVIER PL	MORENO VALLI	CA	92557-661	OSORIO, ARNOLDO	113.86

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3562	474651002	7	684277	ALFARO, MARIBEL	25677	JAVIER PL	MORENO VALLI	CA	92557-661	ALFARO, MARIBEL	317.06
9090	474651005	0	684277	MAJIDI KH, YAGHOB (OWNR)	25653	JAVIER PL	MORENO VALLI	CA	92557-661	MAJIDI KH, YAGHOB (	425.43
573	474651006	1	684277	MOORE, PATRICIA	25645	JAVIER PL	MORENO VALLI	CA	92557-661	MOORE, PATRICIA	412.76
5252	474651009	4	684277	MELBOR, SHELLY (RENT)	25646	JAVIER PL	MORENO VALLI	CA	92557-661	MELBOR, SHELLY (REI	317.06
250	474651023	6	684277	FULLER, LUKE	25646	JASON PL	MORENO VALLI	CA	92557-660	FULLER, LUKE	219.93
5887	474651028	1	684277	RAYMER, RODNEY (OWNR)	25686	JASON PL	MORENO VALLI	CA	92557-660	RAYMER, RODNEY (O'	413.60
4489	474651030	2	684277	ACOSTA, CARLOS AMANDA RAO	25691	SHALU AVE	MORENO VALLI	CA	92557-661	ACOSTA, CARLOS AM/	276.82
3097	474651031	3	684277	ELSAHRKAWI, GAMAL	25681	SHALU AVE	MORENO VALLI	CA	92557-661	ELSAHRKAWI, GAMAI	538.36
5509	474652003	1	684277	GRIFFITH, ARENITA (RENT)	25684	SHALU AVE	MORENO VALLI	CA	92557-661	GRIFFITH, ARENITA (R	413.60
6257	474652018	5	684277	DURAN, ADAN (OWNR)	25689	SPRUCEWOOD PL	MORENO VALLI	CA	92557-662	DURAN, ADAN (OWN	306.35
4152	474660004	7	684277	LOPEZ, SONIA (OWNR)	25708	LAURIE ST	MORENO VALLI	CA	92557-662	LOPEZ, SONIA (OWNF	289.09
9234	474660009	2	684277	ERPENBACH, ANNETTE (RENT)	25732	OAK CT	MORENO VALLI	CA	92557-662	ERPENBACH, ANNETT	198.94
1343	474660012	4	684277	DAVIS, MICHAEL	25707	ASPENWOOD CT	MORENO VALLI	CA	92557-663	DAVIS, MICHAEL	316.49
7792	474671002	9	684277	ORTIZ, FELIPE (RENT)	11468	RIDGEMONT DR	MORENO VALLI	CA	92557-581	ORTIZ, FELIPE (RENT)	40.86
964	474671005	2	684277	COSTON, ARNOLD	11420	RIDGEMONT DR	MORENO VALLI	CA	92557-581	COSTON, ARNOLD	316.49
2190	474672006	6	684277	ROSS, BEVERLY	25578	SAN THOMAS ST	MORENO VALLI	CA	92557-580	ROSS, BEVERLY	156.34
5364	474672008	8	684277	WATTS, CHRISTIANNE (OWNR)	25550	SAN THOMAS ST	MORENO VALLI	CA	92557-580	WATTS, CHRISTIANNE	131.59
6390	474673002	5	684277	ALVARADO, JENNIFER	11379	SAN RICARDO AVE	MORENO VALLI	CA	92557-580	ALVARADO, JENNIFER	269.64
2402	474674003	9	684277	WAGNER, MICHAEL	25577	SAN THOMAS ST	MORENO VALLI	CA	92557-582	WAGNER, MICHAEL	305.05
2979	474675007	6	684277	FRANKO, RAUL	25561	SAN ANTONIO ST	MORENO VALLI	CA	92557-580	FRANKO, RAUL	406.44
1531	474675010	8	684277	STOKES,FRANK	25519	SAN ANTONIO ST	MORENO VALLI	CA	92557-580	STOKES,FRANK	434.52
7692	474675015	3	684277	LEWIS, ANDREA (RENT)	25576	KALMIA AVE	MORENO VALLI	CA	92557-580	LEWIS, ANDREA (REN	50.89
1347	474675016	4	684277	CAMPBELL, FANNY	25590	KALMIA AVE	MORENO VALLI	CA	92557-580	CAMPBELL, FANNY	317.06
8465	474675022	9	684277	BERGMAN, JENNY (RENT)	25622	KALMIA AVE	MORENO VALLI	CA	92557-583	BERGMAN, JENNY (RI	59.41
3885	474681001	9	684277	APODACA, ROBERT	11360	RIDGEMONT DR	MORENO VALLI	CA	92557-581	APODACA, ROBERT	134.53
4383	474681009	7	684277	MYERS, ANDREW	25577	SANTA BARBARA ST	MORENO VALLI	CA	92557-580	MYERS, ANDREW	60.11
1430	474701012	0	684277	SOLOMON, CRESTA (OWNR)	25208	ALTA VISTA DR	MORENO VALLI	CA	92557-523	SOLOMON, CRESTA ((	316.49
2923	474710003	0	684277	CRUZ, MIGUEL	25300	PICO VISTA WAY	MORENO VALLI	CA	92557-522	CRUZ, MIGUEL	275.77
1276	474711011	0	684277	RAJCEVICH, JAY	25306	ALTA VISTA DR	MORENO VALLI	CA	92557-523	RAJCEVICH, JAY	64.53
830	474720007	5	684277	FLOURNOY, JAMES L	25426	FRAN LOU DR	MORENO VALLI	CA	92557-521	FLOURNOY, JAMES L	609.77
6588	474720016	3	684277	LOUIS, LILIA (RENT)	25453	BIANCA CT	MORENO VALLI	CA	92557-524	LOUIS, LILIA (RENT)	234.68
7659	474730004	3	684277	JARA, SANDRA (OWNR)	11861	CITRUS CT	MORENO VALLI	CA	92557-664	JARA, SANDRA (OWN	166.94
7238	474730008	7	684277	SATERFIELD, ARTHUR (OWNR)	11864	CITRUS CT	MORENO VALLI	CA	92557-664	SATERFIELD, ARTHUR	211.78
7241	474730012	0	684277	GAINES, DAVID (OWNR)	11867	TUSCOLA ST	MORENO VALLI	CA	92557-661	GAINES, DAVID (OWN	317.06
4320	474731001	3	684277	GARIBALDI, CARLO AND JAMIE	11818	NAVEL AVE	MORENO VALLI	CA	92557-664	GARIBALDI, CARLO AI	512.68
9376	474731002	4	684277	OLGUIN, CARMEN (RENT)	11804	NAVEL AVE	MORENO VALLI	CA	92557-664	OLGUIN, CARMEN (RI	25.52
4223	474731011	2	684277	KNUTZEN, SHELLY (OWNR)	11770	JAFFA WAY	MORENO VALLI	CA	92557-666	KNUTZEN, SHELLY (O\	300.74
7309	474731019	0	684277	FORFA, MICHAEL (OWNR)	11670	NAVEL AVE	MORENO VALLI	CA	92557-662	FORFA, MICHAEL (OW	306.92
7076	474731021	1	684277	JOHNSON, CONSTANCIA (OWNR)	11659	NAVEL AVE	MORENO VALLI	CA	92557-662	JOHNSON, CONSTAN(	206.78
7233	474731023	3	684277	PAGADUAN, ALLAN (OWNR)	11673	NAVEL AVE	MORENO VALLI	CA	92557-662	PAGADUAN, ALLAN ((	176.09
5415	474732002	7	684277	LEWIN, SHERYL (RENT)	11745	JAFFA WAY	MORENO VALLI	CA	92557-666	LEWIN, SHERYL (RENT	315.23
4142	474733001	9	684277	JOHNSON, CHARLENE	25511	TANGERINE RD	MORENO VALLI	CA	92557-664	JOHNSON, CHARLENE	412.76
7288	474733008	6	684277	DEAN, JENNIFER (OWNR)	25566	SHALU AVE	MORENO VALLI	CA	92557-664	DEAN, JENNIFER (OW	151.13
3762	475030017	9	684277	CAZARES, ERMELINDA	11080	DAVIS ST	MORENO VALLI	CA	92557-503	CAZARES, ERMELINDA	316.49
5261	475031001	7	684277	FINCH, AQURANIST (OWNR)	24330	CHIPPEWA TRL	MORENO VALLI	CA	92557-502	FINCH, AQURANIST ((	317.06
6419	475031002	8	684277	MHOON, ANGEINETTE (RENT)	24344	CHIPPEWA TRL	MORENO VALLI	CA	92557-502	MHOON, ANGEINETT	317.06
5777	475031006	2	684277	TORRES, NELLY (RENT)	24404	CHIPPEWA TRL	MORENO VALLI	CA	92557-502	TORRES, NELLY (RENT	334.77
7910	475032001	0	684277	FELTENBERGER, MARK (RENT)	24533	CHIPPEWA TRL	MORENO VALLI	CA	92557-502	FELTENBERGER, MAR	643.88
911	475032021	8	684277	VITELA, SAMUEL	24263	CHIPPEWA TRL	MORENO VALLI	CA	92557-502	VITELA, SAMUEL	317.06
4603	475032023	0	684277	FITZPATRICK, KELLY	11200	DAVIS ST	MORENO VALLI	CA	92557-500	FITZPATRICK, KELLY	304.07
9471	475032024	1	684277	NORZAGARAY, NOE (OWNR)	11220	DAVIS ST	MORENO VALLI	CA	92557-500	NORZAGARAY, NOE ((	185.69
4802	475032026	3	684277	RODRIGUEZ, FAUSTINO	24280	ANGIE LN	MORENO VALLI	CA	92557-504	RODRIGUEZ, FAUSTIN	409.86
6240	475032032	8	684277	BELL, CHARLES (RENT)	11135	INDIAN ST	MORENO VALLI	CA	92557-504	BELL, CHARLES (RENT	97.92
6075	475050010	4	684277	IBARRA, ANGELICA (OWNR)	24790	SUNDAY DR	MORENO VALLI	CA	92557-510	IBARRA, ANGELICA (C	284.83
1447	475050018	2	684277	VELOZ, CHARLENE	24847	SUNDAY DR	MORENO VALLI	CA	92557-510	VELOZ, CHARLENE	316.49
210	475050019	3	684277	REED, CECELIA	24841	SUNDAY DR	MORENO VALLI	CA	92557-510	REED, CECELIA	316.49
5796	475050026	9	684277	SHEPERD, DEISHAT	24780	FREEDOM CT	MORENO VALLI	CA	92557-510	SHEPERD, DEISHAT	699.08
5452	475050029	2	684277	GARCIA, JOSE AND MARIA (OWN	24824	FREEDOM CT	MORENO VALLI	CA	92557-510	GARCIA, JOSE AND M/	28.57
6123	475070028	3	684277	ZAFRA, MARIU (RENT)	24810	EL DORADO ST	MORENO VALLI	CA	92557-511	ZAFRA, MARIU (RENT	72.95
745	475070029	4	684277	MALAKOUTI, STEPHANIE	24798	EL DORADO ST	MORENO VALLI	CA	92557-511	MALAKOUTI, STEPHAI	317.06
177	475070031	5	684277	RIX, PEGGY	24792	EL DORADO ST	MORENO VALLI	CA	92557-511	RIX, PEGGY	316.49
6502	475070045	8	684277	MCFADDEN, KEUNDRA (OWNR)	24856	SKYLAND DR	MORENO VALLI	CA	92557-513	MCFADDEN, KEUNDR	134.60
3734	475070047	0	684277	WIMSATT, ALBERT AND KATHY	24867	SKYLAND DR	MORENO VALLI	CA	92557-513	WIMSATT, ALBERT AI	316.49
3795	475070055	7	684277	PHALEN, ALISHA	24771	SKYLAND DR	MORENO VALLI	CA	92557-513	PHALEN, ALISHA	422.52
3161	475081002	3	684277	GRANADOS, ROGELIO	24588	SKYLAND DR	MORENO VALLI	CA	92557-514	GRANADOS, ROGELIC	300.14
492	475081003	4	684277	DELALUZ, LETICIA	24604	SKYLAND DR	MORENO VALLI	CA	92557-511	DELALUZ, LETICIA	68.33
8029	475081005	6	684277	WINDING, VERONICA (OWNR)	24748	SKYLAND DR	MORENO VALLI	CA	92557-514	WINDING, VERONICA	329.35
5681	475081009	0	684277	HUBERT, CASSANDRA (RENT)	24700	SKYLAND DR	MORENO VALLI	CA	92557-514	HUBERT, CASSANDRA	317.06
69	475081014	4	684277	POLITTO, JOSEPH	24638	SKYLAND DR	MORENO VALLI	CA	92557-511	POLITTO, JOSEPH	316.49
2539	475081016	6	684277	HAMANN, MARLAYNA AND JOHI	24530	SKYLAND DR	MORENO VALLI	CA	92557-514	HAMANN, MARLAYN/	306.02
564	475082006	0	684277	THOMPSON, ROSAVELT	24571	SKYLAND DR	MORENO VALLI	CA	92557-511	THOMPSON, ROSAVE	352.64
4290	475082018	1	684277	ROSS, FATIMAH	24536	SKYROCK DR	MORENO VALLI	CA	92557-560	ROSS, FATIMAH	413.60
2980	475082019	2	684277	MC CULLOUGH, SONJIA	24524	SKYROCK DR	MORENO VALLI	CA	92557-560	MC CULLOUGH, SONJ	317.06
3733	475082020	2	684277	VANCE, KATHY	24512	SKYROCK DR	MORENO VALLI	CA	92557-560	VANCE, KATHY	93.59
9154	475082023	5	684277	GARCIA , ANDREW (RENT)	24661	SKYLAND DR	MORENO VALLI	CA	92557-510	GARCIA , ANDREW (R	22.10
7687	475082024	6	684277	LEE, CHANTALLE	24675	SKYLAND DR	MORENO VALLI	CA	92557-510	LEE, CHANTALLE	142.86

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8259	475082028	0	684277	MENDOZA, CYNTHIA (OWNR)	24723	SKYLAND DR	MORENO VALLI	CA	92557-510	MENDOZA, CYNTHIA	305.63
2346	475082030	1	684277	FIERRO, ELIZABETH	24747	SKYLAND DR	MORENO VALLI	CA	92557-510	FIERRO, ELIZABETH	412.76
8610	475083002	9	684277	PERALTA, DAISY (RENT)	24541	SKYROCK DR	MORENO VALLI	CA	92557-560	PERALTA, DAISY (REN	143.38
6560	475083003	0	684277	RAMIREZ, MIGUEL	24553	SKYROCK DR	MORENO VALLI	CA	92557-560	RAMIREZ, MIGUEL	305.63
77	475090012	0	684277	HILLARD-LAWLESS, ANNE (OWNF	11260	DAVIS ST	MORENO VALLI	CA	92557-504	HILLARD-LAWLESS, AI	300.00
2826	475100003	2	684277	BOWLDS, JOHN (APTS)	11279	DAVIS ST	MORENO VALLI	CA	92557-504	BOWLDS, JOHN (APTS	422.52
176	475100008	7	684277	PLAXCO, DON P (OWNR) APTS	11275	DAVIS ST	MORENO VALLI	CA	92557-504	PLAXCO, DON P (OWI	314.21
1181	475100009	8	684277	PLAXCO, DON P (OWNR) APTS	11277	DAVIS ST	MORENO VALLI	CA	92557-504	PLAXCO, DON P (OWI	316.49
2188	475100021	8	684277	RIVAS, ANGELINA	24010	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	RIVAS, ANGELINA	509.03
2824	475100025	2	684277	NEWTON, VICKIE	24066	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	NEWTON, VICKIE	299.38
8518	475100028	5	684277	BURROWES, GLORIA (OWNR)	24091	ROSELEAF PL	MORENO VALLI	CA	92557-553	BURROWES, GLORIA (	145.13
118	475100034	0	684277	MORETTI, TRACY	24051	ROSELEAF PL	MORENO VALLI	CA	92557-553	MORETTI, TRACY	386.73
2008	475100051	5	684277	NETTLES, DAVID	11328	GREEN GLEN ST	MORENO VALLI	CA	92557-553	NETTLES, DAVID	253.43
5966	475100053	7	684277	MALTA, ALBERT	11360	GREEN GLEN ST	MORENO VALLI	CA	92557-553	MALTA, ALBERT	317.78
6985	475100056	0	684277	REINA, DORA (OWNR)	11312	BLUEWOOD PL	MORENO VALLI	CA	92557-553	REINA, DORA (OWNR	306.92
2141	475100060	3	684277	TURNER, HAROLD	11361	SAGEWOOD PL	MORENO VALLI	CA	92557-553	TURNER, HAROLD	216.63
4548	475100061	4	684277	SAMS, ROCHELLE	11347	SAGEWOOD PL	MORENO VALLI	CA	92557-553	SAMS, ROCHELLE	314.21
8964	475100064	7	684277	STEPHENSON-VIGIL, ANN (RENT)	11328	SAGEWOOD PL	MORENO VALLI	CA	92557-553	STEPHENSON-VIGIL, A	27.61
3011	475100066	9	684277	YOGUEZ, MICHELLE	11360	SAGEWOOD PL	MORENO VALLI	CA	92557-553	YOGUEZ, MICHELLE	115.70
6672	475100068	1	684277	HERNANDEZ, CRYSTAL (RENT)	11343	DAVIS ST	MORENO VALLI	CA	92557-500	HERNANDEZ, CRYSTA	71.04
6197	475100071	3	684277	ADAMS, WAYNE (OWNR)	11273	DAVIS ST	MORENO VALLI	CA	92557-504	ADAMS, WAYNE (OW	317.06
9207	475100072	4	684277	ROBINSON, KEVIN (RENT)	11267	DAVIS ST	MORENO VALLI	CA	92557-504	ROBINSON, KEVIN (RE	132.75
1140	475100073	5	684277	PLAXCO, DON P (OWNR) APTS	11281	DAVIS ST	MORENO VALLI	CA	92557-504	PLAXCO, DON P (OWI	316.49
1352	475111001	4	684277	TUCKER, DARRELL	24011	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	TUCKER, DARRELL	316.49
6246	475111003	6	684277	BLACKBURN, SUSAN (RENT)	24039	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	BLACKBURN, SUSAN (	261.72
4416	475111005	8	684277	VORGEACK, PATRICK	24067	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	VORGEACK, PATRICK	423.74
1396	475111006	9	684277	MORTON, OBELL	24081	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	MORTON, OBELL	505.85
7788	475111007	0	684277	WILLIFORD, RHON (RENT)	24093	SANDY GLADE AVE	MORENO VALLI	CA	92557-552	WILLIFORD, RHON (RI	470.17
7755	475111024	5	684277	LONG, MARY (RENT)	11457	TRIUMPH LN	MORENO VALLI	CA	92557-554	LONG, MARY (RENT)	289.94
5378	475111035	5	684277	TREANOR, BRITTANY (OWNR)	11453	SANDSTONE PL	MORENO VALLI	CA	92557-552	TREANOR, BRITTANY	317.06
4046	475111051	9	684277	VILLANUEVA, GABRIEL	11421	DAVIS ST	MORENO VALLI	CA	92557-553	VILLANUEVA, GABRIE	306.35
335	475111053	1	684277	MALTA, ALBERT	11475	DAVIS ST	MORENO VALLI	CA	92557-553	MALTA, ALBERT	412.76
2907	475112003	9	684277	RAMOS, BELISARIO	24043	SANDBOW ST	MORENO VALLI	CA	92557-552	RAMOS, BELISARIO	206.35
7348	475112006	2	684277	BECERRA, LORENA (RENT)	24087	SANDBOW ST	MORENO VALLI	CA	92557-552	BECERRA, LORENA (RI	112.21
376	475120005	6	684277	GILMORE, JERI	11455	DAYBREAK TRL	MORENO VALLI	CA	92557-550	GILMORE, JERI	316.49
979	475120011	1	684277	SLAUGHTER, RONALD	11383	DAYBREAK TRL	MORENO VALLI	CA	92557-550	SLAUGHTER, RONALD	412.76
6444	475121006	0	684277	ZAPATA, NUBIA	11448	DAYBREAK TRL	MORENO VALLI	CA	92557-550	ZAPATA, NUBIA	43.17
5528	475121007	1	684277	MORANTE, ERNESTO (OWNR)	11464	DAYBREAK TRL	MORENO VALLI	CA	92557-550	MORANTE, ERNESTO	317.06
2159	475121009	3	684277	NORBY, CHRISTINA	11449	MORNING STAR LN	MORENO VALLI	CA	92557-550	NORBY, CHRISTINA	316.49
2382	475121016	9	684277	SHONO, SHEILA AND DAVID	11412	MORNING STAR LN	MORENO VALLI	CA	92557-550	SHONO, SHEILA AND I	316.49
8197	475121020	2	684277	FINE, WILLIAM (RENT)	11462	MORNING STAR LN	MORENO VALLI	CA	92557-550	FINE, WILLIAM (RENT	302.64
266	475122004	1	684277	COOPER, FRANCIS	24457	SUNDIAL WAY	MORENO VALLI	CA	92557-550	COOPER, FRANCIS	131.45
1191	475131001	6	684277	DELAWYER, PATTY	11381	BRIGHT STAR TRL	MORENO VALLI	CA	92557-561	DELAWYER, PATTY	412.76
1891	475131004	9	684277	BRADLEY, ANTA	11417	BRIGHT STAR TRL	MORENO VALLI	CA	92557-561	BRADLEY, ANTA	193.51
4376	475131005	0	684277	NUNEZ, GLORIA	11433	BRIGHT STAR TRL	MORENO VALLI	CA	92557-561	NUNEZ, GLORIA	317.06
9535	475131006	1	684277	AMAYA, HERIBERTO (OWNR)	11445	BRIGHT STAR TRL	MORENO VALLI	CA	92557-561	AMAYA, HERIBERTO (	70.01
1822	475132003	1	684277	MENDOZA, CLEMA	24591	SUNDIAL WAY	MORENO VALLI	CA	92557-560	MENDOZA, CLEMA	317.06
6562	475132013	0	684277	DE LA ROCHA, MARIO	24831	SUNDIAL WAY	MORENO VALLI	CA	92557-561	DE LA ROCHA, MARIO	285.90
2772	475132015	2	684277	DE LA PAZ, CARLOS	24871	SUNDIAL WAY	MORENO VALLI	CA	92557-561	DE LA PAZ, CARLOS	316.49
8192	475132017	4	684277	GOMEZ, ALREDA (RENT)	24915	SUNDIAL WAY	MORENO VALLI	CA	92557-561	GOMEZ, ALREDA (REI	294.37
8260	475132018	5	684277	WISEMAN, TIM (OWNR)	24927	SUNDIAL WAY	MORENO VALLI	CA	92557-561	WISEMAN, TIM (OWI	277.42
7502	475132019	6	684277	LARIOS, NOE (RENT)	24939	SUNDIAL WAY	MORENO VALLI	CA	92557-561	LARIOS, NOE (RENT)	75.11
7260	475132020	6	684277	TRUJILLO, SOLOMON	24951	SUNDIAL WAY	MORENO VALLI	CA	92557-561	TRUJILLO, SOLOMON	71.78
5182	475132024	0	684277	FORBES, SHOLAN (RENT)	11379	HUBBARD ST	MORENO VALLI	CA	92557-564	FORBES, SHOLAN (REI	317.06
4485	475133002	3	684277	MC GEE, DEMETRIA	24624	SUNDIAL WAY	MORENO VALLI	CA	92557-561	MC GEE, DEMETRIA	66.00
2828	475133007	8	684277	LOPEZ, GABRIELA	24758	SUNDIAL WAY	MORENO VALLI	CA	92557-561	LOPEZ, GABRIELA	309.52
4174	475133008	9	684277	FLORES, REBECCA	24784	SUNDIAL WAY	MORENO VALLI	CA	92557-561	FLORES, REBECCA	414.42
1477	475133009	0	684277	ALONSO, RAMONE	24808	SUNDIAL WAY	MORENO VALLI	CA	92557-561	ALONSO, RAMONE	414.42
5960	475133015	5	684277	SALAZAR, OLIVER (OWNR)	24825	MOONTIDE LN	MORENO VALLI	CA	92557-560	SALAZAR, OLIVER (OV	317.06
2885	475133017	7	684277	LOPEZ, LETICIA	24781	MOONTIDE LN	MORENO VALLI	CA	92557-561	LOPEZ, LETICIA	289.30
4731	475134003	7	684277	BLACK, FRANCINA	24650	MOONTIDE LN	MORENO VALLI	CA	92557-560	BLACK, FRANCINA	457.74
2937	475134008	2	684277	NERI, ROBERT	24782	MOONTIDE LN	MORENO VALLI	CA	92557-560	NERI, ROBERT	352.64
2431	475134011	4	684277	HANANIA, GEORGE	24852	MOONTIDE LN	MORENO VALLI	CA	92557-560	HANANIA, GEORGE	316.49
3198	475141004	0	684277	BADARACO, REMIGIO	24774	RED RIVER RD	MORENO VALLI	CA	92557-561	BADARACO, REMIGIO	154.82
2703	475141007	3	684277	CARPENTER, TROY	24816	RED RIVER RD	MORENO VALLI	CA	92557-562	CARPENTER, TROY	380.79
2186	475141020	4	684277	CRAIG, MARY	24858	ROCK SPRING TRL	MORENO VALLI	CA	92557-562	CRAIG, MARY	355.85
5738	475141022	6	684277	MORA, JOSE (OWNR)	24871	ROCK SPRING TRL	MORENO VALLI	CA	92557-562	MORA, JOSE (OWNR)	339.32
1811	475141023	7	684277	WILLIAMS, VICTORIA	24859	ROCK SPRING TRL	MORENO VALLI	CA	92557-562	WILLIAMS, VICTORIA	210.89
3269	475141024	8	684277	ELDER, THOMAS	24847	ROCK SPRING TRL	MORENO VALLI	CA	92557-562	ELDER, THOMAS	315.56
4563	475141031	4	684277	HARRIS, ROBERT	11473	PERRIS BLVD	MORENO VALLI	CA	92557-566	HARRIS, ROBERT	314.21
2727	475141035	8	684277	LAZANO, GLORIA	24950	GEM CT	MORENO VALLI	CA	92557-562	LAZANO, GLORIA	325.08
3617	475141036	9	684277	WITTER, LUCLEN	24980	GEM CT	MORENO VALLI	CA	92557-562	WITTER, LUCLEN	316.49
7185	475142010	8	684277	ARGUELEZ, LAURA (RENT)	11440	GOLD BLUFF RD	MORENO VALLI	CA	92557-562	ARGUELEZ, LAURA (RI	77.09
5873	475150005	9	684277	HERNANDEZ, MIGUEL (OWNR)	11531	PERRIS BLVD	MORENO VALLI	CA	92557-566	HERNANDEZ, MIGUEI	317.06
3802	475150011	4	684277	CISNEROS, GUADALUPE	11550	HUBBARD ST	MORENO VALLI	CA	92557-565	CISNEROS, GUADALUI	248.88
333	475150024	6	684277	WASHINGTON, KENNETH	24820	METRIC DR	MORENO VALLI	CA	92557-563	WASHINGTON, KENN	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2140	475150036	7	684277	FINLEY, RON	24785	METRIC DR	MORENO VALLI	CA	92557-563	FINLEY, RON	316.49
3067	475150040	0	684277	GOODIN III, CHARLES (OWNR)	11520	HUBBARD ST	MORENO VALLI	CA	92557-565	GOODIN III, CHARLES	306.30
1303	475150043	3	684277	SANDOVAL, ASUNCION	24865	KALMIA AVE	MORENO VALLI	CA	92557-563	SANDOVAL, ASUNCIO	24.08
5882	475160005	0	684277	MALDONADO, JOSE SOCORRO (O	11503	HUBBARD ST	MORENO VALLI	CA	92557-565	MALDONADO, JOSE S	425.69
8248	475160010	4	684277	GRACIANO, LORENZO (TENANT)	24706	HILTON DR	MORENO VALLI	CA	92557-563	GRACIANO, LORENZO	297.83
82	475160014	8	684277	SINGLETARY, JOHN	11567	HUBBARD ST	MORENO VALLI	CA	92557-565	SINGLETARY, JOHN	316.49
9488	475160021	4	684277	ROMERO, YULISSA (RENT)	11621	HUBBARD ST	MORENO VALLI	CA	92557-565	ROMERO, YULISSA (RI	120.81
183	475160043	4	684277	BARRETT, CLARA	11519	PROSPERITY LN	MORENO VALLI	CA	92557-564	BARRETT, CLARA	316.49
6363	475170008	4	684277	MALTA, ALBERT	11558	DAVIS ST	MORENO VALLI	CA	92557-552	MALTA, ALBERT	317.06
3682	475170014	9	684277	PARSON, REGINA	11559	DAYBREAK TRL	MORENO VALLI	CA	92557-550	PARSON, REGINA	316.49
6343	475170016	1	684277	JONES, BOBBY (OWNR)	11585	DAYBREAK TRL	MORENO VALLI	CA	92557-550	JONES, BOBBY (OWNI	189.04
3289	475170018	3	684277	LARA, FERMEN	11598	SPYGLASS CIR	MORENO VALLI	CA	92557-551	LARA, FERMEN	225.64
4443	475170020	4	684277	COLLIER, JOHN	11572	SPYGLASS CIR	MORENO VALLI	CA	92557-551	COLLIER, JOHN	317.06
8484	475170026	0	684277	FRIAS, CYNTHIA (RENT)	11515	SPYGLASS CIR	MORENO VALLI	CA	92557-551	FRIAS, CYNTHIA (REN	100.30
3199	475170028	2	684277	THOMAS, MARK (OWNR)	11543	SPYGLASS CIR	MORENO VALLI	CA	92557-551	THOMAS, MARK (OW	317.06
261	475170035	8	684277	ARAGON, ALBERT AND PATRICIA	11568	SEAPORT CIR	MORENO VALLI	CA	92557-551	ARAGON, ALBERT AN	316.49
4156	475170040	2	684277	PADILLA, BONNIE	11504	SEAPORT CIR	MORENO VALLI	CA	92557-551	PADILLA, BONNIE	139.45
5751	475170042	4	684277	SHELTON, YVONNE	11525	SEAPORT CIR	MORENO VALLI	CA	92557-551	SHELTON, YVONNE	317.06
3070	475170043	5	684277	GONZALEZ, RUTH	11539	SEAPORT CIR	MORENO VALLI	CA	92557-551	GONZALEZ, RUTH	317.06
1719	475171003	2	684277	MILNE, EDWARD	24267	MOONRAKER LN	MORENO VALLI	CA	92557-551	MILNE, EDWARD	279.01
5229	475171006	5	684277	COMBS, JOSHUA (RENT)	24299	MOONRAKER LN	MORENO VALLI	CA	92557-551	COMBS, JOSHUA (REN	317.06
2548	475171010	8	684277	VARGAS, JUDITH (OWNR)	24345	MOONRAKER LN	MORENO VALLI	CA	92557-551	VARGAS, JUDITH (OW	316.49
3483	475171011	9	684277	ROCHA, FRANCISCO AND ROSARI	24357	MOONRAKER LN	MORENO VALLI	CA	92557-551	ROCHA, FRANCISCO A	317.06
2352	475171022	9	684277	FINEGEN, ANNA	11578	RIDGECREST LN	MORENO VALLI	CA	92557-550	FINEGEN, ANNA	414.42
7816	475172006	8	684277	SILVEIRA, DAVID	11529	RIDGECREST LN	MORENO VALLI	CA	92557-550	SILVEIRA, DAVID	418.29
6823	475172009	1	684277	VARGAS, ROSANNA (OWNR)	11559	RIDGECREST LN	MORENO VALLI	CA	92557-550	VARGAS, ROSANNA ((	142.82
276	475172010	1	684277	KING, JON	11569	RIDGECREST LN	MORENO VALLI	CA	92557-550	KING, JON	316.49
3163	475172011	2	684277	SHAFF, ALZORA	11579	RIDGECREST LN	MORENO VALLI	CA	92557-550	SHAFF, ALZORA	282.41
8722	475172014	5	684277	TUCKER, MILLIE (RENT)	11586	DAYBREAK TRL	MORENO VALLI	CA	92557-550	TUCKER, MILLIE (REN	332.15
2018	475181017	6	684277	PETORELLA, JOSEPH E (RENT)	11598	LEISURE WAY	MORENO VALLI	CA	92557-552	PETORELLA, JOSEPH E	414.42
3150	475181032	9	684277	LEYVA, YOLANDA (OWNER)	11573	LEISURE WAY	MORENO VALLI	CA	92557-552	LEYVA, YOLANDA (OV	365.46
182	475181033	0	684277	WHITSETT, MICHAEL AND PATRIC	11561	LEISURE WAY	MORENO VALLI	CA	92557-552	WHITSETT, MICHAEL /	316.49
3366	475182001	4	684277	CHAVEZ, GRACE	11508	TRIUMPH LN	MORENO VALLI	CA	92557-552	CHAVEZ, GRACE	97.94
2036	475182004	7	684277	ANDERSON, KAREN	11546	TRIUMPH LN	MORENO VALLI	CA	92557-552	ANDERSON, KAREN	217.65
6575	475182008	1	684277	WEST, JAMES AND MELISSA	11588	TRIUMPH LN	MORENO VALLI	CA	92557-552	WEST, JAMES AND M	153.90
284	475182010	2	684277	O'NEIL, WILLIAM	11614	TRIUMPH LN	MORENO VALLI	CA	92557-552	O'NEIL, WILLIAM	316.49
8421	475182024	5	684277	WHITEHEAD, VONDALA (RENT)	11587	OCALA CT	MORENO VALLI	CA	92557-551	WHITEHEAD, VONDAI	287.68
441	475182030	0	684277	SANDERS, PAULA	11621	KASBA CIR	MORENO VALLI	CA	92557-551	SANDERS, PAULA	116.49
2409	475182037	7	684277	MEDINA, TIMOTHY	11618	KASBA CIR	MORENO VALLI	CA	92557-551	MEDINA, TIMOTHY	306.71
7236	475182042	1	684277	JONES, BRYAN	11533	DAVIS ST	MORENO VALLI	CA	92557-553	JONES, BRYAN	591.32
4445	475182045	4	684277	VACA, CARLOS	11561	DAVIS ST	MORENO VALLI	CA	92557-553	VACA, CARLOS	534.45
3633	475190004	2	684277	MEZA, GILBERTO	11698	HEACOCK ST	MORENO VALLI	CA	92557-792	MEZA, GILBERTO	323.83
2767	475190017	4	684277	WILLIAMS, MILDRED	24175	GREGORY LN	MORENO VALLI	CA	92557-551	WILLIAMS, MILDRED	288.04
5032	475190021	7	684277	BOLAJEH, ABIN (RENT)	11667	DAVIS ST	MORENO VALLI	CA	92557-633	BOLAJEH, ABIN (RENT	316.49
933	475200002	0	684277	PLAXCO, DONALD	11664	DAVIS ST	MORENO VALLI	CA	92557-630	PLAXCO, DONALD	914.07
1648	475200003	1	684277	PLAXCO, DON AND IDA (OWNR) /	11672	DAVIS ST	MORENO VALLI	CA	92557-630	PLAXCO, DON AND ID	316.49
8069	475200017	4	684277	QUEZADA, ROBERT (RENT)	24309	VIRGINIA LN	MORENO VALLI	CA	92557-631	QUEZADA, ROBERT (R	280.54
1781	475200019	6	684277	THORPE, THEODORE	24301	VIRGINIA LN	MORENO VALLI	CA	92557-631	THORPE, THEODORE	317.06
7874	475200045	9	684277	SANDERS, DEANNA	24423	WILLIS LN	MORENO VALLI	CA	92557-630	SANDERS, DEANNA	289.82
712	475200046	0	684277	MC FARLAND, DEANNA K	24379	WILLIS LN	MORENO VALLI	CA	92557-630	MC FARLAND, DEANN	328.23
3022	475200047	1	684277	BROWN, LONNA	24378	WILLIS LN	MORENO VALLI	CA	92557-630	BROWN, LONNA	317.06
5890	475200048	2	684277	FRAUSTO, ALICIA (OWNR)	24374	WILLIS LN	MORENO VALLI	CA	92557-630	FRAUSTO, ALICIA (OW	87.14
8450	475210014	2	684277	AGUIRRE, MARTHA (RENT)	24728	WILSON PL	MORENO VALLI	CA	92557-642	AGUIRRE, MARTHA (F	410.86
5341	475210019	7	684277	LOPEZ, ANA (RENT)	11723	HUBBARD ST	MORENO VALLI	CA	92557-642	LOPEZ, ANA (RENT)	268.19
2720	475210026	3	684277	RUELAS, ROBERTO	24569	TREASURE DR	MORENO VALLI	CA	92557-564	RUELAS, ROBERTO	108.84
413	475210036	2	684277	DELANDRO, FRANK	11666	PROSPERITY LN	MORENO VALLI	CA	92557-564	DELANDRO, FRANK	216.49
6666	475210038	4	684277	MITCHELL, KENNETH AND STACY	11640	PROSPERITY LN	MORENO VALLI	CA	92557-564	MITCHELL, KENNETH	317.06
3092	475211001	3	684277	MORALES, MONICA	11631	DEFIANCE WAY	MORENO VALLI	CA	92557-564	MORALES, MONICA	276.04
2385	475211004	6	684277	RAMOS, ALANA	11671	DEFIANCE WAY	MORENO VALLI	CA	92557-564	RAMOS, ALANA	316.49
1051	475211005	7	684277	PETERSON, SHIRLEY	11685	DEFIANCE WAY	MORENO VALLI	CA	92557-564	PETERSON, SHIRLEY	154.06
8565	475212009	4	684277	GARCIA , STELLA (RENT)	11728	DEFIANCE WAY	MORENO VALLI	CA	92557-564	GARCIA , STELLA (REN	364.86
5477	475212013	7	684277	ALLEN, BRYAN (OWNR)	11672	DEFIANCE WAY	MORENO VALLI	CA	92557-564	ALLEN, BRYAN (OWNI	566.08
1307	475220007	7	684277	PERRY, LINDA	24810	VALECREST DR	MORENO VALLI	CA	92557-640	PERRY, LINDA	108.49
1237	475220069	3	684277	SANCHEZ, SARA	11730	CAMINO DE LA VISTA DR	MORENO VALLI	CA	92557-641	SANCHEZ, SARA	316.49
4375	475220070	3	684277	TOVAR, TUPE (OWNR)	11744	CAMINO DE LA VISTA DR	MORENO VALLI	CA	92557-641	TOVAR, TUPE (OWNR	217.92
9550	475231001	5	684277	LLANOS, ORFILA AND LUIS (OWN	24760	REDCLIFF CT	MORENO VALLI	CA	92557-640	LLANOS, ORFILA AND	74.52
3647	475231002	6	684277	MORALES, LUZ AND EDGAR	24770	REDCLIFF CT	MORENO VALLI	CA	92557-640	MORALES, LUZ AND E	316.49
1105	475231008	2	684277	TOLBERT SR, MICHAEL	24830	REDCLIFF CT	MORENO VALLI	CA	92557-640	TOLBERT SR, MICHAE	303.68
5099	475231020	2	684277	NAPUTI, SHANE	24761	REDCLIFF CT	MORENO VALLI	CA	92557-640	NAPUTI, SHANE	317.06
9281	475231022	4	684277	WILSON, WILLIAM (RENT)	24772	ENCHANTED WAY	MORENO VALLI	CA	92557-642	WILSON, WILLIAM (RI	194.45
3174	475231025	7	684277	NICKELL, JIM	24802	ENCHANTED WAY	MORENO VALLI	CA	92557-640	NICKELL, JIM	142.62
1782	475231026	8	684277	FERNANDEZ, JAVIER	24812	ENCHANTED WAY	MORENO VALLI	CA	92557-640	FERNANDEZ, JAVIER	317.06
4757	475231035	6	684277	NGUYEN, ROSEMARY	11803	CAMINO DE LA VISTA DR	MORENO VALLI	CA	92557-641	NGUYEN, ROSEMARY	314.21
3513	475233010	9	684277	COLEMAN, TERRENCE	24960	ENCHANTED WAY	MORENO VALLI	CA	92557-641	COLEMAN, TERRENCE	317.06
2493	475233016	5	684277	BARRAGAN, ERNESTO	24945	CAMINO DE ORO WAY	MORENO VALLI	CA	92557-640	BARRAGAN, ERNESTC	316.49
7849	475233017	6	684277	RZEPKA, JAMES (RENT)	24963	CAMINO DE ORO WAY	MORENO VALLI	CA	92557-640	RZEPKA, JAMES (REN	67.92

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6076	475233021	9	684277	MENDEZ, LAURA (OWNR)	24986	CAMINO DE ORO WAY	MORENO VALLI	CA	92557-640	MENDEZ, LAURA (OW	392.95
4681	475233023	1	684277	PASCUAL, ADRIENNE (OWNR)	24964	CAMINO DE ORO WAY	MORENO VALLI	CA	92557-640	PASCUAL, ADRIENNE	30.41
8245	475233025	3	684277	ZUNIGA, IRA (RENT)	24928	CAMINO DE ORO WAY	MORENO VALLI	CA	92557	ZUNIGA, IRA (RENT)	305.63
5118	475240004	6	684277	ARCHUNDIA, HEIDY	11864	INDIAN ST	MORENO VALLI	CA	92557-630	ARCHUNDIA, HEIDY	406.30
5127	475240019	0	684277	MONTOYA, MARTINA AND MART	24536	COVINGTON WAY	MORENO VALLI	CA	92557-642	MONTOYA, MARTINA	277.47
690	475240028	8	684277	MARINEZ, ROSA	24596	COVINGTON WAY	MORENO VALLI	CA	92557-642	MARINEZ, ROSA	316.49
1974	475240032	1	684277	MOGHADDAM, NOSART	11841	KILGORE ST	MORENO VALLI	CA	92557-644	MOGHADDAM, NOSA	412.76
1520	475240044	2	684277	BOARTFIELD, BOB	11821	HUBBARD ST	MORENO VALLI	CA	92557-644	BOARTFIELD, BOB	27.61
3000	475250029	0	684277	GUTIERREZ, MARIA BELEN (RENT	11861	INDIAN ST	MORENO VALLI	CA	92557-630	GUTIERREZ, MARIA BI	301.15
1794	475250039	9	684277	MARSHALL, CLAUDIA	24347	GROVEN LN	MORENO VALLI	CA	92557-633	MARSHALL, CLAUDIA	314.54
156	475250045	4	684277	BALDARAY, PETE	24396	GROVEN LN	MORENO VALLI	CA	92557-634	BALDARAY, PETE	154.32
1311	475250054	2	684277	REVELES, DIEGO	24417	GROVEN LN	MORENO VALLI	CA	92557-634	REVELES, DIEGO	219.27
7826	475250060	7	684277	HERNANDEZ, CARMEN	24423	DUNLAVY CT	MORENO VALLI	CA	92557-631	HERNANDEZ, CARMEI	639.07
5143	475250063	0	684277	PATRICK, LISA (OWNR)	24463	DUNLAVY CT	MORENO VALLI	CA	92557-631	PATRICK, LISA (OWNF	227.54
846	475250073	9	684277	CABELLO, ELYAS	11830	DAVIS ST	MORENO VALLI	CA	92557-630	CABELLO, ELYAS	186.16
3570	475250074	0	684277	PARRA, MARTHA	11859	INDIAN ST	MORENO VALLI	CA	92557-630	PARRA, MARTHA	117.62
966	475251011	6	684277	KHAN, ILYAS	24372	DUNLAVY CT	MORENO VALLI	CA	92557-631	KHAN, ILYAS	217.06
6815	475251012	7	684277	DANN, RICH (RENT)	24360	DUNLAVY CT	MORENO VALLI	CA	92557-631	DANN, RICH (RENT)	86.12
45	475261009	6	684277	MEER, ROBERT	24052	GROVEN LN	MORENO VALLI	CA	92557-633	MEER, ROBERT	205.89
3598	475261010	6	684277	VIVEROS, HECTOR (OWNR)	24072	GROVEN LN	MORENO VALLI	CA	92557-633	VIVEROS, HECTOR (O\	196.49
1643	475261030	4	684277	ROCHA, MARIA	24097	MADOLE DR	MORENO VALLI	CA	92557-634	ROCHA, MARIA	293.86
4662	475261033	7	684277	MORENO, MAGALY	24057	MADOLE DR	MORENO VALLI	CA	92557-634	MORENO, MAGALY	88.19
2787	475262001	1	684277	ESPARZA, RICHARD	24041	GROVEN LN	MORENO VALLI	CA	92557-633	ESPARZA, RICHARD	134.53
4825	475262006	6	684277	RIKE, MICHAEL	24125	GROVEN LN	MORENO VALLI	CA	92557-632	RIKE, MICHAEL	254.81
5599	475263015	7	684277	SINGLETON, KAREN (OWNR)	11774	NOTNIL CT	MORENO VALLI	CA	92557-634	SINGLETON, KAREN ((	317.06
380	475263027	8	684277	BUTLER, JAMES	24196	MADOLE DR	MORENO VALLI	CA	92557-634	BUTLER, JAMES	193.50
3580	475263028	9	684277	GARCIA, LIZETTE	24210	MADOLE DR	MORENO VALLI	CA	92557-636	GARCIA, LIZETTE	316.49
79	475263030	0	684277	ANDREWS, JOHN (OWNR) APTS	11761	DAVIS ST	MORENO VALLI	CA	92557-631	ANDREWS, JOHN (OW	873.42
7548	475263036	6	684277	HERNANDEZ, LLESICA	11760	LANCEWOOD DR	MORENO VALLI	CA	92557-635	HERNANDEZ, LLESICA	58.74
931	475264006	2	684277	RAMOS, ERNESTE	11759	LANCEWOOD DR	MORENO VALLI	CA	92557-636	RAMOS, ERNESTE	120.88
7939	475264008	4	684277	CERVANTES, RICHARD (OWNR)	11851	LANCEWOOD DR	MORENO VALLI	CA	92557-635	CERVANTES, RICHARD	338.22
3	475271001	9	684277	ROWE JR, RAYMOND	24011	KERNWOOD DR	MORENO VALLI	CA	92557-635	ROWE JR, RAYMOND	316.49
8316	475271002	0	684277	CAMACHO, REYNA (RENT)	24025	KERNWOOD DR	MORENO VALLI	CA	92557-635	CAMACHO, REYNA (R	308.44
3112	475271003	1	684277	VALENZUELA, JESUS	24037	KERNWOOD DR	MORENO VALLI	CA	92557-635	VALENZUELA, JESUS	317.06
10	475271010	7	684277	ERWIG, BERNIE L	11989	TABOR DR	MORENO VALLI	CA	92557-636	ERWIG, BERNIE L	305.17
6371	475272002	3	684277	REILLY, AMBER (RENT)	11892	LANCEWOOD DR	MORENO VALLI	CA	92557-635	REILLY, AMBER (RENT	37.77
5904	475272004	5	684277	BRADY, MARY (RENT)	24056	KERNWOOD DR	MORENO VALLI	CA	92557-635	BRADY, MARY (RENT)	166.52
4989	475272005	6	684277	TAYLOR, SHARON	24070	KERNWOOD DR	MORENO VALLI	CA	92557-635	TAYLOR, SHARON	317.06
7110	475272012	2	684277	BALDWIN, CYNTHIA (RENT)	24095	KERNWOOD DR	MORENO VALLI	CA	92557-635	BALDWIN, CYNTHIA (I	317.06
581	475272019	9	684277	MC GUIRE, EDWARD	11881	ZANTAR LN	MORENO VALLI	CA	92557-635	MC GUIRE, EDWARD	412.76
6998	475272045	2	684277	GUTIERREZ, GUADALUPE AND AN	24134	SETON PL	MORENO VALLI	CA	92557-636	GUTIERREZ, GUADALI	211.78
5785	475272056	2	684277	SEVOIAN, ZAVEN (OWNR)	11995	ZANTAR LN	MORENO VALLI	CA	92557-635	SEVOIAN, ZAVEN (OW	286.78
1205	475272058	4	684277	VICKERS, MICHAEL	24192	IRONWOOD AVE	MORENO VALLI	CA	92557-720	VICKERS, MICHAEL	297.61
887	475280021	5	684277	SHEDLOCK, LUZ	24438	IRONWOOD AVE	MORENO VALLI	CA	92557-720	SHEDLOCK, LUZ	316.49
5003	475280023	7	684277	HERRERA, ELVIA (RENT)	24452	IRONWOOD AVE	MORENO VALLI	CA	92557-720	HERRERA, ELVIA (REN	383.78
7097	475280030	3	684277	MUNOZ, GUILLERMINA (RENT)	11939	INDIAN ST	MORENO VALLI	CA	92557-630	MUNOZ, GUILLERMIN	220.61
7805	475280068	8	684277	GOULD, SCOTT (RENT)	11890	DAVIS ST	MORENO VALLI	CA	92557-633	GOULD, SCOTT (RENT	246.56
178	475280072	1	684277	ROBERTS, MARGARET (OWNR) A	11950	DAVIS ST	MORENO VALLI	CA	92557-632	ROBERTS, MARGARET	316.49
1310	475280073	2	684277	GIBBONS, CINDY	11952	DAVIS ST	MORENO VALLI	CA	92557-632	GIBBONS, CINDY	879.15
8249	475280091	8	684277	MARTINEZ, NAOMI (RENT)	24446	IRONWOOD AVE	MORENO VALLI	CA	92557-720	MARTINEZ, NAOMI (R	406.55
6370	475280094	1	684277	EDWARDS, MICHAEL	24270	IRONWOOD AVE	MORENO VALLI	CA	92557-720	EDWARDS, MICHAEL	536.44
1166	475292004	7	684277	NEWMAN, JERRY	11921	HUBBARD ST	MORENO VALLI	CA	92557-642	NEWMAN, JERRY	405.46
8554	475292006	9	684277	SAMPSON, DEREK (RENT)	11949	HUBBARD ST	MORENO VALLI	CA	92557-642	SAMPSON, DEREK (RE	370.71
7025	475292007	0	684277	PARKER, TOMMY (RENT)	11961	HUBBARD ST	MORENO VALLI	CA	92557-642	PARKER, TOMMY (REI	82.53
5344	475293003	9	684277	ROSA, LUIS (RENT)	11966	INDIAN ST	MORENO VALLI	CA	92557-630	ROSA, LUIS (RENT)	317.06
3537	475293012	7	684277	SILVA, JOHN	11901	OHIO ST	MORENO VALLI	CA	92557-643	SILVA, JOHN	317.06
806	475293015	0	684277	CARDENAS, RAMON	11927	OHIO ST	MORENO VALLI	CA	92557-643	CARDENAS, RAMON	356.59
2680	475293017	2	684277	PURTHER, DELORES	24550	IRONWOOD AVE	MORENO VALLI	CA	92557-780	PURTHER, DELORES	347.94
1174	475293027	1	684277	BARNES, FRANK	11899	WELLER PL	MORENO VALLI	CA	92557-643	BARNES, FRANK	316.49
285	475293042	4	684277	PLUNKETT, KAREN	11935	WELBY PL	MORENO VALLI	CA	92557-643	PLUNKETT, KAREN	284.61
5088	475293044	6	684277	MILLER, DAVID	11911	WELBY PL	MORENO VALLI	CA	92557-643	MILLER, DAVID	615.32
7518	475293053	4	684277	MEDINA, DIANA (RENT)	11964	WELBY PL	MORENO VALLI	CA	92557-643	MEDINA, DIANA (REN	211.78
1300	475293062	2	684277	DAUSTER, FRANKLIN	11961	KILGORE ST	MORENO VALLI	CA	92557-643	DAUSTER, FRANKLIN	316.49
6645	475293064	4	684277	RIVERA, NANETTE (OWNR)	11989	KILGORE ST	MORENO VALLI	CA	92557-643	RIVERA, NANETTE (O\	413.60
1593	475300021	6	684277	WASHINGTON, BILLY SR	24946	IRONWOOD AVE	MORENO VALLI	CA	92557-780	WASHINGTON, BILLY	783.21
1384	475300025	0	684277	WALL, CHARLES	11987	PERRIS BLVD	MORENO VALLI	CA	92557-654	WALL, CHARLES	316.49
6506	475300031	5	684277	LOPEZ, ANA (OWNR)	11944	FOUCH LN	MORENO VALLI	CA	92557-641	LOPEZ, ANA (OWNR)	107.87
3438	475300038	2	684277	GOMEZ, TERESA (OWNR)	11877	CAMINO DE LA VISTA DR	MORENO VALLI	CA	92557-641	GOMEZ, TERESA (OW	310.11
3108	475300040	3	684277	MONTOYA, SILVIA (RENT)	11897	CAMINO DE LA VISTA DR	MORENO VALLI	CA	92557-641	MONTOYA, SILVIA (RE	213.60
1834	475300043	6	684277	PAEZ, JAVIER	24911	ESCONDIDO CT	MORENO VALLI	CA	92557-641	PAEZ, JAVIER	316.49
1934	475300054	6	684277	MCKINLEY, CHAROLETTE	24920	ESCONDIDO CT	MORENO VALLI	CA	92557-641	MCKINLEY, CHAROLE	317.06
8328	475300055	7	684277	CALDERON, CHRIS (RENT)	24904	ESCONDIDO CT	MORENO VALLI	CA	92557-641	CALDERON, CHRIS (RE	70.43
1234	475300057	9	684277	SALSEDO, SILVIA	11965	FOUCH LN	MORENO VALLI	CA	92557-641	SALSEDO, SILVIA	154.32
1193	475311001	2	684277	PICAZO, VIRGINIA	24510	SUMMERFIELD DR	MORENO VALLI	CA	92557-512	PICAZO, VIRGINIA	267.04
9184	475311005	6	684277	RIVERA, SONIA (RENT)	24550	SUMMERFIELD DR	MORENO VALLI	CA	92557-512	RIVERA, SONIA (RENT	100.00
5518	475311009	0	684277	WINSTON, AMBER (RENT)	24590	SUMMERFIELD DR	MORENO VALLI	CA	92557-512	WINSTON, AMBER (RI	177.70

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1560	475311012	2	684277	PENA, NORBERTO (OWNR)	24510	ZUPPARDO WAY	MORENO VALLI	CA	92557-513	PENA, NORBERTO (O\	69.65
8181	475312005	9	684277	ELDER, KENNY (RENT)	11174	FERNVIEW PL	MORENO VALLI	CA	92557-511	ELDER, KENNY (RENT)	218.35
7358	475312015	8	684277	PINEDA, JOSE (RENT)	11221	FERNVIEW PL	MORENO VALLI	CA	92557-511	PINEDA, JOSE (RENT)	149.89
455	475313005	2	684277	LICERIO, DAVID	24553	SUNNY RIDGE DR	MORENO VALLI	CA	92557-513	LICERIO, DAVID	316.49
1509	475313008	5	684277	REID, KELLY	24583	SUNNY RIDGE DR	MORENO VALLI	CA	92557-513	REID, KELLY	316.49
7145	475314001	1	684277	LONGORIA, DARLENE	11226	SUNGLOW DR	MORENO VALLI	CA	92557-514	LONGORIA, DARLENE	306.92
418	475314002	2	684277	ZARETKI, STEVEN	11212	SUNGLOW DR	MORENO VALLI	CA	92557-514	ZARETKI, STEVEN	316.49
554	475314005	5	684277	BURROWES, JAMES AND GLORIA	11170	SUNGLOW DR	MORENO VALLI	CA	92557-510	BURROWES, JAMES A	316.49
3519	475321002	4	684277	ORTIZ, GILBERT	24332	QUAPAW TRL	MORENO VALLI	CA	92557-503	ORTIZ, GILBERT	113.78
1863	475321004	6	684277	MENDOZA, FRANCISCO	24360	QUAPAW TRL	MORENO VALLI	CA	92557-503	MENDOZA, FRANCISC	205.89
2765	475321006	8	684277	DUARTE, ROBERT (OWNR)	24388	QUAPAW TRL	MORENO VALLI	CA	92557-503	DUARTE, ROBERT (OV	412.76
7429	475321008	0	684277	MACIAS, JUAN (OWNR)	24416	QUAPAW TRL	MORENO VALLI	CA	92557-503	MACIAS, JUAN (OWN	112.76
4832	475321017	8	684277	WALKER, LISA (RENT)	24575	CHIPPEWA TRL	MORENO VALLI	CA	92557-502	WALKER, LISA (RENT)	384.46
5048	475321023	3	684277	ORCOYNE-YORIO, MARIA (OWNR	24062	QUAPAW TRL	MORENO VALLI	CA	92557-502	ORCOYNE-YORIO, MA	316.49
3294	475322003	8	684277	GORDON, EUGENE	24415	QUAPAW TRL	MORENO VALLI	CA	92557-503	GORDON, EUGENE	413.60
6922	475322005	0	684277	SOLORIO, STEPHANIE (OWNR)	24381	QUAPAW TRL	MORENO VALLI	CA	92557-503	SOLORIO, STEPHANIE	317.06
1543	475322007	2	684277	DOBBS, ELAINE	24355	QUAPAW TRL	MORENO VALLI	CA	92557-503	DOBBS, ELAINE	197.13
7729	475322008	3	684277	SUAREZ, ERIC	24341	QUAPAW TRL	MORENO VALLI	CA	92557-503	SUAREZ, ERIC	371.79
7355	475322013	7	684277	GUERRERO, MELISSA (RENT)	24366	PAWNEE TRL	MORENO VALLI	CA	92557-503	GUERRERO, MELISSA	255.27
1050	475322017	1	684277	MATA, YOLANDA (OWN)	24418	PAWNEE TRL	MORENO VALLI	CA	92557-503	MATA, YOLANDA (OV	413.60
8191	475322020	3	684277	VIRGEN, MARIA (RENT)	24407	PAWNEE TRL	MORENO VALLI	CA	92557-503	VIRGEN, MARIA (REN	211.78
875	475322024	7	684277	SIPPLE, PAUL	24357	PAWNEE TRL	MORENO VALLI	CA	92557-503	SIPPLE, PAUL	314.21
8081	475322025	8	684277	HUERTA, ROSA (RENT)	24343	PAWNEE TRL	MORENO VALLI	CA	92557-503	HUERTA, ROSA (RENT	156.77
838	475331002	5	684277	RUVALCABA, FRANCISCO	24102	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	RUVALCABA, FRANCIS	308.03
1975	475331003	6	684277	CLIME, LUANA	24118	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	CLIME, LUANA	232.08
2502	475331004	7	684277	BERDEJO, MARINO AND MARIA	24134	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	BERDEJO, MARINO AI	316.49
5646	475331007	0	684277	KHANG CHEN, KHAM YOT (RENT)	24158	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	KHANG CHEN, KHAM	306.92
2990	475331012	4	684277	MONTGOMERY, JESSICA	24212	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	MONTGOMERY, JESSI	317.06
6373	475331013	5	684277	CHRISTIAN, ANDREW (OWNR)	24224	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	CHRISTIAN, ANDREW	413.60
6836	475331019	1	684277	KELLEY, AMANDA (RENT)	24039	ROYALE ST	MORENO VALLI	CA	92557-501	KELLEY, AMANDA (RE	425.66
7837	475331021	2	684277	EDWARDS, NANCY (RENT)	24053	ROYALE ST	MORENO VALLI	CA	92557-501	EDWARDS, NANCY (R	24.65
4886	475332004	0	684277	GONZALEZ, CLARA (RENT)	24203	CHIPPEWA TRL	MORENO VALLI	CA	92557-501	GONZALEZ, CLARA (RI	33.51
9196	475332010	5	684277	BRITT, GREGORY (RENT)	24212	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-503	BRITT, GREGORY (REN	214.42
7738	475333004	3	684277	JACKSON, STEFANIE	24165	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-500	JACKSON, STEFANIE	305.63
1575	475333007	6	684277	TEMPLIM, DANIEL	24203	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-502	TEMPLIM, DANIEL	139.53
4942	475333011	9	684277	DOUGLAS, VINCENT	24011	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-500	DOUGLAS, VINCENT	316.49
64	475333015	3	684277	LANG, RAYMOND	24059	BADGER SPRINGS TRL	MORENO VALLI	CA	92557-500	LANG, RAYMOND	316.49
7479	475335002	7	684277	EVANS, RENEALL (OWNR)	24030	FORSYTE ST	MORENO VALLI	CA	92557-500	EVANS, RENEALL (OW	292.84
8681	475335005	0	684277	GORMAN, WILLIAM (OWNR)	24018	FORSYTE ST	MORENO VALLI	CA	92557-500	GORMAN, WILLIAM (	346.99
891	475335007	2	684277	CRANDALL, ROBERT AND LUANN	24008	FORSYTE ST	MORENO VALLI	CA	92557-500	CRANDALL, ROBERT A	316.49
9297	475341002	6	684277	LUNA, MARTIN (RENT)	24228	FORSYTE ST	MORENO VALLI	CA	92557-500	LUNA, MARTIN (RENT	111.90
7326	475341008	2	684277	ACOSTA, GUS	24156	FORSYTE ST	MORENO VALLI	CA	92557-500	ACOSTA, GUS	323.33
58	475341014	7	684277	BLYTH, DOROTHY	24108	FORSYTE ST	MORENO VALLI	CA	92557-500	BLYTH, DOROTHY	674.25
2077	475341015	8	684277	GARIBAY, GRACIANO	24104	FORSYTE ST	MORENO VALLI	CA	92557-500	GARIBAY, GRACIANO	352.64
2534	475341021	3	684277	SCHMIDT, RYAN	24070	FORSYTE ST	MORENO VALLI	CA	92557-500	SCHMIDT, RYAN	316.49
3280	475341025	7	684277	BURO, TIMOTHY AND ERICA	24050	FORSYTE ST	MORENO VALLI	CA	92557-500	BURO, TIMOTHY AND	60.11
1871	475342020	5	684277	FLEMING, GLORIA	24132	ROYALE ST	MORENO VALLI	CA	92557-501	FLEMING, GLORIA	224.62
4019	475342035	9	684277	GONZALES, CYNTHIA	24103	FORSYTE ST	MORENO VALLI	CA	92557-500	GONZALES, CYNTHIA	412.76
7787	475342039	3	684277	IGLESIAS, ANDREA (RENT)	24123	FORSYTE ST	MORENO VALLI	CA	92557-500	IGLESIAS, ANDREA (RI	88.09
1006	475343003	3	684277	WARREN, DAVID	24153	ROYALE ST	MORENO VALLI	CA	92557-502	WARREN, DAVID	309.54
734	475343004	4	684277	MARIANARO, JOSEPH AND SUSAI	24165	ROYALE ST	MORENO VALLI	CA	92557-502	MARIANARO, JOSEPH	316.49
4526	475351002	7	684277	MOLINA, CRISSY	24649	SUNNY RIDGE DR	MORENO VALLI	CA	92557-514	MOLINA, CRISSY	421.89
328	475351003	8	684277	MOSQUEDA, JOSEPH	24661	SUNNY RIDGE DR	MORENO VALLI	CA	92557-514	MOSQUEDA, JOSEPH	365.33
3822	475351013	7	684277	CANTE, FELIPE	24691	HUNTLEY DR	MORENO VALLI	CA	92557-514	CANTE, FELIPE	316.49
8425	475352011	8	684277	AGUILLARD, ALISA (OWNR)	24660	SUMMERFIELD DR	MORENO VALLI	CA	92557-513	AGUILLARD, ALISA (O'	72.30
1297	475352019	6	684277	TOLOSA, MARIA	24698	HUNTLEY DR	MORENO VALLI	CA	92557-510	TOLOSA, MARIA	169.93
5876	475352024	0	684277	VIVEROS, ARTURO (OWNR)	24652	HUNTLEY DR	MORENO VALLI	CA	92557-510	VIVEROS, ARTURO (O'	317.06
6855	475352025	1	684277	JONES, JOHN AND ETHEL (RENT)	24642	HUNTLEY DR	MORENO VALLI	CA	92557-510	JONES, JOHN AND ETI	301.15
4000	475352026	2	684277	ROSS, CYNTHIA	24634	HUNTLEY DR	MORENO VALLI	CA	92557-510	ROSS, CYNTHIA	312.76
207	475352037	2	684277	MAY, RUDOLPH	11065	HUBBARD ST	MORENO VALLI	CA	92557-512	MAY, RUDOLPH	138.24
1540	475352041	5	684277	HARVEY, FREDERICK (OWNR)	11117	HUBBARD ST	MORENO VALLI	CA	92557-512	HARVEY, FREDERICK (	400.87
2464	475353008	9	684277	HARRISON, CHRIS	24712	SUNDAY DR	MORENO VALLI	CA	92557-510	HARRISON, CHRIS	316.49
8826	475353010	0	684277	SANCHEZ, JESS (RENT)	24736	SUNDAY DR	MORENO VALLI	CA	92557-510	SANCHEZ, JESS (RENT	206.78
4364	475353011	1	684277	BARRAGAN, LUPE	24746	SUNDAY DR	MORENO VALLI	CA	92557-510	BARRAGAN, LUPE	317.06
7723	478040012	6	684277	BONDS, DARLENE (RENT) APTS	28700	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	BONDS, DARLENE (RE	95.00
6326	478040019	3	684277	NORMAN, LETICIA (RENT)	13991	JERANELLA CT	MORENO VALLI	CA	92555-820	NORMAN, LETICIA (RI	317.06
1340	478050002	8	684277	GOULD, AMBER	28344	ALESSANDRO BLVD	MORENO VALLI	CA	92555-610	GOULD, AMBER	413.60
6333	478050003	9	684277	DUNCAN, LACEY (RENT)	28350	ALESSANDRO BLVD	MORENO VALLI	CA	92555-610	DUNCAN, LACEY (REN	206.78
640	478050019	4	684277	LOUX, ROXANNE	13960	WALNUT CT	MORENO VALLI	CA	92555-612	LOUX, ROXANNE	418.43
3554	478050020	4	684277	ARDON, JAMIE	28432	ALESSANDRO BLVD	MORENO VALLI	CA	92555-612	ARDON, JAMIE	69.65
5536	478070008	6	684277	CERRATO, LILY C (OWNR)	28135	ALESSANDRO BLVD	MORENO VALLI	CA	92555-610	CERRATO, LILY C (OW	183.49
9478	478090023	1	684277	OUTLAND, ERIC L AND VERONICA	28070	CACTUS AVE	MORENO VALLI	CA	92555-620	OUTLAND, ERIC L ANI	57.28
3189	478100033	0	684277	OROZCO, DEBORAH	14191	WILMOT ST	MORENO VALLI	CA	92555-692	OROZCO, DEBORAH	317.06
7362	478131014	9	684277	JOHNSON, FRETTA (RENT)	28894	CAMPBELL AVE	MORENO VALLI	CA	92555-691	JOHNSON, FRETTA (RI	171.65
360	478131029	3	684277	NEESE, DWAYNE	28947	MALTBY AVE	MORENO VALLI	CA	92555-690	NEESE, DWAYNE	316.49
7461	478131060	0	684277	SALAZAR, EMMA	28830	CAMPBELL AVE	MORENO VALLI	CA	92555-691	SALAZAR, EMMA	110.68

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
709	478132034	0	684277	PULSAKOWSKI, GEORGE	28847	CAMPBELL AVE	MORENO VALLI	CA	92555-691	PULSAKOWSKI, GEOR	575.23
5894	478132036	2	684277	SANTANA, ANNALISA (OWNR)	28915	CAMPBELL AVE	MORENO VALLI	CA	92555-691	SANTANA, ANNALISA	69.65
3170	478132037	3	684277	VOGELER, DAVID (OWNR)	28963	CAMPBELL AVE	MORENO VALLI	CA	92555-691	VOGELER, DAVID (OW	192.88
8782	478165004	5	684277	CABAN, NATALIE (OWNR)	28946	MALTBY AVE	MORENO VALLI	CA	92555-693	CABAN, NATALIE (OW	304.08
2876	478165018	8	684277	LABELLE, LAURIE	28815	KIMBERLY AVE	MORENO VALLI	CA	92555-691	LABELLE, LAURIE	261.49
4914	478165077	1	684277	GOMEZ, NOE	28995	KIMBERLY AVE	MORENO VALLI	CA	92555-690	GOMEZ, NOE	26.09
5059	478166009	3	684277	MACIEL, SERENA (RENT)	28873	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	MACIEL, SERENA (REI	127.26
3951	478166013	6	684277	WILSON, PAUL R	28929	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	WILSON, PAUL R	398.34
1317	478166014	7	684277	ROWAN, TERRY AND LAVERNE	28949	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	ROWAN, TERRY AND	413.60
6646	478166020	2	684277	PELAYO, MAYRA (OWNR)	28766	KIMBERLY AVE	MORENO VALLI	CA	92555-691	PELAYO, MAYRA (OW	407.83
2422	478166024	6	684277	ESQUIVEL, ELZBY	28850	KIMBERLY AVE	MORENO VALLI	CA	92555-691	ESQUIVEL, ELZBY	139.53
5547	478166026	8	684277	MARTINEZ, VICTOR (OWNR)	14360	STODDARD ST	MORENO VALLI	CA	92555-692	MARTINEZ, VICTOR (C	231.61
5591	478166037	8	684277	CORNEJO, SUJEY (OWNR)	28839	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	CORNEJO, SUJEY (OW	289.82
6676	478171012	1	684277	PACHECO, MARISELA (RENT)	13888	WILMOT ST	MORENO VALLI	CA	92555-823	PACHECO, MARISELA	134.76
5812	478171013	2	684277	MORENO, SARAH (RENT)	28787	GIFFORD AVE	MORENO VALLI	CA	92555-824	MORENO, SARAH (RE	428.75
2756	478172012	4	684277	SOLI, LINDA	28851	GIFFORD AVE	MORENO VALLI	CA	92555-824	SOLI, LINDA	357.41
8962	478173022	6	684277	BUCK, LINDA	28920	WILLIAMS AVE	MORENO VALLI	CA	92555-822	BUCK, LINDA	171.05
5388	478174016	4	684277	LARA, ERIC (RENT)	13935	REDLANDS BLVD	MORENO VALLI	CA	92555-831	LARA, ERIC (RENT)	317.06
4928	478175014	5	684277	KNIGHT, HEATHER	28930	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	KNIGHT, HEATHER	413.60
86	478176003	8	684277	HARKINS, JEFF	28835	WILLIAMS AVE	MORENO VALLI	CA	92555-823	HARKINS, JEFF	148.54
7618	478176005	0	684277	GOMEZ, JOSEFINE (RENT)	28820	ALESSANDRO BLVD	MORENO VALLI	CA	92555-693	GOMEZ, JOSEFINE (RE	69.00
8459	478181023	2	684277	ROMERO, TINA (RENT)	29085	GIFFORD AVE	MORENO VALLI	CA	92555-832	ROMERO, TINA (RENT	294.98
5312	478181054	0	684277	LIZARRAGA, GARY (OWNR)	13910	REDLANDS BLVD	MORENO VALLI	CA	92555-833	LIZARRAGA, GARY (OV	69.65
7690	478181057	3	684277	FLORES, JUANA	13920	REDLANDS BLVD	MORENO VALLI	CA	92555-830	FLORES, JUANA	326.13
488	478181059	5	684277	ANDRES, MARIA AND MARCELIN	29233	GIFFORD AVE	MORENO VALLI	CA	92555-832	ANDRES, MARIA AND	313.58
5857	478182018	1	684277	GARCIA, VIRGINIA (RENT)	29225	WILLIAMS AVE	MORENO VALLI	CA	92555-832	GARCIA, VIRGINIA (RE	109.29
8791	478182034	5	684277	MAYES, YOLONDA (RENT)	29119	WILLIAMS AVE	MORENO VALLI	CA	92555-831	MAYES, YOLONDA (RE	25.11
1270	478182036	7	684277	CLARK, GEORGE	29111	WILLIAMS AVE	MORENO VALLI	CA	92555-831	CLARK, GEORGE	334.93
2528	478182048	8	684277	DYKASTRA, EDDIE	29144	ALESSANDRO BLVD	MORENO VALLI	CA	92555-722	DYKASTRA, EDDIE	322.40
7469	478191030	9	684277	ACEVES, NORMA	29045	BAY AVE	MORENO VALLI	CA	92555-830	ACEVES, NORMA	547.31
2689	478191035	4	684277	GROSS, JOE	29249	BAY AVE	MORENO VALLI	CA	92555-830	GROSS, JOE	353.85
7790	478191036	5	684277	HADLEY, TAMMY (RENT)	29230	STEVENS AVE	MORENO VALLI	CA	92555-831	HADLEY, TAMMY (REI	53.45
5446	478191037	6	684277	BERNHARD, TODD (RENT)	29219	BAY AVE	MORENO VALLI	CA	92555-830	BERNHARD, TODD (RI	413.60
7272	478192032	4	684277	SAMPSON, NIKI (RENT)	29103	STEVENS AVE	MORENO VALLI	CA	92555-831	SAMPSON, NIKI (REN	317.06
5707	478192038	0	684277	HAYES, JAMES (OWNR)	29120	GIFFORD AVE	MORENO VALLI	CA	92555-831	HAYES, JAMES (OWNI	527.20
244	478192045	6	684277	ELLIS, TERRY	29160	GIFFORD AVE	MORENO VALLI	CA	92555-831	ELLIS, TERRY	78.45
9195	478192057	7	684277	TRAN, TUAN (OWNR)	29046	GIFFORD AVE	MORENO VALLI	CA	92555-832	TRAN, TUAN (OWNR)	258.21
334	478201043	1	684277	VIGLIO, VIRGINIA (OWNR)	28925	BAY AVE	MORENO VALLI	CA	92555-820	VIGLIO, VIRGINIA (OV	450.10
323	478201059	6	684277	ESQUIVEL, JOHN	28822	STEVENS AVE	MORENO VALLI	CA	92555-825	ESQUIVEL, JOHN	605.61
2432	478201060	6	684277	CARBAJAL, JUAN	28890	STEVENS AVE	MORENO VALLI	CA	92555-825	CARBAJAL, JUAN	782.59
4255	478202041	2	684277	BROWN, KRISTY	28971	STEVENS AVE	MORENO VALLI	CA	92555-822	BROWN, KRISTY	316.49
877	478202042	3	684277	ARIAS, YOLANDA	28959	STEVENS AVE	MORENO VALLI	CA	92555-822	ARIAS, YOLANDA	314.21
976	478202052	2	684277	JACKSON, DAVID	13851	REDLANDS BLVD	MORENO VALLI	CA	92555-830	JACKSON, DAVID	420.05
2815	478202057	7	684277	QUINTANILLA, TABITHA	28984	GIFFORD AVE	MORENO VALLI	CA	92555-826	QUINTANILLA, TABITH	125.89
704	478202083	0	684277	RESINGER, BILLIE	28845	STEVENS AVE	MORENO VALLI	CA	92555-825	RESINGER, BILLIE	314.21
2234	478210057	2	684277	FINLEY, SAM	28820	BAY AVE	MORENO VALLI	CA	92555-820	FINLEY, SAM	1,140.77
4501	478210068	2	684277	POUTOUS, STEVEN	13680	STODDARD ST	MORENO VALLI	CA	92555-822	POUTOUS, STEVEN	653.21
4201	478261001	9	684277	CLARK, JOHNNY (OWNR)	28244	BAY AVE	MORENO VALLI	CA	92555-610	CLARK, JOHNNY (OWI	491.64
655	478261004	2	684277	STEELE, MARLENE	28184	BAY AVE	MORENO VALLI	CA	92555-612	STEELE, MARLENE	353.85
653	478261013	0	684277	LINTON, LAURENCE	28225	SEA BISCUIT ST	MORENO VALLI	CA	92555-600	LINTON, LAURENCE	532.05
1389	478271009	8	684277	LESAN, JAQUELYN	28082	SEA BISCUIT ST	MORENO VALLI	CA	92555-600	LESAN, JAQUELYN	413.60
814	478271013	1	684277	INMAN, DONALD	28101	WAR ADMIRAL ST	MORENO VALLI	CA	92555-600	INMAN, DONALD	323.29
1423	478273004	9	684277	VILLANUEVA, JERRY AND VICTOR	28040	WAR ADMIRAL ST	MORENO VALLI	CA	92555-600	VILLANUEVA, JERRY A	412.76
461	478280003	0	684277	BENNETT, ROCELIUS	13550	WILMOT ST	MORENO VALLI	CA	92555-823	BENNETT, ROCELIUS	316.49
8022	478280027	2	684277	ROSALES, SERGIO (RENT)	13529	ALTIVO ST	MORENO VALLI	CA	92555-824	ROSALES, SERGIO (RE	55.00
5921	478280039	3	684277	LOZANO, KATHRINA	28994	MOLSON CT	MORENO VALLI	CA	92555-824	LOZANO, KATHRINA	114.70
1711	478290015	2	684277	MENDOZA, LYDIAA	13689	WILMOT ST	MORENO VALLI	CA	92555-823	MENDOZA, LYDIAA	412.76
249	478290016	3	684277	NELSON, LINDA K	13669	WILMOT ST	MORENO VALLI	CA	92555-823	NELSON, LINDA K	405.46
3832	478291008	9	684277	CARRASCO, OSCAR	28656	BELMONT PARK WAY	MORENO VALLI	CA	92555-841	CARRASCO, OSCAR	317.06
8183	478291011	1	684277	JOHNSON, DESHAWN (RENT)	13554	MEADOWLANDS CT	MORENO VALLI	CA	92555-841	JOHNSON, DESHAWN	77.28
917	478301012	2	684277	GERARD, ROBERT	13077	GERSHWIN WAY	MORENO VALLI	CA	92555-673	GERARD, ROBERT	466.23
915	478302003	7	684277	ZALDIVAR, FRANK	28743	STRAUSS LN	MORENO VALLI	CA	92555-674	ZALDIVAR, FRANK	314.21
924	478303006	3	684277	ZALDIVAR, SYLVIA	13156	MOZART WAY	MORENO VALLI	CA	92555-672	ZALDIVAR, SYLVIA	392.60
5461	478303014	0	684277	HURTADO DANIEL ROBLES AND V	13142	MOZART WAY	MORENO VALLI	CA	92555-672	HURTADO DANIEL RO	305.63
2380	478312006	1	684277	HODGES, ERNESTINA	28722	HANDEL CT	MORENO VALLI	CA	92555-673	HODGES, ERNESTINA	316.49
6392	478312008	3	684277	YBARRA, TONY (OWNR)	28690	HANDEL CT	MORENO VALLI	CA	92555-673	YBARRA, TONY (OWN	300.00
7467	478312014	8	684277	RODRIGUEZ, CARLOS (OWNR)	28754	DRACAEA AVE	MORENO VALLI	CA	92555-673	RODRIGUEZ, CARLOS	130.36
1029	478312017	1	684277	SILVA, CAROLYN	28690	DRACAEA AVE	MORENO VALLI	CA	92555-673	SILVA, CAROLYN	185.38
4776	478313001	9	684277	CHILDERSS, KARL	13141	SHUBERT ST	MORENO VALLI	CA	92555-675	CHILDERSS, KARL	146.85
4127	478320002	2	684277	MARTE, MELVIN	14289	ANNADALE DR	MORENO VALLI	CA	92555-623	MARTE, MELVIN	316.49
6335	478320003	3	684277	ROONGRUANGYOT, LEEVIS (REN	14305	ANNADALE DR	MORENO VALLI	CA	92555-623	ROONGRUANGYOT, L	206.91
5194	478320005	5	684277	CHAIDEZ, VIRGINIA	14337	ANNADALE DR	MORENO VALLI	CA	92555-623	CHAIDEZ, VIRGINIA	139.66
3908	478320008	8	684277	MARROQUIN, ALEX	14367	ANNADALE DR	MORENO VALLI	CA	92555-623	MARROQUIN, ALEX	291.40
4964	478320020	8	684277	CASTELLANOS, JORGE D	28269	ARBORGLENN DR	MORENO VALLI	CA	92555-623	CASTELLANOS, JORGE	29.59
8669	478320023	1	684277	RODRIGUEZ, MARIA (OWNR)	28299	ARBORGLENN DR	MORENO VALLI	CA	92555-623	RODRIGUEZ, MARIA (	191.83
4346	478321005	8	684277	WILEY, CRYSTAL	14298	MORNINGSIDE DR	MORENO VALLI	CA	92555-624	WILEY, CRYSTAL	374.78

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6553	478322001	7	684277	BARRIENTOS, BRENDA	14267	MORNINGSIDE DR	MORENO VALLI	CA	92555-624	BARRIENTOS, BREND/	95.00
7575	478322002	8	684277	BALLARD, STEVE	28291	BRODIAEA AVE	MORENO VALLI	CA	92555-623	BALLARD, STEVE	149.11
7514	478322008	4	684277	OCHOA, JOSE (RENT)	14288	ANNADALE DR	MORENO VALLI	CA	92555-623	OCHOA, JOSE (RENT)	310.32
3699	478322009	5	684277	PARIKH, RAMESH	14304	ANNADALE DR	MORENO VALLI	CA	92555-623	PARIKH, RAMESH	290.41
3714	478322011	6	684277	GUTIERREZ, GLORIA (OWNR)	14336	ANNADALE DR	MORENO VALLI	CA	92555-623	GUTIERREZ, GLORIA (	100.00
5332	478322026	0	684277	BALTAZAR, SANDRA (OWNR)	14343	MARYKNOLL CT	MORENO VALLI	CA	92555-623	BALTAZAR, SANDRA (	103.78
4756	478322040	2	684277	TORRES, ROSA	14299	MORNINGSIDE DR	MORENO VALLI	CA	92555-624	TORRES, ROSA	166.14
5399	478330002	3	684277	RENDEROS, JOSE (OWNR)	28431	BRODIAEA AVE	MORENO VALLI	CA	92555-623	RENDEROS, JOSE (OW	149.80
3645	478330016	6	684277	ALEXANDER, VARDAY	28418	ARBORGLENN DR	MORENO VALLI	CA	92555-624	ALEXANDER, VARDAY	409.37
6939	478331007	1	684277	BAILEY,RODNEY	14317	ARBORGLENN DR	MORENO VALLI	CA	92555-624	BAILEY,RODNEY	137.14
7189	478331009	3	684277	CHISM, CAROL (OWNR)	14328	ARBORGLENN DR	MORENO VALLI	CA	92555-625	CHISM, CAROL (OWN	306.92
4050	478340001	3	684277	REEDER, DIANNA	13760	RODERICK DR	MORENO VALLI	CA	92555-610	REEDER, DIANNA	303.78
8467	478340002	4	684277	GONZALEZ, STEVE (RENT)	13780	RODERICK DR	MORENO VALLI	CA	92555-610	GONZALEZ, STEVE (RE	382.71
8043	478341001	6	684277	CRUZ, JADE (OWNR)	28207	TRISTAN DR	MORENO VALLI	CA	92555-613	CRUZ, JADE (OWNR)	397.48
4020	478341007	2	684277	PALOMAREZ, MARYJANE	13783	PEYTON DR	MORENO VALLI	CA	92555-613	PALOMAREZ, MARYJA	313.46
4506	478342014	1	684277	BRIGGS, BENJAMIN	13845	RODERICK DR	MORENO VALLI	CA	92555-611	BRIGGS, BENJAMIN	203.79
5710	478342018	5	684277	SANCHEZ, JOSEPH (OWNR)	13765	RODERICK DR	MORENO VALLI	CA	92555-610	SANCHEZ, JOSEPH (O\	317.06
4062	478342020	6	684277	HUNTER, JO ALICE	28281	BAY AVE	MORENO VALLI	CA	92555-612	HUNTER, JO ALICE	316.49
5920	478351017	2	684277	STEPHENS, CHRISTINA	28323	KEATON DR	MORENO VALLI	CA	92555-602	STEPHENS, CHRISTINA	295.29
6177	478351020	4	684277	BEJARANO, ROSALIE (RENT)	28284	BAY AVE	MORENO VALLI	CA	92555-613	BEJARANO, ROSALIE (	115.61
4060	478351021	5	684277	STREET, PATRICIA	28304	BAY AVE	MORENO VALLI	CA	92555-613	STREET, PATRICIA	412.76
4083	478351030	3	684277	STIEDE, LAURA	28443	KEATON DR	MORENO VALLI	CA	92555-602	STIEDE, LAURA	543.03
4549	478351031	4	684277	WHITFIELD, SHERRY	28423	KEATON DR	MORENO VALLI	CA	92555-602	WHITFIELD, SHERRY	409.86
4087	478351032	5	684277	RICHARDS, NORBERT	28403	KEATON DR	MORENO VALLI	CA	92555-602	RICHARDS, NORBERT	316.49
4200	478352003	2	684277	O'SHEA, ROY	13690	OAKLEY DR	MORENO VALLI	CA	92555-602	O'SHEA, ROY	316.49
5012	478352013	1	684277	WILLIAMS, MICHAEL	28385	CRISPIN DR	MORENO VALLI	CA	92555-602	WILLIAMS, MICHAEL	97.57
5638	478360010	3	684277	MOHSIN, AZIZA (OWNR)	13570	KELTON CT	MORENO VALLI	CA	92555-601	MOHSIN, AZIZA (OWI	297.93
3909	478360012	5	684277	ODLAND, DORENE	13610	KELTON CT	MORENO VALLI	CA	92555-601	ODLAND, DORENE	412.76
3836	478360018	1	684277	GALLEGOS, GERARDO	13553	BAXTER CT	MORENO VALLI	CA	92555-602	GALLEGOS, GERARDO	316.49
4919	478360024	6	684277	JASTELUM, RUBEN	13568	BAXTER CT	MORENO VALLI	CA	92555-602	JASTELUM, RUBEN	308.34
4116	478361004	1	684277	VALERIANO, ARDA	13546	SOMERGATE DR	MORENO VALLI	CA	92555-603	VALERIANO, ARDA	316.49
6574	478361019	5	684277	MBUGUA, STEVEN (OWNR)	13515	DUNCAN DR	MORENO VALLI	CA	92555-603	MBUGUA, STEVEN (O	316.49
4093	478361022	7	684277	DANDRIDGE, ROY AND DEBBIE	28446	DUNCAN DR	MORENO VALLI	CA	92555-603	DANDRIDGE, ROY AN	141.78
4310	478370003	8	684277	NAVARRO, OSCAR	28917	LEXINGTON WAY	MORENO VALLI	CA	92555-840	NAVARRO, OSCAR	306.35
4366	478370012	6	684277	ESPELETA, MARCELINA	13278	CANTERBURY DOWNS WAY	MORENO VALLI	CA	92555-840	ESPELETA, MARCELIN	317.06
4483	478371001	9	684277	KYLES, LEOTA	13255	CANTERBURY DOWNS WAY	MORENO VALLI	CA	92555-840	KYLES, LEOTA	314.21
4380	478371003	1	684277	ELLIOT, RUBY	13295	CANTERBURY DOWNS WAY	MORENO VALLI	CA	92555-840	ELLIOT, RUBY	216.62
4233	478371017	4	684277	CIASULLO, JUSTIN	13310	LOS ALAMITOS CT	MORENO VALLI	CA	92555-840	CIASULLO, JUSTIN	139.53
4220	478381003	2	684277	MCGEE, ANTHONY	13325	LOS ALAMITOS CT	MORENO VALLI	CA	92555-840	MCGEE, ANTHONY	316.49
9358	478381006	5	684277	BENNETT, DEBORAH (OWNR)	13385	LOS ALAMITOS CT	MORENO VALLI	CA	92555-840	BENNETT, DEBORAH (	73.68
5130	478381011	9	684277	JUAREZ, MIRIAM	13388	TRIPLE CROWN CT	MORENO VALLI	CA	92555-840	JUAREZ, MIRIAM	317.06
4137	478381014	2	684277	GARCIA, SAMUEL	13328	TRIPLE CROWN CT	MORENO VALLI	CA	92555-840	GARCIA, SAMUEL	316.49
4108	478381015	3	684277	MEDINA, JOSE	13308	TRIPLE CROWN CT	MORENO VALLI	CA	92555-840	MEDINA, JOSE	316.49
7016	478381016	4	684277	SALAZAR, VINCENT	13288	TRIPLE CROWN CT	MORENO VALLI	CA	92555-840	SALAZAR, VINCENT	316.42
4590	478381020	7	684277	ROSS, LASHONDA	13343	TRIPLE CROWN CT	MORENO VALLI	CA	92555-840	ROSS, LASHONDA	221.17
5100	478381021	8	684277	ARRINGTON, ANTHONY	28775	DRACAEA AVE	MORENO VALLI	CA	92555-842	ARRINGTON, ANTHOI	316.49
8755	478391001	1	684277	HEAVENLY PLACES RCFE (OWNR)	28743	LAUREL PARK WAY	MORENO VALLI	CA	92555-841	HEAVENLY PLACES RC	230.05
4224	478391003	3	684277	GUTIERREZ, ERICKA	13373	SANTA ANITA AVE	MORENO VALLI	CA	92555-841	GUTIERREZ, ERICKA	316.49
4045	478391008	8	684277	BROWN, MILTON AND ANGELA	13376	NOTTINGHAM AVE	MORENO VALLI	CA	92555-841	BROWN, MILTON ANI	316.49
4041	478393002	8	684277	GASPARD, AUDREY P	13351	NOTTINGHAM AVE	MORENO VALLI	CA	92555-841	GASPARD, AUDREY P	412.76
5723	478400010	6	684277	DIAZ, DENISE AND REYNA (OWNI	28604	STRAUSS LN	MORENO VALLI	CA	92555-674	DIAZ, DENISE AND RE	207.23
4246	478400011	7	684277	WALKER, DEBRA	28610	STRAUSS LN	MORENO VALLI	CA	92555-674	WALKER, DEBRA	316.49
5275	478400027	2	684277	SPEARS, ERICA (OWNR)	13189	WEXFORD AVE	MORENO VALLI	CA	92555-671	SPEARS, ERICA (OWN	96.68
4266	478401005	5	684277	HENDERSON, RANDY	13100	ESSEN LN	MORENO VALLI	CA	92555-675	HENDERSON, RANDY	316.49
4222	478402002	5	684277	HARDISON, LAWANDA (OWNR)	28619	STRAUSS LN	MORENO VALLI	CA	92555-674	HARDISON, LAWAND/	358.87
4319	478410016	3	684277	YOUNG, GLORIA	28634	BAY MEADOWS AVE	MORENO VALLI	CA	92555-842	YOUNG, GLORIA	316.49
6897	478412006	0	684277	WRIGHT JR, EUGENE (OWNR)	13423	PRANCER LN	MORENO VALLI	CA	92555-842	WRIGHT JR, EUGENE (	317.06
3395	478420006	5	684277	JIMENEZ, MINERVA	29178	CAMPBELL AVE	MORENO VALLI	CA	92555-720	JIMENEZ, MINERVA	72.71
2998	478420007	6	684277	ELDA, BENJAMIN	29020	CAMPBELL AVE	MORENO VALLI	CA	92555-720	ELDA, BENJAMIN	435.40
4091	478420012	0	684277	CORTEZ, ALICIA	29233	MALTBY AVE	MORENO VALLI	CA	92555-722	CORTEZ, ALICIA	441.64
3243	478420016	4	684277	CERDA, SUZANNA	29177	MALTBY AVE	MORENO VALLI	CA	92555-722	CERDA, SUZANNA	317.06
766	478421008	0	684277	HOLT, THOMAS	29235	CAMPBELL AVE	MORENO VALLI	CA	92555-720	HOLT, THOMAS	342.58
5445	478430007	7	684277	ACOSTA, LESLIE (OWNR)	29070	KIMBERLY AVE	MORENO VALLI	CA	92555-721	ACOSTA, LESLIE (OWI	317.06
3267	478430016	5	684277	IRVINE, RICK	29075	ALESSANDRO BLVD	MORENO VALLI	CA	92555-721	IRVINE, RICK	395.78
4888	478430017	6	684277	STOREY, DONALD	29155	ALESSANDRO BLVD	MORENO VALLI	CA	92555-721	STOREY, DONALD	317.06
3172	478430019	8	684277	DRAKE, MICHAEL	29095	ALESSANDRO BLVD	MORENO VALLI	CA	92555-721	DRAKE, MICHAEL	317.06
2309	478431012	4	684277	WALL, VELMA	29054	MALTBY AVE	MORENO VALLI	CA	92555-721	WALL, VELMA	154.81
1589	478431014	6	684277	KILO, NOEL R	29148	MALTBY AVE	MORENO VALLI	CA	92555-722	KILO, NOEL R	324.24
5871	478431017	9	684277	SCOTT, BRADLEY	29040	MALTBY AVE	MORENO VALLI	CA	92555-721	SCOTT, BRADLEY	240.95
6719	478431019	1	684277	CAMPBELL, ROBERT (OWNR)	29025	KIMBERLY AVE	MORENO VALLI	CA	92555-720	CAMPBELL, ROBERT (	317.06
6007	479040014	5	684277	GARCIA, GLORIA	25060	FIR AVE	MORENO VALLI	CA	92553-411	GARCIA, GLORIA	1,336.59
3497	479060001	5	684277	SPARGO, TINA	12631	KITCHING ST	MORENO VALLI	CA	92553-472	SPARGO, TINA	365.19
5564	479060003	7	684277	CORREA, ERICA (OWNR)	12655	KITCHING ST	MORENO VALLI	CA	92553-472	CORREA, ERICA (OWI	451.04
746	479060004	8	684277	VALADEZ, RAYMOND AND AGNES	12671	KITCHING ST	MORENO VALLI	CA	92553-472	VALADEZ, RAYMOND	317.06
2411	479060017	0	684277	MALDONADO, ANGEL	25450	TODD DR	MORENO VALLI	CA	92553-416	MALDONADO, ANGEI	316.49
8185	479060032	3	684277	SALAZAR, JAVIER (RENT)	25392	TODD DR	MORENO VALLI	CA	92553-233	SALAZAR, JAVIER (RE	415.08

Item No. E.2

Rec No	Parcel No	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2939	479060033	4	684277	MILLER, PAMELA	25378	TODD DR	MORENO VALLI	CA	92553-233	MILLER, PAMELA	316.49
7532	479060036	7	684277	MASSO, CAROLINA (RENT)	25336	TODD DR	MORENO VALLI	CA	92553-233	MASSO, CAROLINA (R	206.93
3178	479062005	5	684277	PEREZ, ELEAZAR	25353	TODD DR	MORENO VALLI	CA	92553-416	PEREZ, ELEAZAR	134.12
251	479062015	4	684277	ARCHIBEQUE, MARTHA	12727	LAURY LN	MORENO VALLI	CA	92553-413	ARCHIBEQUE, MARTH	316.49
4582	479062018	7	684277	MORA, OSCAR	25388	FIR AVE	MORENO VALLI	CA	92553-419	MORA, OSCAR	314.21
532	479062019	8	684277	NOYLES, GERALD	25374	FIR AVE	MORENO VALLI	CA	92553-419	NOYLES, GERALD	306.35
3208	479062023	1	684277	HERNANDEZ, ELIZABETH	25318	FIR AVE	MORENO VALLI	CA	92553-419	HERNANDEZ, ELIZABE	377.12
507	479062037	4	684277	GUNNER, JANICE	25376	JUDITH PL	MORENO VALLI	CA	92553-413	GUNNER, JANICE	307.46
954	479062038	5	684277	SANDER, JERRY A (OWNR)	25362	JUDITH PL	MORENO VALLI	CA	92553-413	SANDER, JERRY A (OV	143.86
3209	479062039	6	684277	BLAIR, DAWN	25348	JUDITH PL	MORENO VALLI	CA	92553-413	BLAIR, DAWN	111.15
2814	479090011	7	684277	LLAMAS, LILIA	25213	EUCALYPTUS AVE	MORENO VALLI	CA	92553-412	LLAMAS, LILIA	286.01
2563	479090012	8	684277	MONTENEGRO, MARIA	25241	EUCALYPTUS AVE	MORENO VALLI	CA	92553-413	MONTENEGRO, MARI	275.90
4527	479090018	4	684277	HANKINS, PATRICIA (RENT)	13075	BIRCHWOOD DR UNIT B	MORENO VALLI	CA	92553-543	HANKINS, PATRICIA (I	170.16
470	479090023	8	684277	FRASER, ROBERT (OWNR) APTS	25074	ATWOOD AVE	MORENO VALLI	CA	92553-421	FRASER, ROBERT (OW	32.40
9315	479090025	0	684277	MORALES, SANTIAGO (RENT)	25038	ATWOOD AVE	MORENO VALLI	CA	92553-421	MORALES, SANTIAGO	169.14
131	479090038	2	684277	GALARZA, DAN	25119	EUCALYPTUS AVE	MORENO VALLI	CA	92553-412	GALARZA, DAN	422.52
8562	479100010	6	684277	FILISIONE, FINA (RENT)	13040	SHIREBOURN RD	MORENO VALLI	CA	92553-424	FILISIONE, FINA (REN	170.71
4580	479100017	3	684277	GUERRA, YESENIA	13010	THISTLE BROOK DR	MORENO VALLI	CA	92553-425	GUERRA, YESENIA	314.21
6536	479100018	4	684277	VIDANA, RACHEL	13022	THISTLE BROOK DR	MORENO VALLI	CA	92553-425	VIDANA, RACHEL	95.43
6248	479100024	9	684277	REYES, GABRIELA (RENT)	13096	THISTLE BROOK DR	MORENO VALLI	CA	92553-425	REYES, GABRIELA (REI	117.06
4899	479101002	2	684277	DANIEL, RICKY	13071	SHIREBOURN RD	MORENO VALLI	CA	92553-424	DANIEL, RICKY	217.18
1245	479101005	5	684277	HOILDAY , PAM	13107	SHIREBOURN RD	MORENO VALLI	CA	92553-425	HOILDAY , PAM	316.49
5075	479101006	6	684277	PACHECO, ESTHER	13121	SHIREBOURN RD	MORENO VALLI	CA	92553-425	PACHECO, ESTHER	40.89
6415	479102003	6	684277	CARBAJAL, GALDINO (RENT)	13102	SHIREBOURN RD	MORENO VALLI	CA	92553-426	CARBAJAL, GALDINO (	415.61
9532	479102006	9	684277	SHELTON, LATONYA	13064	SHIREBOURN RD	MORENO VALLI	CA	92553-428	SHELTON, LATONYA	107.31
5525	479102007	0	684277	MCCLAIN, SHAMEKA (RENT)	25301	RIVENDELL TER	MORENO VALLI	CA	92553-424	MCCLAIN, SHAMEKA (	134.76
3103	479102008	1	684277	MARQUEZ, MARISA	25319	RIVENDELL TER	MORENO VALLI	CA	92553	MARQUEZ, MARISA	232.29
7244	479102009	2	684277	GOMEZ, MARTHA (OWNR)	25345	RIVENDELL TER	MORENO VALLI	CA	92553-424	GOMEZ, MARTHA (OV	279.33
3454	479102010	2	684277	GUZMAN, JOE	13047	THISTLE BROOK DR	MORENO VALLI	CA	92553-425	GUZMAN, JOE	268.51
890	479111004	5	684277	BOSTIC, MARSHALL B	13167	SHIREBOURN RD	MORENO VALLI	CA	92553-425	BOSTIC, MARSHALL B	412.76
783	479111005	6	684277	MACIAS, MARTIN	13181	SHIREBOURN RD	MORENO VALLI	CA	92553-425	MACIAS, MARTIN	387.87
144	479111008	9	684277	HERBERT, LOUIS AND SANDRA	13219	SHIREBOURN RD	MORENO VALLI	CA	92553-428	HERBERT, LOUIS AND	448.88
1320	479112007	1	684277	HOLLINS, HENRY (OWNR)	13211	THISTLE BROOK DR	MORENO VALLI	CA	92553-540	HOLLINS, HENRY (OW	316.49
6903	479113003	0	684277	VELASQUEZ, NELLIE (RENT)	25350	DRACAEA AVE	MORENO VALLI	CA	92553-424	VELASQUEZ, NELLIE (I	527.20
718	479113005	2	684277	FIGUEROA, MADELYN	25330	DRACAEA AVE	MORENO VALLI	CA	92553-424	FIGUEROA, MADELYN	317.06
3837	479113015	1	684277	DAVALOS, JUAN	13178	THISTLE BROOK DR	MORENO VALLI	CA	92553-429	DAVALOS, JUAN	316.49
8023	479113017	3	684277	WILLIS, CORNEILA (RENT)	13154	THISTLE BROOK DR	MORENO VALLI	CA	92553-429	WILLIS, CORNEILA (RE	193.90
2738	479113018	4	684277	ROMERO, ARGENTINA (OWNR)	13142	THISTLE BROOK DR	MORENO VALLI	CA	92553-429	ROMERO, ARGENTIN/	65.13
2545	479113034	8	684277	CORONA, MARIA G	25447	STEFFY CIR	MORENO VALLI	CA	92553-425	CORONA, MARIA G	316.49
2823	479113037	1	684277	CASTELLON, FRANCISCO JAVIER	25485	STEFFY CIR	MORENO VALLI	CA	92553-425	CASTELLON, FRANCIS(	412.76
291	479113046	9	684277	SEEGER, SHERRY	25418	STEFFY CIR	MORENO VALLI	CA	92553-423	SEEGER, SHERRY	316.49
5768	479113048	1	684277	CARRILLO, MANUELA (RENT)	13162	TERRY CT	MORENO VALLI	CA	92553-423	CARRILLO, MANUELA	264.48
3049	479113050	2	684277	MATALKA, PATRICIA AND VICTOF	13136	TERRY CT	MORENO VALLI	CA	92553-423	MATALKA, PATRICIA /	297.57
1192	479113051	3	684277	MARINAS, FELICITAS (RENT)	13134	TERRY CT	MORENO VALLI	CA	92553-423	MARINAS, FELICITAS (	191.21
5760	479120005	4	684277	ALVAREZ, JOSE (RENT)	13182	SUNSET LN	MORENO VALLI	CA	92553-425	ALVAREZ, JOSE (RENT	331.24
278	479120008	7	684277	LAWRENCE, BARNEY	25111	ATWOOD AVE	MORENO VALLI	CA	92553-422	LAWRENCE, BARNEY	323.74
9171	479120026	3	684277	HERNANDEZ, MARIA (RENT)	25090	DRACAEA AVE UNIT B	MORENO VALLI	CA	92553-420	HERNANDEZ, MARIA (	206.93
1057	479120028	5	684277	RIVERA, ARTEMIO	25074	DRACAEA AVE	MORENO VALLI	CA	92553-423	RIVERA, ARTEMIO	314.21
5557	479120035	1	684277	PERKINS, SHANTA (RENT) APTS	13185	BENCLIFF AVE UNIT B	MORENO VALLI	CA	92553-542	PERKINS, SHANTA (RE	373.80
7856	479121001	3	684277	RESENDEZ, LORENA (RENT) APTS	13128	BENCLIFF AVE UNIT B	MORENO VALLI	CA	92553-543	RESENDEZ, LORENA (I	296.98
1551	479121002	4	684277	OROZCO, VERONICA (OWNR) APT	13142	BENCLIFF AVE UNIT A	MORENO VALLI	CA	92553-543	OROZCO, VERONICA (	316.49
2246	479121020	0	684277	SALAS, ISAIAS (RENT) APTS	25230	DRACAEA AVE	MORENO VALLI	CA	92553-423	SALAS, ISAIAS (RENT)	191.49
5306	479121023	3	684277	LEWIS, MIKIA	13230	TACOMA DR	MORENO VALLI	CA	92553-425	LEWIS, MIKIA	1,660.98
6871	479121029	9	684277	XAYAVONG, AENOI (RENT) APTS	13221	TACOMA DR UNIT A	MORENO VALLI	CA	92553-543	XAYAVONG, AENOI (R	317.06
3213	479131004	7	684277	SOLORIO, JUAN	13287	BIRCHWOOD DR	MORENO VALLI	CA	92553-427	SOLORIO, JUAN	423.74
795	479131005	8	684277	UNDERWOOD, MARIA	13301	BIRCHWOOD DR	MORENO VALLI	CA	92553-422	UNDERWOOD, MARI/	314.21
972	479131006	9	684277	OLIVER, TONY (OWNR)	13313	BIRCHWOOD DR	MORENO VALLI	CA	92553-422	OLIVER, TONY (OWNF	409.86
2395	479131011	3	684277	BAKER, CLIFTON	13371	BIRCHWOOD DR	MORENO VALLI	CA	92553-422	BAKER, CLIFTON	131.49
9110	479132026	0	684277	SANCHEZ, GUADALUPE (OWNR)	13291	TACOMA DR	MORENO VALLI	CA	92553-429	SANCHEZ, GUADALUF	237.42
4180	479132047	9	684277	RAMIREZ, CARLOS	13337	PATRICIA LN	MORENO VALLI	CA	92553-424	RAMIREZ, CARLOS	201.54
5953	479132048	0	684277	GUTIERREZ, FREDDIE (RENT)	13363	PATRICIA LN	MORENO VALLI	CA	92553-424	GUTIERREZ, FREDDIE (I	212.08
6740	479132060	0	684277	JUAREZ, FRANCISCA (OWNR)	13314	BENCLIFF AVE	MORENO VALLI	CA	92553-422	JUAREZ, FRANCISCA (	125.73
1249	479132061	1	684277	ARREOLA, MARTHA	13337	BENCLIFF AVE	MORENO VALLI	CA	92553-422	ARREOLA, MARTHA	38.26
7112	479132070	9	684277	LYLES, MYISHA (RENT)	13279	BENCLIFF AVE	MORENO VALLI	CA	92553-426	LYLES, MYISHA (RENT	349.82
4602	479132073	2	684277	NAVARRETTE, RAMON	13288	BENCLIFF AVE	MORENO VALLI	CA	92553-426	NAVARRETTE, RAMOI	314.21
5883	479132078	7	684277	BLACK, JESSICA (RENT)	13336	BENCLIFF AVE	MORENO VALLI	CA	92553-422	BLACK, JESSICA (RENT	317.06
6513	479140004	5	684277	ARCHULETA, ANNA (RENT)	13385	BIRCHWOOD DR	MORENO VALLI	CA	92553-422	ARCHULETA, ANNA (F	317.06
6431	479140010	0	684277	ZUNIGA, VERONICA AND JOSE (RI	13471	BIRCHWOOD DR	MORENO VALLI	CA	92553-427	ZUNIGA, VERONICA A	294.60
2011	479140021	0	684277	HERNANDEZ, SALVADOR (OWNR	13376	BIRCHWOOD DR	MORENO VALLI	CA	92553-423	HERNANDEZ, SALVAD	69.65
1898	479150031	0	684277	LA RUE, CATHERINE	13395	LASSELLE ST	MORENO VALLI	CA	92553-080	LA RUE, CATHERINE	497.98
4105	479160001	4	684277	MACIEL, CHARLES (OWN)	25654	COTTONWOOD AVE	MORENO VALLI	CA	92553-480	MACIEL, CHARLES (OV	159.64
1367	479160006	9	684277	ALEMAN, CONSUELO	25752	COTTONWOOD AVE	MORENO VALLI	CA	92553-487	ALEMAN, CONSUELO	397.51
940	479160014	6	684277	BROWN, HANK/DEWAIN	25754	COTTONWOOD AVE	MORENO VALLI	CA	92553-487	BROWN, HANK/DEW/	216.22
1997	479170004	8	684277	CARRION, JOHN	25961	COTTONWOOD AVE	MORENO VALLI	CA	92553-480	CARRION, JOHN	309.20
759	479170018	1	684277	WASS, PETE AND LINDA	25947	COTTONWOOD AVE	MORENO VALLI	CA	92553-480	WASS, PETE AND LINI	104.01
6344	479170026	8	684277	FLORES, ARMANDO (OWNR)	25909	MARGARITA ST	MORENO VALLI	CA	92553-070	FLORES, ARMANDO ((	97.90

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4889	479170028	0	684277	GREEN, TONY	13588	TERRA BELLA AVE	MORENO VALLI	CA	92553-482	GREEN, TONY	314.21
3248	479170031	2	684277	GURROLA, CLIFFORD	13556	TERRA BELLA AVE	MORENO VALLI	CA	92553-482	GURROLA, CLIFFORD	407.42
7052	479170032	3	684277	SERVIN, HUMBERTO	13546	TERRA BELLA AVE	MORENO VALLI	CA	92553-482	SERVIN, HUMBERTO	270.52
639	479200015	0	684277	L B C SERVICE	25085	ST CHRISTOPHER LN	MORENO VALLI	CA	92553-431	L B C SERVICE	303.04
3865	479220024	0	684277	SANTANA, HERMINDA	13951	MORENO ROSE PL	MORENO VALLI	CA	92553-432	SANTANA, HERMIND/	5,837.17
1693	479251004	8	684277	ARIAS, JOSE	25425	DRACAEA AVE	MORENO VALLI	CA	92553-423	ARIAS, JOSE	101.92
6214	479251008	2	684277	MARKS, MARY AND HERMAN (RE	13281	SILVER LN	MORENO VALLI	CA	92553-428	MARKS, MARY AND H	461.18
6695	479251013	6	684277	PUENTE, SYLVIA (RENT)	13333	SILVER LN	MORENO VALLI	CA	92553-427	PUENTE, SYLVIA (REN	317.06
8621	479251014	7	684277	JAMES, JONI (OWNR)	13343	SILVER LN	MORENO VALLI	CA	92553-427	JAMES, JONI (OWNR)	87.72
9324	479251015	8	684277	VILLALOBOS, MARINA (RENT)	15159	CALLE RENFRO	MORENO VALLI	CA	92551-701	VILLALOBOS, MARINA	171.82
3625	479251021	3	684277	BURCIAGA, ANTONIO (OWNR)	13413	SILVER LN	MORENO VALLI	CA	92553-421	BURCIAGA, ANTONIO	75.85
93	479251024	6	684277	HICKMAN, MICHELE	13443	SILVER LN	MORENO VALLI	CA	92553-421	HICKMAN, MICHELE	316.49
2103	479252003	0	684277	HOLBACH, FRED	13470	GOLD PL	MORENO VALLI	CA	92553-428	HOLBACH, FRED	116.20
5661	479252008	5	684277	MENDOZA, JUAN (RENT)	13430	GOLD PL	MORENO VALLI	CA	92553-428	MENDOZA, JUAN (REI	37.00
4820	479252009	6	684277	JAIMES, SALVADOR AND AMARIA	13420	GOLD PL	MORENO VALLI	CA	92553-428	JAIMES, SALVADOR A	446.77
318	479252012	8	684277	WILLIAMS, RICKIE	13390	GOLD PL	MORENO VALLI	CA	92553-427	WILLIAMS, RICKIE	316.49
721	479252014	0	684277	KEMMERER, CHRISTINE (OWNR)	13370	GOLD PL	MORENO VALLI	CA	92553-427	KEMMERER, CHRISTIN	315.86
6680	479252018	4	684277	WILSON, TONY (RENT)	13358	SILVER LN	MORENO VALLI	CA	92553-428	WILSON, TONY (RENT	317.06
7679	479252024	9	684277	BEASLY, KASHA (RENT)	13286	SILVER LN	MORENO VALLI	CA	92553-427	BEASLY, KASHA (RENT	295.37
2953	479253004	4	684277	VAN HAVERMAAT, LEE E	13431	GOLD PL	MORENO VALLI	CA	92553-428	VAN HAVERMAAT, LE	297.57
2413	479253006	6	684277	GONZALEZ, CARLOS	13451	GOLD PL	MORENO VALLI	CA	92553-428	GONZALEZ, CARLOS	393.96
5090	479253009	9	684277	SNOW, CHRISTEN (OWNR)	13481	GOLD PL	MORENO VALLI	CA	92553-428	SNOW, CHRISTEN (OV	226.35
6929	479253020	8	684277	JONES, LISA (RENT)	13398	SILVER LN	MORENO VALLI	CA	92553-429	JONES, LISA (RENT)	103.20
3245	479261001	6	684277	PEREZ, MIGUEL AND KATRINA (O	25243	FIR AVE	MORENO VALLI	CA	92553-412	PEREZ, MIGUEL AND I	317.06
2788	479261003	8	684277	MARIN, CARLOS	25219	FIR AVE	MORENO VALLI	CA	92553-412	MARIN, CARLOS	353.85
1963	479261004	9	684277	SANCHEZ, LIBERTY	25205	FIR AVE	MORENO VALLI	CA	92553-412	SANCHEZ, LIBERTY	279.13
5793	479261006	1	684277	CARILLO, DAISY (RENT)	25175	FIR AVE	MORENO VALLI	CA	92553-231	CARILLO, DAISY (REN	317.06
3983	479261014	8	684277	PRICE, TRACEY (RENT)	25248	BRANDING IRON WAY	MORENO VALLI	CA	92553-231	PRICE, TRACEY (RENT	412.76
3220	479261017	1	684277	MORAN, ENEYDA	25207	BRANDING IRON WAY	MORENO VALLI	CA	92553-231	MORAN, ENEYDA	317.06
3690	479261023	6	684277	ADAMS, CHAD	25190	MAYNARD DR	MORENO VALLI	CA	92553-414	ADAMS, CHAD	190.23
5737	479261030	2	684277	PARTIDA SILVA, JORGE (OWNR)	25203	MAYNARD DR	MORENO VALLI	CA	92553-233	PARTIDA SILVA, JORG	353.59
9566	479261035	7	684277	WILLIAMS, LANISHA (RENT)	25168	MARSEL RANCH RD	MORENO VALLI	CA	92553-417	WILLIAMS, LANISHA (	47.36
3338	479261036	8	684277	LOZANO, ESMERALDA AND RUBE	25184	MARSEL RANCH RD	MORENO VALLI	CA	92553-417	LOZANO, ESMERALDA	117.07
287	479261043	4	684277	ROBISON, LAWRENCE	25201	MARSEL RANCH RD	MORENO VALLI	CA	92553-232	ROBISON, LAWRENCE	316.49
8994	479261044	5	684277	JARRIDO, ANA (OWNR)	25185	MARSEL RANCH RD	MORENO VALLI	CA	92553-417	JARRIDO, ANA (OWNI	238.57
213	479262007	5	684277	NAVARETE, JUANITA	12805	SHIRAY RANCH RD	MORENO VALLI	CA	92553-414	NAVARETE, JUANITA	316.49
2909	479262009	7	684277	MONTERROSA, BLANCA	12777	SHIRAY RANCH RD	MORENO VALLI	CA	92553-233	MONTERROSA, BLAN	243.65
3237	479262012	9	684277	VALADEZ, EVA	12949	SHIRAY RANCH RD	MORENO VALLI	CA	92553-417	VALADEZ, EVA	323.66
2931	479262014	1	684277	GARCIA, ANNA (OWNR)	12921	SHIRAY RANCH RD	MORENO VALLI	CA	92553-417	GARCIA, ANNA (OWN	306.14
3258	479262016	3	684277	RUBIO, GIOVANNI	12893	SHIRAY RANCH RD	MORENO VALLI	CA	92553-414	RUBIO, GIOVANNI	317.06
4071	479263005	6	684277	GARCIA, ARIANNA (OWNR)	25153	BRIDLE TRAIL RD	MORENO VALLI	CA	92553-417	GARCIA, ARIANNA (O	316.49
297	479270001	4	684277	SUAZO, JESSE	12761	TAMARA DR	MORENO VALLI	CA	92553-233	SUAZO, JESSE	316.49
4671	479270002	5	684277	DOMINGUEZ, AARON	12773	TAMARA DR	MORENO VALLI	CA	92553-233	DOMINGUEZ, AARON	34.30
8486	479270008	1	684277	TURNER, TAMARA (OWNR)	12855	TAMARA DR	MORENO VALLI	CA	92553-415	TURNER, TAMARA (O	218.20
2391	479270014	6	684277	JEFFERSON, JUNE (OWNR)	12927	TAMARA DR	MORENO VALLI	CA	92553-415	JEFFERSON, JUNE (OV	316.49
2617	479270022	3	684277	FREILING, CHAD	12996	FOREMAN AVE	MORENO VALLI	CA	92553-412	FREILING, CHAD	298.65
2147	479270025	6	684277	CARDENAS, LORRAINE	12964	FOREMAN AVE	MORENO VALLI	CA	92553-412	CARDENAS, LORRAINI	316.49
579	479271010	5	684277	POWER, MATT	12890	TAMARA DR	MORENO VALLI	CA	92553-415	POWER, MATT	412.76
4783	479271016	1	684277	MACIAS, ARACELI	12798	TAMARA DR	MORENO VALLI	CA	92553-233	MACIAS, ARACELI	86.04
1001	479272001	0	684277	ANGUIANO, STELLA AND ALFRED	25253	FIR AVE	MORENO VALLI	CA	92553-412	ANGUIANO, STELLA A	144.01
443	479272002	1	684277	GILANI, PIR SYED Z (OWNR)	12759	FOREMAN AVE	MORENO VALLI	CA	92553-231	GILANI, PIR SYED Z (O	268.29
8290	479272003	2	684277	TENORIO, JULIO (OWNR)	12771	FOREMAN AVE	MORENO VALLI	CA	92553-231	TENORIO, JULIO (OWI	172.40
5684	479272016	4	684277	MIRANDA, JOSE (RENT)	12941	FOREMAN AVE	MORENO VALLI	CA	92553-412	MIRANDA, JOSE (REN	177.84
3259	479272020	7	684277	ALI, MARICELA AND LUIS	12985	FOREMAN AVE	MORENO VALLI	CA	92553-412	ALI, MARICELA AND L	296.98
6609	479280001	5	684277	WANDER, GEORGIA AND CAMPB	13986	FLAMING ARROW DR	MORENO VALLI	CA	92553-433	WANDER, GEORGIA A	317.06
5862	479280006	0	684277	STARR, KENNETH (RENT)	13916	FLAMING ARROW DR	MORENO VALLI	CA	92553-433	STARR, KENNETH (REI	113.86
270	479281008	5	684277	GJELHAUG, CARL T	25128	SILENT CREEK RD	MORENO VALLI	CA	92553-433	GJELHAUG, CARL T	316.49
259	479281009	6	684277	HOWEY, RICHARD	25141	SILENT CREEK RD	MORENO VALLI	CA	92553-433	HOWEY, RICHARD	51.84
271	479281012	8	684277	GULLETT, SHIRLEY	25177	SILENT CREEK RD	MORENO VALLI	CA	92553-433	GULLETT, SHIRLEY	316.49
4021	479281018	4	684277	FLORES, ROBERTO	25194	SILVER ARROW DR	MORENO VALLI	CA	92553-434	FLORES, ROBERTO	138.49
8	479290006	1	684277	DOMINGUEZ, MARGARITO	25289	OLD FARM ST	MORENO VALLI	CA	92553-434	DOMINGUEZ, MARGA	316.49
73	479290007	2	684277	BOTH, WILLIAM	25303	OLD FARM ST	MORENO VALLI	CA	92553-432	BOTH, WILLIAM	87.47
2569	479291002	0	684277	NUNGARY, JESSE (OWNR)	25342	OLD FARM ST	MORENO VALLI	CA	92553-432	NUNGARY, JESSE (OW	200.97
6872	479291005	3	684277	RAMIREZ, BENJAMIN (OWNR)	25304	OLD FARM ST	MORENO VALLI	CA	92553-432	RAMIREZ, BENJAMIN	206.78
4138	479291006	4	684277	ALEXANDER, DONZELL	25286	OLD FARM ST	MORENO VALLI	CA	92553-432	ALEXANDER, DONZEL	316.49
9011	479291008	6	684277	LOPEZ HERNANDEZ, JUAN (RENT	25260	OLD FARM ST	MORENO VALLI	CA	92553-432	LOPEZ HERNANDEZ, J	81.03
3271	479291011	8	684277	PEREZ, ERIC (OWNR)	25233	SUGAR HILL RD	MORENO VALLI	CA	92553-652	PEREZ, ERIC (OWNR)	349.91
1619	479291015	2	684277	BAKER, KIM	25291	SUGAR HILL RD	MORENO VALLI	CA	92553-652	BAKER, KIM	70.89
6818	479291029	5	684277	GONZALEZ, BRENDA (RENT)	25266	SUGAR HILL RD	MORENO VALLI	CA	92553-652	GONZALEZ, BRENDA (	192.90
4594	479292008	9	684277	HICKS, GLORIA	25214	SUGAR HILL RD	MORENO VALLI	CA	92553-652	HICKS, GLORIA	605.37
7542	479292014	4	684277	DIXON, ANGELA (OWNR)	24214	SUGAR HILL RD	MORENO VALLI	CA	92553-434	DIXON, ANGELA (OWI	107.28
6726	479293007	1	684277	OLALDE, LUIS (RENT)	25213	SUGAR HILL RD	MORENO VALLI	CA	92553-652	OLALDE, LUIS (RENT)	400.61
1862	479300004	9	684277	WALKER, ROBERT	25201	HEMLOCK AVE	MORENO VALLI	CA	92557-752	WALKER, ROBERT	288.57
5782	479300017	1	684277	COLE, AVA (RENT)	12413	MARMONT PL	MORENO VALLI	CA	92557-741	COLE, AVA (RENT)	392.54
2567	479300031	3	684277	MCGEE, SHER	12364	MARMONT PL	MORENO VALLI	CA	92557-741	MCGEE, SHER	316.49
565	479301005	3	684277	JONES, EILEEN	25181	ELDER AVE	MORENO VALLI	CA	92557-740	JONES, EILEEN	316.49

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6100	479301009	7	684277	RAMIREZ, RICARDO (OWNR)	25127	ELDER AVE	MORENO VALLI	CA	92557-740	RAMIREZ, RICARDO ((	301.53
3630	479302003	4	684277	RAMIREZ, JAIME	12371	LOREZ DR	MORENO VALLI	CA	92557-740	RAMIREZ, JAIME	316.49
5141	479302010	0	684277	RIVERA, LESSER (RENT)	12271	LOREZ DR	MORENO VALLI	CA	92557-742	RIVERA, LESSER (REN	224.06
9473	479302013	3	684277	SWINDELL, RYAN M AND CHRISTI	12385	LOREZ DR	MORENO VALLI	CA	92557-740	SWINDELL, RYAN M A	81.75
3033	479311015	3	684277	AYALA, SANDRA	25293	LAS PALOMAS DR	MORENO VALLI	CA	92557-750	AYALA, SANDRA	68.52
2736	479311018	6	684277	THOMAS, ALVINA	25323	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	THOMAS, ALVINA	316.49
337	479311020	7	684277	JAHN, MICHAEL	25343	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	JAHN, MICHAEL	238.21
7507	479311025	2	684277	ROGERS,DONINIC	25393	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	ROGERS,DONINIC	194.90
5136	479311028	5	684277	VOGELER, DAVID	25423	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	VOGELER, DAVID	211.78
277	479311032	8	684277	LAMPE, RICHARD	25463	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	LAMPE, RICHARD	404.28
30	479311034	0	684277	ARGUIJO, GLORIA	25483	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	ARGUIJO, GLORIA	316.49
2861	479311037	3	684277	ARTEAGA, JUAN	25273	LAS PALOMAS DR	MORENO VALLI	CA	92557-750	ARTEAGA, JUAN	316.49
6021	479312006	8	684277	HARDY, FIONA (RENT)	12291	KITCHING ST	MORENO VALLI	CA	92557-761	HARDY, FIONA (RENT	85.50
3828	479312009	1	684277	BOWEN, MYESHA	25481	HEMLOCK AVE	MORENO VALLI	CA	92557-752	BOWEN, MYESHA	316.49
2961	479312011	2	684277	TUCKER, LEE	25459	HEMLOCK AVE	MORENO VALLI	CA	92557-752	TUCKER, LEE	251.84
2847	479312014	5	684277	OLAGUEZ, GLORIA	25429	HEMLOCK AVE	MORENO VALLI	CA	92557-752	OLAGUEZ, GLORIA	455.01
8644	479312021	1	684277	WHITE, AMALIA (RENT)	25363	HEMLOCK AVE	MORENO VALLI	CA	92557-752	WHITE, AMALIA (REN	331.92
1778	479312024	4	684277	ZAMAN, MIAN	25335	HEMLOCK AVE	MORENO VALLI	CA	92557-752	ZAMAN, MIAN	77.25
7481	479312030	9	684277	MENDOZA, MARTIN (OWNR)	12280	VISTA HERMOSA DR	MORENO VALLI	CA	92557-751	MENDOZA, MARTIN (	104.78
4057	479312035	4	684277	CORTES, MARIA	12330	VISTA HERMOSA DR	MORENO VALLI	CA	92557-751	CORTES, MARIA	316.49
7124	479312036	5	684277	RAMIREZ, EIKAR (RENT)	12340	VISTA HERMOSA DR	MORENO VALLI	CA	92557-751	RAMIREZ, EIKAR (REN	317.06
2595	479312037	6	684277	WHITE, ERIKA	12341	PASEO DEL SOL WAY	MORENO VALLI	CA	92557-751	WHITE, ERIKA	316.49
5505	479312048	6	684277	BROWN, ANA (RENT)	12340	PASEO DEL SOL WAY	MORENO VALLI	CA	92557-751	BROWN, ANA (RENT)	317.06
7372	479312050	7	684277	JAMES, KEVIN AND JOHANNA (RE	25360	LAS PALOMAS DR	MORENO VALLI	CA	92557-750	JAMES, KEVIN AND JC	272.87
9183	479312052	9	684277	BEVERLY, MICHELLE (RENT)	25380	LAS PALOMAS DR	MORENO VALLI	CA	92557-750	BEVERLY, MICHELLE (I	50.00
3525	479312053	0	684277	PALACIOS, VERONICA	25396	LAS PALOMAS DR	MORENO VALLI	CA	92557-750	PALACIOS, VERONICA	134.07
495	479312055	2	684277	KEANE, ANNE	25416	LAS PALOMAS DR	MORENO VALLI	CA	92557-751	KEANE, ANNE	316.49
329	479312057	4	684277	LEVENSAILOR, RICHARD	12331	ARENISCA VERDE DR	MORENO VALLI	CA	92557-751	LEVENSAILOR, RICHAI	412.76
7719	479312065	1	684277	BURNETT, SHARON	12322	ARENISCA VERDE DR	MORENO VALLI	CA	92557-751	BURNETT, SHARON	214.68
3306	479321001	1	684277	CONTRERAS, LETICIA	13747	STOCKBROOK RD	MORENO VALLI	CA	92553-487	CONTRERAS, LETICIA	343.16
6467	479321004	4	684277	REYES, JOSE	13701	STOCKBROOK RD	MORENO VALLI	CA	92553-487	REYES, JOSE	423.74
198	479321007	7	684277	MENDOZA, AMPARO	13665	STOCKBROOK RD	MORENO VALLI	CA	92553-483	MENDOZA, AMPARO	305.49
2259	479321009	9	684277	FISHER, ROBERT AND LISA	13641	STOCKBROOK RD	MORENO VALLI	CA	92553-483	FISHER, ROBERT AND	338.63
5137	479321021	9	684277	TREJO, ALFRED	25536	BUCKLAND LN	MORENO VALLI	CA	92553-483	TREJO, ALFRED	177.43
2063	479321026	4	684277	PACHECO, PEDRO	25571	LOREN WAY	MORENO VALLI	CA	92553-483	PACHECO, PEDRO	154.32
1482	479321030	7	684277	MONGE, KATHY	25513	LOREN WAY	MORENO VALLI	CA	92553-483	MONGE, KATHY	412.76
185	479321036	3	684277	GIBBS JR, JOHN	25546	LOREN WAY	MORENO VALLI	CA	92553-483	GIBBS JR, JOHN	316.49
4912	479322004	7	684277	MURRILO, MARTHA	13546	STOCKBROOK RD	MORENO VALLI	CA	92553-483	MURRILO, MARTHA	314.21
2943	479322009	2	684277	SIC, IRIS	13606	STOCKBROOK RD	MORENO VALLI	CA	92553-480	SIC, IRIS	316.49
5419	479333006	3	684277	AVALOS, IGNACIA (RENT)	25189	SWEET GRASS DR	MORENO VALLI	CA	92553-436	AVALOS, IGNACIA (RE	557.63
3115	479333020	5	684277	WILLIAMS, SHAWN	13695	DEER HILL PL	MORENO VALLI	CA	92553-436	WILLIAMS, SHAWN	206.78
6594	479341005	7	684277	VACA, GUSTAVO (RENT)	25200	FIR AVE	MORENO VALLI	CA	92553-412	VACA, GUSTAVO (REN	71.11
646	479341009	1	684277	CHANDLER, EDWARD	25167	LEANN CT	MORENO VALLI	CA	92553-232	CHANDLER, EDWARD	314.21
8495	479341010	1	684277	WILLIAMS, DEBORAH (RENT)	25183	LEANN CT	MORENO VALLI	CA	92553-232	WILLIAMS, DEBORAH	317.33
254	479341011	2	684277	SAAVEDRA, ALBERT	25197	LEANN CT	MORENO VALLI	CA	92553-232	SAAVEDRA, ALBERT	316.49
5778	479341012	3	684277	NICOLA, ANTHONY (RENT)	25209	LEANN CT	MORENO VALLI	CA	92553-417	NICOLA, ANTHONY (R	303.04
4847	479341014	5	684277	NAVARRO, TOMASA R	25235	LEANN CT	MORENO VALLI	CA	92553-417	NAVARRO, TOMASA F	285.00
2232	479341017	8	684277	MORENO, GILBERT	25250	LEANN CT	MORENO VALLI	CA	92553-417	MORENO, GILBERT	412.76
3618	479341020	0	684277	HERNANDEZ, JUAN	25224	LEANN CT	MORENO VALLI	CA	92553-417	HERNANDEZ, JUAN	145.27
1515	479341021	1	684277	GREGG, CHARLES	25210	LEANN CT	MORENO VALLI	CA	92553-417	GREGG, CHARLES	217.65
7069	479341029	9	684277	MERCADO, JAIME (OWNR)	25213	TODD DR	MORENO VALLI	CA	92553-415	MERCADO, JAIME (O\	85.11
7157	479342002	7	684277	MARROQUIN, EDGAR (RENT)	25240	TODD DR	MORENO VALLI	CA	92553-416	MARROQUIN, EDGAR	317.06
33	479342013	7	684277	GODFREY, JANET	12679	SHIRAY RANCH RD	MORENO VALLI	CA	92553-417	GODFREY, JANET	316.49
5663	479342016	0	684277	SYKEF, ROSALIND (RENT)	12717	SHIRAY RANCH RD	MORENO VALLI	CA	92553-414	SYKEF, ROSALIND (RE	317.06
3687	479351002	5	684277	ORDAZ, ADRIANNA	25525	FIR AVE	MORENO VALLI	CA	92553-475	ORDAZ, ADRIANNA	316.49
6270	479351004	7	684277	NUNEZ,JOSE	25553	FIR AVE	MORENO VALLI	CA	92553-475	NUNEZ,JOSE	317.06
2120	479351008	1	684277	RAMSDEN, ELIZABETH	12785	WILLOW TREE AVE	MORENO VALLI	CA	92553-474	RAMSDEN, ELIZABETH	316.49
7114	479351013	5	684277	VILLALOBOS, ELVIS	12832	PINEBROOK CT	MORENO VALLI	CA	92553-121	VILLALOBOS, ELVIS	371.82
6923	479351014	6	684277	LOWE, JOHN (RENT)	12820	PINEBROOK CT	MORENO VALLI	CA	92553-121	LOWE, JOHN (RENT)	71.84
6324	479351018	0	684277	JIMENEZ, JOEL	12781	PINEBROOK CT	MORENO VALLI	CA	92553-474	JIMENEZ, JOEL	121.17
6091	479351025	6	684277	BARAJAS, RAYMOND (OWNR)	12796	PINEBROOK CT	MORENO VALLI	CA	92553-474	BARAJAS, RAYMOND	327.44
7705	479352008	4	684277	REESE, KIMBERLY Y (OWNR)	25605	CEDARBROOK AVE	MORENO VALLI	CA	92553-120	REESE, KIMBERLY Y (C	230.82
6026	479352015	0	684277	DE LA ROSA, FELIPE (RENT)	12786	WILLOW TREE AVE	MORENO VALLI	CA	92553-473	DE LA ROSA, FELIPE (F	317.06
2999	479352026	0	684277	BERNABE, JAVIER	25703	FIR AVE	MORENO VALLI	CA	92553-473	BERNABE, JAVIER	290.94
7772	479352035	8	684277	AYALA, MYRA	12805	RAENETTE WAY	MORENO VALLI	CA	92553-121	AYALA, MYRA	318.76
5740	479352036	9	684277	TOLEDO, JESSICA	12797	RAENETTE WAY	MORENO VALLI	CA	92553-470	TOLEDO, JESSICA	317.06
4368	479352037	0	684277	DO, DUC (OWNER)	12789	RAENETTE WAY	MORENO VALLI	CA	92553-470	DO, DUC (OWNER)	134.76
1039	479352040	2	684277	SHEPHERD, ARTIMAE	12765	RAENETTE WAY	MORENO VALLI	CA	92553-470	SHEPHERD, ARTIMAE	287.22
6104	479352042	4	684277	TURNAGE, LARRY (RENT)	12766	RAENETTE WAY	MORENO VALLI	CA	92553-470	TURNAGE, LARRY (RE	461.18
6691	479352045	7	684277	BROWN, RUTHIE (RENT)	12823	ARDOS ST	MORENO VALLI	CA	92553-475	BROWN, RUTHIE (REN	152.55
3695	479353003	2	684277	MALOY, KRISTOFFER	12782	ARDOS ST	MORENO VALLI	CA	92553-474	MALOY, KRISTOFFER	194.80
6322	479353004	3	684277	RUIZ, JUAN EDUARDO	12788	ARDOS ST	MORENO VALLI	CA	92553-474	RUIZ, JUAN EDUARDC	317.06
729	479353006	5	684277	WILSON, REGGIE	12798	ARDOS ST	MORENO VALLI	CA	92553-479	WILSON, REGGIE	369.95
4106	479353008	7	684277	KEY, KAREN	12810	ARDOS ST	MORENO VALLI	CA	92553-475	KEY, KAREN	316.49
7627	479361002	6	684277	TYLER, BOBBY (OWNR)	25532	FIR AVE	MORENO VALLI	CA	92553-474	TYLER, BOBBY (OWNF	222.57
4735	479361004	8	684277	PEREZ, ELIZABETH	25578	FIR AVE	MORENO VALLI	CA	92553-474	PEREZ, ELIZABETH	70.34

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6269	479361005	9	684277	FLINT, MARY	25592	FIR AVE	MORENO VALLI	CA	92553-474	FLINT, MARY	317.06
2076	479361015	8	684277	BROWN, BEVERLY	12671	SHADOWBROOK ST	MORENO VALLI	CA	92553-471	BROWN, BEVERLY	200.00
174	479362001	8	684277	MCMILLAN, MICHAEL	12617	SHADOWBROOK ST	MORENO VALLI	CA	92553-471	MCMILLAN, MICHAEL	353.85
8559	479362003	0	684277	JOHNSON, TERESA (RENT)	12597	SHADOWBROOK ST	MORENO VALLI	CA	92553-475	JOHNSON, TERESA (RI	85.17
5308	479362007	4	684277	EVANS, SHAMEKA (RENT)	12531	SHADOWBROOK ST	MORENO VALLI	CA	92553-475	EVANS, SHAMEKA (RE	316.49
2149	479362013	9	684277	WITHERSPOON, KELVIN	12576	SHADOWBROOK ST	MORENO VALLI	CA	92553-475	WITHERSPOON, KELV	42.71
2862	479362014	0	684277	JOHNSON, LEWIS	12590	SHADOWBROOK ST	MORENO VALLI	CA	92553-475	JOHNSON, LEWIS	450.10
2700	479362021	6	684277	SOKO, CARL	12660	SHADOWBROOK ST	MORENO VALLI	CA	92553-477	SOKO, CARL	417.51
1812	479362027	2	684277	COATES, PAULETTE	12527	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	COATES, PAULETTE	74.91
2884	479362030	4	684277	SCANDRICK, CHRISTOPHER	12561	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	SCANDRICK, CHRISTO	63.72
8919	479362031	5	684277	FAAITIITI, SALAMAU (RENT)	12577	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	FAAITIITI, SALAMAU (	124.20
281	479362032	6	684277	MANRIQUEZ, RAUL M	12589	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	MANRIQUEZ, RAUL M	316.49
1940	479362034	8	684277	FELTY, IRMA AND CHARLES (OWN	12613	WILLOW TREE AVE	MORENO VALLI	CA	92553-476	FELTY, IRMA AND CH/	287.91
7022	479362037	1	684277	MURRAY, JAMES (RENT)	12653	WILLOW TREE AVE	MORENO VALLI	CA	92553-476	MURRAY, JAMES (REI	317.06
1636	479363001	1	684277	HARPER, HENRY	12674	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	HARPER, HENRY	412.76
7161	479363002	2	684277	VALLE, GLORIA (OWNR)	12686	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	VALLE, GLORIA (OWN	52.66
2706	479363005	5	684277	GONZALEZ, RAMON	12724	WILLOW TREE AVE	MORENO VALLI	CA	92553-478	GONZALEZ, RAMON	148.78
2377	479363006	6	684277	COLUNGA, RACHELLE	12738	WILLOW TREE AVE	MORENO VALLI	CA	92553-478	COLUNGA, RACHELLE	97.00
1407	479363007	7	684277	JOHNSON, LEZETTE	12668	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	JOHNSON, LEZETTE	316.49
4710	479363008	8	684277	LOPEZ, MARCIAL	12658	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	LOPEZ, MARCIAL	314.21
5541	479363011	0	684277	MENDOZA, JACKIE (OWNR)	12600	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	MENDOZA, JACKIE (O	317.06
9361	479363014	3	684277	PETERS, MICHELLE (RENT)	12560	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	PETERS, MICHELLE (RI	161.88
3391	479363018	7	684277	GONZALEZ, LINDA	12510	WILLOW TREE AVE	MORENO VALLI	CA	92553-475	GONZALEZ, LINDA	317.06
280	479371002	7	684277	MACKEY, EMMA L	12391	KITCHING ST	MORENO VALLI	CA	92557-761	MACKEY, EMMA L	76.21
6557	479371005	0	684277	EDDINGTON, JAMES (OWNR)	12416	CAPE CT	MORENO VALLI	CA	92557-750	EDDINGTON, JAMES (	27.22
8792	479371020	3	684277	WILLIS, RODNEY (RENT)	12406	GAIN CT	MORENO VALLI	CA	92557-750	WILLIS, RODNEY (REN	160.72
2919	479371027	0	684277	FLORES, GABRIEL (OWNR)	12406	FELT CT	MORENO VALLI	CA	92557-750	FLORES, GABRIEL (OW	459.61
2238	479371029	2	684277	VILLALOBOS, MARIA	12394	FELT CT	MORENO VALLI	CA	92557-750	VILLALOBOS, MARIA	87.83
1258	479371030	2	684277	ESPINOZA, LISA	12395	FELT CT	MORENO VALLI	CA	92557-750	ESPINOZA, LISA	1,128.46
4402	479371032	4	684277	BRONAUGH, BONNIE AND GARY	12415	FELT CT	MORENO VALLI	CA	92557-750	BRONAUGH, BONNIE	242.52
4588	479372009	7	684277	SANDERS, DEANNA (OWNR)	25357	ELDER AVE	MORENO VALLI	CA	92557-750	SANDERS, DEANNA (C	211.03
6263	479372014	1	684277	JUAREZ, RAFAEL (RENT)	25417	ELDER AVE	MORENO VALLI	CA	92557-750	JUAREZ, RAFAEL (REN	75.61
9124	479372015	2	684277	GARCIA, NICOLE (RENT)	25429	ELDER AVE	MORENO VALLI	CA	92557-750	GARCIA, NICOLE (REN	235.32
3059	479372019	6	684277	RAMOS, SANDRA	25477	ELDER AVE	MORENO VALLI	CA	92557-750	RAMOS, SANDRA	248.34
4284	479381008	4	684277	PLAZOLA, FRANCISCO JAVIER	12721	HEARTLEAF ST	MORENO VALLI	CA	92553-120	PLAZOLA, FRANCISCO	284.96
1549	479382003	2	684277	RAMIREZ, LURDES	12666	JUNEBERRY CT	MORENO VALLI	CA	92553-476	RAMIREZ, LURDES	373.16
7686	479382011	9	684277	WILLFORD, KIMBERLY AND WILLI	12682	HEARTLEAF ST	MORENO VALLI	CA	92553-476	WILLFORD, KIMBERLY	157.68
6102	479382016	4	684277	YZAGIRRE, TEREZA (RENT)	12622	PEACHLEAF ST	MORENO VALLI	CA	92553-121	YZAGIRRE, TEREZA (R	710.95
9512	479382017	5	684277	ROGERS, KEVIN (RENT)	12612	PEACHLEAF ST	MORENO VALLI	CA	92553-121	ROGERS, KEVIN (RENT	117.25
1818	479382018	6	684277	COX, SHERRY	12602	PEACHLEAF ST	MORENO VALLI	CA	92553-121	COX, SHERRY	413.60
1789	479382019	7	684277	ELLOWP, STEVE	12594	PEACHLEAF ST	MORENO VALLI	CA	92553-478	ELLOWP, STEVE	413.60
1027	479382020	7	684277	CARNERO, RAMIRO	12584	PEACHLEAF ST	MORENO VALLI	CA	92553-478	CARNERO, RAMIRO	316.49
2887	479382024	1	684277	GARRETT, DARRELL	12550	PEACHLEAF ST	MORENO VALLI	CA	92553-476	GARRETT, DARRELL	214.46
8403	479382027	4	684277	IBARRA, IDE (RENT)	12526	PEACHLEAF ST	MORENO VALLI	CA	92553-476	IBARRA, IDE (RENT)	36.98
1077	479384002	7	684277	GUZMAN, LEA AND JOSE	12525	PEACHLEAF ST	MORENO VALLI	CA	92553-476	GUZMAN, LEA AND JC	316.49
4287	479384006	1	684277	MEDRANO, DELFINA	12597	PEACHLEAF ST	MORENO VALLI	CA	92553-121	MEDRANO, DELFINA	412.76
3842	479384008	3	684277	IBARRA, MARIO	12615	PEACHLEAF ST	MORENO VALLI	CA	92553-478	IBARRA, MARIO	316.49
6281	479384009	4	684277	YBARRA, ERICA AND HERIBERTO	12623	PEACHLEAF ST	MORENO VALLI	CA	92553-478	YBARRA, ERICA AND H	317.06
1909	479384013	7	684277	WHITFORD, DEBRA	12509	HEARTLEAF ST	MORENO VALLI	CA	92553-476	WHITFORD, DEBRA	406.26
2083	479384015	9	684277	ALVAREZ, VIANEY (OWNR)	12529	HEARTLEAF ST	MORENO VALLI	CA	92553-476	ALVAREZ, VIANEY (OV	412.76
8751	479384017	1	684277	CARR, SANDRA (RENT)	12551	HEARTLEAF ST	MORENO VALLI	CA	92553-476	CARR, SANDRA (RENT	295.46
6294	479391006	3	684277	WALKER, JOHNNY (RENT)	12917	WESTBURY DR	MORENO VALLI	CA	92553-418	WALKER, JOHNNY (RE	317.06
6093	479391014	0	684277	HICKS, SHERYL (RENT)	25448	WEDMORE DR	MORENO VALLI	CA	92553-418	HICKS, SHERYL (RENT)	186.45
710	479391015	1	684277	RAMOS, JUAN	25438	WEDMORE DR	MORENO VALLI	CA	92553-418	RAMOS, JUAN	314.21
6521	479391022	7	684277	QURESHI, NAEEM AND ANIS (OW	25451	FIR AVE	MORENO VALLI	CA	92553-412	QURESHI, NAEEM AN	317.06
7074	479391027	2	684277	CIENEGA, CYNTHIA (OWNR)	12837	WESTBURY DR	MORENO VALLI	CA	92553-233	CIENEGA, CYNTHIA (C	301.15
4004	479391030	4	684277	ROQUE, TERESA AND JOSE (OWN	25401	FIR AVE	MORENO VALLI	CA	92553-412	ROQUE, TERESA AND	116.49
4159	479391044	7	684277	DONALD, REESE	12820	WESTBURY DR	MORENO VALLI	CA	92553-415	DONALD, REESE	316.49
9076	479391055	7	684277	LONGFELLOW, DANNY (RENT)	12868	WESTBURY DR	MORENO VALLI	CA	92553-415	LONGFELLOW, DANN	145.48
5803	479392001	1	684277	HURLEY, SEAN (OWNR)	12973	WESTBURY DR	MORENO VALLI	CA	92553-418	HURLEY, SEAN (OWNI	210.89
4369	479392003	3	684277	ARRIETA, SONIA	12989	WESTBURY DR	MORENO VALLI	CA	92553-418	ARRIETA, SONIA	110.08
192	479392006	6	684277	LOPEZ, ANTONIO J	12992	WESTBURY DR	MORENO VALLI	CA	92553-412	LOPEZ, ANTONIO J	452.12
311	479392011	0	684277	STURGIS, MICHELLE	12948	WESTBURY DR	MORENO VALLI	CA	92553-412	STURGIS, MICHELLE	316.49
4389	479392014	3	684277	PEREZ, JOE	25429	WEDMORE DR	MORENO VALLI	CA	92553-418	PEREZ, JOE	230.65
1225	479401003	0	684277	BESSENT, PATRICIA	12533	BROADLEAF LN	MORENO VALLI	CA	92553-472	BESSENT, PATRICIA	412.76
8885	479401004	1	684277	FENTON, CARTER	12545	BROADLEAF LN	MORENO VALLI	CA	92553-472	FENTON, CARTER	1,516.70
5201	479401010	6	684277	GOGLIA, APRIL (OWNR)	12667	BROADLEAF LN	MORENO VALLI	CA	92553-472	GOGLIA, APRIL (OWN	413.60
5444	479401014	0	684277	LOMELI, MARIA (OWNR)	12590	BLUNTLEAF CT	MORENO VALLI	CA	92553-475	LOMELI, MARIA (OWI	257.06
1984	479401020	5	684277	GONZALEZ, JOSE	12502	BLUNTLEAF CT	MORENO VALLI	CA	92553-475	GONZALEZ, JOSE	316.49
6484	479401023	8	684277	COASTLINE PROPTERY MANAGEI	12545	BLUNTLEAF CT	MORENO VALLI	CA	92553-475	COASTLINE PROPTERY	316.49
6442	479401024	9	684277	CRUZ, FRANCISO (OWNR)	12561	BLUNTLEAF CT	MORENO VALLI	CA	92553-475	CRUZ, FRANCISO (OW	246.57
6845	479401029	4	684277	STREETS, RODNEY (OWNER)	12635	BLUNTLEAF CT	MORENO VALLI	CA	92553-475	STREETS, RODNEY (O\	413.60
2793	479401033	7	684277	WILLIAMS, LEONARD	12695	BLUNTLEAF CT	MORENO VALLI	CA	92553-475	WILLIAMS, LEONARD	316.49
3425	479402001	1	684277	THOMPSON, CHRISTINA	25834	FIR AVE	MORENO VALLI	CA	92553-470	THOMPSON, CHRISTI	509.97
3905	479402011	0	684277	SJODEN, JUSTIN	25797	SWEETLEAF ST	MORENO VALLI	CA	92553-477	SJODEN, JUSTIN	460.95
702	479402014	3	684277	SANTIAGO, FRANCISCO	25833	SWEETLEAF ST	MORENO VALLI	CA	92553-122	SANTIAGO, FRANCISC	65.34

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2742	479402018	7	684277	NWUFO, GLADYS AND CHARLES	25808	SWEETLEAF ST	MORENO VALLI	CA	92553-472	NWUFO, GLADYS ANI	316.49
4685	479402020	8	684277	BLANCHE, JOANNE	12692	BROADLEAF LN	MORENO VALLI	CA	92553-477	BLANCHE, JOANNE	314.21
1132	479402024	2	684277	JONES, GWENDOLYN	12644	BROADLEAF LN	MORENO VALLI	CA	92553-477	JONES, GWENDOLYN	97.57
843	479402030	7	684277	BOOKER, IRA	12572	BROADLEAF LN	MORENO VALLI	CA	92553-477	BOOKER, IRA	412.76
3781	479402033	0	684277	BARRERA, MOISES	12536	BROADLEAF LN	MORENO VALLI	CA	92553-477	BARRERA, MOISES	406.44
1557	479402034	1	684277	COLEMAN, STEPHANIE	12524	BROADLEAF LN	MORENO VALLI	CA	92553-477	COLEMAN, STEPHANI	294.47
5532	479411005	3	684277	ACEVES, IRMA AND JESUS (RENT)	12617	LASSELLE ST	MORENO VALLI	CA	92553-474	ACEVES, IRMA AND JI	210.53
5228	479411013	0	684277	MILLANES, JECILIA (OWNR)	25998	FIR AVE	MORENO VALLI	CA	92553-470	MILLANES, JECILIA (O'	543.75
2818	479411014	1	684277	BROOKS, ANDREDA	25986	FIR AVE	MORENO VALLI	CA	92553-470	BROOKS, ANDREDA	382.39
5929	479411016	3	684277	ZAMARRIPA, LIZETTE (OWNR)	25958	FIR AVE	MORENO VALLI	CA	92553-470	ZAMARRIPA, LIZETTE	280.54
5515	479411021	7	684277	ABARCA, CHRISTOPHER (OWNR)	25888	FIR AVE	MORENO VALLI	CA	92553-473	ABARCA, CHRISTOPHI	258.14
5284	479411030	5	684277	DIAZ, LEON (OWNR)	12650	HACKBERRY LN	MORENO VALLI	CA	92553-479	DIAZ, LEON (OWNR)	80.54
5394	479411033	8	684277	MENDEZ, JANETTE (OWNR)	12612	HACKBERRY LN	MORENO VALLI	CA	92553-479	MENDEZ, JANETTE (O	209.43
6727	479411034	9	684277	KHUGHAR, ESPERANZA (OWNR)	12600	HACKBERRY LN	MORENO VALLI	CA	92553-479	KHUGHAR, ESPERANZ	183.53
9239	479411037	2	684277	MARCHAND, SYRITA (RENT)	12562	HACKBERRY LN	MORENO VALLI	CA	92553-477	MARCHAND, SYRITA (	198.94
409	479411039	4	684277	FERNANDEZ, ALICIA	12538	HACKBERRY LN	MORENO VALLI	CA	92553-477	FERNANDEZ, ALICIA	198.79
1093	479412001	2	684277	WILSON, RUTH	12537	HACKBERRY LN	MORENO VALLI	CA	92553-477	WILSON, RUTH	317.06
4523	479412005	6	684277	JIT, SUMAN	12587	HACKBERRY LN	MORENO VALLI	CA	92553-477	JIT, SUMAN	462.24
5930	479412006	7	684277	RIOS, JOSE AND HERMILA (RENT)	12599	HACKBERRY LN	MORENO VALLI	CA	92553-477	RIOS, JOSE AND HERM	317.06
6139	479412018	8	684277	CATOLIATO, CATHERINE AND OS(	12632	NINEBARK ST	MORENO VALLI	CA	92553-478	CATOLIATO, CATHERI	76.73
8881	479412020	9	684277	DEWEY, LISA (RENT)	12610	NINEBARK ST	MORENO VALLI	CA	92553-478	DEWEY, LISA (RENT)	287.52
2905	479413006	0	684277	STINSON, RUBY	12555	NINEBARK ST	MORENO VALLI	CA	92553-477	STINSON, RUBY	316.49
570	479413007	1	684277	DELT, DAVID	12565	NINEBARK ST	MORENO VALLI	CA	92553-477	DELT, DAVID	412.76
946	479413009	3	684277	ARVIZU, JOSE F	12583	NINEBARK ST	MORENO VALLI	CA	92553-477	ARVIZU, JOSE F	409.86
1715	479413014	7	684277	BRIGHT, JOHNNY (OWNR)	12631	NINEBARK ST	MORENO VALLI	CA	92553-477	BRIGHT, JOHNNY (OW	386.03
6280	479413015	8	684277	CORBIN, DEBORAH (OWNR)	12639	NINEBARK ST	MORENO VALLI	CA	92553-477	CORBIN, DEBORAH (C	153.90
5061	479413017	0	684277	ORTON BURGESS	12657	NINEBARK ST	MORENO VALLI	CA	92553-477	ORTON BURGESS	590.54
1689	479413018	1	684277	JOHNSON, SAMUEL AND BERNICI	12665	NINEBARK ST	MORENO VALLI	CA	92553-477	JOHNSON, SAMUEL A	412.76
7622	479413022	4	684277	CARRILLO, ERNESTO (RENT)	12701	NINEBARK ST	MORENO VALLI	CA	92553-478	CARRILLO, ERNESTO (	192.95
6898	479413024	6	684277	CHUNG, CHRIS	12721	NINEBARK ST	MORENO VALLI	CA	92553-478	CHUNG, CHRIS	208.97
693	479413027	9	684277	ORTIZ, SYLVIA A	12747	NINEBARK ST	MORENO VALLI	CA	92553-478	ORTIZ, SYLVIA A	316.49
306	479421004	3	684277	PARSON, GLENN	12360	KITCHING ST	MORENO VALLI	CA	92557-761	PARSON, GLENN	297.57
3122	479421006	5	684277	MATOS, ROSA AND JOE	12380	KITCHING ST	MORENO VALLI	CA	92557-761	MATOS, ROSA AND JC	42.75
3804	479421008	7	684277	GOBEA, ESPERANZA	12400	KITCHING ST	MORENO VALLI	CA	92557-762	GOBEA, ESPERANZA	316.49
8384	479421010	8	684277	PEDRO, MATEO (RENT)	12419	KASOTA CT	MORENO VALLI	CA	92557-764	PEDRO, MATEO (REN	108.19
302	479421011	9	684277	HEWITT, DARRYL	12407	KASOTA CT	MORENO VALLI	CA	92557-764	HEWITT, DARRYL	606.34
2698	479421012	0	684277	MCVEY, RICK	12395	KASOTA CT	MORENO VALLI	CA	92557-760	MCVEY, RICK	317.06
2199	479421013	1	684277	ANDERSON ADULT HOME	12383	KASOTA CT	MORENO VALLI	CA	92557-760	ANDERSON ADULT HC	413.60
7046	479421018	6	684277	SANCHEZ, VIOLETA (RENT)	12320	KASOTA CT	MORENO VALLI	CA	92557-760	SANCHEZ, VIOLETA (R	317.06
700	479421027	4	684277	RAMIREZ, YOLANDA	12419	TUSCOLA ST	MORENO VALLI	CA	92557-760	RAMIREZ, YOLANDA	314.21
6125	479421028	5	684277	SALGADO, TASJA (RENT)	12407	TUSCOLA ST	MORENO VALLI	CA	92557-760	SALGADO, TASJA (REI	106.38
1988	479421031	7	684277	HYDE, MARIA	12375	TUSCOLA ST	MORENO VALLI	CA	92557-760	HYDE, MARIA	412.76
7567	479421033	9	684277	ALCARAZ, LEILANI	12347	TUSCOLA ST	MORENO VALLI	CA	92557-760	ALCARAZ, LEILANI	378.97
5794	479422008	0	684277	ESPINOZA, CHRISTINA C	12346	YUMA CT	MORENO VALLI	CA	92557-760	ESPINOZA, CHRISTINA	317.06
4026	479422009	1	684277	ESCOBEDO, CONCEPCION (OWNI	12336	YUMA CT	MORENO VALLI	CA	92557-760	ESCOBEDO, CONCEPC	113.90
3127	479422016	7	684277	VELAZQUEZ, TORIBIO	12395	YUMA CT	MORENO VALLI	CA	92557-760	VELAZQUEZ, TORIBIO	317.06
2183	479422025	5	684277	CORTEZ, FRANK AND DONNA	12348	SHASTA PL	MORENO VALLI	CA	92557-760	CORTEZ, FRANK AND	77.79
2520	479422036	5	684277	MALMA, MELISSA AND OSCAR	12320	TUSCOLA ST	MORENO VALLI	CA	92557-760	MALMA, MELISSA AN	23.61
1795	479422038	7	684277	GARCIA, SANTIAGO	12348	TUSCOLA ST	MORENO VALLI	CA	92557-760	GARCIA, SANTIAGO	409.86
184	479423023	6	684277	DAUGHENBAUGH, BOBBI	25521	ELDER AVE	MORENO VALLI	CA	92557-760	DAUGHENBAUGH, BC	412.76
1017	479423031	3	684277	ESPINOSA, DIANE	25601	ELDER AVE	MORENO VALLI	CA	92557-763	ESPINOSA, DIANE	314.21
4216	479423033	5	684277	DAVIS, PETER	25621	ELDER AVE	MORENO VALLI	CA	92557-763	DAVIS, PETER	316.49
7580	479423034	6	684277	GUTIERREZ, HECTOR & LUCY (OWI	25631	ELDER AVE	MORENO VALLI	CA	92557-763	GUTIERREZ, HECTOR &	283.82
7889	479423040	1	684277	HUSSAINI, SYED M	25691	ELDER AVE	MORENO VALLI	CA	92557-763	HUSSAINI, SYED M	114.06
9370	479431007	7	684277	ALVAREZ, ARACELIE (RENT)	12013	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	ALVAREZ, ARACELIE (I	56.96
4035	479431019	8	684277	ROBERSON, MAURICE	25775	PIZZARO CT	MORENO VALLI	CA	92557-774	ROBERSON, MAURICE	448.20
8277	479432002	5	684277	ZUNIGA, CHRISTOPHER (OWNR)	12020	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	ZUNIGA, CHRISTOPHE	214.53
3707	479432008	1	684277	ALLEN, JUSTIN	12096	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	ALLEN, JUSTIN	284.96
330	479432009	2	684277	WRIGHT, HAZEL M	12110	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	WRIGHT, HAZEL M	229.92
35	479432028	9	684277	MC KINNON, WILBERT	12115	LASSELLE ST	MORENO VALLI	CA	92557-770	MC KINNON, WILBER	316.49
59	479433001	7	684277	CALLENDER, JAMES AND ALMINA	12100	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	CALLENDER, JAMES A	307.85
5601	479433004	0	684277	JENKINS, LAJO (RENT)	12149	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	JENKINS, LAJO (RENT)	317.06
6498	479434003	2	684277	FLESHMAN, JASON (RENT)	12086	PONCE DE LEON DR	MORENO VALLI	CA	92557-771	FLESHMAN, JASON (R	103.31
4122	479435002	4	684277	CORTES, ERNESTO	12028	LASSELLE ST	MORENO VALLI	CA	92557-770	CORTES, ERNESTO	727.06
4232	479435003	5	684277	GONZALEZ, LILIANA	12042	LASSELLE ST	MORENO VALLI	CA	92557-770	GONZALEZ, LILIANA	103.06
9386	479441001	2	684277	MACIAS, ALFREDO (RENT)	13637	DAIMLER ST	MORENO VALLI	CA	92553-484	MACIAS, ALFREDO (RI	156.96
1809	479441012	2	684277	RODGERS, KIM	13724	CHARA AVE	MORENO VALLI	CA	92553-487	RODGERS, KIM	314.21
19	479441013	3	684277	DEANE, EDITH	13712	CHARA AVE	MORENO VALLI	CA	92553-487	DEANE, EDITH	229.28
7092	479441017	7	684277	MEDINA, FIDEL (RENT)	13662	CHARA AVE	MORENO VALLI	CA	92553-483	MEDINA, FIDEL (RENT	152.06
2851	479441018	8	684277	CARBALLERO, SANTOS	13650	CHARA AVE	MORENO VALLI	CA	92553-483	CARBALLERO, SANTO:	316.49
7852	479441021	0	684277	WILSON, SHERRY	13651	CHARA AVE	MORENO VALLI	CA	92553-483	WILSON, SHERRY	319.23
419	479441026	5	684277	PEREZ, ALBERTO AND LAURA	13713	CHARA AVE	MORENO VALLI	CA	92553-483	PEREZ, ALBERTO AND	38.52
9102	479441028	7	684277	CASASOLA, ELMER A (OWNR)	13737	CHARA AVE	MORENO VALLI	CA	92553-483	CASASOLA, ELMER A (	91.95
8366	479442002	6	684277	GREEN, JOELEN (RENT)	25954	LANCIA ST	MORENO VALLI	CA	92553-484	GREEN, JOELEN (REN	44.61
1055	479442003	7	684277	ASHLEY, RHODESTIA	25942	LANCIA ST	MORENO VALLI	CA	92553-484	ASHLEY, RHODESTIA	314.21
7585	479442006	0	684277	CORBETT, LESLIE	25902	LANCIA ST	MORENO VALLI	CA	92553-484	CORBETT, LESLIE	327.65

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6681	479443008	5	684277	TILLER, PHYLLIS (OWNR)	13664	DAIMLER ST	MORENO VALLI	CA	92553-484	TILLER, PHYLLIS (OWN	73.21
2066	479443013	9	684277	EICHMAN, KELLY	25904	RAILTON ST	MORENO VALLI	CA	92553-484	EICHMAN, KELLY	316.49
5065	479444009	9	684277	JAIME, ROMAN	25907	RAILTON ST	MORENO VALLI	CA	92553-484	JAIME, ROMAN	268.41
2719	479444010	9	684277	MENDEZ, ESTELLA (OWNR)	25897	RAILTON ST	MORENO VALLI	CA	92553-070	MENDEZ, ESTELLA (O	316.49
5257	479444012	1	684277	QUINNIE, COLENTCHIA (RENT)	25875	RAILTON ST	MORENO VALLI	CA	92553-070	QUINNIE, COLENTCHI	413.60
2895	479444014	3	684277	CALVILLO, JULIAN AND ALEJANDI	25845	RAILTON ST	MORENO VALLI	CA	92553-070	CALVILLO, JULIAN AN	316.49
2466	479444015	4	684277	THOMPSON, CARRIE	25846	BAY AVE	MORENO VALLI	CA	92553-483	THOMPSON, CARRIE	412.76
7191	479451013	4	684277	WHITSON, RAMONA	13211	SWEETFERN ST	MORENO VALLI	CA	92553-681	WHITSON, RAMONA	392.35
2256	479452005	0	684277	AVALOS, DAVID	25540	FERNBUSH ST	MORENO VALLI	CA	92553-682	AVALOS, DAVID	69.65
5649	479452009	4	684277	FREEMAN, DANIELLE (RENT)	13141	SWEETSPICE ST	MORENO VALLI	CA	92553-682	FREEMAN, DANIELLE	317.06
8882	479452010	4	684277	BAUSTISTA, BYRON (RENT)	13131	SWEETSPICE ST	MORENO VALLI	CA	92553-682	BAUSTISTA, BYRON (F	287.52
995	479453006	4	684277	MARTIN, PAUL	13198	SWEETSPICE ST	MORENO VALLI	CA	92553-681	MARTIN, PAUL	314.21
4818	479453012	9	684277	MARKS, DEBRA	25529	FERNBUSH ST	MORENO VALLI	CA	92553-683	MARKS, DEBRA	370.10
9166	479453013	0	684277	CRUZ, OLENE (RENT)	25528	DRACAEA AVE	MORENO VALLI	CA	92553-680	CRUZ, OLENE (RENT)	213.46
3077	479454006	7	684277	TRUJILLO, GRETEL (OWNR)	25724	MOONSEED ST	MORENO VALLI	CA	92553-686	TRUJILLO, GRETEL (O\	217.06
5625	479454009	0	684277	GUILBAULT, ERICK (RENT)	13160	OILNUT CT	MORENO VALLI	CA	92553-686	GUILBAULT, ERICK (RI	317.06
235	479454019	9	684277	CHAPPELL, ISSAC	13144	RAENETTE WAY	MORENO VALLI	CA	92553-680	CHAPPELL, ISSAC	412.76
5780	479461001	4	684277	PRADO, HERNAN AND ROSALIND	25386	OLD FARM ST	MORENO VALLI	CA	92553-432	PRADO, HERNAN ANC	316.49
190	479461006	9	684277	ALONGI, PAUL	25442	OLD FARM ST	MORENO VALLI	CA	92553-437	ALONGI, PAUL	412.76
5147	479461008	1	684277	FELIX, JUANA (RENT)	25464	OLD FARM ST	MORENO VALLI	CA	92553-437	FELIX, JUANA (RENT)	139.76
4451	479461016	8	684277	NOFRI, DAVID	25405	ORCHID CT	MORENO VALLI	CA	92553-437	NOFRI, DAVID	708.72
1315	479461019	1	684277	REYNOLDS, APRELLA	25384	ORCHID CT	MORENO VALLI	CA	92553-651	REYNOLDS, APRELLA	316.49
1483	479461023	4	684277	YORKE, CAROL	25428	ORCHID CT	MORENO VALLI	CA	92553-438	YORKE, CAROL	316.49
730	479461034	4	684277	HOLLINS, BRIDGET	25403	BAY AVE	MORENO VALLI	CA	92553-438	HOLLINS, BRIDGET	151.92
6628	479462002	8	684277	RODRIGUEZ, ANITA	13810	RED MAHOGANY DR	MORENO VALLI	CA	92553-438	RODRIGUEZ, ANITA	42.82
5759	479462004	0	684277	RUIZ, ALMA (OWNR)	13822	RED MAHOGANY DR	MORENO VALLI	CA	92553-438	RUIZ, ALMA (OWNR)	317.06
153	479462019	4	684277	HUGHES, ROY C	13918	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	HUGHES, ROY C	183.64
4967	479462020	4	684277	FRAGOZA, JOSE LUIS AND URSUL	13924	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	FRAGOZA, JOSE LUIS /	92.20
6305	479462025	9	684277	PEREZ, CLARK (OWNR)	13931	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	PEREZ, CLARK (OWNR	317.06
4438	479462027	1	684277	DIAZ, RENE	13919	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	DIAZ, RENE	207.82
4261	479462028	2	684277	MUHAMMAD, KIM	13917	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	MUHAMMAD, KIM	316.49
7432	479462029	3	684277	LOPEZ, MANUEL (RENT)	13911	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	LOPEZ, MANUEL (REN	34.69
5743	479462030	3	684277	ARMINTA, SERGIO (OWNR)	13905	RED MAHOGANY DR	MORENO VALLI	CA	92553-435	ARMINTA, SERGIO (O'	64.65
6689	479462031	4	684277	PORTER, DONNA (RENT)	13899	RED MAHOGANY DR	MORENO VALLI	CA	92553-651	PORTER, DONNA (REI	296.37
8373	479462033	6	684277	GONZALEZ, ELISIA (RENT)	25465	OLD FARM ST	MORENO VALLI	CA	92553-437	GONZALEZ, ELISIA (RE	58.74
3730	479462039	2	684277	OLLARZABAL, OMAR (OWNR)	13900	ELMWOOD CT	MORENO VALLI	CA	92553-435	OLLARZABAL, OMAR (	211.88
1345	479462041	3	684277	LA ROSA, ALBERT	13920	ELMWOOD CT	MORENO VALLI	CA	92553-435	LA ROSA, ALBERT	215.16
1172	479462048	0	684277	FIERRO, MARIA	13971	ELMWOOD CT	MORENO VALLI	CA	92553-435	FIERRO, MARIA	412.76
6306	479462053	4	684277	RAMAN, NOEMI (OWNR)	13921	ELMWOOD CT	MORENO VALLI	CA	92553-435	RAMAN, NOEMI (OW	220.84
4339	479462054	5	684277	RAMOS, JOSE	13911	ELMWOOD CT	MORENO VALLI	CA	92553-435	RAMOS, JOSE	317.06
2503	479462057	8	684277	MAYER, STEVIE	13881	ELMWOOD CT	MORENO VALLI	CA	92553-435	MAYER, STEVIE	316.49
1876	479462058	9	684277	DOTY, ALBERT	13871	ELMWOOD CT	MORENO VALLI	CA	92553-435	DOTY, ALBERT	413.60
4196	479471001	5	684277	VARELA, MARIA	13625	CRAPE MYRTLE DR	MORENO VALLI	CA	92553-439	VARELA, MARIA	263.17
7377	479471006	0	684277	CHRISTMAS, BRECHELLE (RENT)	25256	SWEET GRASS DR	MORENO VALLI	CA	92553-436	CHRISTMAS, BRECHEI	317.06
9109	479472001	8	684277	SBR MANAGEMENT LLC (OWNR)	25255	SWEET GRASS DR	MORENO VALLI	CA	92553-436	SBR MANAGEMENT L	359.03
5992	479472002	9	684277	THOMPSON, CASSANDRA (RENT)	25265	SWEET GRASS DR	MORENO VALLI	CA	92553-436	THOMPSON, CASSAN	103.20
8735	479472008	5	684277	DILLARD, COURTNEY (RENT)	25276	WHITE BIRCH LN	MORENO VALLI	CA	92553-439	DILLARD, COURTNEY (	223.48
1911	479472010	6	684277	HAEGER, CHERYL	25252	WHITE BIRCH LN	MORENO VALLI	CA	92553-439	HAEGER, CHERYL	316.49
1506	479472013	9	684277	LOPEZ, CARLOS	25275	WHITE BIRCH LN	MORENO VALLI	CA	92553-439	LOPEZ, CARLOS	289.45
6349	479473005	5	684277	PEREZ, JOSE (OWNR)	25346	BAY AVE	MORENO VALLI	CA	92553-438	PEREZ, JOSE (OWNR)	79.76
7743	479473006	6	684277	WASHINGTON, TIMOTHY (RENT)	25358	BAY AVE	MORENO VALLI	CA	92553-432	WASHINGTON, TIMO'	344.26
5626	479473014	3	684277	AGUILERA, HECTOR (OWNR)	25450	BAY AVE	MORENO VALLI	CA	92553-438	AGUILERA, HECTOR ((	175.08
1598	479473021	9	684277	MORALES, ALFREDO	25437	WHITE BIRCH LN	MORENO VALLI	CA	92553-650	MORALES, ALFREDO	316.49
1260	479473025	3	684277	BELTRAN, MIGUEL	25391	WHITE BIRCH LN	MORENO VALLI	CA	92553-650	BELTRAN, MIGUEL	139.53
8018	479473031	8	684277	ROMERO, MINERVA (OWNR)	25337	WHITE BIRCH LN	MORENO VALLI	CA	92553-650	ROMERO, MINERVA (	296.98
5044	479473032	9	684277	ROSALES, CESAR	25321	WHITE BIRCH LN	MORENO VALLI	CA	92553-650	ROSALES, CESAR	316.49
649	479474003	6	684277	ARRUDA, JEFF (OWNR)	13654	CRAPE MYRTLE DR	MORENO VALLI	CA	92553-439	ARRUDA, JEFF (OWNF	453.90
533	479474011	3	684277	SPENCER, JOHN AND JEANIE	13693	BLACK ELM CT	MORENO VALLI	CA	92553-439	SPENCER, JOHN AND	186.37
205	479474013	5	684277	PACILLAS, MARIA	13673	BLACK ELM CT	MORENO VALLI	CA	92553-439	PACILLAS, MARIA	270.10
8717	479474014	6	684277	ZARAGOZA, MARCO ANTONIO AI	13663	BLACK ELM CT	MORENO VALLI	CA	92553-439	ZARAGOZA, MARCO /	318.40
4446	479475012	7	684277	MONTENCAHUAY, ANA	13681	BLUE SPRUCE CT	MORENO VALLI	CA	92553-437	MONTENCAHUAY, AN	415.61
6143	479475014	9	684277	WILLIAMS, SONYA (RENT)	13661	BLUE SPRUCE CT	MORENO VALLI	CA	92553-437	WILLIAMS, SONYA (RI	208.53
4581	479475015	0	684277	RODRIGUEZ, MARTHA	13651	BLUE SPRUCE CT	MORENO VALLI	CA	92553-437	RODRIGUEZ, MARTHA	314.21
9060	479476008	7	684277	BUTTS, NORMAN (RENT)	13712	BLUE SPRUCE CT	MORENO VALLI	CA	92553-651	BUTTS, NORMAN (REI	359.03
211	479476009	8	684277	JIMENEZ, MARIO	13747	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	JIMENEZ, MARIO	316.49
8106	479476010	8	684277	CHATTERSON, MARCUS (RENT)	13741	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	CHATTERSON, MARCI	307.23
6029	479477002	4	684277	TAYLOR, EMMA (RENT)	13708	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	TAYLOR, EMMA (REN	398.40
1060	479477003	5	684277	HARRIS, JOY	13714	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	HARRIS, JOY	305.38
4221	479477009	1	684277	CONNER, MALSPISA	13752	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	CONNER, MALSPISA	83.63
7762	479477010	1	684277	MONDRAGON, MARIA	13758	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	MONDRAGON, MARI/	124.96
1220	479477011	2	684277	HERNANDEZ, FABIAN	13766	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	HERNANDEZ, FABIAN	108.58
5238	479482001	9	684277	ACEVEDO, JANETH (OWNR)	13505	RED MAHOGANY DR	MORENO VALLI	CA	92553-431	ACEVEDO, JANETH (O	97.96
8015	479482002	0	684277	TAPIA, MAXIMINA (RENT)	13513	RED MAHOGANY DR	MORENO VALLI	CA	92553-431	TAPIA, MAXIMINA (RI	125.80
1683	479482003	1	684277	CORONA, MARIA	13519	RED MAHOGANY DR	MORENO VALLI	CA	92553-431	CORONA, MARIA	316.49
6278	479482006	4	684277	JIMENEZ, TRINIDAD	13539	RED MAHOGANY DR	MORENO VALLI	CA	92553-431	JIMENEZ, TRINIDAD	317.06
2618	479482011	8	684277	FLORES, JOSE	13571	RED MAHOGANY DR	MORENO VALLI	CA	92553-431	FLORES, JOSE	300.72

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1135	479482018	5	684277	NAVARRO, REBECA	13651	RED MAHOGANY DR	MORENO VALLI	CA	92553-651	NAVARRO, REBECA	186.33
5769	479482021	7	684277	ARNWINE, ROBERT (RENT)	13671	RED MAHOGANY DR	MORENO VALLI	CA	92553-651	ARNWINE, ROBERT (F	317.06
5431	479482024	0	684277	JOSETH, DESIREE	13689	RED MAHOGANY DR	MORENO VALLI	CA	92553-651	JOSETH, DESIREE	317.06
343	479482025	1	684277	SALLEY, CURTIS AND DEBBIE	13697	RED MAHOGANY DR	MORENO VALLI	CA	92553-651	SALLEY, CURTIS AND I	316.49
6759	479482028	4	684277	RODRIGUEZ, ROBERTO (RENT)	13612	BLUE SPRUCE CT	MORENO VALLI	CA	92553-437	RODRIGUEZ, ROBERT	221.86
113	479482031	6	684277	GEIGER, GEORGE	13582	BLUE SPRUCE CT	MORENO VALLI	CA	92553-650	GEIGER, GEORGE	316.49
1227	479482038	3	684277	RAMIREZ, YOLANDA	13611	BLUE SPRUCE CT	MORENO VALLI	CA	92553-437	RAMIREZ, YOLANDA	250.96
9159	479482042	6	684277	WALKER , SHANNON (RENT)	13628	BLACK ELM CT	MORENO VALLI	CA	92553-439	WALKER , SHANNON	357.89
114	479482054	7	684277	SEARCY, GREGORY	13625	BLACK ELM CT	MORENO VALLI	CA	92553-439	SEARCY, GREGORY	316.49
8534	479482057	0	684277	RODRIGUEZ, DAVID SERNA (OWN	13616	CRAPE MYRTLE DR	MORENO VALLI	CA	92553-439	RODRIGUEZ, DAVID S	644.20
1399	479482058	1	684277	WILLIAMS, MELINDA	13608	CRAPE MYRTLE DR	MORENO VALLI	CA	92553-439	WILLIAMS, MELINDA	352.85
4798	479482061	3	684277	NICKELL, MARISSA	13580	CRAPE MYRTLE DR	MORENO VALLI	CA	92553-439	NICKELL, MARISSA	213.90
3026	479482062	4	684277	CLARK, JACK	13576	CRAPE MYRTLE DR	MORENO VALLI	CA	92553-439	CLARK, JACK	64.76
7327	479483001	2	684277	JOHNSON, THERESA (RENT)	13506	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	JOHNSON, THERESA (	177.18
6458	479483002	3	684277	CADELLO, GLADIS	13512	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	CADELLO, GLADIS	317.06
5266	479483006	7	684277	HERNANDEZ, SANDRA (OWNR)	13538	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	HERNANDEZ, SANDRA	93.72
127	479483009	0	684277	ALSUP, TERRY	13556	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	ALSUP, TERRY	101.34
8453	479483011	1	684277	MIRANDA, SAUL (RENT)	13570	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	MIRANDA, SAUL (REN	294.98
1707	479483012	2	684277	SARAGOSA, MARIA THERESA	13576	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	SARAGOSA, MARIA TI	375.82
9528	479483015	5	684277	GONZALES, TINA (RENT)	13594	RED MAHOGANY DR	MORENO VALLI	CA	92553-430	GONZALES, TINA (REN	249.64
5683	479483016	6	684277	GAINES, THERESA (RENT)	13600	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	GAINES, THERESA (RE	317.06
146	479483022	1	684277	GONZALES, VICTOR AND ESTHER	13638	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	GONZALES, VICTOR A	28.63
247	479483024	3	684277	MC AULEY, MICHAEL	13650	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	MC AULEY, MICHAEL	316.49
3574	479483026	5	684277	SHEPHERD, CHARLES	13664	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	SHEPHERD, CHARLES	317.06
6596	479483028	7	684277	LETTMAN, LEONORA (OWNR)	13676	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	LETTMAN, LEONORA	433.48
7909	479483029	8	684277	MOTLEY, LADOVIS (RNT)	13682	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	MOTLEY, LADOVIS (RI	302.22
6793	479483030	8	684277	MANNING, BRADLEY	13688	RED MAHOGANY DR	MORENO VALLI	CA	92553-650	MANNING, BRADLEY	278.78
1677	479491007	3	684277	JONES, SARAH	25638	PALMWOOD DR	MORENO VALLI	CA	92557-760	JONES, SARAH	20.89
1684	479491008	4	684277	MORRISSEY, GREG	25635	PALM MEADOWS CT	MORENO VALLI	CA	92557-761	MORRISSEY, GREG	655.79
2952	479491012	7	684277	BARAJAS, CHRISTINE	25688	PALM MEADOWS CT	MORENO VALLI	CA	92557-761	BARAJAS, CHRISTINE	316.49
6090	479491016	1	684277	MACIAS, MANUEL (OWNR)	25636	PALM MEADOWS CT	MORENO VALLI	CA	92557-761	MACIAS, MANUEL (O	306.92
6927	479491018	3	684277	BERNAL, RENE (RENT)	25653	PALM SHADOWS DR	MORENO VALLI	CA	92557-761	BERNAL, RENE (RENT)	131.80
1491	479491020	4	684277	MILLER, DENEL	25685	PALM SHADOWS DR	MORENO VALLI	CA	92557-761	MILLER, DENEL	316.49
2289	479491026	0	684277	PERKINS, GREGORY (RENT)	12083	PALM VISTA ST	MORENO VALLI	CA	92557-761	PERKINS, GREGORY (F	509.03
2846	479492010	8	684277	COLINDRES, ANNA	12024	PALM VISTA ST	MORENO VALLI	CA	92557-761	COLINDRES, ANNA	316.49
2549	479492013	1	684277	PETERS, DEREK	12060	PALM VISTA ST	MORENO VALLI	CA	92557-761	PETERS, DEREK	272.04
7460	479492015	3	684277	FLOKNER, MISTY (OWNR)	12084	PALM VISTA ST	MORENO VALLI	CA	92557-761	FLOKNER, MISTY (OW	106.78
2343	479492016	4	684277	CONTE, DEBORAH AND MIKE	12096	PALM VISTA ST	MORENO VALLI	CA	92557-761	CONTE, DEBORAH AN	34.53
1375	479501023	7	684277	MONGE, MAGDALENA	12034	FLINTLOCK TRL	MORENO VALLI	CA	92557-755	MONGE, MAGDALEN	304.42
1590	479501029	3	684277	SCOTT, NORMA	12094	FLINTLOCK TRL	MORENO VALLI	CA	92557-755	SCOTT, NORMA	412.76
7452	479501030	3	684277	THOMAS, MISHON (RENT)	25479	LONE MESA TRL	MORENO VALLI	CA	92557-753	THOMAS, MISHON (R	328.90
1415	479501035	8	684277	MC CRUTER, GARY AND BELINDA	25419	LONE MESA TRL	MORENO VALLI	CA	92557-753	MC CRUTER, GARY AN	158.26
7864	479501036	9	684277	LATSON, TABITHA	12101	AMBER HILL TRL	MORENO VALLI	CA	92557-755	LATSON, TABITHA	160.82
5196	479502002	1	684277	MARYHOOD, CATHERINE (OWNR	12043	FLINTLOCK TRL	MORENO VALLI	CA	92557-755	MARYHOOD, CATHER	153.69
7201	479502005	4	684277	VASQUEZ, ANGELINA	25411	HAWKWOOD TRL	MORENO VALLI	CA	92557-754	VASQUEZ, ANGELINA	223.39
1404	479502023	0	684277	SUTTON, ELENORE	12063	FLINTLOCK TRL	MORENO VALLI	CA	92557-755	SUTTON, ELENORE	316.49
7586	479512005	5	684277	GONZALEZ, REYNA	12211	AMBER HILL TRL	MORENO VALLI	CA	92557-755	GONZALEZ, REYNA	232.35
1661	479512012	1	684277	COTA, CHARLIE P AND CAROL	12141	AMBER HILL TRL	MORENO VALLI	CA	92557-754	COTA, CHARLIE P AND	381.45
8231	479513005	8	684277	SANCHEZ, IVONE	12142	AMBER HILL TRL	MORENO VALLI	CA	92557-754	SANCHEZ, IVONE	371.85
1062	479513007	0	684277	BOWDEN, BETTY	12162	AMBER HILL TRL	MORENO VALLI	CA	92557-754	BOWDEN, BETTY	414.42
1167	479513008	1	684277	STEWART, GLENDA	12182	AMBER HILL TRL	MORENO VALLI	CA	92557-754	STEWART, GLENDA	316.49
632	479513014	6	684277	KING, CAROL (OWNR)	12235	WESTERLY TRL	MORENO VALLI	CA	92557-752	KING, CAROL (OWNR)	586.65
2934	479513016	8	684277	FREEMAN, MARWAN	12215	WESTERLY TRL	MORENO VALLI	CA	92557-752	FREEMAN, MARWAN	316.49
232	479513017	9	684277	LEWIS, BENNY	12205	WESTERLY TRL	MORENO VALLI	CA	92557-752	LEWIS, BENNY	316.49
1070	479513022	3	684277	PETERSON, STELLA	12155	WESTERLY TRL	MORENO VALLI	CA	92557-752	PETERSON, STELLA	316.49
7160	479513027	8	684277	DECATUR'WYATT, TAMARA (REN	12220	AMBER HILL TRL	MORENO VALLI	CA	92557-755	DECATUR'WYATT, TA	415.61
8590	479516007	9	684277	PRICE, HARRY (RENT)	12236	LANGTRY CIR	MORENO VALLI	CA	92557-753	PRICE, HARRY (RENT)	283.84
7464	479517003	8	684277	ROSSI, RONALD (OWNR)	12217	LANGTRY CIR	MORENO VALLI	CA	92557-753	ROSSI, RONALD (OWN	219.56
7135	479517007	2	684277	RANDOLPH, THOMAS (RENT)	12232	WIND RIVER CIR	MORENO VALLI	CA	92557-752	RANDOLPH, THOMAS	337.44
1385	479521012	9	684277	JOHNSON, DIANE	13098	SWEETSPICE ST	MORENO VALLI	CA	92553-682	JOHNSON, DIANE	316.49
5434	479521015	2	684277	ORDAZ, VICTOR M (OWNR)	13062	SWEETSPICE ST	MORENO VALLI	CA	92553-682	ORDAZ, VICTOR M (O	317.06
1034	479521017	4	684277	MAYS, GEORGE T AND CAROL	13038	SWEETSPICE ST	MORENO VALLI	CA	92553-682	MAYS, GEORGE T AN	316.49
903	479521018	5	684277	SANCHEZ, NEPTALIE	13026	SWEETSPICE ST	MORENO VALLI	CA	92553-682	SANCHEZ, NEPTALIE	317.06
1955	479521020	6	684277	CARINGTON, DIJON	13002	SWEETSPICE ST	MORENO VALLI	CA	92553-682	CARINGTON, DIJON	314.21
4665	479522003	4	684277	PEREZ, SOPHIA	13023	BENDER DR	MORENO VALLI	CA	92553-680	PEREZ, SOPHIA	314.21
671	479522010	0	684277	VILLA, GLENDA	13119	BENDER DR	MORENO VALLI	CA	92553-687	VILLA, GLENDA	409.86
2629	479522011	1	684277	GOGUE, MARIE	13060	RAENETTE WAY	MORENO VALLI	CA	92553-680	GOGUE, MARIE	316.49
6663	479522013	3	684277	JACKSON, DIANE (RENT)	13036	RAENETTE WAY	MORENO VALLI	CA	92553-680	JACKSON, DIANE (REN	317.06
3797	479523001	5	684277	ALLEN, VINCENT	13120	BENDER DR	MORENO VALLI	CA	92553-687	ALLEN, VINCENT	316.49
9270	479523002	6	684277	GIL, VERONICA (OWNR)	13112	BENDER DR	MORENO VALLI	CA	92553-687	GIL, VERONICA (OWN	192.95
2220	479523014	7	684277	SPRATT, WINSTON (RENT)	13016	BENDER DR	MORENO VALLI	CA	92553-680	SPRATT, WINSTON (R	316.49
6701	479524008	5	684277	SIMPSON, ORLANDO (RENT)	13017	SWEETFERN ST	MORENO VALLI	CA	92553-682	SIMPSON, ORLANDO	461.18
3051	479524011	7	684277	MARTIN, JERMAINE	13014	SWEETFERN ST	MORENO VALLI	CA	92553-682	MARTIN, JERMAINE	317.06
9031	479524012	8	684277	SAGALE, ELIZABETH (RENT)	13026	SWEETFERN ST	MORENO VALLI	CA	92553-682	SAGALE, ELIZABETH (I	81.00
4184	479524020	5	684277	NGUYEN, LOI	13113	SWEETSPICE ST	MORENO VALLI	CA	92553-682	NGUYEN, LOI	316.49
5802	479524021	6	684277	ZAVALA, GLENDA	13101	SWEETSPICE ST	MORENO VALLI	CA	92553-682	ZAVALA, GLENDA	369.97

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
556	479524022	7	684277	DIAZ, GEORGE	13089	SWEETSPICE ST	MORENO VALLI	CA	92553-682	DIAZ, GEORGE	412.76
5989	479524027	2	684277	LILA, SHOKAT (OWNR)	13029	SWEETSPICE ST	MORENO VALLI	CA	92553-682	LILA, SHOKAT (OWNR	206.78
8478	479524028	3	684277	SOLANO, DANIEL (RENT)	13017	SWEETSPICE ST	MORENO VALLI	CA	92553-682	SOLANO, DANIEL (REI	381.95
4472	479531009	8	684277	GLENNS, KRYSTAL	25572	WEDMORE DR	MORENO VALLI	CA	92553-471	GLENNS, KRYSTAL	513.38
8396	479531012	0	684277	PARKER, TALISA (RENT)	25596	WEDMORE DR	MORENO VALLI	CA	92553-471	PARKER, TALISA (REN	160.18
3479	479531013	1	684277	HERNANDEZ, VALERIE AND VICTO	25604	WEDMORE DR	MORENO VALLI	CA	92553-471	HERNANDEZ, VALERIE	317.06
5858	479531025	2	684277	MCEACHERN, SHELLY (OWNR)	25620	EUCALYPTUS AVE	MORENO VALLI	CA	92553-471	MCEACHERN, SHELLY	518.78
1363	479531027	4	684277	ROBERSON, VICTORIA	12887	RAENETTE WAY	MORENO VALLI	CA	92553-121	ROBERSON, VICTORIA	316.49
3821	479531029	6	684277	FLORES, CATALINA (OWNR)	12913	RAENETTE WAY	MORENO VALLI	CA	92553-470	FLORES, CATALINA (O	316.49
1465	479532002	4	684277	ELIZARRARZ, GEORGE	12927	CORALBERRY ST	MORENO VALLI	CA	92553-471	ELIZARRARZ, GEORGE	90.57
705	479533007	2	684277	ZEPEDA, SAUL (RENT)	25730	ROSEBAY CT	MORENO VALLI	CA	92553-470	ZEPEDA, SAUL (RENT)	383.40
4082	479533011	5	684277	HERRERA, ADRIANA	25709	ROSEBAY CT	MORENO VALLI	CA	92553-122	HERRERA, ADRIANA	316.49
7537	479533015	9	684277	WILSON, CRISTOPHER (RENT)	25669	ROSEBAY CT	MORENO VALLI	CA	92553-470	WILSON, CRISTOPHER	413.60
133	479533023	6	684277	DREW, RODNEY	12941	VELVETLEAF ST	MORENO VALLI	CA	92553-478	DREW, RODNEY	352.64
895	479533025	8	684277	FRANKS, ELLIOT	25739	ROSEBAY CT	MORENO VALLI	CA	92553-122	FRANKS, ELLIOT	279.01
5449	479534004	2	684277	NARANJO, MARTHA (OWNR)	12974	VELVETLEAF ST	MORENO VALLI	CA	92553-470	NARANJO, MARTHA (	63.78
2522	479541005	5	684277	COREA, BENJAMIN	25771	DAPHNE CT	MORENO VALLI	CA	92553-479	COREA, BENJAMIN	200.56
2610	479541010	9	684277	MASTERS, TIFFANY	25780	DAPHNE CT	MORENO VALLI	CA	92553-479	MASTERS, TIFFANY	371.03
8515	479541011	0	684277	DUPREE, TIFFANY (OWNR)	25791	FIR AVE	MORENO VALLI	CA	92553-473	DUPREE, TIFFANY (OV	94.79
7159	479541014	3	684277	ARREDONDO, CRISTINA (RENT)	25775	FIR AVE	MORENO VALLI	CA	92553-473	ARREDONDO, CRISTIN	317.06
8934	479542006	9	684277	GARVIN, DEAN (RENT)	12790	VELVETLEAF ST	MORENO VALLI	CA	92553-478	GARVIN, DEAN (RENT	349.93
5832	479542008	1	684277	MACIAS, CARLOS (RENT)	12806	VELVETLEAF ST	MORENO VALLI	CA	92553-122	MACIAS, CARLOS (REI	296.98
4276	479542010	2	684277	SMITH, MAURITA	12822	VELVETLEAF ST	MORENO VALLI	CA	92553-478	SMITH, MAURITA	316.49
1584	479542013	5	684277	JOHNSON, AYA	12863	NINEBARK ST	MORENO VALLI	CA	92553-470	JOHNSON, AYA	95.26
8561	479542018	0	684277	WILSON, SAMUEL L AND MARY	12803	NINEBARK ST	MORENO VALLI	CA	92553-470	WILSON, SAMUEL L A	77.51
7770	479543005	1	684277	THERRIEN, XYLINA (OWNR)	12845	WINTERBERRY DR	MORENO VALLI	CA	92553-473	THERRIEN, XYLINA (O	75.95
6779	479543011	6	684277	SCHWENKEICE, HELEN (RENT)	25900	BARTRAM CT	MORENO VALLI	CA	92553-472	SCHWENKEICE, HELEI	309.48
2562	479543016	1	684277	ERICSON, ALEXANDRIA	25889	BARTRAM CT	MORENO VALLI	CA	92553-120	ERICSON, ALEXANDRI	412.76
2194	479544005	4	684277	MOORE, GAIL	25949	FIR AVE	MORENO VALLI	CA	92553-479	MOORE, GAIL	260.48
2639	479544006	5	684277	CENTENO, IRIS	25937	FIR AVE	MORENO VALLI	CA	92553-479	CENTENO, IRIS	297.44
4182	479544008	7	684277	GALLEGOS, AUGUSTINA (RENT)	25913	FIR AVE	MORENO VALLI	CA	92553-479	GALLEGOS, AUGUSTI	409.79
3704	479544009	8	684277	JOHNSON, RAQUEL	25901	FIR AVE	MORENO VALLI	CA	92553-479	JOHNSON, RAQUEL	316.49
5265	479544016	4	684277	MANRIQUEZ, STEVEN (OWNR)	25950	DEERBERRY DR	MORENO VALLI	CA	92553-472	MANRIQUEZ, STEVEN	317.06
7408	479544017	5	684277	COLEMAN, WILLIAM	25962	DEERBERRY DR	MORENO VALLI	CA	92553-472	COLEMAN, WILLIAM	305.74
9178	479544019	7	684277	SOGOMONIAN, ROBERT (OWNR)	12834	WINTERBERRY DR	MORENO VALLI	CA	92553-473	SOGOMONIAN, ROBE	225.63
2043	479551003	4	684277	HALL, AARON	12877	VELVETLEAF ST	MORENO VALLI	CA	92553-473	HALL, AARON	478.46
9138	479551006	7	684277	RIOS, RAYMOND (RENT)	25759	BRUMELIA CT	MORENO VALLI	CA	92553-478	RIOS, RAYMOND (REN	396.47
5758	479551007	8	684277	CHAVEZ, JORGE (RENT)	25751	BRUMELIA CT	MORENO VALLI	CA	92553-478	CHAVEZ, JORGE (REN	317.06
994	479552001	5	684277	ROOTS-FAUK, LIZZIE	12838	VELVETLEAF ST	MORENO VALLI	CA	92553-478	ROOTS-FAUK, LIZZIE	316.49
2496	479552005	9	684277	AMOS, BRENDA (OWNR)	12870	VELVETLEAF ST	MORENO VALLI	CA	92553-478	AMOS, BRENDA (OWI	316.49
7867	479552006	0	684277	JACKSON, SWEET (RENT)	12878	VELVETLEAF ST	MORENO VALLI	CA	92553-478	JACKSON, SWEET (REI	95.60
487	479552008	2	684277	KILGORE, CARMEN (OWNR)	12894	VELVETLEAF ST	MORENO VALLI	CA	92553-122	KILGORE, CARMEN (O	253.13
2428	479552017	0	684277	MOTLEY, SHARI	12971	NINEBARK ST	MORENO VALLI	CA	92553-121	MOTLEY, SHARI	228.65
24	479552021	3	684277	ZAMORA, JOHN	12923	NINEBARK ST	MORENO VALLI	CA	92553-121	ZAMORA, JOHN	316.49
8349	479553006	3	684277	WELCH, TAMELLE (RENT)	12935	LASSELLE ST	MORENO VALLI	CA	92553-472	WELCH, TAMELLE (RE	177.98
6582	479553007	4	684277	ROSALES, WALTER (OWNR)	12923	LASSELLE ST	MORENO VALLI	CA	92553-472	ROSALES, WALTER (O	306.92
4908	479553009	6	684277	PACE-SMITH, NYGELLE	12899	LASSELLE ST	MORENO VALLI	CA	92553-472	PACE-SMITH, NYGELL	314.21
5506	479553011	7	684277	WILLIAMS, TAMIKA (RENT)	12894	WINTERBERRY DR	MORENO VALLI	CA	92553-473	WILLIAMS, TAMIKA (F	27.06
2211	479553013	9	684277	REYES, RUBEN	12918	WINTERBERRY DR	MORENO VALLI	CA	92553-122	REYES, RUBEN	448.88
6412	479553021	6	684277	PIPER, MICHAEL (OWNR)	25933	WOLFBERRY DR	MORENO VALLI	CA	92553-123	PIPER, MICHAEL (OWI	69.07
5474	479553023	8	684277	GUEVARA, LINDA (OWNR)	25909	WOLFBERRY DR	MORENO VALLI	CA	92553-123	GUEVARA, LINDA (OV	296.98
2622	479553027	2	684277	PRUDHOMME, GERALD (OWNR)	25861	WOLFBERRY DR	MORENO VALLI	CA	92553-473	PRUDHOMME, GERAI	316.49
4716	479554002	2	684277	MOJICA, JORGE	25862	WOLFBERRY DR	MORENO VALLI	CA	92553-473	MOJICA, JORGE	314.21
974	479554007	7	684277	SMITH, ROBERT A	25922	WOLFBERRY DR	MORENO VALLI	CA	92553-123	SMITH, ROBERT A	338.89
1353	479554008	8	684277	CRAIG JR, WILLIAM D (RENT)	25919	HOLLYBERRY LN	MORENO VALLI	CA	92553-120	CRAIG JR, WILLIAM D	316.49
28	479554010	9	684277	WELCH JR, AFRED	25895	HOLLYBERRY LN	MORENO VALLI	CA	92553-473	WELCH JR, AFRED	316.49
4247	479554011	0	684277	MUNDT, GEORGE	25883	HOLLYBERRY LN	MORENO VALLI	CA	92553-473	MUNDT, GEORGE	316.49
22	479554013	2	684277	NIETO, JOE	25859	HOLLYBERRY LN	MORENO VALLI	CA	92553-473	NIETO, JOE	96.62
1381	479555001	4	684277	HEAD, JEROME	25858	HOLLYBERRY LN	MORENO VALLI	CA	92553-473	HEAD, JEROME	412.76
4230	479555005	8	684277	REZA, DARLENE	25908	HOLLYBERRY LN	MORENO VALLI	CA	92553-120	REZA, DARLENE	316.49
897	479561002	4	684277	WOODS, MARY	13011	PEPPERBUSH DR	MORENO VALLI	CA	92553-680	WOODS, MARY	412.76
2897	479561005	7	684277	HARRIS, TRAVETTE	13047	PEPPERBUSH DR	MORENO VALLI	CA	92553-680	HARRIS, TRAVETTE	122.84
4103	479561006	8	684277	EDWARDS, MARLON	13059	PEPPERBUSH DR	MORENO VALLI	CA	92553-680	EDWARDS, MARLON	86.72
8585	479562006	1	684277	AVERY, DARYL (OWNR)	13048	PEPPERBUSH DR	MORENO VALLI	CA	92553-684	AVERY, DARYL (OWNI	240.48
7945	479562008	3	684277	LEW, ROBERT K (OWNR)	13024	PEPPERBUSH DR	MORENO VALLI	CA	92553-684	LEW, ROBERT K (OWN	196.75
2067	479562018	2	684277	ARTHURS, TERESA	13073	NINEBARK ST	MORENO VALLI	CA	92553-683	ARTHURS, TERESA	338.56
2683	479563011	8	684277	LINGLE-VELASQUEZ, BRENDA	13077	FELISA ST	MORENO VALLI	CA	92553-687	LINGLE-VELASQUEZ, E	412.76
2074	479564003	4	684277	WALKER, PAMELA	25944	ANDRE CT	MORENO VALLI	CA	92553-682	WALKER, PAMELA	316.49
5527	479564010	0	684277	GARCIA, FLOR (OWNR)	25969	ANDRE CT	MORENO VALLI	CA	92553-682	GARCIA, FLOR (OWNF	42.39
2571	479564017	7	684277	CERVANTES, DEBRA	25944	BLUELEAF ST	MORENO VALLI	CA	92553-685	CERVANTES, DEBRA	316.49
8213	479564018	8	684277	MARIN, LEONEL (OWNR)	25956	BLUELEAF ST	MORENO VALLI	CA	92553-688	MARIN, LEONEL (OWI	136.46
1561	479571004	7	684277	CARILLO, ANA	13198	PEPPERBUSH DR	MORENO VALLI	CA	92553-081	CARILLO, ANA	371.43
5996	479571007	0	684277	RANDLES, VOLO (OWNR)	13148	PEPPERBUSH DR	MORENO VALLI	CA	92553-081	RANDLES, VOLO (OWI	381.43
2620	479571015	7	684277	TUDUGALLA, ANO	13169	NINEBARK ST	MORENO VALLI	CA	92553-683	TUDUGALLA, ANO	412.76
1480	479571018	0	684277	MEDINA, ROBERT M	13217	NINEBARK ST	MORENO VALLI	CA	92553-080	MEDINA, ROBERT M	405.75
6992	479571019	1	684277	VALDOVINOS, LUPITA	13233	NINEBARK ST	MORENO VALLI	CA	92553-080	VALDOVINOS, LUPITA	364.30

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7707	479571020	1	684277	DAVIDSON, LESLIE (RENT)	13247	NINEBARK ST	MORENO VALLI	CA	92553-080	DAVIDSON, LESLIE (RE	344.42
7264	479572004	0	684277	LEW, SHIRLEY	25944	DRACAEA AVE	MORENO VALLI	CA	92557-686	LEW, SHIRLEY	168.65
2656	479572005	1	684277	FERREIRA, JOSE GUADALUPE	25932	DRACAEA AVE	MORENO VALLI	CA	92553-686	FERREIRA, JOSE GUAL	195.14
8392	479572008	4	684277	LAIRD, LATONJA (RENT)	25896	DRACAEA AVE	MORENO VALLI	CA	92553-689	LAIRD, LATONJA (REN	382.88
2538	479572014	9	684277	ECHENIQUE, SILVANA	13186	NINEBARK ST	MORENO VALLI	CA	92553-683	ECHENIQUE, SILVANA	316.49
1747	479572015	0	684277	ELDER, RUSSELL	25871	REDBAY LN	MORENO VALLI	CA	92553-684	ELDER, RUSSELL	493.66
6610	479572022	6	684277	TURNER, JUSTIN (RENT)	25955	REDBAY LN	MORENO VALLI	CA	92553-684	TURNER, JUSTIN (REN	317.06
6988	479572023	7	684277	CIMICATO, LYSA	25967	REDBAY LN	MORENO VALLI	CA	92553-684	CIMICATO, LYSA	51.78
6567	479573007	6	684277	VALENZUELA, VENTURA (OWNR)	13158	TWINFLOWER CT	MORENO VALLI	CA	92553-082	VALENZUELA, VENTUI	89.07
3129	479573008	7	684277	SUAREZ, MELENA	13144	TWINFLOWER CT	MORENO VALLI	CA	92553-082	SUAREZ, MELENA	408.60
3799	479573009	8	684277	MONTGOMERY, EMOGENE	13130	TWINFLOWER CT	MORENO VALLI	CA	92553-082	MONTGOMERY, EMO	296.96
4839	479573011	9	684277	SIMS, DARREN	13127	TWINFLOWER CT	MORENO VALLI	CA	92553-082	SIMS, DARREN	314.21
2335	479573013	1	684277	CONCEPCION, ARLENE	13149	TWINFLOWER CT	MORENO VALLI	CA	92553-082	CONCEPCION, ARLEN	316.49
3301	479573019	7	684277	DUNN, WILLIAM T	13132	ZENOBIA CT	MORENO VALLI	CA	92553-681	DUNN, WILLIAM T	134.76
29	479573025	2	684277	LOKUGE, DON AND MEMARLI	25910	REDBAY LN	MORENO VALLI	CA	92553-081	LOKUGE, DON AND M	92.44
8394	479573030	6	684277	HARRISON, CELIA (RENT)	13140	NINEBARK ST	MORENO VALLI	CA	92553-683	HARRISON, CELIA (RE	296.67
2310	479573031	7	684277	GONZALEZ, MARIO AND BLANCA	13130	NINEBARK ST	MORENO VALLI	CA	92553-683	GONZALEZ, MARIO AI	412.76
1235	479581001	5	684277	PAREDES, ANA	13747	BEARBERRY DR	MORENO VALLI	CA	92553-071	PAREDES, ANA	299.99
6920	479581005	9	684277	FOREE, HELEN (RENT)	13699	BEARBERRY DR	MORENO VALLI	CA	92553-487	FOREE, HELEN (RENT)	380.12
399	479581006	0	684277	FLORES, NADINE	13687	BEARBERRY DR	MORENO VALLI	CA	92553-487	FLORES, NADINE	228.80
8122	479581007	1	684277	DELGADO, MONALISA (RENT)	13675	BEARBERRY DR	MORENO VALLI	CA	92553-487	DELGADO, MONALISA	100.00
4536	479581009	3	684277	VANDERSLICE, LAURA	13647	BEARBERRY DR	MORENO VALLI	CA	92553-487	VANDERSLICE, LAURA	390.91
3488	479581013	6	684277	SILVA, JAVIER	13593	BEARBERRY DR	MORENO VALLI	CA	92553-480	SILVA, JAVIER	586.63
3154	479581015	8	684277	ROSS, MICHAEL	13569	BEARBERRY DR	MORENO VALLI	CA	92553-480	ROSS, MICHAEL	296.78
7500	479581016	9	684277	HARRISON, LATRIANA	13557	BEARBERRY DR	MORENO VALLI	CA	92553-480	HARRISON, LATRIANA	134.76
2041	479582001	8	684277	TAYLOR, RUSSELL	13500	BANEBERRY ST	MORENO VALLI	CA	92553-482	TAYLOR, RUSSELL	316.49
1460	479582002	9	684277	HERRERA, ROBERT	13512	BANEBERRY ST	MORENO VALLI	CA	92553-482	HERRERA, ROBERT	133.84
1031	479582016	2	684277	CARREON, JESUS	25692	DANDELION CT	MORENO VALLI	CA	92553-489	CARREON, JESUS	316.49
7340	479582022	7	684277	GARCIA, ADRIANA	25715	DANDELION CT	MORENO VALLI	CA	92553-489	GARCIA, ADRIANA	284.66
2125	479582023	8	684277	GONZALEZ, RUBEN	25703	DANDELION CT	MORENO VALLI	CA	92553-489	GONZALEZ, RUBEN	316.49
208	479582027	2	684277	STAFFORD, LISA	25668	TALLANDSIA CT	MORENO VALLI	CA	92553-070	STAFFORD, LISA	316.49
4056	479582033	7	684277	PETERSON, WAYNE	25729	TALLANDSIA CT	MORENO VALLI	CA	92553-480	PETERSON, WAYNE	422.52
4214	479582034	8	684277	LOPEZ, FERMIN AND BECKY	25719	TALLANDSIA CT	MORENO VALLI	CA	92553-480	LOPEZ, FERMIN AND I	365.16
5859	479582036	0	684277	CARROLL, EDWIN (OWNR)	25705	TALLANDSIA CT	MORENO VALLI	CA	92553-480	CARROLL, EDWIN (OV	317.06
20	479582037	1	684277	KOLAND, GARY (OWNR)	25693	TALLANDSIA CT	MORENO VALLI	CA	92553-070	KOLAND, GARY (OWN	316.49
6108	479582045	8	684277	THOMAS, ALICE (RENT)	25710	BAY AVE	MORENO VALLI	CA	92553-487	THOMAS, ALICE (REN	143.12
3636	479591003	8	684277	TORREZ, ALICIA	13405	NINEBARK ST	MORENO VALLI	CA	92553-685	TORREZ, ALICIA	626.33
5504	479591006	1	684277	VALENZUELA, ERNESTO (OWNR)	13447	NINEBARK ST	MORENO VALLI	CA	92553-685	VALENZUELA, ERNEST	317.06
6699	479591008	3	684277	HUGHES, LARRY (OWNR)	13475	NINEBARK ST	MORENO VALLI	CA	92553-685	HUGHES, LARRY (OWI	217.40
2314	479593006	7	684277	MESA, NEREYDA	13448	NUTMEG ST	MORENO VALLI	CA	92553-686	MESA, NEREYDA	97.35
4693	479594001	5	684277	MONTES, BERNARDO	25751	ANISE ST	MORENO VALLI	CA	92553-685	MONTES, BERNARDO	85.26
1846	479594005	9	684277	CHENAULT, BEVERLY (OWNR)	25799	ANISE ST	MORENO VALLI	CA	92553-685	CHENAULT, BEVERLY	402.62
230	479594006	0	684277	LARSON, RUSSELL	25811	ANISE ST	MORENO VALLI	CA	92553-689	LARSON, RUSSELL	316.49
1171	479595006	3	684277	OJEDA, TERESA	25812	CAYENNE CT	MORENO VALLI	CA	92553-485	OJEDA, TERESA	166.49
6350	479595013	9	684277	PICENO, OFELIA (OWNR)	25763	CAYENNE CT	MORENO VALLI	CA	92553-488	PICENO, OFELIA (OWI	188.51
7049	479595017	3	684277	INZUNZA, JAIRO (RENT)	25776	MARGARITA ST	MORENO VALLI	CA	92553-485	INZUNZA, JAIRO (REN	206.78
5965	479595018	4	684277	ZAMORA, VIDAL	25788	MARGARITA ST	MORENO VALLI	CA	92553-485	ZAMORA, VIDAL	152.85
1735	479595019	5	684277	BENNETT, STEVE	25800	MARGARITA ST	MORENO VALLI	CA	92553-489	BENNETT, STEVE	550.44
2362	479596003	3	684277	LEBLANC, SHIRLEY	25823	MARGARITA ST	MORENO VALLI	CA	92553-485	LEBLANC, SHIRLEY	399.31
1176	479597002	5	684277	NEWTON, CAROLYN	13513	NINEBARK ST	MORENO VALLI	CA	92553-485	NEWTON, CAROLYN	393.08
7780	479597004	7	684277	RICHEE, FRANCIES	13537	NINEBARK ST	MORENO VALLI	CA	92553-485	RICHEE, FRANCIES	441.23
1479	479597008	1	684277	ROSENBROOK, ANN (OWNR)	13585	NINEBARK ST	MORENO VALLI	CA	92553-485	ROSENBROOK, ANN (	422.52
8730	479601002	7	684277	REYNOSO, DAMASO (RENT)	12208	COCOPAH CT	MORENO VALLI	CA	92557-762	REYNOSO, DAMASO (	134.76
4646	479601012	6	684277	CHANEY, MONTAQUE	25511	SAND CREEK TRL	MORENO VALLI	CA	92557-763	CHANEY, MONTAQUE	314.21
1309	479601022	5	684277	STARN, CRISTY	25500	SAND CREEK TRL	MORENO VALLI	CA	92557-763	STARN, CRISTY	316.49
1666	479602003	1	684277	ATLAS, JOEL	25631	VESPUCCI AVE	MORENO VALLI	CA	92557-763	ATLAS, JOEL	256.35
5592	479603003	4	684277	POOLE, MELITA (RENT)	25700	VESPUCCI AVE	MORENO VALLI	CA	92557-775	POOLE, MELITA (REN	317.06
6170	479603010	0	684277	DIAZ, KASY (RENT)	25626	VESPUCCI AVE	MORENO VALLI	CA	92557-763	DIAZ, KASY (RENT)	415.61
1215	479612001	0	684277	VELASQUEZ, OSCAR	25509	STUYVESANT ST	MORENO VALLI	CA	92557-762	VELASQUEZ, OSCAR	119.71
5014	479612002	1	684277	RENTERIA, DANIEL (RENT)	25521	STUYVESANT ST	MORENO VALLI	CA	92557-762	RENTERIA, DANIEL (RI	83.20
2185	479612006	5	684277	RUBIO, JOSE	25569	STUYVESANT ST	MORENO VALLI	CA	92557-762	RUBIO, JOSE	412.76
531	479614004	9	684277	STORMS, RUTH	25641	STUYVESANT ST	MORENO VALLI	CA	92557-762	STORMS, RUTH	33.44
1873	479614006	1	684277	GAMBLE, SANDRA	25665	STUYVESANT ST	MORENO VALLI	CA	92557-762	GAMBLE, SANDRA	413.60
535	479615001	9	684277	MERRICK, FREDRICK L	25728	STUYVESANT ST	MORENO VALLI	CA	92557-762	MERRICK, FREDRICK L	217.38
6132	479615008	6	684277	MEDINA, ROBERT AND ALMA	25660	STUYVESANT ST	MORENO VALLI	CA	92557-762	MEDINA, ROBERT AN	108.38
5283	479615013	0	684277	CHAVARRIA, JUAN (RENT)	25604	STUYVESANT ST	MORENO VALLI	CA	92557-762	CHAVARRIA, JUAN (RI	523.06
4161	479615025	1	684277	GONZALEZ, ROCIO	25735	ONATE DR	MORENO VALLI	CA	92557-775	GONZALEZ, ROCIO	61.57
4741	479616007	8	684277	GRESCH, KACIE	25660	ONATE DR	MORENO VALLI	CA	92557-762	GRESCH, KACIE	140.75
7923	479621002	9	684277	AFEMATA, SHIRLDEEN (RENT)	13850	PAPRIKA CT	MORENO VALLI	CA	92553-486	AFEMATA, SHIRLDEEN	207.26
4466	479621003	0	684277	JONES, LUISA	13838	PAPRIKA CT	MORENO VALLI	CA	92553-486	JONES, LUISA	317.06
5441	479621004	1	684277	TOBIAS, JOSH AND MARIA (RENT	13826	PAPRIKA CT	MORENO VALLI	CA	92553-486	TOBIAS, JOSH AND M.	317.06
861	479621009	6	684277	LOGAN, CYNTHIA (OWNR)	13801	PAPRIKA CT	MORENO VALLI	CA	92553-486	LOGAN, CYNTHIA (OV	408.69
7568	479621012	8	684277	REYES, RAYMUNDO	13837	PAPRIKA CT	MORENO VALLI	CA	92553-486	REYES, RAYMUNDO	317.06
7608	479621013	9	684277	MIKA, TELEA (RENT)	13849	PAPRIKA CT	MORENO VALLI	CA	92553-486	MIKA, TELEA (RENT)	89.00
2527	479621016	2	684277	HALLOWAY, DIONNE	13850	CUMIN ST	MORENO VALLI	CA	92553-485	HALLOWAY, DIONNE	422.52
1113	479621022	7	684277	FUENTES, MERCEDES	25911	BAY AVE	MORENO VALLI	CA	92553-483	FUENTES, MERCEDES	306.34

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7033	479621027	2	684277	OCHOA, MIGUEL (RENT)	25971	BAY AVE	MORENO VALLI	CA	92553-483	OCHOA, MIGUEL (REN	290.58
5149	479622001	1	684277	CHAVEZ, AUGUSTINE (OWNR)	13861	CHERVIL CT	MORENO VALLI	CA	92553-481	CHAVEZ, AUGUSTINE	130.99
9557	479622008	8	684277	FLORENCE, SHABONDA (RENT)	13790	CHERVIL CT	MORENO VALLI	CA	92553-488	FLORENCE, SHABOND	137.15
9316	479622014	3	684277	MOODY, DANNY (OWNR)	13862	CHERVIL CT	MORENO VALLI	CA	92553-481	MOODY, DANNY (OW	176.97
2205	479622015	4	684277	RODRIGUEZ, OSCAR	13861	CUMIN ST	MORENO VALLI	CA	92553-485	RODRIGUEZ, OSCAR	30.16
2042	479622018	7	684277	RODRIGUEZ, SAMANTHA	13825	CUMIN ST	MORENO VALLI	CA	92553-485	RODRIGUEZ, SAMANT	316.49
1686	479622021	9	684277	ELIZARRARAS, YVONNE (OWNR)	13791	CUMIN ST	MORENO VALLI	CA	92553-489	ELIZARRARAS, YVONN	89.27
9	479622023	1	684277	ZIMMERMAN, KATHY	25875	BAY AVE	MORENO VALLI	CA	92553-486	ZIMMERMAN, KATHY	243.49
2332	479622033	0	684277	GUIDOLIN, TERESITA	13814	CHARA AVE	MORENO VALLI	CA	92553-482	GUIDOLIN, TERESITA	168.52
8234	479622034	1	684277	DEL ROSARIO, JAVIER (OWNR)	13828	CHARA AVE	MORENO VALLI	CA	92553-482	DEL ROSARIO, JAVIER	322.70
6169	479622035	2	684277	MARQUEZ, SUSANA AND BERNAI	13842	CHARA AVE	MORENO VALLI	CA	92553-482	MARQUEZ, SUSANA A	415.61
3536	479623001	4	684277	WILSON, ERNESTO	13757	CHARA AVE	MORENO VALLI	CA	92553-488	WILSON, ERNESTO	58.72
4359	479631003	1	684277	LOUQUE, ANGELA	13912	CHERVIL CT	MORENO VALLI	CA	92553-481	LOUQUE, ANGELA	247.46
2770	479631004	2	684277	ONUKOGU, SONJA	13926	CHERVIL CT	MORENO VALLI	CA	92553-481	ONUKOGU, SONJA	316.49
2080	479632015	5	684277	ROBINSON, BETTY	13926	CHARA AVE	MORENO VALLI	CA	92553-488	ROBINSON, BETTY	316.49
5699	479632018	8	684277	CASTANEDA, AMADO (OWNR)	13968	CHARA AVE	MORENO VALLI	CA	92553-488	CASTANEDA, AMADO	317.06
5299	479633003	7	684277	MC CREA, CHRISTOPHER (OWNR)	13883	CHARA AVE	MORENO VALLI	CA	92553-482	MC CREA, CHRISTOPH	76.18
9020	479641007	6	684277	CHACON, TIMOTHY (RENT)	25710	BEEJA CT	MORENO VALLI	CA	92553-689	CHACON, TIMOTHY (F	251.03
1497	479641020	7	684277	HERRERA, LEONEL	13290	RAENETTE WAY	MORENO VALLI	CA	92553-687	HERRERA, LEONEL	72.04
225	479642001	3	684277	KELLY, GENE	13251	RAENETTE WAY	MORENO VALLI	CA	92553-687	KELLY, GENE	316.49
6816	479642005	7	684277	RAMIREZ, CESAR	13315	RAENETTE WAY	MORENO VALLI	CA	92553-685	RAMIREZ, CESAR	197.54
6983	479642009	1	684277	MARTINEZ, ERIK (RENT)	25645	TURMERIC WAY	MORENO VALLI	CA	92553-684	MARTINEZ, ERIK (REN	317.06
8265	479642015	6	684277	RAHMAN, MUSTAFIZUR	25733	TURMERIC WAY	MORENO VALLI	CA	92553-081	RAHMAN, MUSTAFIZI	543.70
5198	479642019	0	684277	PADILLA, VIRGINIA(OWNR)	13308	PEPPERBUSH DR	MORENO VALLI	CA	92553-684	PADILLA, VIRGINIA(O	155.77
7249	479642022	2	684277	MILLER, IDA (RENT)	13266	PEPPERBUSH DR	MORENO VALLI	CA	92553-081	MILLER, IDA (RENT)	314.76
736	479642024	4	684277	BOLDEN, DENISE	13251	NINEBARK ST	MORENO VALLI	CA	92553-080	BOLDEN, DENISE	207.61
4509	479642029	9	684277	RODRIGUEZ, ROCIO	13311	NINEBARK ST	MORENO VALLI	CA	92553-683	RODRIGUEZ, ROCIO	209.34
4422	479642032	1	684277	IGLESEAS, MARIA	13347	NINEBARK ST	MORENO VALLI	CA	92553-683	IGLESEAS, MARIA	65.84
4392	479643002	7	684277	GARCIA, MOISES	13346	NINEBARK ST	MORENO VALLI	CA	92553-683	GARCIA, MOISES	317.06
1165	479644005	3	684277	WILLIAMS, ANN M	25821	DRACAEA AVE	MORENO VALLI	CA	92553-686	WILLIAMS, ANN M	316.49
5402	479644006	4	684277	MUNOZ, SARAH (OWNR)	13258	NUTMEG ST	MORENO VALLI	CA	92553-686	MUNOZ, SARAH (OWI	61.78
6124	479651008	8	684277	GRAZIANO, JONATHAN (OWNR)	25580	FRUIT TREE ST	MORENO VALLI	CA	92553-480	GRAZIANO, JONATHA	317.06
2321	479651013	2	684277	RICHERDSON, BESSIE	25528	FRUIT TREE ST	MORENO VALLI	CA	92553-480	RICHERDSON, BESSIE	161.49
1256	479651015	4	684277	RODRIGUEZ, REBECCA	13770	RED BERRY ST	MORENO VALLI	CA	92553-486	RODRIGUEZ, REBECC/	412.76
7050	479651018	7	684277	SAADE, TINA MANUEL	13830	RED BERRY ST	MORENO VALLI	CA	92553-486	SAADE, TINA MANUEI	559.96
2896	479651026	4	684277	HARRIS, TREENA	25621	BAY AVE	MORENO VALLI	CA	92553-486	HARRIS, TREENA	316.49
3720	479651028	6	684277	DIXON, KRISTOPHER	25641	BAY AVE	MORENO VALLI	CA	92553-486	DIXON, KRISTOPHER	370.17
7213	479651031	8	684277	OCAMPO, ADRIAN (OWNR)	13795	MANGOWOOD DR	MORENO VALLI	CA	92553-485	OCAMPO, ADRIAN (O	354.50
483	479651035	2	684277	FOLLINS, EUGENE (RENT)	25610	FRUIT TREE ST	MORENO VALLI	CA	92553-487	FOLLINS, EUGENE (RE	191.33
1650	479652002	5	684277	MORAN, JOSE	25540	BLACK WALNUT ST	MORENO VALLI	CA	92553-486	MORAN, JOSE	316.49
9290	479652005	8	684277	BARRY, DOMINIC (RENT)	25570	BLACK WALNUT ST	MORENO VALLI	CA	92553-486	BARRY, DOMINIC (REI	188.61
2902	479652006	9	684277	VARGAS, IDALIS	25580	BLACK WALNUT ST	MORENO VALLI	CA	92553-486	VARGAS, IDALIS	218.25
7094	479652012	4	684277	PINHEIRO, CARMEN (RENT)	25549	FRUIT TREE ST	MORENO VALLI	CA	92553-482	PINHEIRO, CARMEN (	412.50
6863	479652022	3	684277	DAYTON, JESSICA (RENT)	13855	MANGOWOOD DR	MORENO VALLI	CA	92553-486	DAYTON, JESSICA (REI	30.74
6473	479652023	4	684277	ORTEGA-CASTELAN, BRENDA (RE	25640	BLACK WALNUT ST	MORENO VALLI	CA	92553-487	ORTEGA-CASTELAN, E	79.76
4237	479661002	3	684277	MARTINEZ, ROLANDO	12221	LOREZ DR	MORENO VALLI	CA	92557-740	MARTINEZ, ROLANDC	316.49
3012	479661003	4	684277	NUNEZ, SALVADOR	12209	LOREZ DR	MORENO VALLI	CA	92557-740	NUNEZ, SALVADOR	310.74
2586	479661014	4	684277	JONES, ELAINE AND ERICK	12077	LOREZ DR	MORENO VALLI	CA	92557-744	JONES, ELAINE AND E	316.49
2398	479661017	7	684277	CRISAFULLI, LEONARD	12041	LOREZ DR	MORENO VALLI	CA	92557-744	CRISAFULLI, LEONARI	134.53
2638	479661019	9	684277	RAX, JONATHAN DR	25160	BRONZE DR	MORENO VALLI	CA	92557-744	RAX, JONATHAN DR	316.49
2360	479662004	8	684277	TERRY JR, CECIL	25252	BRONZE DR	MORENO VALLI	CA	92557-744	TERRY JR, CECIL	316.49
2384	479662007	1	684277	PLAYER, TATANISHA	25267	BRONZE DR	MORENO VALLI	CA	92557-744	PLAYER, TATANISHA	316.49
2543	479662009	3	684277	SWANIKER, GEORGE	25243	BRONZE DR	MORENO VALLI	CA	92557-744	SWANIKER, GEORGE	316.49
2509	479662011	4	684277	SOTELO, LETICIA	25215	BRONZE DR	MORENO VALLI	CA	92557-744	SOTELO, LETICIA	338.16
2082	479662017	0	684277	NINETE, JOSEPH	25206	MARBLE DR	MORENO VALLI	CA	92557-744	NINETE, JOSEPH	251.85
2052	479662019	2	684277	NINETE, BERNADITA (OWNR)	25234	MARBLE DR	MORENO VALLI	CA	92557-744	NINETE, BERNADITA (	136.87
8530	479662033	4	684277	WOODS, ROBIN	12157	FRANKLIN ST	MORENO VALLI	CA	92557-743	WOODS, ROBIN	138.61
6439	479662044	4	684277	MANCINAS, RAMON (OWNR)	12051	FRANKLIN ST	MORENO VALLI	CA	92557-756	MANCINAS, RAMON (	317.06
5466	479663002	9	684277	CARILLO, FRANCISCO AND BETTY	12098	FRANKLIN ST	MORENO VALLI	CA	92557-755	CARILLO, FRANCISCO	317.06
3261	479663011	7	684277	VILLEDA, CARLOS . (OWNR)	12170	FRANKLIN ST	MORENO VALLI	CA	92557-743	VILLEDA, CARLOS . (O	81.78
6282	479663014	0	684277	JACKSON, MICHELLE (RENT)	25210	TURQUOISE LN	MORENO VALLI	CA	92557-743	JACKSON, MICHELLE (	170.26
6283	479663017	3	684277	VELASCO JR, ALBERTO	25246	TURQUOISE LN	MORENO VALLI	CA	92557-743	VELASCO JR, ALBERTC	317.06
5063	479663024	9	684277	ESPINOZA, MAYRA	25239	TURQUOISE LN	MORENO VALLI	CA	92557-743	ESPINOZA, MAYRA	510.63
7072	479663025	0	684277	NORMAN, SHANICKA (RENT)	25227	TURQUOISE LN	MORENO VALLI	CA	92557-743	NORMAN, SHANICKA	314.21
7721	479663032	6	684277	WINSTON, NICHOLE (RENT)	25212	HEMLOCK AVE	MORENO VALLI	CA	92557-751	WINSTON, NICHOLE (	317.06
8768	479663035	9	684277	MILLS, AMBER (RENT)	25248	HEMLOCK AVE	MORENO VALLI	CA	92557-751	MILLS, AMBER (RENT)	194.08
5291	479663036	0	684277	PALASICOS, JOHANNA (OWNR)	25260	HEMLOCK AVE	MORENO VALLI	CA	92557-751	PALASICOS, JOHANNA	37.72
4350	479670003	2	684277	GALVAN, EMA	25293	DRACAEA AVE	MORENO VALLI	CA	92553-426	GALVAN, EMA	317.06
4668	479670005	4	684277	GONZALEZ, JOSE	25261	DRACAEA AVE	MORENO VALLI	CA	92553-426	GONZALEZ, JOSE	314.21
6707	479670021	8	684277	WHITE, GREGORY (RENT)	25329	HENRY CT	MORENO VALLI	CA	92553-541	WHITE, GREGORY (RE	99.29
4117	479670026	3	684277	MONROY, JULIO	25280	HENRY CT	MORENO VALLI	CA	92553-541	MONROY, JULIO	201.19
4158	479670029	6	684277	DELGADO, CARLOS	25316	HENRY CT	MORENO VALLI	CA	92553-541	DELGADO, CARLOS	141.14
4323	479670036	2	684277	SALLEY, TERESA	25278	CHARITY CT	MORENO VALLI	CA	92553-541	SALLEY, TERESA	141.44
6481	479671002	4	684277	PARKER, LATANYA	13270	KYLE DR	MORENO VALLI	CA	92553-541	PARKER, LATANYA	187.91
4363	479671006	8	684277	BRISTNO, LOURDES	13318	KYLE DR	MORENO VALLI	CA	92553-541	BRISTNO, LOURDES	317.06
8284	479671016	7	684277	SCOTT, KATHLEEN (OWNR)	13438	KYLE DR	MORENO VALLI	CA	92553-542	SCOTT, KATHLEEN (O	301.04

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7901	479672001	6	684277	LEON, OSCAR (RENT)	25279	MICHELE LN	MORENO VALLI	CA	92553-542	LEON, OSCAR (RENT)	292.78
7559	479672015	9	684277	WYSINGER, STEPHANIE	25275	DRAKE DR	MORENO VALLI	CA	92553-541	WYSINGER, STEPHAN	312.14
7800	479680001	1	684277	DANIELS, JERRY (OWNR)	13379	ALPINE ST	MORENO VALLI	CA	92553-086	DANIELS, JERRY (OWI	318.27
4898	479680006	6	684277	WILLIAMS, ALFRED	13449	ALPINE ST	MORENO VALLI	CA	92553-086	WILLIAMS, ALFRED	314.21
5933	479681002	5	684277	HOLT, GLADYS (OWNR)	25847	ANISE ST	MORENO VALLI	CA	92553-685	HOLT, GLADYS (OWNI	306.92
4639	479681004	7	684277	INDA, EDWARD	13478	ALPINE ST	MORENO VALLI	CA	92553-086	INDA, EDWARD	314.21
4289	479681005	8	684277	LEON, CECILIA	13464	ALPINE ST	MORENO VALLI	CA	92553-086	LEON, CECILIA	316.49
9263	479681009	2	684277	CORREA, ROSA (RENT)	13408	ALPINE ST	MORENO VALLI	CA	92553-086	CORREA, ROSA (RENT	92.95
9260	479681010	2	684277	CULMER, WANDA (RENT)	13394	ALPINE ST	MORENO VALLI	CA	92553-086	CULMER, WANDA (RE	271.21
4333	479681011	3	684277	MEDRANO, ANNA	13380	ALPINE ST	MORENO VALLI	CA	92553-086	MEDRANO, ANNA	38.58
9098	479690005	6	684277	CARLISLE, JOHN AND DEBORAH (I	25062	ROADRUNNER LN	MORENO VALLI	CA	92557-654	CARLISLE, JOHN AND	88.92
9529	479690006	7	684277	SALAS, RONALD (RENT)	12038	DIEGO CT	MORENO VALLI	CA	92557-655	SALAS, RONALD (REN	112.28
6372	479690008	9	684277	FIGUEROA, JORGE	12019	DIEGO CT	MORENO VALLI	CA	92557-655	FIGUEROA, JORGE	305.63
7812	479690017	7	684277	SANTIAGO, FELIPE	25081	ABBEY LN	MORENO VALLI	CA	92557-655	SANTIAGO, FELIPE	296.98
67	481031002	3	684277	MILLS, EDWARD M	12025	MARIGOLD AVE	MORENO VALLI	CA	92557-720	MILLS, EDWARD M	94.06
4974	481031009	0	684277	MADRID, LINDA (RENT)	12105	MARIGOLD AVE	MORENO VALLI	CA	92557-721	MADRID, LINDA (REN	63.76
7122	481031015	5	684277	MONTES, DAVID (OWNR)	12020	NITA DR	MORENO VALLI	CA	92557-721	MONTES, DAVID (OW	96.98
3731	481032007	1	684277	AMBRIS, JAVIER	12081	INDIAN ST	MORENO VALLI	CA	92557-721	AMBRIS, JAVIER	316.49
4090	481032008	2	684277	GOMEZ, ANA ROSA	12093	INDIAN ST	MORENO VALLI	CA	92557-721	GOMEZ, ANA ROSA	226.10
7569	481032017	0	684277	GUITRON, SUSAN (OWNR)	12068	MARIGOLD AVE	MORENO VALLI	CA	92557-720	GUITRON, SUSAN (OV	206.78
7223	481032020	2	684277	JOHNSON, ELIZABETH (RENT)	12034	MARIGOLD AVE	MORENO VALLI	CA	92557-720	JOHNSON, ELIZABETH	275.05
294	481032022	4	684277	STAHLEY, PATSY	12012	MARIGOLD AVE	MORENO VALLI	CA	92557-720	STAHLEY, PATSY	316.49
3850	481033008	5	684277	GONZALES, YOLANDA	12063	NITA DR	MORENO VALLI	CA	92557-721	GONZALES, YOLANDA	102.40
6011	481033010	6	684277	ROBLES, JOHNATHAN	12041	NITA DR	MORENO VALLI	CA	92557-721	ROBLES, JOHNATHAN	457.74
6406	481041005	7	684277	GUERRERO, CLAUDIA AND LUIS (I	12217	MARIGOLD AVE	MORENO VALLI	CA	92557-723	GUERRERO, CLAUDIA	193.52
7657	481041006	8	684277	SANDOVAL, DOLORES (RENT)	12203	MARIGOLD AVE	MORENO VALLI	CA	92557-723	SANDOVAL, DOLORES	329.65
3963	481041008	0	684277	PEREZ, FRANCISCO	12177	MARIGOLD AVE	MORENO VALLI	CA	92557-721	PEREZ, FRANCISCO	316.49
6208	481041009	1	684277	NIETO, ARTURO (RENT)	12165	MARIGOLD AVE	MORENO VALLI	CA	92557-721	NIETO, ARTURO (REN	161.23
7527	481041018	9	684277	ZAMORA, JUAN (OWNR)	12166	NITA DR	MORENO VALLI	CA	92557-721	ZAMORA, JUAN (OWI	139.64
1611	481041026	6	684277	LEYVA, BRENDA	12248	NITA DR	MORENO VALLI	CA	92557-721	LEYVA, BRENDA	352.85
8729	481042002	7	684277	MOHAMED, FADILA (OWNR)	12153	INDIAN ST	MORENO VALLI	CA	92557-721	MOHAMED, FADILA (	255.10
1426	481042010	4	684277	SAMUEL, MR AND MRS	12202	MARIGOLD AVE	MORENO VALLI	CA	92557-720	SAMUEL, MR AND MI	316.49
7858	481043002	0	684277	WILLIAMS, CHARESE	12229	NITA DR	MORENO VALLI	CA	92557-721	WILLIAMS, CHARESE	48.46
1299	481043010	7	684277	CASTANEDA, SOLEDAD	12149	NITA DR	MORENO VALLI	CA	92557-721	CASTANEDA, SOLEDA	316.49
1767	481061002	6	684277	CRAIG, DEBRA	24526	SINALOA ST	MORENO VALLI	CA	92557-781	CRAIG, DEBRA	717.87
906	481062006	3	684277	CORTEZ, ALEJANDRO A	24628	SINALOA ST	MORENO VALLI	CA	92557-781	CORTEZ, ALEJANDRO	317.06
7290	481062019	5	684277	ORDORICA, GILDARDO	12210	LEAHY DR	MORENO VALLI	CA	92557-731	ORDORICA, GILDARD(	323.99
8804	481063007	7	684277	TILLMAN, DIANA (RENT)	24627	SINALOA ST	MORENO VALLI	CA	92557-781	TILLMAN, DIANA (REI	292.96
5675	481063019	8	684277	TORRES, MARIELA (OWNR)	24640	SINGER ST	MORENO VALLI	CA	92557-781	TORRES, MARIELA (O'	143.25
9307	481064003	6	684277	BABERS, ANTOINETTE	12188	INDIAN ST	MORENO VALLI	CA	92557-721	BABERS, ANTOINETTE	69.65
9086	481064005	8	684277	MCKINLEY HOLDING I, LP (OWNR	12214	INDIAN ST	MORENO VALLI	CA	92557-721	MCKINLEY HOLDING I	64.65
7101	481064008	1	684277	HERNANDEZ, CAROLINA	24528	HEMLOCK AVE	MORENO VALLI	CA	92557-730	HERNANDEZ, CAROLI	317.06
181	481064009	2	684277	THOMAS, LOLA	24548	HEMLOCK AVE	MORENO VALLI	CA	92557-730	THOMAS, LOLA	316.49
5428	481064011	3	684277	STEWART, REBECCA (RENT)	24572	HEMLOCK AVE	MORENO VALLI	CA	92557-730	STEWART, REBECCA (	358.26
7146	481064019	1	684277	TARIN, RAQUEL	24690	HEMLOCK AVE	MORENO VALLI	CA	92557-730	TARIN, RAQUEL	214.78
5603	481064020	1	684277	VODEGAL, CHRISTAL (RENT)	24710	HEMLOCK AVE	MORENO VALLI	CA	92557-730	VODEGAL, CHRISTAL (	116.21
6796	481064025	6	684277	IBARRA, DANIEL (RENT)	24675	SINGER ST	MORENO VALLI	CA	92557-781	IBARRA, DANIEL (REN	53.72
6945	481064028	9	684277	PAREDES, JUANA (OWNR)	24631	SINGER ST	MORENO VALLI	CA	92557-781	PAREDES, JUANA (OW	306.92
4421	481064029	0	684277	SERNA, OLGA	24621	SINGER ST	MORENO VALLI	CA	92557-781	SERNA, OLGA	317.06
3093	481064031	1	684277	MADRID, BRANDY (OWNR)	24589	SINGER ST	MORENO VALLI	CA	92557-781	MADRID, BRANDY (O'	410.72
1457	481090031	2	684277	PATCHEN, LONNIE	24513	HEMLOCK AVE	MORENO VALLI	CA	92557-730	PATCHEN, LONNIE	321.35
7376	481120005	1	684277	COSTA, EDWARD (RENT)	24095	SUNNYMEAD BLVD	MORENO VALLI	CA	92553-309	COSTA, EDWARD (REI	289.98
6031	481120015	0	684277	GARCIA, EDUARDO (OWNR)	24246	MYERS AVE	MORENO VALLI	CA	92553-312	GARCIA, EDUARDO (C	808.01
8293	481120026	0	684277	BARCAS, MARIA (RENT)	24062	WEBSTER AVE	MORENO VALLI	CA	92553-303	BARCAS, MARIA (REN	215.42
9485	481130005	2	684277	NGUYEN, BUU (OWNR)	24051	WEBSTER AVE	MORENO VALLI	CA	92553-307	NGUYEN, BUU (OWNI	117.25
4706	481130020	5	684277	MANZANO, GABRIAEL (OWNR) A	24162	FIR AVE	MORENO VALLI	CA	92553-284	MANZANO, GABRIAEI	629.49
5863	481130033	7	684277	AVILA, ISIDRO AND HILDA	24134	FIR AVE	MORENO VALLI	CA	92553-284	AVILA, ISIDRO AND HI	317.06
6355	481140003	1	684277	COLONNA, PENNY (OWNR)	24287	SUNNYMEAD BLVD	MORENO VALLI	CA	92553-302	COLONNA, PENNY (O'	129.28
1924	481140008	6	684277	KIM, KRISTOPHER (RENT) APTS	24375	SUNNYMEAD BLVD	MORENO VALLI	CA	92553-308	KIM, KRISTOPHER (RE	149.58
5986	481140020	6	684277	MENDOZA, CARMEN (RENT) APT:	24422	WEBSTER AVE UNIT 11	MORENO VALLI	CA	92553-779	MENDOZA, CARMEN	317.06
5701	481140021	7	684277	VILLELA, ROSA (RENT) APTS	24398	WEBSTER AVE UNIT 04	MORENO VALLI	CA	92553-778	VILLELA, ROSA (RENT)	3,845.19
7447	481140028	4	684277	TAYLOR, DENISE (OWNR)	24442	WEBSTER AVE	MORENO VALLI	CA	92553-772	TAYLOR, DENISE (OW	317.06
7073	481150009	8	684277	ALUPAY, FELICIDAD AND ANDRE	24421	WEBSTER AVE	MORENO VALLI	CA	92553-772	ALUPAY, FELICIDAD A	390.91
3529	481150017	5	684277	DURAN, JULIO (OWNR) APTS	24460	FIR AVE	MORENO VALLI	CA	92553-311	DURAN, JULIO (OWNI	78.07
8876	481150020	7	684277	ALVAREZ, ARACELI (RENT) APTS	24438	FIR AVE	MORENO VALLI	CA	92553-311	ALVAREZ, ARACELI (RI	79.92
618	481150031	7	684277	MONTES, RUBEN	24276	FIR AVE	MORENO VALLI	CA	92553-284	MONTES, RUBEN	316.49
4579	481150033	9	684277	MARISCAL, ROSIE (RENT) APTS	24268	FIR AVE	MORENO VALLI	CA	92553-284	MARISCAL, ROSIE (RE	879.97
6785	481150036	2	684277	MONTES, RUBEN AND MELIDA	24262	FIR AVE	MORENO VALLI	CA	92553-284	MONTES, RUBEN ANI	225.64
7664	481150046	1	684277	REST FOR YOUR SOULS (RENT)	24458	FIR AVE	MORENO VALLI	CA	92553-311	REST FOR YOUR SOUL	215.61
3967	481161012	4	684277	ARREDONDO, CHRISTOPHER ANI	24526	WEBSTER AVE	MORENO VALLI	CA	92553-373	ARREDONDO, CHRIST	412.76
7840	481161025	6	684277	MENDEZ, KIMBERLY (RENT)	24634	WEBSTER AVE	MORENO VALLI	CA	92553-376	MENDEZ, KIMBERLY (	131.14
97	481161026	7	684277	BROWN, DIANE	12609	VAL VIEW ST	MORENO VALLI	CA	92553-930	BROWN, DIANE	316.49
660	481161028	9	684277	MARTINEZ, MIGUEL	12573	VAL VIEW ST	MORENO VALLI	CA	92553-373	MARTINEZ, MIGUEL	52.22
3966	481162004	0	684277	PARRA, PATRICIA R	24701	STARCREST DR	MORENO VALLI	CA	92553-373	PARRA, PATRICIA R	154.81
2348	481162005	1	684277	PINEDA, VLADIMIR	24713	STARCREST DR	MORENO VALLI	CA	92553-373	PINEDA, VLADIMIR	229.28
5961	481162012	7	684277	HALL, MARK AND DENISE (RENT)	24712	WEBSTER AVE	MORENO VALLI	CA	92553-376	HALL, MARK AND DEI	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4960	481171001	5	684277	CERDA, ESTELLA	12642	INDIAN ST	MORENO VALLI	CA	92553-371	CERDA, ESTELLA	1,044.68
4587	481171005	9	684277	KACARAB, JULIE	24531	WEBSTER AVE	MORENO VALLI	CA	92553-375	KACARAB, JULIE	502.49
8646	481171010	3	684277	TODD, GWENDOLYN (RENT)	24611	WEBSTER AVE	MORENO VALLI	CA	92553-376	TODD, GWENDOLYN (	122.01
175	481171026	8	684277	PEIKERT, JOHN (OWNR) APTS	24730	FIR AVE	MORENO VALLI	CA	92553-930	PEIKERT, JOHN (OWN	435.82
703	481171035	6	684277	MARTINEZ, FLORENCIO (OWNR)	24602	FIR AVE	MORENO VALLI	CA	92553-371	MARTINEZ, FLORENCI	314.21
3902	481171042	2	684277	PEREZ-SOLORIO, SALVADOR	12680	INDIAN ST	MORENO VALLI	CA	92553-371	PEREZ-SOLORIO, SALV	316.49
6266	481200022	3	684277	GARCIA, ESMARIA (RENT) APTS	12765	PERRIS BLVD UNIT B	MORENO VALLI	CA	92553-236	GARCIA, ESMARIA (RE	121.16
7476	481200025	6	684277	ALMANZA, VANESSA (RENT)	24970	MYERS AVE	MORENO VALLI	CA	92553-933	ALMANZA, VANESSA (	180.35
9074	481200040	9	684277	GONZALEZ, PEDRO (RENT)	24888	MYERS AVE	MORENO VALLI	CA	92553-932	GONZALEZ, PEDRO (R	64.76
6789	481200043	2	684277	RIVERA, CORTNEY (RENT)	24921	FIR AVE	MORENO VALLI	CA	92553-931	RIVERA, CORTNEY (RE	122.89
6081	481210004	8	684277	SIFUENTES, CYNTHIA (OWNR) AP	24829	MYERS AVE	MORENO VALLI	CA	92553-933	SIFUENTES, CYNTHIA	212.57
6606	481210005	9	684277	COOK, JEREMY (RENT)	24843	MYERS AVE	MORENO VALLI	CA	92553-933	COOK, JEREMY (RENT	333.40
7333	481210007	1	684277	HALL, CHRISTINA (RENT)	24875	MYERS AVE	MORENO VALLI	CA	92553-933	HALL, CHRISTINA (REI	90.88
7810	481210011	4	684277	TALAVERA, MARIA (RENT)	24935	MYERS AVE	MORENO VALLI	CA	92553-933	TALAVERA, MARIA (RI	418.89
1159	481210014	7	684277	GARCIA, ROBERTO	24975	MYERS AVE	MORENO VALLI	CA	92553-933	GARCIA, ROBERTO	412.76
1084	481210034	5	684277	COLE, CLARENCE	24804	EUCALYPTUS AVE	MORENO VALLI	CA	92553-377	COLE, CLARENCE	559.11
7102	481210039	0	684277	MEDINA, YVONNE (RENT)	24788	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	MEDINA, YVONNE (RI	317.06
6504	481210042	2	684277	RICASA, BRUCE (OWNR)	24784	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	RICASA, BRUCE (OWN	194.60
6265	481210045	5	684277	THEPHAVONG, EVITA (RENT)	24796	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	THEPHAVONG, EVITA	292.08
4384	481210050	9	684277	WILLIAMS, JOSEPH AND SHEILA	12801	PERRIS BLVD	MORENO VALLI	CA	92553-413	WILLIAMS, JOSEPH AI	255.31
3861	481221004	2	684277	MAJORS, GLORIA	12808	INDIAN ST	MORENO VALLI	CA	92553-932	MAJORS, GLORIA	412.76
3031	481221016	3	684277	LOPEZ, JORGE A (OWNR)	12765	ROSS ST	MORENO VALLI	CA	92553-933	LOPEZ, JORGE A (OWI	215.38
4800	481222002	3	684277	VALDERAS, PEARLITA	12780	ROSS ST	MORENO VALLI	CA	92553-933	VALDERAS, PEARLITA	270.07
902	481222004	5	684277	RUBIO, SALVADOR (OWNR)	12808	ROSS ST	MORENO VALLI	CA	92553-373	RUBIO, SALVADOR (O	317.06
562	481222012	2	684277	RIOS, BETO	12823	LEE ST	MORENO VALLI	CA	92553-372	RIOS, BETO	448.88
6944	481223005	9	684277	GOMEZ, CHRISTINA (RENT)	12820	LEE ST	MORENO VALLI	CA	92553-372	GOMEZ, CHRISTINA (I	317.06
6643	481223008	2	684277	RODRIGUEZ, DENICE (RENT)	12860	LEE ST	MORENO VALLI	CA	92553-372	RODRIGUEZ, DENICE (	300.58
4708	481223014	7	684277	SMITHSON, PATRICIA	24657	FIR AVE	MORENO VALLI	CA	92553-930	SMITHSON, PATRICIA	89.84
6981	481223019	2	684277	VAZQUEZ, IRMA (RENT) APTS	24719	FIR AVE	MORENO VALLI	CA	92553-930	VAZQUEZ, IRMA (REN	357.01
3398	481223022	4	684277	GRACIAN, MARCO	24662	MYERS AVE	MORENO VALLI	CA	92553-932	GRACIAN, MARCO	317.06
2287	481223027	9	684277	MASCHMEYER, CHRIS	24748	MYERS AVE	MORENO VALLI	CA	92553-372	MASCHMEYER, CHRIS	597.55
5103	481223033	4	684277	DAVIS FAMILY TRUST (OWNR)	24667	FIR AVE UNIT 01	MORENO VALLI	CA	92553-935	DAVIS FAMILY TRUST	1,268.24
1737	481230002	8	684277	JONES, ADELE	12892	INDIAN ST	MORENO VALLI	CA	92553-372	JONES, ADELE	316.49
6608	481230006	2	684277	LEANOS, LISETTE (OWNR)	24537	MYERS AVE	MORENO VALLI	CA	92553-372	LEANOS, LISETTE (OW	181.22
7663	481230014	9	684277	MEZA, JUAN	24677	MYERS AVE	MORENO VALLI	CA	92553-373	MEZA, JUAN	322.52
3944	481230022	6	684277	AGUAYO, ALBERTO AND MARIA (	24680	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	AGUAYO, ALBERTO AI	1,264.86
159	481230026	0	684277	CAPPER, AUDREY	24626	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	CAPPER, AUDREY	134.45
7866	481230029	3	684277	HENRIQUEZ, OBID (RENT)	24600	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	HENRIQUEZ, OBID (RE	46.93
8933	481230030	3	684277	OPORTO, KATHERINE (OWNR)	24582	EUCALYPTUS AVE	MORENO VALLI	CA	92553-377	OPORTO, KATHERINE	192.40
617	481230033	6	684277	HENRICKSON, EUGENE AND YOSI	24510	EUCALYPTUS AVE	MORENO VALLI	CA	92553-377	HENRICKSON, EUGEN	316.49
1980	481230036	9	684277	APARICIO, ROBERTA (OWNR)	12926	INDIAN ST	MORENO VALLI	CA	92553-932	APARICIO, ROBERTA (	491.99
7947	481230045	7	684277	COVENANT CHRISTIAN CENTER ((	24556	EUCALYPTUS AVE	MORENO VALLI	CA	92553-377	COVENANT CHRISTIAI	215.40
6235	481240006	3	684277	TORRES, MARTHA AND PEDRO	24355	FIR AVE	MORENO VALLI	CA	92553-283	TORRES, MARTHA AN	31.06
1756	481240010	6	684277	AGUIRRE, ANNAMARIA	24417	FIR AVE	MORENO VALLI	CA	92553-284	AGUIRRE, ANNAMARI	211.78
6654	481240013	9	684277	CHAVEZ, HECTOR (OWNR)	24465	FIR AVE	MORENO VALLI	CA	92553-284	CHAVEZ, HECTOR (OV	317.06
15	481240023	8	684277	PACHECO, LAURA	24490	MYERS AVE	MORENO VALLI	CA	92553-312	PACHECO, LAURA	84.33
4335	481240025	0	684277	ANDERSON, DENNIS	24452	MYERS AVE	MORENO VALLI	CA	92553-312	ANDERSON, DENNIS	1,743.09
2882	481240030	4	684277	CARLOS, ISMAEL AND LORENA	24360	MYERS AVE	MORENO VALLI	CA	92553-284	CARLOS, ISMAEL AND	1,600.37
8151	481240040	3	684277	PARENT, NADINE (RENT)	12833	INDIAN ST	MORENO VALLI	CA	92553-932	PARENT, NADINE (REI	132.25
2713	481250012	9	684277	DINEFF, MARK	24421	MYERS AVE	MORENO VALLI	CA	92553-319	DINEFF, MARK	316.49
3918	481250016	3	684277	BENNETT WARNEST APTS	24487	MYERS AVE	MORENO VALLI	CA	92553-319	BENNETT WARNEST A	1,156.32
3489	481250018	5	684277	BELTRAN, VERONICA	12917	INDIAN ST	MORENO VALLI	CA	92553-932	BELTRAN, VERONICA	509.97
1157	481250020	6	684277	GOMEZ, JOSE	12925	INDIAN ST	MORENO VALLI	CA	92553-932	GOMEZ, JOSE	279.01
2484	481250023	9	684277	SERRANO, PRISCILLA (RENT) APTS	24462	EUCALYPTUS AVE	MORENO VALLI	CA	92553-310	SERRANO, PRISCILLA (	301.73
6867	481260015	3	684277	WALTERS, TAWNYA (RENT)	24144	MYERS AVE	MORENO VALLI	CA	92553-284	WALTERS, TAWNYA (I	1,745.15
4345	481260026	3	684277	DIAZ, SYLVIA	12834	MEAD CT	MORENO VALLI	CA	92553-312	DIAZ, SYLVIA	413.60
3973	481260029	6	684277	NAVARETTE, SERGIO	12835	MEAD CT	MORENO VALLI	CA	92553-312	NAVARETTE, SERGIO	211.49
5906	481260043	8	684277	VILLAREAL, MARGARITA (OWNR)	24168	MYERS AVE	MORENO VALLI	CA	92553-284	VILLAREAL, MARGARI	31.53
6009	481260053	7	684277	FRANCO, ARMANDO AND ANNA	12820	HEACOCK ST	MORENO VALLI	CA	92553-311	FRANCO, ARMANDO ,	305.63
7279	481260055	9	684277	MORA, MAYELA (RENT)	12834	HEACOCK ST	MORENO VALLI	CA	92553-311	MORA, MAYELA (REN	56.78
2353	481270004	4	684277	BAILEY, JOSEPH (OWNR)	24061	MYERS AVE	MORENO VALLI	CA	92553-284	BAILEY, JOSEPH (OWI	463.34
4241	481270012	1	684277	GORROCINO, GRACIELA	24137	MYERS AVE	MORENO VALLI	CA	92553-312	GORROCINO, GRACIE	272.21
8162	481270013	2	684277	ROUVAL, MICHELLE (RENT)	24163	MYERS AVE	MORENO VALLI	CA	92553-312	ROUVAL, MICHELLE (I	370.17
5435	481270036	3	684277	DUDEK, RANDY	24052	EUCALYPTUS AVE	MORENO VALLI	CA	92553-283	DUDEK, RANDY	47.18
1996	481291001	6	684277	AGUAYO, MARIA AND LUCIO	12011	HARCLARE DR	MORENO VALLI	CA	92557-782	AGUAYO, MARIA ANI	435.82
5251	481291006	1	684277	NISCHWITZ, JULIE (OWNR)	12063	HARCLARE DR	MORENO VALLI	CA	92557-782	NISCHWITZ, JULIE (OV	294.01
3597	481291010	4	684277	SITNER, MICHAEL P	12101	HARCLARE DR	MORENO VALLI	CA	92557-782	SITNER, MICHAEL P	316.49
546	481291018	2	684277	JIMINEZ, YOLANDA	12175	HARCLARE DR	MORENO VALLI	CA	92557-782	JIMINEZ, YOLANDA	412.76
1349	481291022	5	684277	KING, WILLIE	12219	HARCLARE DR	MORENO VALLI	CA	92557-783	KING, WILLIE	316.49
8936	481291024	7	684277	MARCHIGIANI, JUDITH (RENT)	12235	HARCLARE DR	MORENO VALLI	CA	92557-783	MARCHIGIANI, JUDITI	70.21
651	481292005	3	684277	BROOKS, ELENA	12045	AARON DR	MORENO VALLI	CA	92557-783	BROOKS, ELENA	149.58
968	481292009	7	684277	HAWTHORNE, CHRYSTALYNN	12081	AARON DR	MORENO VALLI	CA	92557-783	HAWTHORNE, CHRYS	416.48
3266	481292010	7	684277	LOPEZ, NORMAN	12093	AARON DR	MORENO VALLI	CA	92557-783	LOPEZ, NORMAN	317.06
2616	481292012	9	684277	GONZALEZ, DIANA	12117	AARON DR	MORENO VALLI	CA	92557-782	GONZALEZ, DIANA	317.06
2271	481292015	2	684277	SALAZAR, LAURIE	12153	AARON DR	MORENO VALLI	CA	92557-782	SALAZAR, LAURIE	317.06
8303	481293001	2	684277	LOPEZ, VALAIRE (RENT)	12070	AARON DR	MORENO VALLI	CA	92557-783	LOPEZ, VALAIRE (REN	319.71

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2829	481301007	2	684277	LAX, ROBERT	12091	BARNES CT	MORENO VALLI	CA	92557-783	LAX, ROBERT	357.41
2760	481301009	4	684277	HARRISON, RYAN	12102	BARNES CT	MORENO VALLI	CA	92557-783	HARRISON, RYAN	721.25
7553	481301011	5	684277	WATSON, NICOLE	12126	BARNES CT	MORENO VALLI	CA	92557-783	WATSON, NICOLE	310.42
3457	481301017	1	684277	SLOAN, MEDFORD	12159	ODESSA DR	MORENO VALLI	CA	92557-783	SLOAN, MEDFORD	117.26
8409	481301022	5	684277	GUTIERREZ, RAFAEL (RENT)	12109	ODESSA DR	MORENO VALLI	CA	92557-783	GUTIERREZ, RAFAEL (	259.21
5727	481301023	6	684277	FLORES, ANGEL (OWNR)	12089	ODESSA DR	MORENO VALLI	CA	92557-783	FLORES, ANGEL (OWI	306.92
5081	481301026	9	684277	MCNIEL, CHRIS	12007	ODESSA DR	MORENO VALLI	CA	92557-783	MCNIEL, CHRIS	316.49
1989	481301027	0	684277	CAMACHO, JASMINE	12010	AARON DR	MORENO VALLI	CA	92557-783	CAMACHO, JASMINE	317.06
3160	481302001	9	684277	MABRA, LONDA	12009	AARON DR	MORENO VALLI	CA	92557-783	MABRA, LONDA	413.60
5046	481302002	0	684277	BENITEZ, DOLORES	12018	ODESSA DR	MORENO VALLI	CA	92557-782	BENITEZ, DOLORES	110.89
2806	481302003	1	684277	DODSON, MITCHELL	12030	ODESSA DR	MORENO VALLI	CA	92557-782	DODSON, MITCHELL	316.49
6012	481302005	3	684277	ROMO-LOPEZ, SANDRA	12050	ODESSA DR	MORENO VALLI	CA	92557-782	ROMO-LOPEZ, SANDF	150.36
7886	481302007	5	684277	RODRIGUEZ, GRAGLEIA	12076	ODESSA DR	MORENO VALLI	CA	92557-782	RODRIGUEZ, GRAGLE	530.54
2825	481302009	7	684277	MARTIN, MEARELENE	12098	ODESSA DR	MORENO VALLI	CA	92557-782	MARTIN, MEARELENE	241.49
1361	481302012	9	684277	GONZALEZ, GREGORIO AND CARI	12130	ODESSA DR	MORENO VALLI	CA	92557-783	GONZALEZ, GREGORI	146.75
2101	481302014	1	684277	KENNERSON, RHONDA	12152	ODESSA DR	MORENO VALLI	CA	92557-783	KENNERSON, RHOND	412.76
4870	481302024	0	684277	GALVAN, MIGUEL	12273	HARCLARE DR	MORENO VALLI	CA	92557-783	GALVAN, MIGUEL	122.54
9211	481310002	5	684277	LEE, JOHN JR (RENT)	12278	LEAHY DR	MORENO VALLI	CA	92557-731	LEE, JOHN JR (RENT)	214.42
6460	481311010	5	684277	THOMPSON, WILLIE	24633	HEMLOCK AVE	MORENO VALLI	CA	92557-730	THOMPSON, WILLIE	20.18
54	481312026	3	684277	HALL, CINDY	24576	PACE DR	MORENO VALLI	CA	92557-732	HALL, CINDY	316.49
6274	481312030	6	684277	MEJIA, TONY (OWNR)	24565	HEMLOCK AVE	MORENO VALLI	CA	92557-736	MEJIA, TONY (OWNR)	317.06
3860	481312034	0	684277	PEREZ, ELVIA	24523	HEMLOCK AVE	MORENO VALLI	CA	92557-736	PEREZ, ELVIA	316.49
1838	481312035	1	684277	RAMIREZ, JOE	24517	HEMLOCK AVE	MORENO VALLI	CA	92557-736	RAMIREZ, JOE	113.58
4179	481312038	4	684277	PINEDA, MARIO A	24719	PACE DR	MORENO VALLI	CA	92557-732	PINEDA, MARIO A	316.49
7503	481312042	7	684277	PARKER, RICHARD (RENT)	24671	PACE DR	MORENO VALLI	CA	92557-732	PARKER, RICHARD (RE	540.67
2288	481312046	1	684277	ROZUK, BEATRICE AND CHARLES	24623	PACE DR	MORENO VALLI	CA	92557-732	ROZUK, BEATRICE AN	384.47
7313	481312048	3	684277	ARIAS, ANA (OWNR)	24587	PACE DR	MORENO VALLI	CA	92557-732	ARIAS, ANA (OWNR)	313.41
1961	481322009	9	684277	OSBORN, DOUGLAS AND CHRISTI	24777	HEMLOCK AVE UNIT A	MORENO VALLI	CA	92557-737	OSBORN, DOUGLAS A	385.69
595	481341026	3	684277	NAKAAHIKI, NALU	12130	KILGORE ST	MORENO VALLI	CA	92557-780	NAKAAHIKI, NALU	316.49
549	481341027	4	684277	ALLEN, JAMES AND LORI	12118	KILGORE ST	MORENO VALLI	CA	92557-780	ALLEN, JAMES AND LO	532.05
621	481341028	5	684277	NAVARRETE, ALEJANDRINA	12106	KILGORE ST	MORENO VALLI	CA	92557-780	NAVARRETE, ALEJANI	316.49
8865	481342014	5	684277	THOMAS, EVELYN (RENT)	24665	BAYBERRY CIR	MORENO VALLI	CA	92557-784	THOMAS, EVELYN (RE	64.65
7473	481342015	6	684277	DUPREE, MYESHIA (RENT)	24664	BAYBERRY CIR	MORENO VALLI	CA	92557-784	DUPREE, MYESHIA (RI	315.86
5963	481342034	3	684277	SAMPSON, WILLIAM	12075	HONEYSUCKLE CT	MORENO VALLI	CA	92557-784	SAMPSON, WILLIAM	240.88
7825	482020012	5	684277	MORALES, MARIA (RENT)	24128	ATWOOD AVE	MORENO VALLI	CA	92553-313	MORALES, MARIA (RE	177.09
7477	482020028	0	684277	ESTRADA, ADELA (RENT)	24085	EUCALYPTUS AVE	MORENO VALLI	CA	92553-283	ESTRADA, ADELA (REI	312.90
6883	482020029	1	684277	RAYA, YOLANDA (RENT) APTS	24095	EUCALYPTUS AVE	MORENO VALLI	CA	92553-283	RAYA, YOLANDA (REN	117.06
6032	482020032	3	684277	GARCIA, JESSICA A AND RAPHAEL	24149	EUCALYPTUS AVE	MORENO VALLI	CA	92553-310	GARCIA, JESSICA A AN	39.30
320	482020046	6	684277	STEWART, LORI	24245	EUCALYPTUS AVE	MORENO VALLI	CA	92553-310	STEWART, LORI	602.85
2442	482020061	9	684277	MEDINA, MARIA (OWNR)	24230	ATWOOD AVE	MORENO VALLI	CA	92553-313	MEDINA, MARIA (OW	292.59
2440	482030001	6	684277	GREEN, DELIA	24273	EUCALYPTUS AVE	MORENO VALLI	CA	92553-310	GREEN, DELIA	231.71
9481	482030008	3	684277	GARCIA, MARILU AND MIGUEL	24355	EUCALYPTUS AVE	MORENO VALLI	CA	92553-280	GARCIA, MARILU AND	228.91
7293	482030011	5	684277	MORA, ANA	24411	EUCALYPTUS AVE	MORENO VALLI	CA	92553-310	MORA, ANA	353.25
5918	482030022	5	684277	PAGANO, PHILIP	24404	ATWOOD AVE	MORENO VALLI	CA	92553-313	PAGANO, PHILIP	305.63
4432	482030028	1	684277	VASQUEZ, JUDITH	24308	ATWOOD AVE	MORENO VALLI	CA	92553-282	VASQUEZ, JUDITH	1,475.37
6346	482030033	5	684277	JARACUARO, ELIZABETH	24252	ATWOOD AVE	MORENO VALLI	CA	92553-313	JARACUARO, ELIZABE	63.76
7357	482030040	1	684277	OBEZO, LUIS (RENT) APTS	24388	ATWOOD AVE	MORENO VALLI	CA	92553-282	OBEZO, LUIS (RENT) A	573.68
7847	482040017	2	684277	MORALES, IRENE (RENT)	24635	EUCALYPTUS AVE	MORENO VALLI	CA	92553-377	MORALES, IRENE (REI	637.41
7948	482040018	3	684277	PALMER, LATRECE (RENT)	24653	EUCALYPTUS AVE	MORENO VALLI	CA	92553-377	PALMER, LATRECE (RI	580.19
1004	482040019	4	684277	JENKINS, CHARLES	24695	EUCALYPTUS AVE	MORENO VALLI	CA	92553-372	JENKINS, CHARLES	317.06
5753	482040031	4	684277	TARULA, LETICIA	24540	ATWOOD AVE	MORENO VALLI	CA	92553-374	TARULA, LETICIA	413.60
2751	482050002	9	684277	HURTADO, DAVID	24797	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	HURTADO, DAVID	294.48
1005	482050003	0	684277	GONZALEZ, FRANCISCO (RENT) A	24817	EUCALYPTUS AVE	MORENO VALLI	CA	92553-376	GONZALEZ, FRANCISC	633.55
2845	482050022	7	684277	VEGA, JAIME	24810	ATWOOD AVE	MORENO VALLI	CA	92553-378	VEGA, JAIME	412.76
6055	482050023	8	684277	MARTINEZ, AMBER (OWNR)	24802	ATWOOD AVE	MORENO VALLI	CA	92553-378	MARTINEZ, AMBER (C	1,747.81
8823	482050024	9	684277	ANGULO, MARIA (RENT) APTS	24780	ATWOOD AVE	MORENO VALLI	CA	92553-377	ANGULO, MARIA (REI	278.24
6264	482050026	1	684277	NUNGARAY, MARIA G	24791	EUCALYPTUS AVE	MORENO VALLI	CA	92553-370	NUNGARAY, MARIA G	307.11
5581	482050031	5	684277	GONZALES, JOHN	24876	ATWOOD AVE	MORENO VALLI	CA	92553-378	GONZALES, JOHN	554.95
9447	482050032	6	684277	RICHEE, JACITA (RENT)	24872	ATWOOD AVE	MORENO VALLI	CA	92553-378	RICHEE, JACITA (RENT	127.20
3972	482060009	7	684277	MARTINEZ, AURORA (OWNR) AP	24876	DRACAEA AVE	MORENO VALLI	CA	92553-374	MARTINEZ, AURORA (	633.55
7699	482060011	8	684277	FANNING, MICHAEL AND MARTH	24905	ATWOOD AVE	MORENO VALLI	CA	92553-374	FANNING, MICHAEL A	247.79
5708	482060015	2	684277	JACKSON, ALANA AND STAN (REI	24963	ATWOOD AVE	MORENO VALLI	CA	92553-374	JACKSON, ALANA ANI	299.04
8935	482060016	3	684277	FONSECA, ISABEL (RENT)	24985	ATWOOD AVE	MORENO VALLI	CA	92553-374	FONSECA, ISABEL (REI	327.06
6528	482060018	5	684277	MORALES, CYNTHIA	13157	PERRIS BLVD	MORENO VALLI	CA	92553-540	MORALES, CYNTHIA	336.20
7660	482060026	2	684277	SMITH, BRANDON (RENT)	24908	DRACAEA AVE	MORENO VALLI	CA	92553-377	SMITH, BRANDON (RE	515.93
6790	482060041	5	684277	MANSELL, CLARENCE AND HARNI	24804	DRACAEA AVE	MORENO VALLI	CA	92553-374	MANSELL, CLARENCE	317.06
4595	482070004	3	684277	GARCIA, TERESA	24547	ATWOOD AVE	MORENO VALLI	CA	92553-373	GARCIA, TERESA	319.21
3109	482070006	5	684277	GARCIA, ANNETTE (OWNR)	24607	ATWOOD AVE	MORENO VALLI	CA	92553-930	GARCIA, ANNETTE (O	295.21
4740	482070007	6	684277	RUIZ, BETZAIDA	24621	ATWOOD AVE	MORENO VALLI	CA	92553-930	RUIZ, BETZAIDA	52.72
7059	482070009	8	684277	ALCAZAR, EVERARDO (RENT)	24651	ATWOOD AVE	MORENO VALLI	CA	92553-930	ALCAZAR, EVERARDO	440.75
2672	482070012	0	684277	BARAJAS, ABRAHAM	24713	ATWOOD AVE	MORENO VALLI	CA	92553-378	BARAJAS, ABRAHAM	633.55
5836	482070016	4	684277	GUTIERREZ, RICHARD	24716	DRACAEA AVE	MORENO VALLI	CA	92553-376	GUTIERREZ, RICHARD	217.23
8795	482070024	1	684277	CURRENT, TENANT	24616	DRACAEA AVE	MORENO VALLI	CA	92553	CURRENT, TENANT	294.53
4313	482070039	5	684277	QUINONIE, ENE	13154	INDIAN ST	MORENO VALLI	CA	92553-375	QUINONIE, ENE	316.49
2519	482080021	9	684277	AYALA, OFELIA (OWNR)	24447	ATWOOD AVE	MORENO VALLI	CA	92553-313	AYALA, OFELIA (OWN	299.40
6668	482080022	0	684277	JAIMES, NAOMI AND MARISOL	12901	INDIAN ST	MORENO VALLI	CA	92553-932	JAIMES, NAOMI AND	348.18

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7148	482080042	8	684277	MORALES, RAUDEL AND ANA (RE	24329	ATWOOD AVE	MORENO VALLI	CA	92553-283	MORALES, RAUDEL AI	212.69
6593	482090002	3	684277	DURON, LUCY (OWNR)	24208	DRACAEA AVE	MORENO VALLI	CA	92553-319	DURON, LUCY (OWNF	54.12
1746	482090006	7	684277	BORGES, JEFFREY	24176	DRACAEA AVE	MORENO VALLI	CA	92553-289	BORGES, JEFFREY	298.14
7672	482090008	9	684277	GONZALEZ, MARICELA (RENT) AP	24158	DRACAEA AVE	MORENO VALLI	CA	92553-314	GONZALEZ, MARICEL/	161.55
1879	482090018	8	684277	BERUMEN, JOSEPHINE	24157	ATWOOD AVE	MORENO VALLI	CA	92553-282	BERUMEN, JOSEPHIN	413.60
5712	482090024	3	684277	GUINTO, SANDRA (OWNR)	24215	ATWOOD AVE	MORENO VALLI	CA	92553-313	GUINTO, SANDRA (O\	117.06
161	482111001	6	684277	DOEHLE, HANS	13330	DILBECK DR	MORENO VALLI	CA	92553-335	DOEHLE, HANS	337.14
9286	482111006	1	684277	CARR, ELIZABETH AND DENNIS (C	13325	DILBECK DR	MORENO VALLI	CA	92553-335	CARR, ELIZABETH ANI	138.61
157	482111009	4	684277	BELLINO, MICHAEL P (OWNR)	13349	DILBECK DR	MORENO VALLI	CA	92553-335	BELLINO, MICHAEL P (	485.56
2000	482111010	4	684277	TELLES, JOSE	13357	DILBECK DR	MORENO VALLI	CA	92553-335	TELLES, JOSE	316.49
5726	482111020	3	684277	RUIZ, ALFREDO AND LUCIA (OWN	13455	DILBECK DR	MORENO VALLI	CA	92553-623	RUIZ, ALFREDO AND L	446.78
1888	482112001	9	684277	MARTIN, LESTER	24374	SYKES DR	MORENO VALLI	CA	92553-336	MARTIN, LESTER	314.21
9412	482112005	3	684277	TAYLOR, LAUREN (RENT)	13408	DILBECK DR	MORENO VALLI	CA	92553-623	TAYLOR, LAUREN (REI	87.44
186	482112008	6	684277	MARTIN, RICHARD (OWNR)	13380	DILBECK DR	MORENO VALLI	CA	92553-335	MARTIN, RICHARD (O	253.54
8648	482112009	7	684277	GARCIA, MIGUEL ANGEL (OWNR)	24351	WEILL CT	MORENO VALLI	CA	92553-336	GARCIA, MIGUEL ANC	438.92
8832	482112014	1	684277	CRAWFORD, CHAMEKA (RENT)	24340	WEILL CT	MORENO VALLI	CA	92553-336	CRAWFORD, CHAMEK	64.76
6653	482112016	3	684277	ADAMS, DIANNE (RENT)	24373	MARILYN ST	MORENO VALLI	CA	92553-624	ADAMS, DIANNE (REI	317.06
1736	482113005	6	684277	HERNANDEZ, MIGUEL AND MARI	24330	COTTONWOOD AVE	MORENO VALLI	CA	92553-331	HERNANDEZ, MIGUEL	80.45
4328	482121002	8	684277	TURPEN, FRANK (OWNR)	13325	INDIAN ST	MORENO VALLI	CA	92553-382	TURPEN, FRANK (OW	225.52
4630	482121004	0	684277	VASQUEZ, MARIA	24468	MARILYN ST	MORENO VALLI	CA	92553-336	VASQUEZ, MARIA	314.21
5304	482121006	2	684277	CUEVAS, MONICA (OWNR)	24442	MARILYN ST	MORENO VALLI	CA	92553-336	CUEVAS, MONICA (O\	288.19
252	482121009	5	684277	PAYNE, BERNADINE	24402	MARILYN ST	MORENO VALLI	CA	92553-336	PAYNE, BERNADINE	149.52
2201	482122001	0	684277	ESTRADA, EDUARDO	24377	MARILYN ST	MORENO VALLI	CA	92553-624	ESTRADA, EDUARDO	316.49
8034	482122003	2	684277	MELENDEZ, DORA (RENT)	24403	MARILYN ST	MORENO VALLI	CA	92553-335	MELENDEZ, DORA (RE	311.07
3612	482122005	4	684277	BECERRA, SERGIO AND ELIZABETI	24429	MARILYN ST	MORENO VALLI	CA	92553-335	BECERRA, SERGIO AN	258.97
295	482122010	8	684277	STEBNITZ, JOAN	13365	INDIAN ST	MORENO VALLI	CA	92553-382	STEBNITZ, JOAN	136.49
5815	482122015	3	684277	GARCIA, JULISA (RENT)	24554	ONEIDA ST	MORENO VALLI	CA	92553-337	GARCIA, JULISA (RENT	317.06
7187	482122016	4	684277	BENITEZ, ANGELICA (RENT)	24538	ONEIDA ST	MORENO VALLI	CA	92553-337	BENITEZ, ANGELICA (I	436.91
3302	482122018	6	684277	BADILLO, OLIVIA	24508	ONEIDA ST	MORENO VALLI	CA	92553-337	BADILLO, OLIVIA	317.06
2170	482122027	4	684277	VARGAS, ALICIA	24374	ONEIDA ST	MORENO VALLI	CA	92553-625	VARGAS, ALICIA	186.60
3192	482122030	6	684277	REBOLLAR, JUAN CARLOS	24401	ONEIDA ST	MORENO VALLI	CA	92553-337	REBOLLAR, JUAN CAR	293.58
801	482123006	8	684277	PACHECO, DIANA	24489	ONEIDA ST	MORENO VALLI	CA	92553-625	PACHECO, DIANA	292.73
4053	482123009	1	684277	VENEGAS-CRUZ, AMELIA	24525	ONEIDA ST	MORENO VALLI	CA	92553-337	VENEGAS-CRUZ, AME	316.49
3532	482123012	3	684277	CISNEROS, ARTHUR (OWNR)	24561	ONEIDA ST	MORENO VALLI	CA	92553-337	CISNEROS, ARTHUR ((	192.25
3166	482123013	4	684277	SANCHEZ, MARIA T (OWNR)	24573	ONEIDA ST	MORENO VALLI	CA	92553-337	SANCHEZ, MARIA T (C	206.78
6636	482123014	5	684277	ORTIZ, FLORIDALMA (RENT)	24591	ONEIDA ST	MORENO VALLI	CA	92553-337	ORTIZ, FLORIDALMA (	131.78
7750	482123016	7	684277	MALDANADO II, JESUS (OWNR)	24395	SYKES DR	MORENO VALLI	CA	92553-331	MALDANADO II, JESU.	325.80
8033	482141001	9	684277	COCO, JOHN	13332	HIAWATHA LN	MORENO VALLI	CA	92553-382	COCO, JOHN	236.51
6183	482141004	2	684277	GAMONT, LYDIA	13292	HIAWATHA LN	MORENO VALLI	CA	92553-389	GAMONT, LYDIA	296.98
171	482141005	3	684277	MARTIN, VICTOR AND DEBORAH	13284	HIAWATHA LN	MORENO VALLI	CA	92553-389	MARTIN, VICTOR ANI	448.88
4407	482141010	7	684277	DIDION, PAMELA (OWNR)	24856	LUKEWOOD PL	MORENO VALLI	CA	92553-384	DIDION, PAMELA (OW	83.63
1566	482141013	0	684277	JIMENEZ, ADAN	24814	LUKEWOOD PL	MORENO VALLI	CA	92553-384	JIMENEZ, ADAN	422.52
1708	482141014	1	684277	MEDINA, GUADALUPE AND MAR	24800	LUKEWOOD PL	MORENO VALLI	CA	92553-384	MEDINA, GUADALUPI	316.49
5596	482141015	2	684277	ALANIZ, BEATRICE (OWNR)	13290	MORENO WAY	MORENO VALLI	CA	92553-384	ALANIZ, BEATRICE (O\	317.06
5891	482141016	3	684277	MARTINEZ, PATRICIA (OWNR)	13260	MORENO WAY	MORENO VALLI	CA	92553-384	MARTINEZ, PATRICIA	293.68
8632	482141017	4	684277	HIM, SOMALY (OWNR)	24825	DRACAEA AVE	MORENO VALLI	CA	92553-374	HIM, SOMALY (OWNF	147.49
7603	482142013	3	684277	REYES, ALICIA (RENT)	24856	RAMONA LN	MORENO VALLI	CA	92553-386	REYES, ALICIA (RENT)	221.56
2072	482142018	8	684277	MATHIS, CAROLINE	13340	MORENO WAY	MORENO VALLI	CA	92553-530	MATHIS, CAROLINE	155.05
8597	482143007	1	684277	MARTINEZ, MONICA (RENT)	13341	MORENO WAY	MORENO VALLI	CA	92553-384	MARTINEZ, MONICA (	335.28
8401	482143008	2	684277	SANCHEZ, ALBERT	13355	MORENO WAY	MORENO VALLI	CA	92553-384	SANCHEZ, ALBERT	27.11
47	482143009	3	684277	HIGUCHI, MAKOTO	13365	MORENO WAY	MORENO VALLI	CA	92553-384	HIGUCHI, MAKOTO	297.35
2598	482144002	9	684277	SALAZAR, SOCCORO	24803	RAMONA LN	MORENO VALLI	CA	92553-386	SALAZAR, SOCCORO	316.49
3965	482144007	4	684277	MUNOZ, RODRIGO AND VERONI(	24867	RAMONA LN	MORENO VALLI	CA	92553-386	MUNOZ, RODRIGO AI	316.49
257	482144008	5	684277	STIEDE, DEL (OWNR)	24883	RAMONA LN	MORENO VALLI	CA	92553-386	STIEDE, DEL (OWNR)	316.49
83	482151002	1	684277	BROWN, MARY	13409	MORENO WAY	MORENO VALLI	CA	92553-384	BROWN, MARY	576.98
5124	482152003	5	684277	ZUNIGA, JENNIFER	13417	HIAWATHA LN	MORENO VALLI	CA	92553-389	ZUNIGA, JENNIFER	317.06
1450	482152008	0	684277	MUNOZ, MIDEY AND LESLIE	13458	HIAWATHA LN	MORENO VALLI	CA	92553-382	MUNOZ, MIDEY AND	316.49
738	482152009	1	684277	GREY, KATHLENE	13448	HIAWATHA LN	MORENO VALLI	CA	92553-382	GREY, KATHLENE	317.06
2084	482152012	3	684277	RUIZ, JOSE	13420	HIAWATHA LN	MORENO VALLI	CA	92553-382	RUIZ, JOSE	316.49
848	482152013	4	684277	SINGLETON, MARCELA SEE NOTE	13404	HIAWATHA LN	MORENO VALLI	CA	92553-382	SINGLETON, MARCEL/	605.10
2376	482152015	6	684277	HIXCHBAUGH, JOANN	13366	HIAWATHA LN	MORENO VALLI	CA	92553-387	HIXCHBAUGH, JOANN	764.15
8335	482152022	2	684277	GARCIA, AMPARO (RENT)	24830	COTTONWOOD AVE	MORENO VALLI	CA	92553-381	GARCIA, AMPARO (RE	62.52
4225	482152025	5	684277	MORRIS, PETER	13456	MORENO WAY	MORENO VALLI	CA	92553-384	MORRIS, PETER	154.32
392	482152026	6	684277	MC COY, SARAH	13436	MORENO WAY	MORENO VALLI	CA	92553-384	MC COY, SARAH	422.52
3232	482152031	0	684277	O'QUIN, MAUWALEKA	24851	CORLEY CT	MORENO VALLI	CA	92553-382	O'QUIN, MAUWALEK/	413.60
226	482152038	7	684277	MANRIQUEZ, DIANA	13396	MORENO WAY	MORENO VALLI	CA	92553-384	MANRIQUEZ, DIANA	86.62
7827	482152050	7	684277	ATILANO, ARACELI (RENT)	24862	COTTONWOOD AVE	MORENO VALLI	CA	92553-381	ATILANO, ARACELI (RI	142.16
2381	482152051	8	684277	SANCHEZ, MARIA	24894	COTTONWOOD AVE	MORENO VALLI	CA	92553-381	SANCHEZ, MARIA	316.49
1893	482152052	9	684277	VONGSAK, SAMPHONE	24904	COTTONWOOD AVE	MORENO VALLI	CA	92553-382	VONGSAK, SAMPHON	163.74
7091	482152053	0	684277	COAKLEY,VICTORIA	24916	COTTONWOOD AVE	MORENO VALLI	CA	92553-382	COAKLEY,VICTORIA	317.06
292	482161004	4	684277	SHEEKS, MARGARET	13471	JO ANN ST	MORENO VALLI	CA	92553-383	SHEEKS, MARGARET	381.56
8910	482161011	0	684277	SHELTON, STEVEN (RENT)	24650	MYRNA ST	MORENO VALLI	CA	92553-389	SHELTON, STEVEN (RE	274.27
2553	482161017	6	684277	MELVIN, FELICIA	24730	MYRNA ST	MORENO VALLI	CA	92553-385	MELVIN, FELICIA	515.41
4314	482162001	4	684277	CARRILLO, ANNA	13412	CORA PL	MORENO VALLI	CA	92553-382	CARRILLO, ANNA	134.53
7912	482162005	8	684277	GUDDE, DANIEL (OWNR)	13470	CORA PL	MORENO VALLI	CA	92553-382	GUDDE, DANIEL (OWI	306.92
6782	482162010	2	684277	CASTANON, IRMA (OWNR)	13441	CORA PL	MORENO VALLI	CA	92553-382	CASTANON, IRMA (O\	317.06

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5082	482162017	9	684277	LASSO, SILVIA	13470	LEOTA CT	MORENO VALLI	CA	92553-384	LASSO, SILVIA	289.45
2574	482162020	1	684277	LEE, WILLIE	13471	LEOTA CT	MORENO VALLI	CA	92553-384	LEE, WILLIE	629.31
8754	482162024	5	684277	RODRIGUEZ, IZAMAR (OWNR)	13411	LEOTA CT	MORENO VALLI	CA	92553-384	RODRIGUEZ, IZAMAR	228.14
7628	482162029	0	684277	LUGO, MICHEAL (OWNR)	13470	JO ANN ST	MORENO VALLI	CA	92553-383	LUGO, MICHEAL (OW	296.98
316	482162030	0	684277	WARD, J	13484	JO ANN ST	MORENO VALLI	CA	92553-383	WARD, J	316.49
4517	482170019	6	684277	PORTER, FELICIA AND ANTHONY	24382	DORNER DR	MORENO VALLI	CA	92553-332	PORTER, FELICIA AND	69.23
1437	482170020	6	684277	ALTAMIRANO, MARTINIANO	24396	DORNER DR	MORENO VALLI	CA	92553-332	ALTAMIRANO, MARTI	316.49
869	482170030	5	684277	CICERO'S HOPE YOUTH CENTER	24487	DORNER DR	MORENO VALLI	CA	92553-332	CICERO'S HOPE YOUT	352.56
7756	482170032	7	684277	HARDNETT, GRACIE	24461	DORNER DR	MORENO VALLI	CA	92553-332	HARDNETT, GRACIE	32.13
2025	482170041	5	684277	KHALID, SHAHIDAH	13533	INDIAN ST	MORENO VALLI	CA	92553-383	KHALID, SHAHIDAH	316.49
6841	482170047	1	684277	MCINTYRE, LOVEY (RENT)	24395	COTTONWOOD AVE	MORENO VALLI	CA	92553-625	MCINTYRE, LOVEY (RE	317.06
1530	482170052	5	684277	MASON, RICK	24451	COTTONWOOD AVE	MORENO VALLI	CA	92553-331	MASON, RICK	474.04
4095	482201003	6	684277	TAPIA, SYLVIA	24786	EUGENA AVE	MORENO VALLI	CA	92553-383	TAPIA, SYLVIA	520.41
6690	482201016	8	684277	GUZMAN, CARLOS (RENT)	13936	GAYE ST	MORENO VALLI	CA	92553-386	GUZMAN, CARLOS (RI	422.62
8702	482201018	0	684277	KADE, ROSALYN (RENT)	13960	GAYE ST	MORENO VALLI	CA	92553-386	KADE, ROSALYN (REN	193.88
6744	482202001	7	684277	CHAVEZ, EXSAUL	24763	EUGENA AVE	MORENO VALLI	CA	92553-383	CHAVEZ, EXSAUL	81.85
7969	482202002	8	684277	OLIVER, ALBERT	24775	EUGENA AVE	MORENO VALLI	CA	92553-383	OLIVER, ALBERT	282.14
7859	482202014	9	684277	NEWSON, CLAUDETTE (RENT)	24860	CAROLYN AVE	MORENO VALLI	CA	92553-386	NEWSON, CLAUDETTI	169.18
1040	482202015	0	684277	SHEGOG, DEBORAH	24848	CAROLYN AVE	MORENO VALLI	CA	92553-386	SHEGOG, DEBORAH	317.06
1951	482203003	2	684277	BLANCO, JESUS (OWNR)	24785	CAROLYN AVE	MORENO VALLI	CA	92553-383	BLANCO, JESUS (OWN	314.21
2833	482203006	5	684277	AGUILAR, THOMAS	24821	CAROLYN AVE	MORENO VALLI	CA	92553-386	AGUILAR, THOMAS	297.57
7593	482203011	9	684277	DE LA CRUZ, FRANCISCO	13975	GAYE ST	MORENO VALLI	CA	92553-380	DE LA CRUZ, FRANCIS	159.40
6112	482203016	4	684277	SOTO, ISABELLA (RENT)	24834	ALESSANDRO BLVD	MORENO VALLI	CA	92553-589	SOTO, ISABELLA (REN	317.06
2753	482203018	6	684277	GAMINO-NAVA, MARIO	24810	ALESSANDRO BLVD	MORENO VALLI	CA	92553-589	GAMINO-NAVA, MAR	285.54
268	482230022	3	684277	EDWARDS, WALTER	14739	PERRIS BLVD	MORENO VALLI	CA	92553-711	EDWARDS, WALTER	316.49
5639	482241009	6	684277	MORALES, MARIA (RENT)	24244	DOLAN DR	MORENO VALLI	CA	92553-332	MORALES, MARIA (RE	557.70
2001	482241016	2	684277	MCCOY, JAMAL	13591	RAMSDELL DR	MORENO VALLI	CA	92553-621	MCCOY, JAMAL	412.76
2805	482241017	3	684277	VALORA, ANGEL S AND MARIBEL	13603	RAMSDELL DR	MORENO VALLI	CA	92553-333	VALORA, ANGEL S AN	316.49
5116	482242005	5	684277	DAVIDSON, STEFANIE	24322	DORNER DR	MORENO VALLI	CA	92553-332	DAVIDSON, STEFANIE	317.06
4597	482242013	2	684277	CORTEZ, GABRIELA	24257	DOLAN DR	MORENO VALLI	CA	92553-339	CORTEZ, GABRIELA	200.54
1717	482242014	3	684277	TAPIA, VERONICA	24269	DOLAN DR	MORENO VALLI	CA	92553-339	TAPIA, VERONICA	316.49
3616	482242019	8	684277	KOEPP, EDWINA	24325	DOLAN DR	MORENO VALLI	CA	92553-332	KOEPP, EDWINA	293.28
3924	482242024	2	684277	SALDANA, MANUEL AND MARGA	24371	BION DR	MORENO VALLI	CA	92553-330	SALDANA, MANUEL A	316.49
5880	482243002	5	684277	PURAY, HERLINA (OWNR)	13620	RAMSDELL DR	MORENO VALLI	CA	92553-333	PURAY, HERLINA (OW	413.60
1459	482243007	0	684277	BEAN, MARILYN (OWNR)	24303	DORNER DR	MORENO VALLI	CA	92553-332	BEAN, MARILYN (OWI	430.13
1545	482243008	1	684277	TOFA, TOLUA	24313	DORNER DR	MORENO VALLI	CA	92553-332	TOFA, TOLUA	412.76
1302	482243009	2	684277	VILLEGAS, GRISELDA (OWNR)	24323	DORNER DR	MORENO VALLI	CA	92553-332	VILLEGAS, GRISELDA (	352.85
3925	482243010	2	684277	REYNA, VICTOR AND VICKY	24333	DORNER DR	MORENO VALLI	CA	92553-332	REYNA, VICTOR AND '	270.32
7430	482243011	3	684277	GROSSMAN, BOBBY (RENT)	24343	DORNER DR	MORENO VALLI	CA	92553-332	GROSSMAN, BOBBY (I	116.29
168	482243012	4	684277	HOWARD, JIM	24357	DORNER DR	MORENO VALLI	CA	92553-332	HOWARD, JIM	397.39
4079	482251001	9	684277	LANDA, LUZ	14901	STARMONT ST	MORENO VALLI	CA	92553-392	LANDA, LUZ	146.97
4474	482251021	7	684277	LOVE, DAVID	24786	SHOREHAM AVE	MORENO VALLI	CA	92553-393	LOVE, DAVID	317.06
9325	482251028	4	684277	FISHER, BRANDI (OWNR)	24820	SHOREHAM AVE	MORENO VALLI	CA	92553-391	FISHER, BRANDI (OWI	176.97
1061	482253003	7	684277	SHELTON, NEVA	14813	BLUEBRIAR ST	MORENO VALLI	CA	92553-390	SHELTON, NEVA	166.49
8753	482253005	9	684277	PEREZ, ROSA (RENT)	14833	BLUEBRIAR ST	MORENO VALLI	CA	92553-390	PEREZ, ROSA (RENT)	220.29
7566	482253008	2	684277	CASTILLO, MARCELA	14832	DELFBUSH ST	MORENO VALLI	CA	92553-391	CASTILLO, MARCELA	215.93
6973	482253023	5	684277	OWENS, SHANTE (RENT)	14836	BRENTSTONE ST	MORENO VALLI	CA	92553-390	OWENS, SHANTE (REI	317.06
8785	482253027	9	684277	MUNOZ, JOSE (RENT)	14796	BRENTSTONE ST	MORENO VALLI	CA	92553-394	MUNOZ, JOSE (RENT)	218.44
7640	482253032	3	684277	VICKSON, LEE R AND SMOJIT (OW	14837	BRENTSTONE ST	MORENO VALLI	CA	92553-390	VICKSON, LEE R AND '	719.93
9500	482253037	8	684277	BARNES, RICHIE ALAN (OWNR)	14878	VINEHILL ST	MORENO VALLI	CA	92553-394	BARNES, RICHIE ALAN	206.77
8141	482253038	9	684277	CEVILLA, ADRIANA (RENT)	14868	VINEHILL ST	MORENO VALLI	CA	92553-394	CEVILLA, ADRIANA (RI	301.78
785	482253041	1	684277	CALHOON, LORIE	14838	VINEHILL ST	MORENO VALLI	CA	92553-394	CALHOON, LORIE	164.65
6495	482254002	9	684277	RUBIO, MARTHA (RENT)	14809	VINEHILL ST	MORENO VALLI	CA	92553-393	RUBIO, MARTHA (REN	208.31
6301	482254011	7	684277	VERA, ANGELICA	14899	VINEHILL ST	MORENO VALLI	CA	92553-393	VERA, ANGELICA	296.98
6115	482254018	4	684277	ZAVALA, GERARDO (RENT)	14854	STARMONT ST	MORENO VALLI	CA	92553-392	ZAVALA, GERARDO (R	1,170.44
2468	482261012	0	684277	FERRY, EMILY	14934	STARMONT ST	MORENO VALLI	CA	92553-392	FERRY, EMILY	64.65
6424	482261022	9	684277	CONTRERAS, BRENDA (RENT)	14961	STARMONT ST	MORENO VALLI	CA	92553-392	CONTRERAS, BRENDA	289.82
1798	482262002	4	684277	GRAHAM, JEFFERY	14938	VINEHILL ST	MORENO VALLI	CA	92553-395	GRAHAM, JEFFERY	312.36
3933	482263001	6	684277	TORRES, RUBEN VEJAR	14916	FOXSHIELD ST	MORENO VALLI	CA	92553-391	TORRES, RUBEN VEJA	134.53
6961	482263004	9	684277	FORTNER, AMANDA	14946	FOXSHIELD ST	MORENO VALLI	CA	92553-391	FORTNER, AMANDA	320.35
3992	482263006	1	684277	HARTMAN, CHRISTOPHER	14966	FOXSHIELD ST	MORENO VALLI	CA	92553-391	HARTMAN, CHRISTOF	134.53
8130	482263010	4	684277	QURESHI, NAEEM (OWNR)	14955	DOVEHURST ST	MORENO VALLI	CA	92553-391	QURESHI, NAEEM (OV	304.46
4069	482264011	8	684277	FRAZEE, SHIRLEY	14973	BLUEBRIAR ST	MORENO VALLI	CA	92553-395	FRAZEE, SHIRLEY	134.53
7722	482264012	9	684277	RAMOS, MONICA (RENT)	14963	BLUEBRIAR ST	MORENO VALLI	CA	92553-395	RAMOS, MONICA (RE	266.88
2831	482264015	2	684277	GARCIA, HECTOR MARIN	14933	BLUEBRIAR ST	MORENO VALLI	CA	92553-395	GARCIA, HECTOR MAI	316.49
5334	482265003	4	684277	DIAZ, CARLOS (RENT)	14880	BLUEBRIAR ST	MORENO VALLI	CA	92553-398	DIAZ, CARLOS (RENT)	317.06
2366	482265006	7	684277	KNOWLES, RICHARD T	14910	BLUEBRIAR ST	MORENO VALLI	CA	92553-390	KNOWLES, RICHARD T	316.49
7067	482266004	8	684277	SANCHEZ, JENNIFER (RENT)	24859	CASTLEBROOK AVE	MORENO VALLI	CA	92553-396	SANCHEZ, JENNIFER (	317.06
2340	482271001	1	684277	RUBAL, GRISELDA	14623	PERHAM DR	MORENO VALLI	CA	92553-356	RUBAL, GRISELDA	316.49
4189	482271006	6	684277	STEVENS, STEPHANIE	14579	PERHAM DR	MORENO VALLI	CA	92553-356	STEVENS, STEPHANIE	316.49
241	482271008	8	684277	WRIGHT, DEANNA (OWNR)	14559	PERHAM DR	MORENO VALLI	CA	92553-356	WRIGHT, DEANNA (O	134.76
6171	482271009	9	684277	MENDOZA, JOSE (OWNR)	14543	PERHAM DR	MORENO VALLI	CA	92553-356	MENDOZA, JOSE (OW	313.28
1700	482272009	2	684277	WHITE, BETTY	14615	CORDON PL	MORENO VALLI	CA	92553-353	WHITE, BETTY	316.49
7251	482272010	2	684277	WILSON, STEVE (RENT)	14599	CORDON PL	MORENO VALLI	CA	92553-351	WILSON, STEVE (RENT	130.51
1667	482272019	1	684277	PEREZ, ROBERTO	14556	CORDON PL	MORENO VALLI	CA	92553-353	PEREZ, ROBERTO	316.49
5757	482272022	3	684277	FLORES, ELIZABETH (RENT)	14596	CORDON PL	MORENO VALLI	CA	92553-353	FLORES, ELIZABETH (F	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7981	482272023	4	684277	ROCHA-HERNANDEZ, ALICIA (REI	14610	CORDON PL	MORENO VALLI	CA	92553-353	ROCHA-HERNANDEZ,	55.81
1926	482272024	5	684277	HANGER, ROSAMARIA	24366	GLENCREST DR	MORENO VALLI	CA	92553-353	HANGER, ROSAMARI/	283.60
3600	482272026	7	684277	BILES, CHERIE (RENT)	14611	JUSTIN PL	MORENO VALLI	CA	92553-242	BILES, CHERIE (RENT)	297.57
3692	482272034	4	684277	VEGA, MIGUEL	14524	JUSTIN PL	MORENO VALLI	CA	92553-355	VEGA, MIGUEL	316.49
6579	482272035	5	684277	GUERRERO, JHONY MADERA,MU	14538	JUSTIN PL	MORENO VALLI	CA	92553-355	GUERRERO, JHONY M	317.06
6580	482272037	7	684277	VALDOVINOS, LUPITA AND JUAN	14564	JUSTIN PL	MORENO VALLI	CA	92553-355	VALDOVINOS, LUPITA	227.04
2906	482272040	9	684277	JACKSON, LATONIA	14608	JUSTIN PL	MORENO VALLI	CA	92553-242	JACKSON, LATONIA	316.49
7972	482272045	4	684277	GALLEGOS , SOFIE (OWNR)	24472	GLENCREST DR	MORENO VALLI	CA	92553-354	GALLEGOS , SOFIE (O\	306.17
7407	482273005	1	684277	NORIEGA, JESUS	24337	GLENCREST DR	MORENO VALLI	CA	92553-353	NORIEGA, JESUS	413.60
1738	482274004	3	684277	WAUGH, GLEN AND FRANCIS	24411	GLENCREST DR	MORENO VALLI	CA	92553-352	WAUGH, GLEN AND F	116.49
245	482274008	7	684277	FRALEY, L	24451	GLENCREST DR	MORENO VALLI	CA	92553-352	FRALEY, L	69.45
8282	482281001	2	684277	BELTRAN, JAVIER (OWNR)	14383	PERHAM DR	MORENO VALLI	CA	92553-358	BELTRAN, JAVIER (OV	162.97
1325	482281002	3	684277	GARRETT, BOBBIE AND ANA	14395	PERHAM DR	MORENO VALLI	CA	92553-358	GARRETT, BOBBIE AN	422.52
2764	482281006	7	684277	NUNEZ, MARCIANO (OWNR)	14445	PERHAM DR	MORENO VALLI	CA	92553-351	NUNEZ, MARCIANO ((	197.36
585	482282004	8	684277	VELASCO, GERARDO AND FRANCI	24318	ST JAMES DR	MORENO VALLI	CA	92553-358	VELASCO, GERARDO /	78.53
7353	482282005	9	684277	SYLVESTER, STEPHANIE (RENT)	24330	ST JAMES DR	MORENO VALLI	CA	92553-358	SYLVESTER, STEPHAN	323.12
1324	482282008	2	684277	VASQUEZ, ANEDENA	24372	ST JAMES DR	MORENO VALLI	CA	92553-358	VASQUEZ, ANEDENA	428.17
2462	482282009	3	684277	LOGAN, ALTHANIEL	24386	ST JAMES DR	MORENO VALLI	CA	92553-358	LOGAN, ALTHANIEL	528.57
4065	482282015	8	684277	DE ONATIZ, EDITH	24476	ST JAMES DR	MORENO VALLI	CA	92553-357	DE ONATIZ, EDITH	316.49
4632	482283005	2	684277	FLORES, MARICELA	24329	ST JAMES DR	MORENO VALLI	CA	92553-359	FLORES, MARICELA	314.21
1489	482283006	3	684277	VIRURQUEZ, DELFINO (OWNR)	24343	ST JAMES DR	MORENO VALLI	CA	92553-359	VIRURQUEZ, DELFINO	108.72
27	482283009	6	684277	TUIOLOSEGA, TONY	24385	ST JAMES DR	MORENO VALLI	CA	92553-359	TUIOLOSEGA, TONY	326.55
2859	482283012	8	684277	WILLIAMS, GAIL	24435	ST JAMES DR	MORENO VALLI	CA	92553-357	WILLIAMS, GAIL	316.49
7111	482283015	1	684277	ARELLANO, ANA (RENT)	24475	ST JAMES DR	MORENO VALLI	CA	92553-357	ARELLANO, ANA (REN	295.63
6937	482283018	4	684277	QUIRARTE, ROXANNA (OWNR)	24442	BOSTWICK DR	MORENO VALLI	CA	92553-352	QUIRARTE, ROXANNA	68.64
9340	482283020	5	684277	GALINDO, JESUS (OWNR)	24420	BOSTWICK DR	MORENO VALLI	CA	92553-352	GALINDO, JESUS (OW	193.51
4894	482283026	1	684277	ROJAS, ABRAHAM	24328	BOSTWICK DR	MORENO VALLI	CA	92553-350	ROJAS, ABRAHAM	314.21
6433	482283029	4	684277	MARTINEZ, FERNANDO AND VIOI	24290	BOSTWICK DR	MORENO VALLI	CA	92553-351	MARTINEZ, FERNAND	296.98
3157	482284001	1	684277	VALDEZ, GABRIELA	24499	BOSTWICK DR	MORENO VALLI	CA	92553-350	VALDEZ, GABRIELA	188.48
3620	482284002	2	684277	ABREGO, MARIO	24493	BOSTWICK DR	MORENO VALLI	CA	92553-350	ABREGO, MARIO	105.89
8157	482284011	0	684277	DE LA TORRE, AIMEE (RENT)	24433	BOSTWICK DR	MORENO VALLI	CA	92553-350	DE LA TORRE, AIMEE	211.78
2854	482284012	1	684277	PLASOLA, JESUS (OWNR)	24421	BOSTWICK DR	MORENO VALLI	CA	92553-350	PLASOLA, JESUS (OWI	224.24
4791	482284016	5	684277	LUNA, ARTHUR	24355	BOSTWICK DR	MORENO VALLI	CA	92553-352	LUNA, ARTHUR	314.21
7669	482284020	8	684277	PEREZ, CHRISTIAN (RENT)	24303	BOSTWICK DR	MORENO VALLI	CA	92553-352	PEREZ, CHRISTIAN (RE	179.66
2956	482291003	5	684277	GONZALEZ, RAUL	13657	RAMSDELL DR	MORENO VALLI	CA	92553-333	GONZALEZ, RAUL	67.93
8073	482291005	7	684277	MC CULLOUGH, TIFFANY (RENT)	13681	RAMSDELL DR	MORENO VALLI	CA	92553-333	MC CULLOUGH, TIFFA	204.08
1056	482291006	8	684277	MICHEL, MARIA	13693	RAMSDELL DR	MORENO VALLI	CA	92553-333	MICHEL, MARIA	316.49
5221	482291007	9	684277	HOY, ROCHELLE (RENT)	13705	RAMSDELL DR	MORENO VALLI	CA	92553-333	HOY, ROCHELLE (REN	388.56
8370	482292002	7	684277	MADRIGAL, MARIA (RENT)	24250	BAY AVE	MORENO VALLI	CA	92553-330	MADRIGAL, MARIA (R	324.80
949	482292006	1	684277	GARCIA, RAMON C (RENT)	24263	TIERRA DE ORO	MORENO VALLI	CA	92553-622	GARCIA, RAMON C (R	94.00
84	482292009	4	684277	CASCARELLI, TRACI (OWNR)	24333	TIERRA DE ORO	MORENO VALLI	CA	92553-334	CASCARELLI, TRACI (C	300.21
6445	482292010	4	684277	LOPEZ, RAMON (RENT)	24317	TIERRA DE ORO	MORENO VALLI	CA	92553-334	LOPEZ, RAMON (REN	317.06
1733	482292018	2	684277	WELLS, OCALL	24401	TIERRA DE ORO	MORENO VALLI	CA	92553-334	WELLS, OCALL	94.00
5190	482292019	3	684277	GUPOU, FETONGI (OWNR)	24389	TIERRA DE ORO	MORENO VALLI	CA	92553-334	GUPOU, FETONGI (OV	217.60
1621	482292020	3	684277	CONTRERAS, LYDIA	24377	TIERRA DE ORO	MORENO VALLI	CA	92553-334	CONTRERAS, LYDIA	166.49
8462	482293005	3	684277	MONTOLLANO, DORIAN (RENT)	24247	VIA DEL SOL	MORENO VALLI	CA	92553-622	MONTOLLANO, DORI/	294.98
2137	482293007	5	684277	GARCIA, MARTA	24331	VIA DEL SOL	MORENO VALLI	CA	92553-334	GARCIA, MARTA	240.00
3123	482293013	0	684277	ROBINSON, PATRICIA	24324	TIERRA DE ORO	MORENO VALLI	CA	92553-334	ROBINSON, PATRICIA	310.44
5874	482293014	1	684277	GARIBAY, HECTOR (OWNR)	24338	TIERRA DE ORO	MORENO VALLI	CA	92553-334	GARIBAY, HECTOR (O'	317.06
5178	482293016	3	684277	MENDOZA, BLANCA	24385	VIA DEL SOL	MORENO VALLI	CA	92553-334	MENDOZA, BLANCA	146.16
3947	482294002	3	684277	VELEZ, VERONICA	24250	VIA DEL SOL	MORENO VALLI	CA	92553-622	VELEZ, VERONICA	316.49
2605	482301007	9	684277	BURNS, SARAH	24282	JANET KAY DR	MORENO VALLI	CA	92553-241	BURNS, SARAH	316.49
2877	482302002	7	684277	CORREA, LORENZO	14735	PERHAM DR	MORENO VALLI	CA	92553-355	CORREA, LORENZO	306.35
8008	482302003	8	684277	DAVIS, RAY (RENT)	14725	PERHAM DR	MORENO VALLI	CA	92553-355	DAVIS, RAY (RENT)	124.17
8456	482302006	1	684277	MONTES, IMELDA (RENT)	14695	PERHAM DR	MORENO VALLI	CA	92553-356	MONTES, IMELDA (RE	211.78
5842	482302008	3	684277	HENDERSON, DAVID AND THERES	14675	PERHAM DR	MORENO VALLI	CA	92553-356	HENDERSON, DAVID /	306.35
3675	482302011	5	684277	PINTOR, ARACELI	14645	PERHAM DR	MORENO VALLI	CA	92553-356	PINTOR, ARACELI	238.72
4986	482303006	4	684277	RAMIREZ, MELODY	14690	PERHAM DR	MORENO VALLI	CA	92553-356	RAMIREZ, MELODY	316.49
8480	482303011	8	684277	SANCHEZ, JAQUELINE	14691	WILMA SUE ST	MORENO VALLI	CA	92553-243	SANCHEZ, JAQUELINE	69.65
3359	482304007	8	684277	PEREZ, LAURA	14692	WILMA SUE ST	MORENO VALLI	CA	92553-243	PEREZ, LAURA	207.82
7897	482304013	3	684277	MARTINEZ, ARTURO	24352	DELPHINIUM AVE	MORENO VALLI	CA	92553-352	MARTINEZ, ARTURO	129.92
1164	482304015	5	684277	REBOLLAR, ISAEL	24372	DELPHINIUM AVE	MORENO VALLI	CA	92553-352	REBOLLAR, ISAEL	40.00
2458	482304018	8	684277	BIRTS, MARIA	24402	DELPHINIUM AVE	MORENO VALLI	CA	92553-241	BIRTS, MARIA	316.49
2491	482304027	6	684277	TYLER, ROBERT	14713	CLAUDINE ST	MORENO VALLI	CA	92553-353	TYLER, ROBERT	510.63
2212	482304030	8	684277	GOMEZ, MARISOL	14683	CLAUDINE ST	MORENO VALLI	CA	92553-240	GOMEZ, MARISOL	316.49
4950	482304032	0	684277	MARTINEZ, RAMON (RENT)	24405	JANET KAY DR	MORENO VALLI	CA	92553-241	MARTINEZ, RAMON (	20.66
8368	482305006	0	684277	MARTINEZ, JORGE ALFONSO (REI	14685	CARLA JEAN DR	MORENO VALLI	CA	92553-240	MARTINEZ, JORGE AL	71.78
6917	482305014	7	684277	SEPULVEDA, PATRICIA (RENT)	14734	CLAUDINE ST	MORENO VALLI	CA	92553-351	SEPULVEDA, PATRICI/	317.06
3565	482306003	0	684277	ARROYO, MARGARITA (OWNR)	24394	JANET KAY DR	MORENO VALLI	CA	92553-241	ARROYO, MARGARIT/	144.11
6004	482306009	6	684277	HINOJOSA, MARTINA (OWNR)	24466	JANET KAY DR	MORENO VALLI	CA	92553-354	HINOJOSA, MARTINA	312.19
6508	482306014	0	684277	SANCHEZ, ESMERALDA (OWNR)	14686	CARLA JEAN DR	MORENO VALLI	CA	92553-240	SANCHEZ, ESMERALD	317.06
167	482306016	2	684277	HARPIN, JEREMY	14706	CARLA JEAN DR	MORENO VALLI	CA	92553-351	HARPIN, JEREMY	63.43
1517	482306020	5	684277	ESPINOZA, MATILDA	14746	CARLA JEAN DR	MORENO VALLI	CA	92553-351	ESPINOZA, MATILDA	200.51
7638	482311007	0	684277	GAFAR, DINAR	24410	MURAL CT	MORENO VALLI	CA	92553-350	GAFAR, DINAR	447.05
2632	482311012	4	684277	PENA, MANUEL AND ALEJANDRI	24476	MURAL CT	MORENO VALLI	CA	92553-350	PENA, MANUEL AND .	316.49
1351	482311014	6	684277	GARCIA, GUILLERMO	24461	MURAL CT	MORENO VALLI	CA	92553-350	GARCIA, GUILLERMO	316.49

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
849	482311022	3	684277	MORALES, SHIRLEY	24446	LAMONT DR	MORENO VALLI	CA	92553-355	MORALES, SHIRLEY	352.64
1277	482311025	6	684277	MORENO, MIGUEL AND ROSA	24473	LAMONT DR	MORENO VALLI	CA	92553-355	MORENO, MIGUEL AN	316.49
757	482311029	0	684277	EUSTAQUIO, J	24421	LAMONT DR	MORENO VALLI	CA	92553-355	EUSTAQUIO, J	316.49
1845	482311033	3	684277	RAMOS, JUAN	24369	LAMONT DR	MORENO VALLI	CA	92553-358	RAMOS, JUAN	314.21
4779	482313003	2	684277	GUTIERREZ, GUSTAVO	24316	LAMONT DR	MORENO VALLI	CA	92553-355	GUTIERREZ, GUSTAVO	288.45
3979	482313004	3	684277	GEORGE, KATINA	24330	LAMONT DR	MORENO VALLI	CA	92553-355	GEORGE, KATINA	316.49
6664	482313005	4	684277	EVANS, MECHELLE	24344	LAMONT DR	MORENO VALLI	CA	92553-355	EVANS, MECHELLE	317.06
6141	482313007	6	684277	DENHAM, WILLIAM JR	24370	LAMONT DR	MORENO VALLI	CA	92553-355	DENHAM, WILLIAM JI	577.22
2122	482313008	7	684277	PEREZ, LAURA	14343	STONEHURST DR	MORENO VALLI	CA	92553-357	PEREZ, LAURA	412.76
4353	482313013	1	684277	JURLS, KATHLEEN	14265	STONEHURST DR	MORENO VALLI	CA	92553-243	JURLS, KATHLEEN	317.06
7082	482313023	0	684277	PINEDA, ADOLFO (RENT)	24343	FINLEY DR	MORENO VALLI	CA	92553-353	PINEDA, ADOLFO (REI	51.56
5864	482314002	4	684277	PINTO, LUZ (RENT)	24308	FINLEY DR	MORENO VALLI	CA	92553-353	PINTO, LUZ (RENT)	317.06
643	482320001	2	684277	LEWIS, ART	24418	VIA DEL SOL	MORENO VALLI	CA	92553-335	LEWIS, ART	289.82
9094	482320008	9	684277	ZEPEDA, VIRGINIA (RENT)	24500	VIA DEL SOL	MORENO VALLI	CA	92553-622	ZEPEDA, VIRGINIA (RE	382.61
662	482320013	3	684277	SHARMA, VIKAS	13705	DAHL DR	MORENO VALLI	CA	92553-337	SHARMA, VIKAS	365.30
2558	482320015	5	684277	AVERY, ERIC	13731	DAHL DR	MORENO VALLI	CA	92553-337	AVERY, ERIC	116.49
1814	482321001	5	684277	ORTEGA, ANA	24408	TIERRA DE ORO	MORENO VALLI	CA	92553-334	ORTEGA, ANA	210.89
283	482321009	3	684277	MOORE, ALICE AESTEL	24475	VIA DEL SOL	MORENO VALLI	CA	92553-334	MOORE, ALICE AESTE	284.04
5188	482321012	5	684277	MARQUES, ANGEL AND SANDRA	24445	VIA DEL SOL	MORENO VALLI	CA	92553-334	MARQUES, ANGEL AN	175.54
1254	482322003	0	684277	TRAKAS, JERI	24443	TIERRA DE ORO	MORENO VALLI	CA	92553-334	TRAKAS, JERI	520.41
6359	482331003	8	684277	GIL, GUILLERMO AND MARIA	24190	SILVERWOOD LN	MORENO VALLI	CA	92553-357	GIL, GUILLERMO AND	215.44
2601	482331004	9	684277	ROMO, HELEN	24174	SILVERWOOD LN	MORENO VALLI	CA	92553-357	ROMO, HELEN	128.08
3368	482331007	2	684277	LOPEZ, NORMA	24142	SILVERWOOD LN	MORENO VALLI	CA	92553-357	LOPEZ, NORMA	79.08
8477	482331009	4	684277	TRUONG, LOAN (RENT)	24133	SILVERWOOD LN	MORENO VALLI	CA	92553-357	TRUONG, LOAN (REN	190.23
629	482331011	5	684277	CHACON, MELINDA	24157	SILVERWOOD LN	MORENO VALLI	CA	92553-357	CHACON, MELINDA	316.49
8708	482331015	9	684277	GATHRIGHT, APRIL (RENT)	24203	SILVERWOOD LN	MORENO VALLI	CA	92553-242	GATHRIGHT, APRIL (R	149.02
6877	482331028	1	684277	MCMILLAM, JANEL (OWNR)	24169	JIMSON PL	MORENO VALLI	CA	92553-354	MCMILLAM, JANEL (C	317.06
922	482331029	2	684277	GUEVARA, SERGIO	24181	JIMSON PL	MORENO VALLI	CA	92553-354	GUEVARA, SERGIO	314.21
4922	482331036	8	684277	WILLIAMS, AMY	14580	UNITY CT	MORENO VALLI	CA	92553-940	WILLIAMS, AMY	401.08
4930	482332002	0	684277	FIELDS, MISHAWN (RENT)	14528	JOSHUA TREE AVE	MORENO VALLI	CA	92553-354	FIELDS, MISHAWN (RI	316.49
1116	482332003	1	684277	RODRIGUEZ, JACKIE (OWNR)	14540	JOSHUA TREE AVE	MORENO VALLI	CA	92553-354	RODRIGUEZ, JACKIE (	306.35
5658	482332006	4	684277	WHITE, CURTIS (RENT)	14582	JOSHUA TREE AVE	MORENO VALLI	CA	92553-354	WHITE, CURTIS (RENT	306.92
3882	482333001	2	684277	WEATHERSBY, DENNIS (OWNR)	14517	UNITY CT	MORENO VALLI	CA	92553-940	WEATHERSBY, DENNI	116.86
5510	482333004	5	684277	GONZALEZ, CIPRIANO (OWNR)	14577	UNITY CT	MORENO VALLI	CA	92553-940	GONZALEZ, CIPRIANO	97.62
7652	482341001	7	684277	SLIKER, DANIEL	24011	BRODIAEA AVE	MORENO VALLI	CA	92553-670	SLIKER, DANIEL	476.65
6984	482341007	3	684277	JOHNSON, ANNETTE (RENT)	14281	VINCENTE DR	MORENO VALLI	CA	92553-358	JOHNSON, ANNETTE (	191.07
5618	482341014	9	684277	ROSALES, ALAN (RENT)	14312	TRAVERS CT	MORENO VALLI	CA	92553-240	ROSALES, ALAN (REN	364.38
7144	482342006	5	684277	BALTIZAR, MARTHA AND ALEJAN	24177	BRODIAEA AVE	MORENO VALLI	CA	92553-674	BALTIZAR, MARTHA A	192.43
4282	482342012	0	684277	ARRELANO, MONICA (OWNR)	14280	VINCENTE DR	MORENO VALLI	CA	92553-358	ARRELANO, MONICA	316.49
7060	482342013	1	684277	WILLIAMS,ROBIN	14294	VINCENTE DR	MORENO VALLI	CA	92553-358	WILLIAMS,ROBIN	287.26
5451	482342016	4	684277	DEL RIO, LEVITA (OWNR)	14344	VINCENTE DR	MORENO VALLI	CA	92553-240	DEL RIO, LEVITA (OWI	75.89
395	482342024	1	684277	RIDDER, BEVERLY	24212	FINLEY DR	MORENO VALLI	CA	92553-354	RIDDER, BEVERLY	173.94
8440	482342028	5	684277	WILLIAMS, BETTY (RENT)	24276	FINLEY DR	MORENO VALLI	CA	92553-354	WILLIAMS, BETTY (RE	127.75
711	482343006	8	684277	COLLINS, DEBRA	24211	FINLEY DR	MORENO VALLI	CA	92553-355	COLLINS, DEBRA	409.86
4794	482343013	4	684277	RODRIGUEZ, REGINA	24236	POWELL PL	MORENO VALLI	CA	92553-355	RODRIGUEZ, REGINA	79.30
223	482343031	0	684277	BURROWS, STEVE	24017	POWELL PL	MORENO VALLI	CA	92553-357	BURROWS, STEVE	412.76
3568	482351004	1	684277	VILLEDA, RACHEL	14911	BLUEBERRY RD	MORENO VALLI	CA	92553-360	VILLEDA, RACHEL	360.95
2299	482351005	2	684277	DOMKE, REBECCA	14921	BLUEBERRY RD	MORENO VALLI	CA	92553-360	DOMKE, REBECCA	504.73
1840	482351007	4	684277	BEATRIZ, HILDA	14947	BLUEBERRY RD	MORENO VALLI	CA	92553-360	BEATRIZ, HILDA	273.83
31	482351008	5	684277	SIMS, DONNA L AND FORREST F	14959	BLUEBERRY RD	MORENO VALLI	CA	92553-360	SIMS, DONNA L AND I	316.49
7784	482352005	5	684277	MONTEZ, JOSE LUIS	14922	BLUEBERRY RD	MORENO VALLI	CA	92553-510	MONTEZ, JOSE LUIS	645.69
4437	482352007	7	684277	FARMER, KRISTY	14946	BLUEBERRY RD	MORENO VALLI	CA	92553-510	FARMER, KRISTY	32.94
4388	482352010	9	684277	JOHNSON, LORETTE	14945	CLIFFROSE CT	MORENO VALLI	CA	92553-360	JOHNSON, LORETTE	273.19
2801	482352012	1	684277	JOHNSON, LORETTE	14921	CLIFFROSE CT	MORENO VALLI	CA	92553-360	JOHNSON, LORETTE	274.83
4118	482353001	4	684277	JOHNSON, MARSHA	14996	CLIFFROSE CT	MORENO VALLI	CA	92553-360	JOHNSON, MARSHA	417.04
1209	482353002	5	684277	SANCHEZ, BRENDA	14988	CLIFFROSE CT	MORENO VALLI	CA	92553-360	SANCHEZ, BRENDA	412.76
1887	482353009	2	684277	SMITH, DEBRA	14940	CLIFFROSE CT	MORENO VALLI	CA	92553-360	SMITH, DEBRA	409.86
1348	482353010	2	684277	HERNANDEZ, ALMA (OWNR)	14928	CLIFFROSE CT	MORENO VALLI	CA	92553-360	HERNANDEZ, ALMA ((	300.14
732	482353012	4	684277	THOMPSON, SHARON (OWNR)	14906	CLIFFROSE CT	MORENO VALLI	CA	92553-360	THOMPSON, SHARON	87.74
87	482353015	7	684277	ROMINE, KATHY	14868	CLIFFROSE CT	MORENO VALLI	CA	92553-360	ROMINE, KATHY	412.76
3080	482361007	5	684277	RILEY, ERIKA	13666	PERSIMMON RD	MORENO VALLI	CA	92553-385	RILEY, ERIKA	354.50
6849	482362017	7	684277	ROCHA, SELINA (OWNR)	24947	BRANCH ST	MORENO VALLI	CA	92553-531	ROCHA, SELINA (OWN	107.82
7894	482363008	2	684277	CHANG, ANN	24941	BASSWOOD ST	MORENO VALLI	CA	92553-380	CHANG, ANN	314.49
8977	482363009	3	684277	JACKSON, FRANK (RENT)	24955	BASSWOOD ST	MORENO VALLI	CA	92553-380	JACKSON, FRANK (REI	276.75
6311	482363011	4	684277	VASQUEZ, ALEJANDRO	24942	BAY AVE	MORENO VALLI	CA	92553-381	VASQUEZ, ALEJANDRI	79.39
9489	482363012	5	684277	NEGRETE, GUADALUPE (OWNR)	24928	BAY AVE	MORENO VALLI	CA	92553-381	NEGRETE, GUADALUF	112.28
4789	482363015	8	684277	BUTTS, ANGELA (RENT)	24890	BAY AVE	MORENO VALLI	CA	92553-385	BUTTS, ANGELA (REN	126.66
7412	482364008	5	684277	ESPINOSA, CESAR (OWNR)	13665	MORENO WAY	MORENO VALLI	CA	92553-384	ESPINOSA, CESAR (OV	128.18
4072	482364012	8	684277	JIMENEZ, LETICIA	13676	PECAN PL	MORENO VALLI	CA	92553-385	JIMENEZ, LETICIA	509.03
3342	482364014	0	684277	OGWO, EDWARD AND ABIGAEL	13700	PECAN PL	MORENO VALLI	CA	92553-530	OGWO, EDWARD ANI	402.36
7421	482364016	2	684277	RIVAS, LAURA (RENT)	13724	PECAN PL	MORENO VALLI	CA	92553-530	RIVAS, LAURA (RENT)	243.47
3927	482365001	1	684277	ALVAREZ, CRUZ	13747	PECAN PL	MORENO VALLI	CA	92553-530	ALVAREZ, CRUZ	316.49
9441	482365007	7	684277	BARRAZA, ALICIA (RENT)	13675	PECAN PL	MORENO VALLI	CA	92553-385	BARRAZA, ALICIA (REI	125.46
8728	482370007	3	684277	BANUELOS, NANCY (RENT)	13859	RAMSDELL DR	MORENO VALLI	CA	92553-621	BANUELOS, NANCY (F	161.28
2693	482370010	5	684277	ALMAZAN, RONALD	13821	RAMSDELL DR	MORENO VALLI	CA	92553-621	ALMAZAN, RONALD	176.49
9311	482370013	8	684277	TORRES, DORALILIA (RENT)	13791	RAMSDELL DR	MORENO VALLI	CA	92553-333	TORRES, DORALILIA (I	182.15

Rec No	ParcelNo	Par	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
9470	482370014	9	684277	HILL, ALBERT (RENT)	13781	RAMSDELL DR	MORENO VALLI	CA	92553-333	HILL, ALBERT (RENT)	120.30
7456	482370015	0	684277	MOSLEY, ALICIA (RENT)	13771	RAMSDELL DR	MORENO VALLI	CA	92553-333	MOSLEY, ALICIA (REN	102.85
1944	482371006	5	684277	PURAY, HERLINA	24138	MILLSAP DR	MORENO VALLI	CA	92553-621	PURAY, HERLINA	457.74
1449	482371014	2	684277	CAMPOS, SONIA (OWNR)	24180	MILLSAP DR	MORENO VALLI	CA	92553-621	CAMPOS, SONIA (OW	210.89
1895	482371018	6	684277	WILLIAMS, JOYCE	24244	MILLSAP DR	MORENO VALLI	CA	92553-333	WILLIAMS, JOYCE	409.86
4562	482372001	3	684277	MITCHELL, RAHEEN	24247	MILLSAP DR	MORENO VALLI	CA	92553-332	MITCHELL, RAHEEN	293.93
2434	482372002	4	684277	MCCONICO, GENE A	24233	MILLSAP DR	MORENO VALLI	CA	92553-332	MCCONICO, GENE A	316.49
834	482372004	6	684277	BUTLER, WILLIE	24201	MILLSAP DR	MORENO VALLI	CA	92553-332	BUTLER, WILLIE	446.77
7552	482372006	8	684277	ALLEN, BRYAN (RENT)	24167	MILLSAP DR	MORENO VALLI	CA	92553-621	ALLEN, BRYAN (RENT)	329.22
7	482372022	2	684277	VAUGHAN SR, DELAS L	24129	HORTON CT	MORENO VALLI	CA	92553-332	VAUGHAN SR, DELAS	273.60
4513	482372024	4	684277	VALENCIA, ALANA	24121	DELGADO CT	MORENO VALLI	CA	92553-331	VALENCIA, ALANA	220.93
80	482372028	8	684277	JOHNSON, ELVEE	24178	DELGADO CT	MORENO VALLI	CA	92553-337	JOHNSON, ELVEE	412.76
4444	482372031	0	684277	HERNANDEZ, DOLORES	24226	DELGADO CT	MORENO VALLI	CA	92553-332	HERNANDEZ, DOLORI	456.88
4036	482372035	4	684277	DEANS, CHRISTINA	24237	DELGADO CT	MORENO VALLI	CA	92553-338	DEANS, CHRISTINA	316.49
5375	482372040	8	684277	HERNANDEZ, XAVIER (OWNR)	24161	DELGADO CT	MORENO VALLI	CA	92553-331	HERNANDEZ, XAVIER	317.06
1470	482372044	2	684277	MEJORADO, JUAN	24146	VIA VARGAS DR	MORENO VALLI	CA	92553-335	MEJORADO, JUAN	422.52
6098	482372046	4	684277	JORDAN, GARY (OWNR)	24172	VIA VARGAS DR	MORENO VALLI	CA	92553-335	JORDAN, GARY (OWN	251.83
391	482372047	5	684277	SANTOS, SEVILLA	24184	VIA VARGAS DR	MORENO VALLI	CA	92553-335	SANTOS, SEVILLA	352.64
6921	482372051	8	684277	GOMEZ, SALINDA (OWNR)	24236	VIA VARGAS DR	MORENO VALLI	CA	92553-623	GOMEZ, SALINDA (OV	345.17
2248	482372052	9	684277	BOSIO, JUAN	24240	VIA VARGAS DR	MORENO VALLI	CA	92553-623	BOSIO, JUAN	316.49
555	482373001	6	684277	ABARCA, ANTONIO	24119	VIA VARGAS DR	MORENO VALLI	CA	92553-335	ABARCA, ANTONIO	316.49
3263	482373007	2	684277	TAFOYA, MARIA GUADALUPE	24191	VIA VARGAS DR	MORENO VALLI	CA	92553-335	TAFOYA, MARIA GUAI	317.06
2834	482373008	3	684277	HANSEN, GLORIA LEON	24203	VIA VARGAS DR	MORENO VALLI	CA	92553-620	HANSEN, GLORIA LEO	316.49
7710	482381004	4	684277	GILMORE, AARON	14825	CLIFFROSE CT	MORENO VALLI	CA	92553-360	GILMORE, AARON	639.27
7920	482382002	5	684277	BASSO, SUZANNA (RENT)	14851	BLUEBERRY RD	MORENO VALLI	CA	92553-360	BASSO, SUZANNA (RE	306.92
6627	482382013	5	684277	PADILLA, ROBERT (OWNR)	14854	PERHAM DR	MORENO VALLI	CA	92553-366	PADILLA, ROBERT (OV	292.53
6780	482382014	6	684277	MCCLAIN-YANCEY, TORI (RENT)	24322	COMFORT CT	MORENO VALLI	CA	92553-368	MCCLAIN-YANCEY, TC	563.87
5654	482384002	1	684277	LUJAN, SANDRA (RENT)	14848	CLIFFROSE CT	MORENO VALLI	CA	92553-360	LUJAN, SANDRA (REN	317.06
7363	482384014	2	684277	VARELA, ISMAEL (OWNR)	24364	BLUEGRASS CT	MORENO VALLI	CA	92553-360	VARELA, ISMAEL (OW	317.06
3384	482384017	5	684277	ORTEGA, MONICA	24326	BLUEGRASS CT	MORENO VALLI	CA	92553-360	ORTEGA, MONICA	317.06
2329	482384018	6	684277	CARRILLO, MADELYN	24314	BLUEGRASS CT	MORENO VALLI	CA	92553-360	CARRILLO, MADELYN	548.95
1853	482384019	7	684277	MARLAK, NAOMI	24302	BLUEGRASS CT	MORENO VALLI	CA	92553-360	MARLAK, NAOMI	314.21
2630	482384020	7	684277	GIBSON, MARTHA	14802	PERHAM DR	MORENO VALLI	CA	92553-769	GIBSON, MARTHA	316.49
5315	482384025	2	684277	LOPEZ, GLORIA (OWNR)	24323	DELPHINIUM AVE	MORENO VALLI	CA	92553-352	LOPEZ, GLORIA (OWN	142.91
1857	482384027	4	684277	MONTES, DELIA	24343	DELPHINIUM AVE	MORENO VALLI	CA	92553-352	MONTES, DELIA	103.12
5134	482384033	9	684277	PACHECO, EVELIA (RENT)	24421	DELPHINIUM AVE	MORENO VALLI	CA	92553-350	PACHECO, EVELIA (RE	317.06
799	482384034	0	684277	NUNEZ, NIMIA	24431	DELPHINIUM AVE	MORENO VALLI	CA	92553-350	NUNEZ, NIMIA	317.06
4982	482384037	3	684277	AFFORDABLE SERVICES	24475	DELPHINIUM AVE	MORENO VALLI	CA	92553-350	AFFORDABLE SERVICE	421.89
1219	482391001	2	684277	WINGATE, RANDY	13641	PECAN PL	MORENO VALLI	CA	92553-385	WINGATE, RANDY	450.10
2204	482391002	3	684277	TORRES, JUAN	13631	PECAN PL	MORENO VALLI	CA	92553-385	TORRES, JUAN	355.85
7414	482391005	6	684277	SHAKER, MANGALA	13601	PECAN PL	MORENO VALLI	CA	92553-385	SHAKER, MANGALA	335.62
7609	482391006	7	684277	SCOTT, STACIE (RENT)	13591	PECAN PL	MORENO VALLI	CA	92553-389	SCOTT, STACIE (RENT	120.13
9404	482391007	8	684277	GALLEGOS, LINDA (RENT)	13581	PECAN PL	MORENO VALLI	CA	92553-389	GALLEGOS, LINDA (RE	82.53
1755	482392001	5	684277	GARCIA, SEBASTIANA	13637	MORENO WAY	MORENO VALLI	CA	92553-384	GARCIA, SEBASTIANA	413.60
7202	482392004	8	684277	MAGANA, BRIANA	13601	MORENO WAY	MORENO VALLI	CA	92553-384	MAGANA, BRIANA	306.92
1710	482392006	0	684277	CAMACHO, LAURA	13577	MORENO WAY	MORENO VALLI	CA	92553-389	CAMACHO, LAURA	480.07
2758	482392011	4	684277	HERNANDEZ, JOSE AND SYLVIA	13592	PECAN PL	MORENO VALLI	CA	92553-389	HERNANDEZ, JOSE AN	466.79
1916	482393001	8	684277	CENICEROS, FRANK (OWNR)	24854	BOWER ST	MORENO VALLI	CA	92553-531	CENICEROS, FRANK (C	378.48
2901	482393004	1	684277	RAMIREZ, LEONARD	24900	BOWER ST	MORENO VALLI	CA	92553-531	RAMIREZ, LEONARD	316.49
6342	482393005	2	684277	ORENEAIN, ISMAEL (RENT)	24910	BOWER ST	MORENO VALLI	CA	92553-531	ORENEAIN, ISMAEL (F	153.90
2424	482394001	1	684277	DUARTE, CAMERINA	24855	BOWER ST	MORENO VALLI	CA	92553-383	DUARTE, CAMERINA	316.49
8788	482394002	2	684277	FRAZIER, ANDRE (RENT)	24867	BOWER ST	MORENO VALLI	CA	92553-383	FRAZIER, ANDRE (REN	150.29
5938	482394007	7	684277	CHAVEZ, NALLELY (OWNR)	24941	BOWER ST	MORENO VALLI	CA	92553-380	CHAVEZ, NALLELY (OV	317.06
6168	482395002	5	684277	CALDERA, ARACELI (OWNR)	24871	BAYLEAF ST	MORENO VALLI	CA	92553-531	CALDERA, ARACELI (O	38.00
5745	482395006	9	684277	HERNANDEZ, RICARDO (OWNR)	24923	BAYLEAF ST	MORENO VALLI	CA	92553-381	HERNANDEZ, RICARD	138.61
1438	482395007	0	684277	RAMIREZ, JENNIFER	24935	BAYLEAF ST	MORENO VALLI	CA	92553-381	RAMIREZ, JENNIFER	412.76
2480	482395014	6	684277	MORAN, JOSE	24908	BRANCH ST	MORENO VALLI	CA	92553-531	MORAN, JOSE	352.64
1202	482396007	3	684277	ZULUETA, LOUISE	13570	PERSIMMON RD	MORENO VALLI	CA	92553-530	ZULUETA, LOUISE	296.49
1599	482396011	6	684277	ALEXANDER, GREGORY	13516	PERSIMMON RD	MORENO VALLI	CA	92553-530	ALEXANDER, GREGOF	316.49
893	482412003	8	684277	BARRAGAN, SERGIO AND LAURA	24560	MORNING GLORY ST	MORENO VALLI	CA	92553-397	BARRAGAN, SERGIO A	316.49
5644	482412005	0	684277	HERNANDEZ, JESSICA (OWNR)	24592	MORNING GLORY ST	MORENO VALLI	CA	92553-397	HERNANDEZ, JESSICA	187.34
2090	482412007	2	684277	MORENO, JESSICA	24626	MORNING GLORY ST	MORENO VALLI	CA	92553-397	MORENO, JESSICA	308.24
7170	482412010	4	684277	MARTINEZ, ROSARIO (RENT)	24591	FERNDELL ST	MORENO VALLI	CA	92553-571	MARTINEZ, ROSARIO	93.78
1081	482412015	9	684277	MARTINEZ, JESUS	14920	SILVERTREE RD	MORENO VALLI	CA	92553-570	MARTINEZ, JESUS	316.49
1252	482413003	1	684277	MAYNEZ, JOSE	24676	FERNDELL ST	MORENO VALLI	CA	92553-398	MAYNEZ, JOSE	316.49
3299	482413006	4	684277	CHAVEZ, GABRIEL	24724	FERNDELL ST	MORENO VALLI	CA	92553-399	CHAVEZ, GABRIEL	223.83
1178	482413008	6	684277	VALENCIA, GEORGE	24744	FERNDELL ST	MORENO VALLI	CA	92553-399	VALENCIA, GEORGE	316.49
1981	482413011	8	684277	WADE, VIVIAN (OWNR)	24711	FERNDELL ST	MORENO VALLI	CA	92553-399	WADE, VIVIAN (OWN	210.89
2290	482413014	1	684277	SACARIAS, RUTH	24653	FERNDELL ST	MORENO VALLI	CA	92553-399	SACARIAS, RUTH	154.32
6262	482413018	5	684277	VALLE, JIM (OWNR)	24674	MORNING GLORY ST	MORENO VALLI	CA	92553-397	VALLE, JIM (OWNR)	306.92
3934	482413019	6	684277	DELAROSA, JOEL V	24690	MORNING GLORY ST	MORENO VALLI	CA	92553-397	DELAROSA, JOEL V	346.84
2858	482414005	6	684277	WILLIAMS, ELIZABETH	24561	MORNING GLORY ST	MORENO VALLI	CA	92553-397	WILLIAMS, ELIZABETH	297.94
2459	482414006	7	684277	GARCIA, MARTINIANO	24547	MORNING GLORY ST	MORENO VALLI	CA	92553-397	GARCIA, MARTINIANO	316.49
1552	482414007	8	684277	DOMINGUEZ, CARLOS AND JOSIE	24533	MORNING GLORY ST	MORENO VALLI	CA	92553-397	DOMINGUEZ, CARLOS	70.89
1967	482414010	0	684277	CIUBAL, ROGER	14977	SILVERTREE RD	MORENO VALLI	CA	92553-398	CIUBAL, ROGER	145.93
5814	482414012	2	684277	LOPEZ, JULIO CESAR (OWNR)	14949	SILVERTREE RD	MORENO VALLI	CA	92553-570	LOPEZ, JULIO CESAR (	317.06

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4713	482414013	3	684277	VOGELER, DAVID	14937	SILVERTREE RD	MORENO VALLI	CA	92553-570	VOGELER, DAVID	134.30
5697	482421005	8	684277	BAHEMA, AMALIA (RENT)	24575	DELPHINIUM AVE	MORENO VALLI	CA	92553-581	BAHEMA, AMALIA (RI	317.06
2541	482421007	0	684277	ALBA SANCHEZ, JUAN FRANCISCC	14755	SILVERTREE RD	MORENO VALLI	CA	92553-570	ALBA SANCHEZ, JUAN	316.49
8821	482421011	3	684277	MUNIZ, MARCO (RENT)	14801	SILVERTREE RD	MORENO VALLI	CA	92553-581	MUNIZ, MARCO (REN	292.96
2403	482421015	7	684277	NOLASCO, MIGUEL	14849	SILVERTREE RD	MORENO VALLI	CA	92553-582	NOLASCO, MIGUEL	316.49
5380	482421016	8	684277	MCGINNIS, GREGORY (OWNR)	14861	SILVERTREE RD	MORENO VALLI	CA	92553-582	MCGINNIS, GREGORY	316.49
6463	482422005	1	684277	ROSS, HARRIET (RENT)	14898	SILVERTREE RD	MORENO VALLI	CA	92553-582	ROSS, HARRIET (RENT	297.12
7662	482422016	1	684277	JUAREZ, ASA (RENT)	14875	CLOVERFIELD RD	MORENO VALLI	CA	92553-398	JUAREZ, ASA (RENT)	117.90
6974	482423005	4	684277	TRAN, TUAN (OWNR)	14834	CLOVERFIELD RD	MORENO VALLI	CA	92553-399	TRAN, TUAN (OWNR)	317.06
2750	482423014	2	684277	RODRIGUEZ, GREGORIO	24667	DELPHINIUM AVE	MORENO VALLI	CA	92553-581	RODRIGUEZ, GREGOR	315.00
7440	482423022	9	684277	BROWN, FRANK	14841	WINTERGREEN ST	MORENO VALLI	CA	92553-398	BROWN, FRANK	461.20
3241	482423025	2	684277	KROT, CHRISTINA	14871	WINTERGREEN ST	MORENO VALLI	CA	92553-398	KROT, CHRISTINA	399.78
7653	482423026	3	684277	AVALOS, MARIA (RENTER)	14881	WINTERGREEN ST	MORENO VALLI	CA	92553-398	AVALOS, MARIA (REN	326.55
4298	482424002	4	684277	MENDOZA, MARIA	14762	WINTERGREEN ST	MORENO VALLI	CA	92553-580	MENDOZA, MARIA	316.49
8283	482424007	9	684277	LOPEZ, JESSE (RENT)	14816	WINTERGREEN ST	MORENO VALLI	CA	92553-398	LOPEZ, JESSE (RENT)	302.92
3505	482424012	3	684277	THOMPSON, SHANNEE	24654	BAMBOO CT	MORENO VALLI	CA	92553-397	THOMPSON, SHANNE	317.06
2214	482424018	9	684277	CORTEZ, MARLENE	24730	BAMBOO CT	MORENO VALLI	CA	92553-570	CORTEZ, MARLENE	614.70
1474	482424020	0	684277	VAZQUEZ, RUBY	24731	BAMBOO CT	MORENO VALLI	CA	92553-570	VAZQUEZ, RUBY	216.49
7531	482424023	3	684277	GAMA, MELCHOR (RENT)	24693	BAMBOO CT	MORENO VALLI	CA	92553-398	GAMA, MELCHOR (RE	317.06
5109	482441004	9	684277	RAYGOSA, FABIAN	24319	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-672	RAYGOSA, FABIAN	266.49
5496	482441017	1	684277	GRAJEDA, ANGELA (RENT)	14103	HAUSTEEN CT	MORENO VALLI	CA	92553-675	GRAJEDA, ANGELA (R	153.74
5907	482441020	3	684277	BANUELOS, EMMY AND JESUS (O	24279	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-676	BANUELOS, EMMY AN	122.08
1662	482441025	8	684277	NAU, LANI	14106	FENNER CT	MORENO VALLI	CA	92553-675	NAU, LANI	216.49
6954	482442002	0	684277	LINDSEY, CRESCENTIA (RENT)	14024	BRANDT DR	MORENO VALLI	CA	92553-670	LINDSEY, CRESCENTIA	134.76
6072	482442006	4	684277	URVINA, ALDO (OWNR)	14076	BRANDT DR	MORENO VALLI	CA	92553-670	URVINA, ALDO (OWN	185.62
5495	482442007	5	684277	PENA, MARIA (OWNR)	14088	BRANDT DR	MORENO VALLI	CA	92553-670	PENA, MARIA (OWNR	317.06
948	482442010	7	684277	CARUSO, MARCUS AND SARA (O\	14128	BRANDT DR	MORENO VALLI	CA	92553-670	CARUSO, MARCUS AN	278.90
3595	482442014	1	684277	SOTO, MARIA	14184	BRANDT DR	MORENO VALLI	CA	92553-670	SOTO, MARIA	412.76
8449	482442015	2	684277	PALMAS, CYNTHIA (RENT)	14198	BRANDT DR	MORENO VALLI	CA	92553-670	PALMAS, CYNTHIA (RI	297.21
6918	482442016	3	684277	ZURITA, SUSAN (RENT)	14212	BRANDT DR	MORENO VALLI	CA	92553-674	ZURITA, SUSAN (RENT	274.51
1634	482443002	3	684277	GARCIA, MANUEL	24289	DIMITRA DR	MORENO VALLI	CA	92553-677	GARCIA, MANUEL	116.49
8322	482443007	8	684277	VILLASENOR, EDUARDO (RENT)	14157	BRANDT DR	MORENO VALLI	CA	92553-670	VILLASENOR, EDUARD	99.45
1669	482443018	8	684277	GARCIA, DEBBIE L (RENT)	14186	PERHAM CT	MORENO VALLI	CA	92553-672	GARCIA, DEBBIE L (RE	215.74
7437	482443021	0	684277	SMITH, AMY AND BILL (RENT)	14142	PERHAM CT	MORENO VALLI	CA	92553-672	SMITH, AMY AND BILI	172.00
4901	482443028	7	684277	DUBOSE, EUGENE	14243	PERHAM CT	MORENO VALLI	CA	92553-676	DUBOSE, EUGENE	291.11
148	482444001	5	684277	HANSEN, RHONDA	24344	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-672	HANSEN, RHONDA	168.49
883	482444005	9	684277	GARNER, CARL AND JACKIE	24284	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-675	GARNER, CARL AND J.	412.76
4219	482451001	7	684277	CARMONA, GABRIEL AND HILDA	24631	BRODIAEA AVE	MORENO VALLI	CA	92553-580	CARMONA, GABRIEL /	299.65
1959	482451004	0	684277	PRADO, ROBERT	24677	BRODIAEA AVE	MORENO VALLI	CA	92553-580	PRADO, ROBERT	314.21
147	482451007	3	684277	WHITE, GRANT	24721	BRODIAEA AVE	MORENO VALLI	CA	92553-580	WHITE, GRANT	534.80
6037	482451010	5	684277	GARCIA, JUAN RAMON AND JAIM	14319	VICTOR DR	MORENO VALLI	CA	92553-580	GARCIA, JUAN RAMO	43.10
4969	482451011	6	684277	ARGUETA, MARIO	14327	VICTOR DR	MORENO VALLI	CA	92553-580	ARGUETA, MARIO	284.01
1760	482451012	7	684277	LOPEZ, JOSE	14333	VICTOR DR	MORENO VALLI	CA	92553-580	LOPEZ, JOSE	305.46
85	482451017	2	684277	SMITH, DEBBIE L	14377	VICTOR DR	MORENO VALLI	CA	92553-580	SMITH, DEBBIE L	316.49
6250	482451035	8	684277	VAZQUEZ, JUAN (RENT)	14318	SAYAN PL	MORENO VALLI	CA	92553-396	VAZQUEZ, JUAN (REN	246.05
123	482451039	2	684277	RODRIGUEZ, SERGIO (OWNR)	14275	SAYAN PL	MORENO VALLI	CA	92553-395	RODRIGUEZ, SERGIO (	316.49
3775	482451042	4	684277	QUIJAS, MARCO	14319	SAYAN PL	MORENO VALLI	CA	92553-395	QUIJAS, MARCO	76.71
6746	482451050	1	684277	MARSH, DIANNE (OWNR)	24547	BRODIAEA AVE	MORENO VALLI	CA	92553-397	MARSH, DIANNE (OW	336.54
6581	482452030	6	684277	JACKSON, JUDY AND BERNARD	24705	SLOAN CT	MORENO VALLI	CA	92553-580	JACKSON, JUDY AND I	100.00
4673	482452041	6	684277	LOPEZ, DAISY (RENT)	14322	VICTOR DR	MORENO VALLI	CA	92553-589	LOPEZ, DAISY (RENT)	314.21
2311	482453001	3	684277	ROBLES, MARIA	14255	HOMESTEAD DR	MORENO VALLI	CA	92553-396	ROBLES, MARIA	316.49
6763	482453009	1	684277	ENOTH, CHERYL (RENT)	14323	HOMESTEAD DR	MORENO VALLI	CA	92553-397	ENOTH, CHERYL (REN	289.98
855	482461010	6	684277	ANSLEY, ROSIA	14195	HOMESTEAD DR	MORENO VALLI	CA	92553-396	ANSLEY, ROSIA	429.38
4326	482461015	1	684277	RINCON, JOSE (OWNR)	14146	HOMESTEAD DR	MORENO VALLI	CA	92553-396	RINCON, JOSE (OWNF	316.49
6477	482461020	5	684277	TYSON, TASHEENA (TENANT)	14228	HOMESTEAD DR	MORENO VALLI	CA	92553-396	TYSON, TASHEENA (TI	277.47
1994	482461028	3	684277	ROGERS, EDITH (RENT)	14149	LINNETT DR	MORENO VALLI	CA	92553-570	ROGERS, EDITH (RENT	452.51
5998	482462005	5	684277	JIMENEZ, IVAN (RENT)	14188	LINNETT DR	MORENO VALLI	CA	92553-396	JIMENEZ, IVAN (RENT	406.30
5272	482462006	6	684277	CONTRERAS, ARCELIA (OWNR)	14174	LINNETT DR	MORENO VALLI	CA	92553-396	CONTRERAS, ARCELIA	317.06
89	482462007	7	684277	GUARDADO, RAY	14158	LINNETT DR	MORENO VALLI	CA	92553-396	GUARDADO, RAY	316.49
4875	482462009	9	684277	AYALA, JESUS	14130	LINNETT DR	MORENO VALLI	CA	92553-396	AYALA, JESUS	173.66
6394	482462018	7	684277	PAYAN, ANNETTE	14150	GALVIN CT	MORENO VALLI	CA	92553-399	PAYAN, ANNETTE	317.06
7182	482462022	0	684277	GOMEZ, FERNANDO (OWNR)	14222	GALVIN CT	MORENO VALLI	CA	92553-399	GOMEZ, FERNANDO (	317.06
1915	482462023	1	684277	MAYES, ROBERT	14240	GALVIN CT	MORENO VALLI	CA	92553-399	MAYES, ROBERT	316.49
2069	482462031	8	684277	BAILON, JOSE	14138	KINGSWAY CT	MORENO VALLI	CA	92553-399	BAILON, JOSE	316.49
3468	482462038	5	684277	GOMEZ, SALVADOR	24747	JENKINS DR	MORENO VALLI	CA	92553-399	GOMEZ, SALVADOR	206.78
4352	482462039	6	684277	AVELLANEDA, JORGE	24733	JENKINS DR	MORENO VALLI	CA	92553-399	AVELLANEDA, JORGE	525.38
275	482462042	8	684277	KALLAL, LORI V	24697	JENKINS DR	MORENO VALLI	CA	92553-399	KALLAL, LORI V	414.42
9024	482462045	1	684277	NAMRIOUT, AMAER	24655	JENKINS DR	MORENO VALLI	CA	92553-399	NAMRIOUT, AMAER	161.49
5588	482471003	1	684277	CANES, MARIO (OWNR)	24558	SENECA CIR	MORENO VALLI	CA	92553-582	CANES, MARIO (OWN	317.06
6559	482471008	6	684277	SIMENTAL, CHRISTIAN (RENT)	24511	SENECA CIR	MORENO VALLI	CA	92553-582	SIMENTAL, CHRISTIAN	291.40
6403	482471019	6	684277	ROBINSON, CARLA (RENT)	24532	TUSCARORA CIR	MORENO VALLI	CA	92553-581	ROBINSON, CARLA (RI	181.82
919	482471020	6	684277	DELGADO, LOUIS	24518	TUSCARORA CIR	MORENO VALLI	CA	92553-581	DELGADO, LOUIS	314.21
305	482471021	7	684277	PAGE, ROBERT	24512	TUSCARORA CIR	MORENO VALLI	CA	92553-581	PAGE, ROBERT	316.49
3358	482471023	9	684277	TELLEZ, PAULA	24519	TUSCARORA CIR	MORENO VALLI	CA	92553-581	TELLEZ, PAULA	317.06
8903	482471027	3	684277	FOY, ROSALIE (RENT)	24575	TUSCARORA CIR	MORENO VALLI	CA	92553-581	FOY, ROSALIE (RENT)	346.57
1114	482472012	2	684277	SANDOVAL, EVELIA	14485	VICTOR DR	MORENO VALLI	CA	92553-580	SANDOVAL, EVELIA	192.02

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2104	482472019	9	684277	BUSTILLOS, LIZ	14417	VICTOR DR	MORENO VALLI	CA	92553-580	BUSTILLOS, LIZ	225.08
78	482473001	5	684277	SMITH, ARVENSON	24666	CONLEY CT	MORENO VALLI	CA	92553-587	SMITH, ARVENSON	412.76
5183	482473002	6	684277	CUELLAR, ANDREA (RENT)	24680	CONLEY CT	MORENO VALLI	CA	92553-587	CUELLAR, ANDREA (R	95.41
5227	482473011	4	684277	PARKER, LASHAWN (RENT)	24693	CONLEY CT	MORENO VALLI	CA	92553-587	PARKER, LASHAWN (F	509.97
888	482473016	9	684277	VILLAVICENCIO, ANASTACIO	24686	MERIT CT	MORENO VALLI	CA	92553-588	VILLAVICENCIO, ANAS	42.11
6888	482473018	1	684277	GOMEZ, CAROLINE (RENT)	24716	MERIT CT	MORENO VALLI	CA	92553-398	GOMEZ, CAROLINE (R	337.44
6632	482473021	3	684277	RAMOS, GILBERT (OWNR)	24731	MERIT CT	MORENO VALLI	CA	92553-398	RAMOS, GILBERT (OW	134.76
2284	482481001	0	684277	GREENE, SHAUNDA	14121	TRAVERS DR	MORENO VALLI	CA	92553-673	GREENE, SHAUNDA	414.42
2551	482481004	3	684277	ERWIN, DENNIS	14083	TRAVERS DR	MORENO VALLI	CA	92553-676	ERWIN, DENNIS	489.78
2370	482481010	8	684277	MEJIA, MILTON	14117	ANN MARIE CT	MORENO VALLI	CA	92553-673	MEJIA, MILTON	477.06
6775	482481015	3	684277	RAMIREZ, MIGUEL (OWNR)	14094	ANN MARIE CT	MORENO VALLI	CA	92553-670	RAMIREZ, MIGUEL (O	139.88
2795	482481016	4	684277	AGUILAR, DEIDRA	14106	ANN MARIE CT	MORENO VALLI	CA	92553-673	AGUILAR, DEIDRA	544.99
7693	482481021	8	684277	MALDONADO, CHRISTINE	24048	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-672	MALDONADO, CHRIST	170.76
1408	482481025	2	684277	RILEY, DEBRA	24096	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-672	RILEY, DEBRA	412.76
6417	482481031	7	684277	LIZAHOLA, STEPHENIE (OWNR)	24198	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-672	LIZAHOLA, STEPHENIE	307.11
1387	482482010	1	684277	QUINTERO, CONNIE	24199	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-672	QUINTERO, CONNIE	316.49
5789	482482011	2	684277	MCDONOUGH, CHRIS (OWNR)	24217	MOUNT RUSSELL DR	MORENO VALLI	CA	92553-676	MCDONOUGH, CHRIS	250.85
7168	482482015	6	684277	IBARRA, ELIZABETH (RENT)	14121	FENNER CT	MORENO VALLI	CA	92553-675	IBARRA, ELIZABETH (F	542.65
485	482482017	8	684277	CHERRY, HAYES AND GWEN (OW	14018	MAXINE CT	MORENO VALLI	CA	92553-672	CHERRY, HAYES AND	297.57
5569	482482020	0	684277	PHAN, MINH (RENT)	14077	MAXINE CT	MORENO VALLI	CA	92553-672	PHAN, MINH (RENT)	163.89
7027	482482022	2	684277	HOLLINSWORTH, CLARENCE	14109	MAXINE CT	MORENO VALLI	CA	92553-675	HOLLINSWORTH, CLA	128.78
999	482491001	1	684277	ANDREWS, DERALD	14245	TRAVERS DR	MORENO VALLI	CA	92553-676	ANDREWS, DERALD	244.77
96	482491007	7	684277	MC DOWELL, WILLIAM	14161	TRAVERS DR	MORENO VALLI	CA	92553-673	MC DOWELL, WILLIAM	316.49
7374	482491008	8	684277	VITHAYAVONG, DAVINA	14147	TRAVERS DR	MORENO VALLI	CA	92553-673	VITHAYAVONG, DAVI	279.24
6496	482492003	6	684277	PATRICK, CHANEL (RENT)	14216	TRAVERS DR	MORENO VALLI	CA	92553-676	PATRICK, CHANEL (RE	317.06
3901	482492005	8	684277	SOSA, RAMIRO	14188	TRAVERS DR	MORENO VALLI	CA	92553-673	SOSA, RAMIRO	412.76
1033	482492013	5	684277	BEASLEY, MARVIN J	24121	DIMITRA DR	MORENO VALLI	CA	92553-675	BEASLEY, MARVIN J	316.49
1910	482492014	6	684277	HERNANDEZ, TERREL	24127	DIMITRA DR	MORENO VALLI	CA	92553-671	HERNANDEZ, TERREL	316.49
7681	482492016	8	684277	BONILLA, ANA (RENT)	24149	DIMITRA DR	MORENO VALLI	CA	92553-671	BONILLA, ANA (RENT)	203.23
165	482492021	2	684277	FREEMAN III, WILLIAM H	24215	DIMITRA DR	MORENO VALLI	CA	92553-675	FREEMAN III, WILLIAM	316.49
4758	482492027	8	684277	MATTOX, JOE AND CHELSEA	14187	VINCENTE DR	MORENO VALLI	CA	92553-350	MATTOX, JOE AND CH	314.21
7000	482492035	5	684277	JAUREGUI, NASARIO	14230	VINCENTE DR	MORENO VALLI	CA	92553-240	JAUREGUI, NASARIO	317.06
3052	482492039	9	684277	WASHINGTON, DIANNE AND GLC	14217	TOBY CT	MORENO VALLI	CA	92553-676	WASHINGTON, DIANI	296.98
6065	482492050	8	684277	BERNAL, MACARIO (OWNR)	14232	TOBY CT	MORENO VALLI	CA	92553-676	BERNAL, MACARIO (C	306.92
5732	482500002	9	684277	CEJA, ROLANDO (ONWR)	24480	BRODIAEA AVE	MORENO VALLI	CA	92553-351	CEJA, ROLANDO (ONV	512.33
2182	482501012	1	684277	HARRIS, VETA	14171	AUSTENE CIR	MORENO VALLI	CA	92553-359	HARRIS, VETA	280.76
8446	482501013	2	684277	REEDY, KYLIE (RENT)	14185	AUSTENE CIR	MORENO VALLI	CA	92553-359	REEDY, KYLIE (RENT)	376.20
3182	482501014	3	684277	ARECHIGA, NANCY	14186	STONEHURST DR	MORENO VALLI	CA	92553-672	ARECHIGA, NANCY	136.67
4981	482501016	5	684277	GOMEZ, MANUEL (OWNR)	14158	STONEHURST DR	MORENO VALLI	CA	92553-672	GOMEZ, MANUEL (OV	494.93
6652	482501017	6	684277	RAMIREZ, JORGE (OWNR)	14142	STONEHURST DR	MORENO VALLI	CA	92553-672	RAMIREZ, JORGE (OW	289.72
3181	482501021	9	684277	MADDOX, LORA	14141	STONEHURST DR	MORENO VALLI	CA	92553-673	MADDOX, LORA	413.60
598	482501026	4	684277	BIRR, MELVIN	14213	STONEHURST DR	MORENO VALLI	CA	92553-676	BIRR, MELVIN	412.76
6110	482511006	7	684277	CHEN, FEN AND QUAN, JENNIE	14696	JOSHUA TREE AVE	MORENO VALLI	CA	92553-354	CHEN, FEN AND QUAI	137.25
1269	482511010	0	684277	GONZALES, GERONIMO	14744	JOSHUA TREE AVE	MORENO VALLI	CA	92553-242	GONZALES, GERONIM	302.52
683	482531002	5	684277	SPARROW, INEZ	24269	BAY AVE	MORENO VALLI	CA	92553-330	SPARROW, INEZ	316.87
7163	482532004	0	684277	TROOP, TERESA (RENT)	24354	MILLSAP DR	MORENO VALLI	CA	92553-337	TROOP, TERESA (REN	215.37
4808	482533013	1	684277	VALENZUELA, ERNIE	13870	CALADA DR	MORENO VALLI	CA	92553-339	VALENZUELA, ERNIE	314.21
179	482533014	2	684277	ROSA, PAUL AND MARIA	13890	CALADA DR	MORENO VALLI	CA	92553-339	ROSA, PAUL AND MAI	316.49
3343	482533020	7	684277	LEON, RAUL AND BERTHA (OWNI	24333	MILLSAP DR	MORENO VALLI	CA	92553-333	LEON, RAUL AND BER	117.06
2118	482533022	9	684277	WILKERSON, CAROL	24371	MILLSAP DR	MORENO VALLI	CA	92553-333	WILKERSON, CAROL	317.06
525	482533030	6	684277	GANTT, CINDY	24344	DABNEY DR	MORENO VALLI	CA	92553-339	GANTT, CINDY	70.30
874	482534006	8	684277	MABON, CRYSTAL	13881	CALADA DR	MORENO VALLI	CA	92553-339	MABON, CRYSTAL	734.67
7004	482534008	0	684277	JONES, SHIRLEY (RENT)	13855	CALADA DR	MORENO VALLI	CA	92553-339	JONES, SHIRLEY (REN	327.20
2692	482535001	6	684277	HORSTKOTTE, CARL	24331	VIA VARGAS DR	MORENO VALLI	CA	92553-335	HORSTKOTTE, CARL	412.76
298	482535002	7	684277	WILLIAMS, JOYCE	24321	VIA VARGAS DR	MORENO VALLI	CA	92553-335	WILLIAMS, JOYCE	237.43
5826	482536006	4	684277	SALCEDO, SALVADOR AND SONIA	24326	VIA VARGAS DR	MORENO VALLI	CA	92553-335	SALCEDO, SALVADOR	317.06
529	482536008	6	684277	GARCIA, ANTONIO	24298	VIA VARGAS DR	MORENO VALLI	CA	92553-623	GARCIA, ANTONIO	316.49
6154	482536009	7	684277	FUERTE, CONSUELO (RENT)	24290	VIA VARGAS DR	MORENO VALLI	CA	92553-623	FUERTE, CONSUELO (I	301.15
1341	482536013	0	684277	CLEVELAND, MARTHA J	24335	BAIRNDALE DR	MORENO VALLI	CA	92553-337	CLEVELAND, MARTHA	316.49
5875	482536015	2	684277	AGUILA, JOSE ANTONIO (OWNR)	24361	BAIRNDALE DR	MORENO VALLI	CA	92553-337	AGUILA, JOSE ANTON	317.06
6386	482551004	9	684277	CALVOPINA, MARCELO (OWNR)	13411	HAREWOOD DR	MORENO VALLI	CA	92553-330	CALVOPINA, MARCEL	72.68
5911	482551005	0	684277	HEREDIA, SANTIAGO (RENT)	13421	HAREWOOD DR	MORENO VALLI	CA	92553-330	HEREDIA, SANTIAGO	97.27
6590	482551006	1	684277	ESCALANTE, JESSIE	13431	HAREWOOD DR	MORENO VALLI	CA	92553-330	ESCALANTE, JESSIE	223.39
8639	482551010	4	684277	MATTHEWS, KEITH	13471	HAREWOOD DR	MORENO VALLI	CA	92553-330	MATTHEWS, KEITH	438.92
6733	482551013	7	684277	ECHEVERRIA, GERSON (RENT)	24015	AMBERLEY DR	MORENO VALLI	CA	92553-337	ECHEVERRIA, GERSON	197.88
5721	482551014	8	684277	HERNANDEZ, JOSEFINA (RENT)	24029	AMBERLEY DR	MORENO VALLI	CA	92553-337	HERNANDEZ, JOSEFIN	290.79
5410	482552008	6	684277	WELCH, STAPGEN (RENT)	24041	ROTHBURY DR	MORENO VALLI	CA	92553-623	WELCH, STAPGEN (RE	344.94
5670	482552011	8	684277	HERNANDEZ, CHRISTINA (OWNR)	24091	ROTHBURY DR	MORENO VALLI	CA	92553-623	HERNANDEZ, CHRISTI	104.48
2320	482552014	1	684277	GRIJALVA, ERNESTO	24116	AMBERLEY DR	MORENO VALLI	CA	92553-338	GRIJALVA, ERNESTO	316.49
5946	482552015	2	684277	RUANO, ADRIANA (OWNR)	24122	AMBERLEY DR	MORENO VALLI	CA	92553-338	RUANO, ADRIANA (O	202.51
5372	482552017	4	684277	DELMAE PROPERTIES	24134	AMBERLEY DR	MORENO VALLI	CA	92553-338	DELMAE PROPERTIES	531.25
9524	482552020	6	684277	WILLIAMS, TAURUS (RENT)	24158	AMBERLEY DR	MORENO VALLI	CA	92553-338	WILLIAMS, TAURUS (F	185.22
1741	482552022	8	684277	MARTINEZ, VALERIE (RENT)	24174	AMBERLEY DR	MORENO VALLI	CA	92553-338	MARTINEZ, VALERIE (	20.30
440	482552029	5	684277	HATTER, DON	24193	ROTHBURY DR	MORENO VALLI	CA	92553-331	HATTER, DON	216.49
7341	482552035	0	684277	GONZALES, EVARISTO	24149	ROTHBURY DR	MORENO VALLI	CA	92553-338	GONZALES, EVARISTO	99.67
6838	482553006	7	684277	SANDOVAL, RENE (OWNR)	24028	ROTHBURY DR	MORENO VALLI	CA	92553-623	SANDOVAL, RENE (OV	166.97

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3218	482553015	5	684277	JENNINGS, RUSSELL	24124	ROTHBURY DR	MORENO VALLI	CA	92553-338	JENNINGS, RUSSELL	266.93
6703	482553017	7	684277	MIRANDA, ARTHUR (OWNR)	24136	ROTHBURY DR	MORENO VALLI	CA	92553-338	MIRANDA, ARTHUR ((	317.06
4419	482553025	4	684277	GREGORY, AMY	24192	ROTHBURY DR	MORENO VALLI	CA	92553-331	GREGORY, AMY	317.06
4321	482553027	6	684277	GARCIA, MARIE	24202	ROTHBURY DR	MORENO VALLI	CA	92553-623	GARCIA, MARIE	195.41
7343	482553034	2	684277	MARTINEZ, DANIEL (RENT)	24145	FAWN ST	MORENO VALLI	CA	92553-339	MARTINEZ, DANIEL (F	317.06
2602	482553037	5	684277	MACIEL, CHARLES	24165	FAWN ST	MORENO VALLI	CA	92553-339	MACIEL, CHARLES	126.70
7258	482553038	6	684277	MARTINEZ, JOSE	24173	FAWN ST	MORENO VALLI	CA	92553-339	MARTINEZ, JOSE	260.77
1539	482553040	7	684277	CONTRERAS, JOSE	24189	FAWN ST	MORENO VALLI	CA	92553-339	CONTRERAS, JOSE	316.49
2812	482553041	8	684277	MOYSES, ALBA	24195	FAWN ST	MORENO VALLI	CA	92553-339	MOYSES, ALBA	414.42
5368	482553042	9	684277	IBARRA, JOSE (RENT)	24199	FAWN ST	MORENO VALLI	CA	92553-339	IBARRA, JOSE (RENT)	315.78
7297	482553044	1	684277	WHITE, GLENN (OWNR)	24213	FAWN ST	MORENO VALLI	CA	92553-625	WHITE, GLENN (OWN	317.06
6518	482553045	2	684277	LOYD, DONNIE (RENT)	24221	FAWN ST	MORENO VALLI	CA	92553-625	LOYD, DONNIE (RENT	317.06
4737	482554006	0	684277	MARQUEZ, CHRISTINE	24135	AMBERLEY DR	MORENO VALLI	CA	92553-338	MARQUEZ, CHRISTINI	172.97
6267	482554008	2	684277	GODINEZ, MARIA (RENT)	24151	AMBERLEY DR	MORENO VALLI	CA	92553-338	GODINEZ, MARIA (RE	166.07
1313	482554009	3	684277	BEDOLLA, SYLVIA	24157	AMBERLEY DR	MORENO VALLI	CA	92553-338	BEDOLLA, SYLVIA	310.15
1095	482554012	5	684277	MARTINEZ, MIRNA	24179	AMBERLEY DR	MORENO VALLI	CA	92553-338	MARTINEZ, MIRNA	316.49
4691	482554020	2	684277	JACOBS, SHARON	13470	CAVANDISH LN	MORENO VALLI	CA	92553-338	JACOBS, SHARON	293.93
5379	482561004	0	684277	CANO, JIMMY AND LUZ B	24201	LINNEA CT	MORENO VALLI	CA	92553-359	CANO, JIMMY AND LL	212.63
2004	482561006	2	684277	MOSLEY, AYESHA (OWNR)	24225	LINNEA CT	MORENO VALLI	CA	92553-359	MOSLEY, AYESHA (OV	414.36
173	482561018	3	684277	MC GREGOR, WILLIAM R	24203	CRAIG DR	MORENO VALLI	CA	92553-357	MC GREGOR, WILLIAI	205.89
3939	482561022	6	684277	GRANADOS, MIRIAM (OWNR)	24244	CRAIG DR	MORENO VALLI	CA	92553-356	GRANADOS, MIRIAM	316.49
5520	482561023	7	684277	MCLAUGHLIN, JOSE (OWNR)	24230	CRAIG DR	MORENO VALLI	CA	92553-356	MCLAUGHLIN, JOSE ((	386.98
6657	482561029	3	684277	BARRERA, MIGUEL (RENT)	24156	CRAIG DR	MORENO VALLI	CA	92553-359	BARRERA, MIGUEL (R	317.06
136	482561033	6	684277	WILLIAMS, STEPHEN S	24110	CRAIG DR	MORENO VALLI	CA	92553-359	WILLIAMS, STEPHEN S	316.49
6485	482561047	9	684277	TORREZ, JOY (RENT)	14395	SUSANA CT	MORENO VALLI	CA	92553-356	TORREZ, JOY (RENT)	94.43
1864	482562003	2	684277	VALENTINE, YOLANDA	14435	ETERNAL DR	MORENO VALLI	CA	92553-359	VALENTINE, YOLANDA	316.49
2650	482562005	4	684277	ZAVALA, MARISELA	14459	ETERNAL DR	MORENO VALLI	CA	92553-359	ZAVALA, MARISELA	414.42
6971	482562006	5	684277	SEDURA, SANDRA (RENT)	14471	ETERNAL DR	MORENO VALLI	CA	92553-359	SEDURA, SANDRA (RE	317.06
53	482562007	6	684277	GOODE, WILLIAM R	14487	ETERNAL DR	MORENO VALLI	CA	92553-359	GOODE, WILLIAM R	200.92
969	482562008	7	684277	DANIELS, THEOPLUS	14410	UNITY CT	MORENO VALLI	CA	92553-357	DANIELS, THEOPLUS	198.33
8874	482562009	8	684277	RAMOS, LILIANA	14420	UNITY CT	MORENO VALLI	CA	92553-357	RAMOS, LILIANA	203.03
1456	482562012	0	684277	ALDAPA, JOHNNY	14458	UNITY CT	MORENO VALLI	CA	92553-357	ALDAPA, JOHNNY	316.49
3507	482571007	4	684277	ACENCIO, DAVID	24269	DRACAEA AVE	MORENO VALLI	CA	92553-316	ACENCIO, DAVID	343.31
6577	482571008	5	684277	LIGGINS, CAMESHA (RENT)	24259	DRACAEA AVE	MORENO VALLI	CA	92553-316	LIGGINS, CAMESHA (F	35.72
8117	482571010	6	684277	PLASCENCIA, MARTIN (OWNR)	24239	DRACAEA AVE	MORENO VALLI	CA	92553-316	PLASCENCIA, MARTIN	306.48
7716	482571016	2	684277	VILLAREAL, JAZMIN (OWNR)	24183	DRACAEA AVE	MORENO VALLI	CA	92553-316	VILLAREAL, JAZMIN ((	384.79
3512	482571017	3	684277	ABAD, LUIS AND VANESSA	24173	DRACAEA AVE	MORENO VALLI	CA	92553-316	ABAD, LUIS AND VAN	317.06
8907	482571023	8	684277	WILLIAMS, RENIA (RENT)	24176	RADWELL DR	MORENO VALLI	CA	92553-339	WILLIAMS, RENIA (RE	293.91
5133	482571024	9	684277	ROBERTSON, SALINDA	24182	RADWELL DR	MORENO VALLI	CA	92553-339	ROBERTSON, SALINDA	34.76
6015	482571025	0	684277	CORONA, MONICA	24190	RADWELL DR	MORENO VALLI	CA	92553-339	CORONA, MONICA	480.83
7147	482571026	1	684277	VASQUEZ, LORENA (RENT)	24198	RADWELL DR	MORENO VALLI	CA	92553-339	VASQUEZ, LORENA (R	317.06
2151	482571040	3	684277	INGRAM, CYNTHIA	13296	CAVANDISH LN	MORENO VALLI	CA	92553-624	INGRAM, CYNTHIA	316.49
7702	482571042	5	684277	BARAJAS, RAMON (RENT)	13308	CAVANDISH LN	MORENO VALLI	CA	92553-620	BARAJAS, RAMON (RE	311.07
8500	482571049	2	684277	HINES, SHEILA (RENT)	13350	CAVANDISH LN	MORENO VALLI	CA	92553-620	HINES, SHEILA (RENT)	293.23
6723	482571050	2	684277	CRETTY, BONNIE (RENT)	13356	CAVANDISH LN	MORENO VALLI	CA	92553-620	CRETTY, BONNIE (REN	80.94
8800	482571051	3	684277	FATA, AGASII (RENT)	13362	CAVANDISH LN	MORENO VALLI	CA	92553-620	FATA, AGASII (RENT)	298.47
6541	482572001	1	684277	CASTANEDA, JULIA (RENT)	13381	CAVANDISH LN	MORENO VALLI	CA	92553-620	CASTANEDA, JULIA (R	364.39
6488	482572002	2	684277	SIAOSI, KOME (RENT)	13375	CAVANDISH LN	MORENO VALLI	CA	92553-620	SIAOSI, KOME (RENT)	277.95
5689	482572008	8	684277	TOLES, RYAN (OWNR)	13341	CAVANDISH LN	MORENO VALLI	CA	92553-620	TOLES, RYAN (OWNR)	179.36
4135	482572010	9	684277	FLOREZ, OCTAVIO	24261	RADWELL DR	MORENO VALLI	CA	92553-331	FLOREZ, OCTAVIO	316.49
6788	482572016	5	684277	CHAURE, CLAUDIA (RENT)	24213	RADWELL DR	MORENO VALLI	CA	92553-331	CHAURE, CLAUDIA (RI	317.06
6492	482572021	9	684277	JHAWAR, BALBIR AND HARINDER	24177	RADWELL DR	MORENO VALLI	CA	92553-339	JHAWAR, BALBIR AND	292.36
2584	482572026	4	684277	CARREON, MARIA	13328	HELMSDALE ST	MORENO VALLI	CA	92553-331	CARREON, MARIA	316.49
4837	482572027	5	684277	OCAMPO, JORGE AND KARINA (C	13336	HELMSDALE ST	MORENO VALLI	CA	92553-331	OCAMPO, JORGE AND	277.73
2494	482572029	7	684277	CERVANTES, MIGUEL	13350	HELMSDALE ST	MORENO VALLI	CA	92553-331	CERVANTES, MIGUEL	306.35
5735	482572032	9	684277	DAO, DAN (OWNR)	13365	HOLBECK CT	MORENO VALLI	CA	92553-621	DAO, DAN (OWNR)	317.06
3622	482572034	1	684277	CARREON, SUSANA (OWNR)	13353	HOLBECK CT	MORENO VALLI	CA	92553-621	CARREON, SUSANA ((	64.65
2245	482572035	2	684277	LOPEZ, JULISSA	13347	HOLBECK CT	MORENO VALLI	CA	92553-621	LOPEZ, JULISSA	148.69
1380	482572036	3	684277	CANTOR, VERONICA	13341	HOLBECK CT	MORENO VALLI	CA	92553-621	CANTOR, VERONICA	316.49
2983	482572042	8	684277	SANDOVAL, LORENZA	13352	HOLBECK CT	MORENO VALLI	CA	92553-621	SANDOVAL, LORENZA	110.06
4494	482572043	9	684277	RANGEL, TESIBEL	13358	HOLBECK CT	MORENO VALLI	CA	92553-621	RANGEL, TESIBEL	38.07
1730	482581009	7	684277	ESCALERA, JUAN	14527	PHILO ST	MORENO VALLI	CA	92553-582	ESCALERA, JUAN	215.60
7522	482582004	5	684277	CARO, DENISSE (RENT)	24810	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	CARO, DENISSE (RENT	289.82
8252	482582005	6	684277	SHIN, ANTHONY AND TIFFANY HE	24824	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	SHIN, ANTHONY AND	319.72
6354	482582006	7	684277	CHANG, MICHAEL K (OWNR)	24840	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	CHANG, MICHAEL K ((	216.31
588	482582007	8	684277	ARELLANO, JESSE	24850	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	ARELLANO, JESSE	339.91
8584	482582008	9	684277	SORIA, MAGDALENA (RENT)	24868	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	SORIA, MAGDALENA (	264.70
9364	482582009	0	684277	FREY, REHANNA (RENT)	24871	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	FREY, REHANNA (REN	66.70
7546	482582013	3	684277	VEGA, TERESA	24813	CHIPPENDALE ST	MORENO VALLI	CA	92553-581	VEGA, TERESA	172.13
4559	482582014	4	684277	GONZALES, EDMUNDO	24799	CHIPPENDALE ST	MORENO VALLI	CA	92553-586	GONZALES, EDMUND	84.69
5667	482582015	5	684277	SALDANA, CELERINO (OWNR)	24785	CHIPPENDALE ST	MORENO VALLI	CA	92553-586	SALDANA, CELERINO (	306.92
3282	482582021	0	684277	RODRIGUEZ, CHRISTINE	24816	CAPE COD ST	MORENO VALLI	CA	92553-582	RODRIGUEZ, CHRISTI	317.06
1155	482582024	3	684277	BENEGAS, JUAN MANUEL	24866	CAPE COD ST	MORENO VALLI	CA	92553-582	BENEGAS, JUAN MAN	316.49
7468	482582028	7	684277	LENNON, WILLIAM	24819	CAPE COD ST	MORENO VALLI	CA	92553-582	LENNON, WILLIAM	436.53
4157	482582030	8	684277	REYES, LORENZA	24791	CAPE COD ST	MORENO VALLI	CA	92553-586	REYES, LORENZA	316.49
6809	482582032	0	684277	STOWELL, REGINA	24769	CAPE COD ST	MORENO VALLI	CA	92553-586	STOWELL, REGINA	277.47

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
9306	482591005	4	684277	ALARCON, MARTHA (RENT)	24884	LORNA DR	MORENO VALLI	CA	92553-582	ALARCON, MARTHA (	182.15
2645	482591013	1	684277	KITTOK, MARY JO	24794	LORNA DR	MORENO VALLI	CA	92553-588	KITTOK, MARY JO	316.49
1130	482592002	4	684277	FLORES, ESTHER	24893	NOGAL ST	MORENO VALLI	CA	92553-588	FLORES, ESTHER	757.55
2832	482592017	8	684277	BEVERLY, VANESSA	24883	LORNA DR	MORENO VALLI	CA	92553-588	BEVERLY, VANESSA	258.37
5345	482592019	0	684277	LARRY, LA SHAWN (RENT)	24911	LORNA DR	MORENO VALLI	CA	92553-395	LARRY, LA SHAWN (RI	55.33
152	482592024	4	684277	NEVARES, ERIC	14406	IBEX ST	MORENO VALLI	CA	92553-582	NEVARES, ERIC	316.49
8633	482593004	9	684277	MARKS, SONIA (RENT)	24850	NOGAL ST	MORENO VALLI	CA	92553-584	MARKS, SONIA (RENT	415.69
3447	482593015	9	684277	SANCHEZ, LUCY	24845	LORNA DR	MORENO VALLI	CA	92553-587	SANCHEZ, LUCY	317.06
8256	482593016	0	684277	BARBOSA, VICTOR (OWNR)	24849	LORNA DR	MORENO VALLI	CA	92553-587	BARBOSA, VICTOR (O'	189.50
6684	482594001	9	684277	WOODLEY, KURT AND NADIA (OV	24851	NOGAL ST	MORENO VALLI	CA	92553-584	WOODLEY, KURT AND	285.54
4007	482594003	1	684277	PADILLA, MARY LOU	24847	NOGAL ST	MORENO VALLI	CA	92553-584	PADILLA, MARY LOU	43.34
4409	482595001	2	684277	PIMENTEL, VICENTE	24792	OTIS DR	MORENO VALLI	CA	92553-589	PIMENTEL, VICENTE	306.92
1012	482596009	3	684277	THOMAS, TIMOTHY	14409	PHILO ST	MORENO VALLI	CA	92553-589	THOMAS, TIMOTHY	409.86
9374	482600004	0	684277	CASTANEDA, SALVADOR (RENT)	24085	AYLESBURY DR	MORENO VALLI	CA	92553-623	CASTANEDA, SALVAD	64.65
1106	482600007	3	684277	ESTRADA, MARTHA	24111	AYLESBURY DR	MORENO VALLI	CA	92553-621	ESTRADA, MARTHA	192.32
5837	482600023	7	684277	TAN, RICHARD (OWNR)	24088	FAWN ST	MORENO VALLI	CA	92553-624	TAN, RICHARD (OWNI	216.75
4975	482600030	3	684277	CRUZ, EDDIE	13331	HAREWOOD DR	MORENO VALLI	CA	92553-622	CRUZ, EDDIE	162.75
372	482600033	6	684277	MARTINEZ, JUAN AND PATRICIA	24036	AYLESBURY DR	MORENO VALLI	CA	92553-621	MARTINEZ, JUAN ANI	316.49
6000	482600037	0	684277	GONZALES,CHERYL AND JUAN	24076	AYLESBURY DR	MORENO VALLI	CA	92553-621	GONZALES,CHERYL AI	239.08
8956	482600045	7	684277	WHITE, BRYON (RENT)	13284	LUTON CT	MORENO VALLI	CA	92553-622	WHITE, BRYON (RENT	81.72
5552	482600050	1	684277	RAMOS, JUAN (OWNR)	13291	HELMSDALE ST	MORENO VALLI	CA	92553-621	RAMOS, JUAN (OWNI	152.84
1764	482600055	6	684277	RODRIGUEZ, RALPH	24141	DRACAEA AVE	MORENO VALLI	CA	92553-313	RODRIGUEZ, RALPH	94.79
4070	482600057	8	684277	GALLEGOS, MARCOS	24115	DRACAEA AVE	MORENO VALLI	CA	92553-313	GALLEGOS, MARCOS	316.49
2020	482611006	6	684277	FLORES, VERONICA AND NORMA	24815	BRODIAEA AVE	MORENO VALLI	CA	92553-585	FLORES, VERONICA AI	316.49
1476	482611010	9	684277	AVILA, ALBERT	24871	BRODIAEA AVE	MORENO VALLI	CA	92553-585	AVILA, ALBERT	285.38
866	482611019	8	684277	HOPKINS, MARIA	24770	HEIL DR	MORENO VALLI	CA	92553-587	HOPKINS, MARIA	317.06
782	482612002	5	684277	GILSON, VALERIE L	24811	HEIL DR	MORENO VALLI	CA	92553-584	GILSON, VALERIE L	289.82
889	482612003	6	684277	REBOLLEDO, FRANK	24823	HEIL DR	MORENO VALLI	CA	92553-584	REBOLLEDO, FRANK	316.49
5602	482612005	8	684277	KENNEDY, HEATHER (RENT)	24845	HEIL DR	MORENO VALLI	CA	92553-584	KENNEDY, HEATHER (	284.19
1161	482612017	9	684277	FRANCO, JOSE	24946	OTIS DR	MORENO VALLI	CA	92553-586	FRANCO, JOSE	422.52
9294	482612019	1	684277	BINGHAM, VAIMOANA AND ROG	24959	HEIL DR	MORENO VALLI	CA	92553-586	BINGHAM, VAIMOAN	64.65
4553	482613001	7	684277	BOLTON, KEITH	24811	OTIS DR	MORENO VALLI	CA	92553-583	BOLTON, KEITH	286.32
8271	482613007	3	684277	HARNESS, JOHN E (OWNR)	24901	OTIS DR	MORENO VALLI	CA	92553-586	HARNESS, JOHN E (OV	282.43
3800	482613008	4	684277	BARAJAS, JOSE ALEJANDRO	24915	OTIS DR	MORENO VALLI	CA	92553-586	BARAJAS, JOSE ALEJA	317.06
8193	482613009	5	684277	BROWN, CARAMIE (RENT)	24933	OTIS DR	MORENO VALLI	CA	92553-586	BROWN, CARAMIE (R	39.07
1059	482614001	0	684277	REID, ELIZABETH	24999	BRODIAEA AVE	MORENO VALLI	CA	92553-584	REID, ELIZABETH	316.49
2423	482614004	3	684277	MILLER, THOMAS	24957	BRODIAEA AVE	MORENO VALLI	CA	92553-584	MILLER, THOMAS	316.49
2179	482614012	0	684277	ALPIVAR, GEORGE A	24916	HEIL DR	MORENO VALLI	CA	92553-586	ALPIVAR, GEORGE A	316.49
1275	482614014	2	684277	DOUTHIT, CINDY	24944	HEIL DR	MORENO VALLI	CA	92553-586	DOUTHIT, CINDY	412.76
7248	482614018	6	684277	AKINTIMOYE, ELIZABETH	14316	IBEX ST	MORENO VALLI	CA	92553-582	AKINTIMOYE, ELIZABI	69.65
9117	482622012	5	684277	CERVANTES, ANGEL (OWNR)	24717	DODGE WAY	MORENO VALLI	CA	92553-583	CERVANTES, ANGEL ((	359.03
4623	482622015	8	684277	CORTEZ, ANGELICA	24683	DODGE WAY	MORENO VALLI	CA	92553-584	CORTEZ, ANGELICA	317.06
8156	482622025	7	684277	VARGAS, DIXIE (RENT)	24743	MARS CT	MORENO VALLI	CA	92553-583	VARGAS, DIXIE (RENT	140.39
6478	482622027	9	684277	LOPEZ, HERNAN (RENT)	24729	MARS CT	MORENO VALLI	CA	92553-583	LOPEZ, HERNAN (REN	163.59
8712	482622032	3	684277	ULTIMATE WORSHIP CHURCH	24673	MARS CT	MORENO VALLI	CA	92553-583	ULTIMATE WORSHIP (	278.84
4396	482623027	2	684277	LEFLORE, FREDERICK (RENT)	14549	VICTOR DR	MORENO VALLI	CA	92553-584	LEFLORE, FREDERICK (	258.14
6842	482623029	4	684277	PERALTA, MARIA (OWNR)	14573	VICTOR DR	MORENO VALLI	CA	92553-584	PERALTA, MARIA (OW	317.06
6890	482631005	7	684277	CARDOZO, SALVADOR (RENT)	13815	PHEASANT KNOLL LN	MORENO VALLI	CA	92553-387	CARDOZO, SALVADOF	317.06
980	482631009	1	684277	RENTERIA, JULIO (OWNR)	13867	PHEASANT KNOLL LN	MORENO VALLI	CA	92553-387	RENTERIA, JULIO (OW	316.49
7133	482631010	1	684277	SMITH-CRUZ, KIMBERLY (RENT)	13881	PHEASANT KNOLL LN	MORENO VALLI	CA	92553-387	SMITH-CRUZ, KIMBER	52.59
1831	482631023	3	684277	PEREA, NATALEE	24633	CAROLYN AVE	MORENO VALLI	CA	92553-388	PEREA, NATALEE	210.89
8441	482631030	9	684277	CASTRO-JUAREZ, VIANNEY (OWN	24703	CAROLYN AVE	MORENO VALLI	CA	92553-383	CASTRO-JUAREZ, VIAI	148.72
8334	482631031	0	684277	MCMULLEN, TERRI (OWNR)	13986	COVEY QUAIL LN	MORENO VALLI	CA	92553-380	MCMULLEN, TERRI (O	214.84
7400	482631032	1	684277	AVALOS, AGUSTINA (RENT)	13972	COVEY QUAIL LN	MORENO VALLI	CA	92553-380	AVALOS, AGUSTINA (I	312.36
8483	482632002	7	684277	JACKSON, SHARONNA	13924	COVEY QUAIL LN	MORENO VALLI	CA	92553-387	JACKSON, SHARONNA	285.54
1203	482632005	0	684277	MAGANA, OSCAR AND MARIBEL	13876	COVEY QUAIL LN	MORENO VALLI	CA	92553-387	MAGANA, OSCAR ANI	35.23
2373	482632016	0	684277	BARRERA, LOUISE	24699	BAY AVE	MORENO VALLI	CA	92553-381	BARRERA, LOUISE	210.89
5716	482632026	9	684277	CABRERA, ISIDRO (RENT)	24616	WILLET LN	MORENO VALLI	CA	92553-381	CABRERA, ISIDRO (RE	199.32
8784	482632028	1	684277	CHAVEZ, NATALIE (RENT)	24636	WILLET LN	MORENO VALLI	CA	92553-381	CHAVEZ, NATALIE (RE	281.94
6605	482632029	2	684277	REYES, MAYKELIN (RENT)	24646	WILLET LN	MORENO VALLI	CA	92553-381	REYES, MAYKELIN (RE	306.91
6517	482632032	4	684277	CHACON, MIKE AND ROSE (RENT	24676	WILLET LN	MORENO VALLI	CA	92553-381	CHACON, MIKE AND F	285.96
935	482632034	6	684277	YANEZ, JOSE R	24696	WILLET LN	MORENO VALLI	CA	92553-381	YANEZ, JOSE R	388.90
4874	482633005	3	684277	WALCHES, ELIZABETH	24655	WILLET LN	MORENO VALLI	CA	92553-382	WALCHES, ELIZABETH	314.21
155	482633009	7	684277	OLSEN, JOE R AND HELEN	24615	WILLET LN	MORENO VALLI	CA	92553-382	OLSEN, JOE R AND HE	199.43
2869	482633016	3	684277	FIELDS, LEANDRE	13914	PHEASANT KNOLL LN	MORENO VALLI	CA	92553-533	FIELDS, LEANDRE	316.49
2794	482633026	2	684277	MACIAS, LILIA (OWNR)	13905	ROBIN NEST CT	MORENO VALLI	CA	92553-533	MACIAS, LILIA (OWNI	352.11
6524	482633031	6	684277	EDLER, JAIME (OWNR)	13849	ROBIN NEST CT	MORENO VALLI	CA	92553-388	EDLER, JAIME (OWNR	414.42
8939	482633035	0	684277	BLANCO, ERIKA (RENT)	13854	ROBIN NEST CT	MORENO VALLI	CA	92553-387	BLANCO, ERIKA (RENT	23.91
2809	482633042	6	684277	MCLEOD, SAMUEL	13946	ROBIN NEST CT	MORENO VALLI	CA	92553-533	MCLEOD, SAMUEL	316.49
3148	482633044	8	684277	COLEMAN, LONNIE	24702	CAROLYN AVE	MORENO VALLI	CA	92553-388	COLEMAN, LONNIE	317.06
4167	482641010	2	684277	COOK, TIFFANY	13563	VELLANTO WAY	MORENO VALLI	CA	92553-388	COOK, TIFFANY	297.57
8571	482641011	3	684277	LOCKRIDGE, DORETHA (RENT)	13569	VELLANTO WAY	MORENO VALLI	CA	92553-388	LOCKRIDGE, DORETH/	119.05
1602	482641015	7	684277	MENA, ESMIRNA	13593	VELLANTO WAY	MORENO VALLI	CA	92553-388	MENA, ESMIRNA	206.54
3295	482641016	8	684277	MUIR, FRAN	13599	VELLANTO WAY	MORENO VALLI	CA	92553-388	MUIR, FRAN	317.06
4896	482641018	0	684277	TATE, RETONYA	13613	VELLANTO WAY	MORENO VALLI	CA	92553-530	TATE, RETONYA	269.26
5321	482641021	2	684277	KILLEBREW, NATASHA (RENT)	13633	VELLANTO WAY	MORENO VALLI	CA	92553-530	KILLEBREW, NATASH/	413.60

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8954	482642002	8	684277	FERRER, ERNESTO (OWNR)	24703	MANTEE PL	MORENO VALLI	CA	92553-532	FERRER, ERNESTO (O\	200.00
1382	482642004	0	684277	MEDINA, YOLANDA	24675	MANTEE PL	MORENO VALLI	CA	92553-388	MEDINA, YOLANDA	316.49
3998	482642008	4	684277	BARRERA, ANA (OWNR)	24619	MANTEE PL	MORENO VALLI	CA	92553-532	BARRERA, ANA (OWN	152.22
2803	482642009	5	684277	PAZ, FRANCISCO	24607	MANTEE PL	MORENO VALLI	CA	92553-532	PAZ, FRANCISCO	316.49
6116	482642015	0	684277	KINSLEY, AUSTIN (OWNR)	24574	MANTEE PL	MORENO VALLI	CA	92553-388	KINSLEY, AUSTIN (OW	415.61
319	482642029	3	684277	ELLIS, DEBBIE	13532	VELLANTO WAY	MORENO VALLI	CA	92553-385	ELLIS, DEBBIE	272.04
8331	482642035	8	684277	LOPEZ, DENISE (RENT)	13568	VELLANTO WAY	MORENO VALLI	CA	92553-386	LOPEZ, DENISE (RENT	72.71
659	482642038	1	684277	SANTOYO, JAIME G	13586	VELLANTO WAY	MORENO VALLI	CA	92553-386	SANTOYO, JAIME G	178.82
8387	482642040	2	684277	HARDY, BONATA (OWNR)	13634	VELLANTO WAY	MORENO VALLI	CA	92553-530	HARDY, BONATA (OW	191.75
200	482642042	4	684277	KNOX, DAVID	13650	VELLANTO WAY	MORENO VALLI	CA	92553-530	KNOX, DAVID	316.49
106	482643008	7	684277	GUZMAN, ROBIN	13524	SEARSON DR	MORENO VALLI	CA	92553-382	GUZMAN, ROBIN	301.51
8831	482651003	7	684277	MARTINEZ, VERONICA (OWNR)	13687	VELLANTO WAY	MORENO VALLI	CA	92553-533	MARTINEZ, VERONIC/	64.65
3491	482651008	2	684277	TO, ROBERTA	13725	VELLANTO WAY	MORENO VALLI	CA	92553-389	TO, ROBERTA	69.19
1420	482651009	3	684277	FIELDS, SIMON K	13733	VELLANTO WAY	MORENO VALLI	CA	92553-389	FIELDS, SIMON K	305.51
9182	482651011	4	684277	FARRAR, PRICILA (RENT)	13747	VELLANTO WAY	MORENO VALLI	CA	92553-389	FARRAR, PRICILA (REI	224.87
7739	482652001	8	684277	ANGUIANO-RAMIREZ, MARISOL (	24538	BAY AVE	MORENO VALLI	CA	92553-383	ANGUIANO-RAMIREZ	111.75
5181	482652005	2	684277	SANCHEZ, VICTOR (OWNR)	24612	BAY AVE	MORENO VALLI	CA	92553-380	SANCHEZ, VICTOR (O\	317.06
145	482652011	7	684277	COOMER, LARRY	24668	BAY AVE	MORENO VALLI	CA	92553-380	COOMER, LARRY	177.29
2038	482652015	1	684277	GUTIERREZ, ROSA	24715	ORMISTA DR	MORENO VALLI	CA	92553-532	GUTIERREZ, ROSA	312.76
2661	482652022	7	684277	ALLEN, RICHARD	24617	ORMISTA DR	MORENO VALLI	CA	92553-380	ALLEN, RICHARD	360.77
1422	482652025	0	684277	HURTADO, HENRY	24575	ORMISTA DR	MORENO VALLI	CA	92553-532	HURTADO, HENRY	61.86
5843	482653005	5	684277	CONTRERAS, SERGIO (OWNR)	24590	ORMISTA DR	MORENO VALLI	CA	92553-532	CONTRERAS, SERGIO	317.06
5878	482653006	6	684277	BAGHERDAI, MAHNAZ (OWNR)	24604	ORMISTA DR	MORENO VALLI	CA	92553-380	BAGHERDAI, MAHNA:	325.63
202	482653018	7	684277	MC FARLAND, JAMES	24673	QUALTON CT	MORENO VALLI	CA	92553-389	MC FARLAND, JAMES	316.49
1288	482653022	0	684277	WILSON, SHEENA	24617	QUALTON CT	MORENO VALLI	CA	92553-389	WILSON, SHEENA	316.49
1962	482653023	1	684277	CARR, DARLENE (RENT)	24605	QUALTON CT	MORENO VALLI	CA	92553-389	CARR, DARLENE (REN	79.35
7781	482653025	3	684277	WASHINGTON-SUTTON, EDDIE (F	24575	QUALTON CT	MORENO VALLI	CA	92553-533	WASHINGTON-SUTTC	167.92
5052	482653026	4	684277	CARROLL, RAMSEY	24565	QUALTON CT	MORENO VALLI	CA	92553-533	CARROLL, RAMSEY	263.97
5487	482653029	7	684277	GUTHRIE, RIZZA (OWNR)	24576	QUALTON CT	MORENO VALLI	CA	92553-533	GUTHRIE, RIZZA (OWI	149.73
663	482653031	8	684277	POWELL, EMILY	24604	QUALTON CT	MORENO VALLI	CA	92553-389	POWELL, EMILY	316.49
5645	482653038	5	684277	MANZO, REMIGIO AND MARICEL	24702	QUALTON CT	MORENO VALLI	CA	92553-533	MANZO, REMIGIO AN	538.70
4862	482653039	6	684277	ROSA, GLORIMAR	24716	QUALTON CT	MORENO VALLI	CA	92553-533	ROSA, GLORIMAR	314.21
4650	482653040	6	684277	SYLIVIA, PATRICIA	13674	VELLANTO WAY	MORENO VALLI	CA	92553-530	SYLIVIA, PATRICIA	314.21
1933	482653041	7	684277	FELIX, JUAN	13680	VELLANTO WAY	MORENO VALLI	CA	92553-530	FELIX, JUAN	134.76
214	482654010	2	684277	CARLE, ROBERT	13632	SEARSON DR	MORENO VALLI	CA	92553-382	CARLE, ROBERT	316.49
1562	482661003	8	684277	BLACHE, CONSTANCE	14778	BRIANA ST	MORENO VALLI	CA	92553-769	BLACHE, CONSTANCE	255.64
4270	482661004	9	684277	LOPEZ, JULIE	14786	BRIANA ST	MORENO VALLI	CA	92553-769	LOPEZ, JULIE	435.93
5462	482661006	1	684277	GOMSI, NOELLE (RENT)	14804	BRIANA ST	MORENO VALLI	CA	92553-761	GOMSI, NOELLE (REN	310.14
2821	482661008	3	684277	YRIGOYEN, DENISE	14822	BRIANA ST	MORENO VALLI	CA	92553-761	YRIGOYEN, DENISE	688.23
7740	482661009	4	684277	SAUCEDO, PATRICIA (RENT)	14832	BRIANA ST	MORENO VALLI	CA	92553-761	SAUCEDO, PATRICIA (	318.71
393	482661014	8	684277	PORTIS, WALTER	14876	BRIANA ST	MORENO VALLI	CA	92553-769	PORTIS, WALTER	196.40
4640	482662010	7	684277	VASQUEZ, JESSICA	14915	KENNEBEC CT	MORENO VALLI	CA	92553-510	VASQUEZ, JESSICA	203.38
7625	482662012	9	684277	MORENO, JEANETTE	14895	KENNEBEC CT	MORENO VALLI	CA	92553-762	MORENO, JEANETTE	130.38
1294	482662013	0	684277	BANUELOS, ARTURO	14885	KENNEBEC CT	MORENO VALLI	CA	92553-762	BANUELOS, ARTURO	316.49
6361	482662017	4	684277	NERIS, JENNIFER (OWNR)	14835	KENNEBEC CT	MORENO VALLI	CA	92553-761	NERIS, JENNIFER (OW	21.78
2017	482662029	5	684277	ZAMORA, RAFAEL	14820	KENNEBEC CT	MORENO VALLI	CA	92553-762	ZAMORA, RAFAEL	316.49
5381	482662032	7	684277	LLAMAS, MARIA AND JESUS (OW	14850	KENNEBEC CT	MORENO VALLI	CA	92553-762	LLAMAS, MARIA AND	317.06
520	482662037	2	684277	JOURDAN, VALERIE	14831	BRIANA ST	MORENO VALLI	CA	92553-761	JOURDAN, VALERIE	562.70
3990	482662040	4	684277	GROSS, CARLA	14803	BRIANA ST	MORENO VALLI	CA	92553-761	GROSS, CARLA	316.49
7222	482662042	6	684277	SCHNEIDER, SOEREN (OWNR)	14785	BRIANA ST	MORENO VALLI	CA	92553-769	SCHNEIDER, SOEREN (	32.88
7747	482663003	4	684277	MILLER, ERIC (RENT)	24215	KISMET CIR	MORENO VALLI	CA	92553-763	MILLER, ERIC (RENT)	69.76
3315	482663009	0	684277	ZUNIGA, ALICIA	24230	DRESSIN DR	MORENO VALLI	CA	92553-760	ZUNIGA, ALICIA	317.06
128	482663012	2	684277	KNIGHT, IDELLA	14887	BRIANA ST	MORENO VALLI	CA	92553-763	KNIGHT, IDELLA	316.49
4723	482663013	3	684277	CRUZ, MARTHA	14879	BRIANA ST	MORENO VALLI	CA	92553-763	CRUZ, MARTHA	266.51
7538	482663014	4	684277	IBARRA, MANUEL AND CLAUDIA (	14867	BRIANA ST	MORENO VALLI	CA	92553-763	IBARRA, MANUEL AN	296.98
5865	482671007	3	684277	CARLOS, RICARDO (RENT)	24320	SUN VALLEY RD	MORENO VALLI	CA	92553-764	CARLOS, RICARDO (RE	317.06
1670	482671009	5	684277	FERNANDEZ, MARIA	24340	SUN VALLEY RD	MORENO VALLI	CA	92553-764	FERNANDEZ, MARIA	730.68
1553	482672004	3	684277	MONTALVO, JOSE JAUREGUI	14936	PERHAM DR	MORENO VALLI	CA	92553-764	MONTALVO, JOSE JAL	282.03
4430	482672009	8	684277	LEE, TRISHCINA (RENT)	24351	SUN VALLEY RD	MORENO VALLI	CA	92553-764	LEE, TRISHCINA (RENT	317.06
2040	482672013	1	684277	CONTRERAS, QUENIA	24309	SUN VALLEY RD	MORENO VALLI	CA	92553-764	CONTRERAS, QUENIA	316.49
5353	482672019	7	684277	PETRUSAN, PATRICIA (OWNR)	24241	SUN VALLEY RD	MORENO VALLI	CA	92553-763	PETRUSAN, PATRICIA	317.06
7491	482673001	3	684277	GIL, ROSA (RENT)	24205	SUN VALLEY RD	MORENO VALLI	CA	92553-511	GIL, ROSA (RENT)	325.80
965	482673008	0	684277	TAJIMAROA, JOSE F	24143	SUN VALLEY RD	MORENO VALLI	CA	92553-761	TAJIMAROA, JOSE F	317.06
5733	482674002	7	684277	HALL, WINDI (RENT)	24158	SUN VALLEY RD	MORENO VALLI	CA	92553-761	HALL, WINDI (RENT)	157.16
1419	482674003	8	684277	ROBERTS, CARMEN	24168	SUN VALLEY RD	MORENO VALLI	CA	92553-761	ROBERTS, CARMEN	466.14
474	482674005	0	684277	LEDBETTER, PAUL AND ROSIE	24186	SUN VALLEY RD	MORENO VALLI	CA	92553-764	LEDBETTER, PAUL AN	117.65
6362	482674013	7	684277	BAUTISTA, VERONICA (RENT)	24256	SUN VALLEY RD	MORENO VALLI	CA	92553-763	BAUTISTA, VERONICA	317.06
4391	482674016	0	684277	CASTRO, CARLOS	14967	BRIANA ST	MORENO VALLI	CA	92553-763	CASTRO, CARLOS	317.06
6507	482674019	3	684277	FIGUEROA, JOLLY (RENT)	14925	BRIANA ST	MORENO VALLI	CA	92553-763	FIGUEROA, JOLLY (RE	317.06
2497	482674020	3	684277	VOGELER, DAVID (OWNR)	14915	BRIANA ST	MORENO VALLI	CA	92553-763	VOGELER, DAVID (OW	301.61
216	482674025	8	684277	SCARVERS, UWANDA	24219	DRESSIN DR	MORENO VALLI	CA	92553-760	SCARVERS, UWANDA	63.31
5508	482674026	9	684277	BANKS, LAURA (RENT)	24211	DRESSIN DR	MORENO VALLI	CA	92553-760	BANKS, LAURA (RENT	223.18
4674	482674027	0	684277	OROZCO, MARTIN AND GUADALU	24209	DRESSIN DR	MORENO VALLI	CA	92553-760	OROZCO, MARTIN AN	314.21
2454	482674028	1	684277	MCGRIFF, MAYO	24197	DRESSIN DR	MORENO VALLI	CA	92553-510	MCGRIFF, MAYO	316.49
9118	482674029	2	684277	RANGEL, JOHN AND ALLISON (OV	24187	DRESSIN DR	MORENO VALLI	CA	92553-510	RANGEL, JOHN AND A	323.69
4347	482674031	3	684277	BROWN, JAMAHL	24167	DRESSIN DR	MORENO VALLI	CA	92553-510	BROWN, JAMAHL	523.67

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1918	482681005	2	684277	BREECE, CONNIE	14864	SPINNAKER LN	MORENO VALLI	CA	92553-940	BREECE, CONNIE	69.65
3272	482681006	3	684277	LEANOS, EFREN	14852	SPINNAKER LN	MORENO VALLI	CA	92553-940	LEANOS, EFREN	317.06
3291	482681011	7	684277	RICHARDS, DESMOND	14808	SPINNAKER LN	MORENO VALLI	CA	92553-943	RICHARDS, DESMONE	252.44
1111	482681012	8	684277	VASQUEZ, SONIA	14800	SPINNAKER LN	MORENO VALLI	CA	92553-943	VASQUEZ, SONIA	316.49
436	482682009	9	684277	BENJAMIN, BILL	14781	SPINNAKER LN	MORENO VALLI	CA	92553-940	BENJAMIN, BILL	314.30
437	482682010	9	684277	DOAN, THAO	14789	SPINNAKER LN	MORENO VALLI	CA	92553-940	DOAN, THAO	316.49
912	482682011	0	684277	MUNOZ, BASILIO	14797	SPINNAKER LN	MORENO VALLI	CA	92553-940	MUNOZ, BASILIO	204.78
6497	482682014	3	684277	MARTINEZ, MARIBEL (RENT)	14821	SPINNAKER LN	MORENO VALLI	CA	92553-940	MARTINEZ, MARIBEL	317.06
1032	482682017	6	684277	PRUDHOLM, MERCY	14845	SPINNAKER LN	MORENO VALLI	CA	92553-940	PRUDHOLM, MERCY	316.49
434	482682019	8	684277	WILKE, COLLEEN	14875	SPINNAKER LN	MORENO VALLI	CA	92553-940	WILKE, COLLEEN	316.49
2368	482682025	3	684277	WILLIAMS, DWAYNE	14929	SPINNAKER LN	MORENO VALLI	CA	92553-941	WILLIAMS, DWAYNE	316.49
2926	482682035	2	684277	AGUILO, ELVIE	14880	MEADOW BREEZE DR	MORENO VALLI	CA	92553-941	AGUILO, ELVIE	294.23
2506	482682037	4	684277	VALLE, JAMIE	14860	MEADOW BREEZE DR	MORENO VALLI	CA	92553-941	VALLE, JAMIE	316.49
3982	482682038	5	684277	HERNANDEZ, VICTORIA	14850	MEADOW BREEZE DR	MORENO VALLI	CA	92553-941	HERNANDEZ, VICTOR	316.49
2053	482682041	7	684277	BUTLER, SHIRLEY (OWNR)	14826	MEADOW BREEZE DR	MORENO VALLI	CA	92553-941	BUTLER, SHIRLEY (OW	195.11
2768	482682046	2	684277	GONZALES, MARIA AND PEDRO	14792	LAVENDER LN	MORENO VALLI	CA	92553-941	GONZALES, MARIA AI	69.65
6958	482682047	3	684277	RAMOS, DANIEL (RENT)	14786	LAVENDER LN	MORENO VALLI	CA	92553-941	RAMOS, DANIEL (REN	607.12
1428	482682051	6	684277	SALDIVAR, ROSALIO	14781	LAVENDER LN	MORENO VALLI	CA	92553-941	SALDIVAR, ROSALIO	134.53
6224	482682053	8	684277	SECHANG, VIVIAN (RENT)	14799	LAVENDER LN	MORENO VALLI	CA	92553-941	SECHANG, VIVIAN (RE	317.06
2257	482682056	1	684277	SALVATIERRA, MARIA(OWNR)	14829	LAVENDER LN	MORENO VALLI	CA	92553-943	SALVATIERRA, MARIA	297.50
3214	482682060	4	684277	YORK, SHIRLEEN	14869	LAVENDER LN	MORENO VALLI	CA	92553-941	YORK, SHIRLEEN	24.60
2461	482682061	5	684277	BABBITT, TISHA (OWNR)	14879	LAVENDER LN	MORENO VALLI	CA	92553-941	BABBITT, TISHA (OWI	422.12
6352	482683003	6	684277	NGUYEN, TED (OWNR)	14929	MEADOW BREEZE DR	MORENO VALLI	CA	92553-942	NGUYEN, TED (OWNF	317.06
473	482683004	7	684277	LYNN, CYNTHIA	14919	MEADOW BREEZE DR	MORENO VALLI	CA	92553-942	LYNN, CYNTHIA	353.85
7246	482683006	9	684277	FORD, RUTHERLENE (RENT)	14899	MEADOW BREEZE DR	MORENO VALLI	CA	92553-941	FORD, RUTHERLENE (	141.10
1564	482683009	2	684277	SMITH, JAIME	14855	MEADOW BREEZE DR	MORENO VALLI	CA	92553-941	SMITH, JAIME	414.42
1839	482683012	4	684277	GRIFFIN, HAROLD	14880	LAVENDER LN	MORENO VALLI	CA	92553-941	GRIFFIN, HAROLD	423.74
1952	482683014	6	684277	AREVALO, JOSE	14900	LAVENDER LN	MORENO VALLI	CA	92553-943	AREVALO, JOSE	314.21
9312	482683015	7	684277	RAMOS, VIRGINIA (RENT)	14910	LAVENDER LN	MORENO VALLI	CA	92553-943	RAMOS, VIRGINIA (RE	236.75
6128	482683016	8	684277	JAMIE, MIRTHA (OWNR)	14920	LAVENDER LN	MORENO VALLI	CA	92553-941	JAMIE, MIRTHA (OWI	317.06
7186	482683017	9	684277	HERNANDEZ, ELIZABETH (OWNR)	14930	LAVENDER LN	MORENO VALLI	CA	92553-941	HERNANDEZ, ELIZABE	285.95
1295	482690001	6	684277	LOERA, ARMANDO	14605	UNITY CT	MORENO VALLI	CA	92553-940	LOERA, ARMANDO	316.49
7876	482690004	9	684277	HART, EDWIN (RENT)	14624	CAGNEY CT	MORENO VALLI	CA	92553-942	HART, EDWIN (RENT)	266.78
5049	482690012	6	684277	BALDEON, EFRAIN	14583	CAGNEY CT	MORENO VALLI	CA	92553-942	BALDEON, EFRAIN	388.03
7132	482690014	8	684277	RAMIREZ, ROCIO (RENT)	14603	CAGNEY CT	MORENO VALLI	CA	92553-942	RAMIREZ, ROCIO (REI	235.89
2229	482690016	0	684277	MARTINEZ, CARLOS	14623	CAGNEY CT	MORENO VALLI	CA	92553-942	MARTINEZ, CARLOS	316.49
4884	482690022	5	684277	MEDINA, CHRISTINA AND JOHNN	14665	CAGNEY CT	MORENO VALLI	CA	92553-942	MEDINA, CHRISTINA /	314.21
3147	482690024	7	684277	MELGOZA, ADELINA	14681	UNITY CT	MORENO VALLI	CA	92553-942	MELGOZA, ADELINA	598.84
9462	482690025	8	684277	FIGUEROA, BERENA (RENT)	14691	UNITY CT	MORENO VALLI	CA	92553-942	FIGUEROA, BERENA (I	127.20
750	482690026	9	684277	MACIAS, NORMA	14703	UNITY CT	MORENO VALLI	CA	92553-944	MACIAS, NORMA	326.88
521	482690029	2	684277	TABIL, JESUS	14682	HAMBY CT	MORENO VALLI	CA	92553-942	TABIL, JESUS	316.49
594	482690030	2	684277	BUENROSTRO, MARGARITA AND	14685	HAMBY CT	MORENO VALLI	CA	92553-942	BUENROSTRO, MARG	289.45
6578	482690034	6	684277	BROWN, DARRYL W AND VALARI	14717	UNITY CT	MORENO VALLI	CA	92553-942	BROWN, DARRYL W A	210.00
7908	484030009	8	684277	THOMPSON, DAVID	25791	ALESSANDRO BLVD	MORENO VALLI	CA	92553-291	THOMPSON, DAVID	312.14
7678	484030023	0	684277	LOPEZ, RODRIGO (OWNR)	25793	ALESSANDRO BLVD	MORENO VALLI	CA	92553-291	LOPEZ, RODRIGO (OW	520.08
3099	484041001	4	684277	CARMACK, CICELEY	14243	AGAVE ST	MORENO VALLI	CA	92553-442	CARMACK, CICELEY	391.92
7677	484041002	5	684277	MATTIX, VERNON (OWNR)	14229	AGAVE ST	MORENO VALLI	CA	92553-442	MATTIX, VERNON (OV	64.65
8195	484041005	8	684277	TAVIRA, MOISES(RENT)	14181	AGAVE ST	MORENO VALLI	CA	92553-447	TAVIRA, MOISES(REN	285.02
696	484041007	0	684277	DUTTON, RODNEY AND MARIELA	14161	AGAVE ST	MORENO VALLI	CA	92553-447	DUTTON, RODNEY AN	423.74
5314	484041011	3	684277	ARCHER, RICHARD (OWNR)	14140	AGAVE ST	MORENO VALLI	CA	92553-447	ARCHER, RICHARD (O	413.60
2836	484041012	4	684277	CORRALES, MAYNOR	14150	AGAVE ST	MORENO VALLI	CA	92553-447	CORRALES, MAYNOR	83.63
6909	484041019	1	684277	VICENTE, MELINDA (RENT)	14242	AGAVE ST	MORENO VALLI	CA	92553-442	VICENTE, MELINDA (F	144.85
2849	484041023	4	684277	EDWARDS, NICHOL	14199	APPLE BLOSSOM LN	MORENO VALLI	CA	92553-448	EDWARDS, NICHOL	422.52
2455	484041026	7	684277	SIERRA, MARIA	14159	APPLE BLOSSOM LN	MORENO VALLI	CA	92553-448	SIERRA, MARIA	56.95
3758	484042002	8	684277	RODRIGUEZ, JOSE	14134	APPLE BLOSSOM LN	MORENO VALLI	CA	92553-448	RODRIGUEZ, JOSE	34.53
6375	484042007	3	684277	SOLIS, MARIA (RENT)	14198	APPLE BLOSSOM LN	MORENO VALLI	CA	92553-448	SOLIS, MARIA (RENT)	317.06
8439	484042011	6	684277	JOHNSON, LEON (RENT)	14237	WOODPARK DR	MORENO VALLI	CA	92553-440	JOHNSON, LEON (REN	146.98
8242	484042019	4	684277	YANG, JERRY AND JENNY (OWNR	14141	WOODPARK DR	MORENO VALLI	CA	92553-440	YANG, JERRY AND JEI	492.04
807	484042025	9	684277	BURTON, KEVIN	14200	WOODPARK DR	MORENO VALLI	CA	92553-446	BURTON, KEVIN	409.86
5783	484042028	2	684277	ESQUIVEL, NORA (RENT)	25292	BRODIAEA AVE	MORENO VALLI	CA	92553-440	ESQUIVEL, NORA (REI	316.49
7951	484042031	4	684277	BERNEDEZ, JULIA	25328	BRODIAEA AVE	MORENO VALLI	CA	92553-440	BERNEDEZ, JULIA	219.48
8574	484042034	7	684277	KACZMAREK, JOHN	14195	WILLOUGHBY RD	MORENO VALLI	CA	92553-440	KACZMAREK, JOHN	70.61
5572	484042035	8	684277	HUDSON, ESTHER (RENT)	14183	WILLOUGHBY RD	MORENO VALLI	CA	92553-444	HUDSON, ESTHER (RE	311.82
3638	484042040	2	684277	GONZALEZ, JOSE	14136	WILLOUGHBY RD	MORENO VALLI	CA	92553-444	GONZALEZ, JOSE	589.68
2575	484042044	6	684277	GARCIA, GABRIEL	14184	WILLOUGHBY RD	MORENO VALLI	CA	92553-444	GARCIA, GABRIEL	412.76
361	484042045	7	684277	LOPEZ, SALVADOR M	14196	WILLOUGHBY RD	MORENO VALLI	CA	92553-444	LOPEZ, SALVADOR M	157.18
6569	484051005	9	684277	BOSTICK, DEBRHA(OWNR)	14197	HIGH NOON CT	MORENO VALLI	CA	92553-448	BOSTICK, DEBRHA(OV	291.16
62	484051011	4	684277	GILLESPIE, DONALD	14148	HIGH NOON CT	MORENO VALLI	CA	92553-448	GILLESPIE, DONALD	69.65
7284	484051013	6	684277	CAZARES, MARIA (RENT)	14172	HIGH NOON CT	MORENO VALLI	CA	92553-448	CAZARES, MARIA (REI	106.78
3509	484051017	0	684277	WUENCE, ANTONIO	14220	HIGH NOON CT	MORENO VALLI	CA	92553-448	WUENCE, ANTONIO	317.06
6071	484051020	2	684277	WILLIAMS, JOAN (OWNR)	14241	RIO BRAVO RD	MORENO VALLI	CA	92553-448	WILLIAMS, JOAN (OW	365.12
8038	484051022	4	684277	HARDEN, DAVID (OWNR)	14215	RIO BRAVO RD	MORENO VALLI	CA	92553-448	HARDEN, DAVID (OW	514.78
707	484051023	5	684277	PARKE, DENNIS A	14203	RIO BRAVO RD	MORENO VALLI	CA	92553-448	PARKE, DENNIS A	314.21
3877	484052002	9	684277	MILLWEE, WILLIAM D	14228	RIO BRAVO RD	MORENO VALLI	CA	92553-448	MILLWEE, WILLIAM D	103.06
1729	484052003	0	684277	ROBINSON, NAOMI	14216	RIO BRAVO RD	MORENO VALLI	CA	92553-448	ROBINSON, NAOMI	316.49
6704	484052007	4	684277	CROSBY, JESSE (OWNR)	14164	RIO BRAVO RD	MORENO VALLI	CA	92553-448	CROSBY, JESSE (OWN	317.06

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3773	484060001	3	684277	RICHARD, DONNELL	25756	BRODIAEA AVE	MORENO VALLI	CA	92553-490	RICHARD, DONNELL	412.76
4574	484060004	6	684277	TORRES, ANTONIA	25720	BRODIAEA AVE	MORENO VALLI	CA	92553-490	TORRES, ANTONIA	310.21
2387	484060016	7	684277	HARVEY, HENRY AND ANNETTE	14185	CYPRESS SANDS LN	MORENO VALLI	CA	92553-291	HARVEY, HENRY AND	268.15
6696	484060019	0	684277	GUERRERO, SANDRA (RENT)	14159	CYPRESS SANDS LN	MORENO VALLI	CA	92553-291	GUERRERO, SANDRA	284.43
1218	484060026	6	684277	PEREGRINO, ROSARIO	14160	CYPRESS SANDS LN	MORENO VALLI	CA	92553-291	PEREGRINO, ROSARIC	52.86
8551	484060028	8	684277	YEPEZ, SERGIO (RENT)	14180	CYPRESS SANDS LN	MORENO VALLI	CA	92553-291	YEPEZ, SERGIO (RENT	206.78
5430	484060033	2	684277	BARAJAS, MARIA (RENT)	14222	CYPRESS SANDS LN	MORENO VALLI	CA	92553-291	BARAJAS, MARIA (REI	350.21
6033	484060036	5	684277	COBB, LOVITA (RENT)	14197	PORT ROYAL PL	MORENO VALLI	CA	92553-291	COBB, LOVITA (RENT)	91.86
3442	484060041	9	684277	CHURCHILL, EARLEEN	14151	PORT ROYAL PL	MORENO VALLI	CA	92553-291	CHURCHILL, EARLEEN	317.06
7715	484060061	7	684277	GARCIA, ADRIANA	14169	MARTINIQUE DR	MORENO VALLI	CA	92553-291	GARCIA, ADRIANA	211.78
4199	484060064	0	684277	MARIN, JENNIFER	14141	MARTINIQUE DR	MORENO VALLI	CA	92553-291	MARIN, JENNIFER	352.85
3225	484060072	7	684277	HERRERA, DANIEL	14188	MARTINIQUE DR	MORENO VALLI	CA	92553-291	HERRERA, DANIEL	304.35
1458	484071002	8	684277	TREJO, AMALIA	25780	BRODIAEA AVE	MORENO VALLI	CA	92553-490	TREJO, AMALIA	294.01
518	484071009	5	684277	DELGADO, ALFRED	14179	FLAMINGO BAY LN	MORENO VALLI	CA	92553-291	DELGADO, ALFRED	316.49
6474	484071012	7	684277	BOWEN, SHERRI (RENT)	14151	FLAMINGO BAY LN	MORENO VALLI	CA	92553-291	BOWEN, SHERRI (REN	306.92
414	484072005	4	684277	STALLINGS, JIM AND TILLIE	25950	BRODIAEA AVE	MORENO VALLI	CA	92553-491	STALLINGS, JIM AND	205.89
5298	484072006	5	684277	CHAVEZ, LATISHA (OWNR)	25938	BRODIAEA AVE	MORENO VALLI	CA	92553-491	CHAVEZ, LATISHA (OV	317.06
7276	484072009	8	684277	RAMOS, MARCIA	25908	BRODIAEA AVE	MORENO VALLI	CA	92553-294	RAMOS, MARCIA	348.32
9172	484072017	5	684277	SAGRERO, JESSECIA (RENT)	25824	BRODIAEA AVE	MORENO VALLI	CA	92553-494	SAGRERO, JESSECIA (I	155.03
5762	484072019	7	684277	GONZALEZ, REYNA (RENT)	14130	FLAMINGO BAY LN	MORENO VALLI	CA	92553-291	GONZALEZ, REYNA (R	208.49
3556	484072020	7	684277	AMES, JEREMY	14140	FLAMINGO BAY LN	MORENO VALLI	CA	92553-291	AMES, JEREMY	413.60
2536	484072027	4	684277	WOODS, AHASUERUS	14204	FLAMINGO BAY LN	MORENO VALLI	CA	92553-291	WOODS, AHASUERUS	412.76
1649	484072031	7	684277	URQUIZU, CESAR AND MARIA	14209	SAN CRISTOBAL BAY DR	MORENO VALLI	CA	92553-293	URQUIZU, CESAR ANI	413.52
5215	484072035	1	684277	DENNIS, DEMETRIUS (OWNR)	14175	SAN CRISTOBAL BAY DR	MORENO VALLI	CA	92553-290	DENNIS, DEMETRIUS	143.00
7321	484072036	2	684277	LEWIS, SHAYLA (RENT)	14163	SAN CRISTOBAL BAY DR	MORENO VALLI	CA	92553-290	LEWIS, SHAYLA (RENT	262.82
2210	484072040	5	684277	CAZARES, SANDI	14131	SAN CRISTOBAL BAY DR	MORENO VALLI	CA	92553-290	CAZARES, SANDI	191.20
7610	484072047	2	684277	CEDILLO, ANAYELLI (OWNR)	14184	SAN CRISTOBAL BAY DR	MORENO VALLI	CA	92553-290	CEDILLO, ANAYELLI (C	306.92
3710	484072050	4	684277	LUEVANOS, GENOVEVA (RENT)	14210	SAN CRISTOBAL BAY DR	MORENO VALLI	CA	92553-293	LUEVANOS, GENOVE\	252.85
9277	484072053	7	684277	VARGA, STACY (RENT)	14209	ST TROPEZ CT	MORENO VALLI	CA	92553-291	VARGA, STACY (RENT	193.64
1002	484072057	1	684277	HEISS, NANCY	14175	ST TROPEZ CT	MORENO VALLI	CA	92553-291	HEISS, NANCY	317.06
1043	484072065	8	684277	VALADEZ, ROGER	14148	ST TROPEZ CT	MORENO VALLI	CA	92553-290	VALADEZ, ROGER	413.60
1160	484072067	0	684277	MONTEZUMA, ARIEL AND THERE	14164	ST TROPEZ CT	MORENO VALLI	CA	92553-290	MONTEZUMA, ARIEL	435.82
794	484072077	9	684277	ALATORRE, THERESA	14191	MONTEGO BAY DR	MORENO VALLI	CA	92553-290	ALATORRE, THERESA	404.35
8895	484072080	1	684277	ROBINSON, CLARA (RENT)	14163	MONTEGO BAY DR	MORENO VALLI	CA	92553-290	ROBINSON, CLARA (RI	70.22
7108	484072087	8	684277	MARTE, ANABEL (OWNR)	14148	MONTEGO BAY DR	MORENO VALLI	CA	92553-290	MARTE, ANABEL (OW	299.59
8347	484072089	0	684277	GONZALES, TINA (RENT)	14164	MONTEGO BAY DR	MORENO VALLI	CA	92553-290	GONZALES, TINA (REI	134.79
6105	484072092	2	684277	FARRIS, TANISHA (RENT)	14192	MONTEGO BAY DR	MORENO VALLI	CA	92553-290	FARRIS, TANISHA (REI	153.29
1592	484072102	8	684277	VALENCIA, LILIA	14163	JAMAICA SANDS LN	MORENO VALLI	CA	92553-290	VALENCIA, LILIA	263.78
4003	484072103	9	684277	ZAMARRIPA, CESAR	14155	JAMAICA SANDS LN	MORENO VALLI	CA	92553-290	ZAMARRIPA, CESAR	412.76
747	484081006	3	684277	JAMES, CHARLES	14296	JANIE CT	MORENO VALLI	CA	92553-491	JAMES, CHARLES	317.06
3863	484081010	6	684277	MONJE, GLORIA	14339	JANIE CT	MORENO VALLI	CA	92553-491	MONJE, GLORIA	223.73
1664	484081015	1	684277	NEVARREZ, HIGINIO	14358	HOUSTON DR	MORENO VALLI	CA	92553-492	NEVARREZ, HIGINIO	316.49
5187	484081016	2	684277	KUTTER, MATTHEW (OWNR)	14344	HOUSTON DR	MORENO VALLI	CA	92553-492	KUTTER, MATTHEW (I	317.06
4838	484082008	8	684277	TORRES, LORENA	25776	FLINT DR	MORENO VALLI	CA	92553-492	TORRES, LORENA	195.06
6430	484082009	9	684277	ROMANO, YANCY (RENT)	25792	FLINT DR	MORENO VALLI	CA	92553-492	ROMANO, YANCY (RE	94.40
8951	484082012	1	684277	GOMEZ, FERNANDA (RENT)	25834	FLINT DR	MORENO VALLI	CA	92553-294	GOMEZ, FERNANDA (	79.58
927	484082018	7	684277	SABEL, KENNETH	25908	FLINT DR	MORENO VALLI	CA	92553-492	SABEL, KENNETH	392.45
1608	484082027	5	684277	PALMER, ELVIE LEE	25805	BRODIAEA AVE	MORENO VALLI	CA	92553-294	PALMER, ELVIE LEE	412.76
1681	484083001	4	684277	CAMPOS, MARCOS (OWNR)	25906	FRESCA DR	MORENO VALLI	CA	92553-495	CAMPOS, MARCOS (C	318.57
81	484083004	7	684277	GARDNER, CURTIS	25907	FLINT DR	MORENO VALLI	CA	92553-294	GARDNER, CURTIS	318.98
2339	484083005	8	684277	DAVIS, SONIA	25893	FLINT DR	MORENO VALLI	CA	92553-492	DAVIS, SONIA	369.06
2488	484091013	0	684277	GAONA, ARACELI	14298	SANDCASTLE CT	MORENO VALLI	CA	92553-499	GAONA, ARACELI	272.04
7100	484092002	3	684277	ATANAY, NORA	14362	WINDJAMMER DR	MORENO VALLI	CA	92553-498	ATANAY, NORA	283.28
609	484092011	1	684277	APPERSON HAUFF, TORRI	14290	WINDJAMMER DR	MORENO VALLI	CA	92553-498	APPERSON HAUFF, TC	217.35
227	484092013	3	684277	RACHWITZ, MIKE	14274	WINDJAMMER DR	MORENO VALLI	CA	92553-498	RACHWITZ, MIKE	316.49
2249	484092018	8	684277	HEISSER, GENE	25637	BRODIAEA AVE	MORENO VALLI	CA	92553-494	HEISSER, GENE	316.49
2355	484092023	2	684277	SOZA, DANIEL J AND RACHEAL	25695	BRODIAEA AVE	MORENO VALLI	CA	92553-494	SOZA, DANIEL J AND I	356.26
342	484093004	8	684277	DELANEY, JOHN	14300	WOODLARK LN	MORENO VALLI	CA	92553-498	DELANEY, JOHN	316.49
6801	484094004	1	684277	MENDEZ, RALPH AND ROCIO (OW	14334	REDWING DR	MORENO VALLI	CA	92553-495	MENDEZ, RALPH AND	274.33
2925	484101002	0	684277	NIEDERMAN, LORI	25369	BRODIAEA AVE	MORENO VALLI	CA	92553-443	NIEDERMAN, LORI	316.49
1807	484101005	3	684277	TORRES, MIRIAM (OWNR)	25333	BRODIAEA AVE	MORENO VALLI	CA	92553-443	TORRES, MIRIAM (OW	283.68
8501	484101009	7	684277	THOMPSON, ANTHONY (RENT)	25285	BRODIAEA AVE	MORENO VALLI	CA	92553-443	THOMPSON, ANTHOI	315.09
125	484101014	1	684277	CLARK, DAN AND KIM	25286	RAMBLEWOOD CT	MORENO VALLI	CA	92553-440	CLARK, DAN AND KIM	420.08
5067	484101021	7	684277	HURN, ANNETTE (RENT)	25370	RAMBLEWOOD CT	MORENO VALLI	CA	92553-441	HURN, ANNETTE (REI	412.76
8172	484101025	1	684277	PETERSON, DARLENE (RENTR)	25394	RAMBLEWOOD CT	MORENO VALLI	CA	92553-441	PETERSON, DARLENE	42.40
8266	484102001	2	684277	MCCRACKEN, QUIANA (RENT)	25369	RAMBLEWOOD CT	MORENO VALLI	CA	92553-441	MCCRACKEN, QUIAN/	370.86
1867	484102005	6	684277	ALDAPA, MARY	25321	RAMBLEWOOD CT	MORENO VALLI	CA	92553-441	ALDAPA, MARY	234.14
1099	484102012	2	684277	HURST, FREDA	25274	VALLEYWOOD CT	MORENO VALLI	CA	92553-441	HURST, FREDA	316.49
1501	484102020	9	684277	BULL, GREGORY	25370	VALLEYWOOD CT	MORENO VALLI	CA	92553-441	BULL, GREGORY	316.49
4895	484103001	5	684277	CAMARILLO, RAFAEL AND ANA	25369	VALLEYWOOD CT	MORENO VALLI	CA	92553-441	CAMARILLO, RAFAEL /	304.26
1308	484103008	2	684277	WINDING, J C	25285	VALLEYWOOD CT	MORENO VALLI	CA	92553-441	WINDING, J C	213.37
8243	484104006	3	684277	HERNANDEZ, RENE A (OWNR)	14293	WOODPARK DR	MORENO VALLI	CA	92553-445	HERNANDEZ, RENE A	187.65
7066	484104008	5	684277	ARGUETA, ANGELICA (RENT)	14273	WOODPARK DR	MORENO VALLI	CA	92553-445	ARGUETA, ANGELICA	100.00
3752	484105006	6	684277	HERNANDEZ, JUAN	14307	RIO BRAVO RD	MORENO VALLI	CA	92553-443	HERNANDEZ, JUAN	279.01
1800	484106006	9	684277	SEISAY, PRINCESS	14314	RIO BRAVO RD	MORENO VALLI	CA	92553-443	SEISAY, PRINCESS	274.49
4785	484111001	0	684277	FARANSO, GEORGE	25015	BRODIAEA AVE	MORENO VALLI	CA	92553-442	FARANSO, GEORGE	314.21

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4945	484111008	7	684277	JUAREZ, ENRIQUE	25070	OCOTILLO AVE	MORENO VALLI	CA	92553-444	JUAREZ, ENRIQUE	256.26
2180	484111011	9	684277	MARQUEZ, SHEILA	25030	OCOTILLO AVE	MORENO VALLI	CA	92553-444	MARQUEZ, SHEILA	355.77
4648	484111022	9	684277	STEPHENSON, VICTORIA	25040	YUCCA DR	MORENO VALLI	CA	92553-434	STEPHENSON, VICTOI	409.86
2155	484112002	4	684277	LOPEZ, IRMA	14322	PALMEA DR	MORENO VALLI	CA	92553-445	LOPEZ, IRMA	297.57
7685	484112003	5	684277	BLUNT, MAMIE (RENT)	14310	PALMEA DR	MORENO VALLI	CA	92553-445	BLUNT, MAMIE (RENT	182.15
3128	484112005	7	684277	MANSELL, HARNETHIA	14280	PALMEA DR	MORENO VALLI	CA	92553-441	MANSELL, HARNETHI/	317.06
7423	484112012	3	684277	KAVL, RVICE	14305	AGAVE ST	MORENO VALLI	CA	92553-442	KAVL, RVICE	602.46
8433	484113001	6	684277	BAUGH, FRANK (OWNR)	25245	BRODIAEA AVE	MORENO VALLI	CA	92553-443	BAUGH, FRANK (OWN	295.52
6451	484113006	1	684277	CONTRERAS, ISABEL (RENT)	25173	BRODIAEA AVE	MORENO VALLI	CA	92553-443	CONTRERAS, ISABEL (	57.29
2701	484113008	3	684277	LOPEZ, JUAN AND BLANCA R (OV	14310	AGAVE ST	MORENO VALLI	CA	92553-442	LOPEZ, JUAN AND BL/	280.88
6106	484113009	4	684277	REYES, CHRISTINE (RENT)	14320	AGAVE ST	MORENO VALLI	CA	92553-442	REYES, CHRISTINE (RE	317.06
2049	484113014	8	684277	HUTCHERSON, BERRY (OWNR)	14356	AGAVE ST	MORENO VALLI	CA	92553-442	HUTCHERSON, BERRY	317.06
536	484113016	0	684277	TELLO, VICTOR	14370	AGAVE ST	MORENO VALLI	CA	92553-442	TELLO, VICTOR	317.06
2577	484121001	1	684277	HANDLEY, MARIA	14497	CHOLLA DR	MORENO VALLI	CA	92553-443	HANDLEY, MARIA	55.57
3728	484121007	7	684277	BANUELOS, ADRIANA	14437	CHOLLA DR	MORENO VALLI	CA	92553-443	BANUELOS, ADRIANA	435.82
2157	484121009	9	684277	VELOZ, ESTHER	14417	CHOLLA DR	MORENO VALLI	CA	92553-443	VELOZ, ESTHER	412.76
1616	484121011	0	684277	BRUCE, TAMI	14397	CHOLLA DR	MORENO VALLI	CA	92553-440	BRUCE, TAMI	316.49
1744	484121018	7	684277	BILTON, LUSHER AND MARY	14327	CHOLLA DR	MORENO VALLI	CA	92553-440	BILTON, LUSHER AND	316.49
163	484121028	6	684277	EVANS, TERI	14217	CHOLLA DR	MORENO VALLI	CA	92553-443	EVANS, TERI	422.52
5497	484121031	8	684277	PANIAGUA, LORRAINE	25203	JOSHUA AVE	MORENO VALLI	CA	92553-445	PANIAGUA, LORRAINI	433.67
6057	484121033	0	684277	SIMMONS, JACK AND DEBRAH (O	25173	JOSHUA AVE	MORENO VALLI	CA	92553-443	SIMMONS, JACK AND	214.49
4887	484121042	8	684277	RHODEN, MICHAEL	25180	JOSHUA AVE	MORENO VALLI	CA	92553-443	RHODEN, MICHAEL	222.64
953	484122019	1	684277	GOERING, GARY	14446	CHOLLA DR	MORENO VALLI	CA	92553-443	GOERING, GARY	316.49
3810	484122020	1	684277	LEMUS, ELENA	14456	CHOLLA DR	MORENO VALLI	CA	92553-443	LEMUS, ELENA	214.35
7602	484123007	3	684277	ALANIS, CANDACE (RENT)	14440	AGAVE ST	MORENO VALLI	CA	92553-442	ALANIS, CANDACE (RE	344.70
9021	484123008	4	684277	OCHOA, MARITZA (OWNR)	14430	AGAVE ST	MORENO VALLI	CA	92553-442	OCHOA, MARITZA (OV	231.70
4449	484131002	3	684277	NOFRI, DAVID	25274	WOODCREEK CT	MORENO VALLI	CA	92553-444	NOFRI, DAVID	110.68
1618	484132003	7	684277	BUNDY, GREGORY	25345	WOODCREEK CT	MORENO VALLI	CA	92553-444	BUNDY, GREGORY	280.76
4456	484132012	5	684277	WILLIAMS, DEBRA	25274	OAKSTONE CT	MORENO VALLI	CA	92553-441	WILLIAMS, DEBRA	477.59
363	484132015	8	684277	ESPINOZA, CHARLOTTE (OWNR)	25310	OAKSTONE CT	MORENO VALLI	CA	92553-441	ESPINOZA, CHARLOTT	184.11
1704	484132018	1	684277	WELZ, CAROL	25346	OAKSTONE CT	MORENO VALLI	CA	92553-441	WELZ, CAROL	219.06
11	484132020	2	684277	JOHNSON, CLARENCE	25370	OAKSTONE CT	MORENO VALLI	CA	92553-441	JOHNSON, CLARENCE	315.53
7215	484134006	6	684277	SALELESI, TOESE AND IOANE, FAT	25261	OAKSTONE CT	MORENO VALLI	CA	92553-442	SALELESI, TOESE AND	190.02
5	484134009	9	684277	FLEMING, RICHARD (OWNR)	14413	WOODPARK DR	MORENO VALLI	CA	92553-445	FLEMING, RICHARD ((	542.86
5895	484134014	3	684277	MOSLEY, BRENDA (OWNR)	14363	WOODPARK DR	MORENO VALLI	CA	92553-440	MOSLEY, BRENDA (OV	300.58
4686	484135004	7	684277	LENARD, DAVISHA	14398	FARMWOOD DR	MORENO VALLI	CA	92553-440	LENARD, DAVISHA	449.80
599	484135007	0	684277	DYER, REGINA	14373	RIO BRAVO RD	MORENO VALLI	CA	92553-445	DYER, REGINA	278.07
7051	484135011	3	684277	OWENS, SHANBIE	14421	RIO BRAVO RD	MORENO VALLI	CA	92553-445	OWENS, SHANBIE	374.64
8306	484135012	4	684277	VALSON, BEVERLY (RENT)	14433	RIO BRAVO RD	MORENO VALLI	CA	92553-445	VALSON, BEVERLY (RE	343.17
2525	484141015	6	684277	CERNA, MARTIN	25543	CLIFTON CT	MORENO VALLI	CA	92553-492	CERNA, MARTIN	210.89
5616	484142009	4	684277	ESPINOZA, ROSARIO (OWNR)	25616	CLIFTON CT	MORENO VALLI	CA	92553-490	ESPINOZA, ROSARIO (	317.06
1716	484142017	1	684277	ESPINOSA, VILMA M	25579	JONESTOWN DR	MORENO VALLI	CA	92553-290	ESPINOSA, VILMA M	316.49
7115	484143003	1	684277	RUIZ, JUANA	25544	JONESTOWN DR	MORENO VALLI	CA	92553-499	RUIZ, JUANA	70.72
3143	484143006	4	684277	RUBBA, RODOLFO	25580	JONESTOWN DR	MORENO VALLI	CA	92553-499	RUBBA, RODOLFO	306.92
1558	484144002	3	684277	HOLLIS, BRANDYE	25676	JONESTOWN DR	MORENO VALLI	CA	92553-499	HOLLIS, BRANDYE	528.57
37	484145001	5	684277	RAMIREZ, LOIS (OWNR)	14382	REDWING DR	MORENO VALLI	CA	92553-499	RAMIREZ, LOIS (OWN	64.65
4867	484145009	3	684277	ORDAZ, JUAN LUIS AND LILIAN	14478	REDWING DR	MORENO VALLI	CA	92553-499	ORDAZ, JUAN LUIS AN	314.21
2523	484145010	3	684277	LUNA, SABRINA AND LUPE	14490	REDWING DR	MORENO VALLI	CA	92553-499	LUNA, SABRINA AND	316.49
2056	484151001	4	684277	JACOME, EDUARDO	14376	STUARD DR	MORENO VALLI	CA	92553-495	JACOME, EDUARDO	124.19
7516	484151006	9	684277	DAVIS, SHANIQUE (RENT)	14450	STUARD DR	MORENO VALLI	CA	92553-495	DAVIS, SHANIQUE (RE	309.80
5690	484151011	3	684277	COX, TYESHA (RENT)	25821	BLAKE DR	MORENO VALLI	CA	92553-494	COX, TYESHA (RENT)	317.06
21	484151014	6	684277	GILL, RICK	14455	JANIE CT	MORENO VALLI	CA	92553-499	GILL, RICK	316.49
2048	484151016	8	684277	REYES, JOSEPH	14423	JANIE CT	MORENO VALLI	CA	92553-499	REYES, JOSEPH	316.49
403	484151020	1	684277	KOSEK, PAUL AND STEPHANIE	14430	SYLVESTER CT	MORENO VALLI	CA	92553-496	KOSEK, PAUL AND STI	316.49
4382	484151029	0	684277	BLOUGH, JULIET	14415	SYLVESTER CT	MORENO VALLI	CA	92553-497	BLOUGH, JULIET	133.58
9008	484151034	4	684277	VOGELER, DAVID (OWNR)	25949	FRESCA DR	MORENO VALLI	CA	92553-499	VOGELER, DAVID (OV	86.59
7844	484151036	6	684277	RODRIGUEZ, MIGUEL	25969	FRESCA DR	MORENO VALLI	CA	92553-499	RODRIGUEZ, MIGUEL	205.09
1151	484153006	5	684277	MICHEL, SALVADOR	14462	CHANTRY DR	MORENO VALLI	CA	92553-494	MICHEL, SALVADOR	412.76
2156	484153007	6	684277	ALI, RODA	14463	STUARD DR	MORENO VALLI	CA	92553-495	ALI, RODA	450.10
3409	484153010	8	684277	MEJIA, XIOMARA	14419	STUARD DR	MORENO VALLI	CA	92553-495	MEJIA, XIOMARA	106.92
7368	484154003	5	684277	TOLVIER, NASAUN	14402	JANIE CT	MORENO VALLI	CA	92553-499	TOLVIER, NASAUN	505.81
2588	484154012	3	684277	VILLASANA, ANA B	25955	JONESBOROUGH CT	MORENO VALLI	CA	92553-497	VILLASANA, ANA B	289.45
2219	484162003	0	684277	SWARTZ, JOHN	14545	SYLVESTER DR	MORENO VALLI	CA	92553-492	SWARTZ, JOHN	316.49
1078	484162004	1	684277	SCOTT, DARREN	14559	SYLVESTER DR	MORENO VALLI	CA	92553-492	SCOTT, DARREN	316.49
5186	484162006	3	684277	SADLER, JERRY (OWNR)	14583	SYLVESTER DR	MORENO VALLI	CA	92553-492	SADLER, JERRY (OWN	387.49
4995	484162009	6	684277	RUIZ, LUCIA	25848	THUNDERCLOUD CT	MORENO VALLI	CA	92553-495	RUIZ, LUCIA	316.49
1339	484162011	7	684277	FLORES, RODOLFO AND ROSARIO	25824	THUNDERCLOUD CT	MORENO VALLI	CA	92553-495	FLORES, RODOLFO AN	39.64
2737	484162012	8	684277	MARTINEZ, SAM	25812	THUNDERCLOUD CT	MORENO VALLI	CA	92553-495	MARTINEZ, SAM	113.70
1836	484162014	0	684277	SUAPAIA, ERIC	25823	THUNDERCLOUD CT	MORENO VALLI	CA	92553-495	SUAPAIA, ERIC	201.54
4394	484162015	1	684277	RUIZ, JOSE LUIS AND MARIA	25835	THUNDERCLOUD CT	MORENO VALLI	CA	92553-495	RUIZ, JOSE LUIS AND I	317.06
7338	484162019	5	684277	ALTHERR, CHRISTOPHER (OWNR)	25900	WHITE WOOD CIR	MORENO VALLI	CA	92553-293	ALTHERR, CHRISTOPH	317.06
7167	484162020	5	684277	FLORES, SANDRA	25890	WHITE WOOD CIR	MORENO VALLI	CA	92553-497	FLORES, SANDRA	189.82
7259	484162025	0	684277	WOODS, LATISHA	25840	WHITE WOOD CIR	MORENO VALLI	CA	92553-497	WOODS, LATISHA	348.13
2619	484162031	5	684277	ROEL, JESUS	14512	CHANTRY DR	MORENO VALLI	CA	92553-494	ROEL, JESUS	316.49
2687	484163006	6	684277	VELASCO, MICHELLE	25879	WHITE WOOD CIR	MORENO VALLI	CA	92553-495	VELASCO, MICHELLE	284.73
1591	484163009	9	684277	JOHNSON, MACK	25909	WHITE WOOD CIR	MORENO VALLI	CA	92553-497	JOHNSON, MACK	316.49

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2134	484163014	3	684277	HERNANDEZ, JOSE LUIS	25951	WHITE WOOD CIR	MORENO VALLI	CA	92553-497	HERNANDEZ, JOSE LU	316.49
789	484163015	4	684277	MILLER, BRAD T	25961	WHITE WOOD CIR	MORENO VALLI	CA	92553-497	MILLER, BRAD T	314.21
2414	484164001	4	684277	AGUAYO SR, ALBERT	14618	BLACKBUSH RD	MORENO VALLI	CA	92553-491	AGUAYO SR, ALBERT	306.35
839	484164002	5	684277	MORGAN, LORI	14604	BLACKBUSH RD	MORENO VALLI	CA	92553-491	MORGAN, LORI	316.49
6952	484164004	7	684277	VEJAR, MARITZA (RENT)	14578	BLACKBUSH RD	MORENO VALLI	CA	92553-292	VEJAR, MARITZA (REN	317.06
5651	484164005	8	684277	SHEPARD, ASHLEY (OWNR)	14566	BLACKBUSH RD	MORENO VALLI	CA	92553-492	SHEPARD, ASHLEY (O\	306.92
7649	484164006	9	684277	VALDOVINO, LUIS (RENT)	14552	BLACKBUSH RD	MORENO VALLI	CA	92553-492	VALDOVINO, LUIS (RE	40.21
1248	484164011	3	684277	ANDERSON, THERESA	14525	BLACKBUSH RD	MORENO VALLI	CA	92553-491	ANDERSON, THERESA	316.49
601	484164013	5	684277	SIQUERROS, GISELA (OWNR)	14549	BLACKBUSH RD	MORENO VALLI	CA	92553-491	SIQUERROS, GISELA ((	110.13
1354	484164016	8	684277	CHANEY, DEAN D	25950	WHITE WOOD CIR	MORENO VALLI	CA	92553-497	CHANEY, DEAN D	94.91
6331	484164019	1	684277	SALAVERRIA, WALTER (RENT)	14560	SYLVESTER DR	MORENO VALLI	CA	92553-492	SALAVERRIA, WALTEF	72.71
1475	484164022	3	684277	CASTRO, AMANDA	14524	SYLVESTER DR	MORENO VALLI	CA	92553-492	CASTRO, AMANDA	214.49
8291	484171006	1	684277	SERREL, SHEILA (RENT)	25582	ARGONAUT DR	MORENO VALLI	CA	92553-496	SERREL, SHEILA (RENT	243.44
2696	484171008	3	684277	GALLEGOS, DORA	25606	ARGONAUT DR	MORENO VALLI	CA	92553-496	GALLEGOS, DORA	356.26
8348	484171009	4	684277	SHORTY, TRLISA (RENT)	25618	ARGONAUT DR	MORENO VALLI	CA	92553-496	SHORTY, TRLISA (REN	214.84
2088	484171011	5	684277	MARQUEZ, MARIA	25642	ARGONAUT DR	MORENO VALLI	CA	92553-496	MARQUEZ, MARIA	316.49
1009	484171012	6	684277	OLIVER, LARRY	25654	ARGONAUT DR	MORENO VALLI	CA	92553-496	OLIVER, LARRY	208.05
5896	484171014	8	684277	BENITO, ANGELICA (OWNR)	14545	ANTILLES DR	MORENO VALLI	CA	92553-495	BENITO, ANGELICA (C	298.61
219	484171017	1	684277	FARAGOZA, ESTHER	14577	ANTILLES DR	MORENO VALLI	CA	92553-495	FARAGOZA, ESTHER	316.49
8113	484172008	6	684277	TORRES, BIANCA (RENT)	14565	RIO HONDO DR	MORENO VALLI	CA	92553-496	TORRES, BIANCA (REN	285.61
1370	484172009	7	684277	ROMERO, REINA	14579	RIO HONDO DR	MORENO VALLI	CA	92553-496	ROMERO, REINA	316.49
2005	484172010	7	684277	USQUIANN, LAURO	14593	RIO HONDO DR	MORENO VALLI	CA	92553-496	USQUIANN, LAURO	305.71
881	484172013	0	684277	RUBALCABA, LODRENA	14620	ARUBA PL	MORENO VALLI	CA	92553-498	RUBALCABA, LODREN	316.49
122	484172022	8	684277	ARROYO, JOHN AND ANGELA	14619	ARUBA PL	MORENO VALLI	CA	92553-498	ARROYO, JOHN AND /	390.58
1607	484172024	0	684277	ALEXANDER, LOLA	14586	ANTILLES DR	MORENO VALLI	CA	92553-498	ALEXANDER, LOLA	412.76
3891	484181001	7	684277	DURLEY, TRUMAN	25760	DELPHINIUM AVE	MORENO VALLI	CA	92553-506	DURLEY, TRUMAN	317.06
7345	484181004	0	684277	MALDONADO, ANGEL(OWNR)	25794	DELPHINIUM AVE	MORENO VALLI	CA	92553-506	MALDONADO, ANGEL	317.06
1146	484181012	7	684277	CORNING, ALAN E	25875	FIGWOOD WAY	MORENO VALLI	CA	92553-492	CORNING, ALAN E	113.43
2032	484181014	9	684277	MARTINEZ, ARTHUR	25847	FIGWOOD WAY	MORENO VALLI	CA	92553-492	MARTINEZ, ARTHUR	35.17
1556	484181020	4	684277	ROMERO, HECTOR	25763	FIGWOOD WAY	MORENO VALLI	CA	92553-292	ROMERO, HECTOR	316.49
7711	484181023	7	684277	HERNANDEZ, KATHLEEN	25780	WHITE WOOD CIR	MORENO VALLI	CA	92553-495	HERNANDEZ, KATHLE	303.15
6635	484181026	0	684277	DWIGGINS, HINEDINA (OWNR)	25810	WHITE WOOD CIR	MORENO VALLI	CA	92553-293	DWIGGINS, HINEDINA	296.98
1435	484182004	3	684277	PAYNE, DEBRA (OWNR)	14656	CANDOR CT	MORENO VALLI	CA	92553-497	PAYNE, DEBRA (OWN	316.49
2603	484182010	8	684277	HOLMES, TOREY	25834	FIGWOOD WAY	MORENO VALLI	CA	92553-494	HOLMES, TOREY	422.52
1131	484182025	2	684277	HIGGS, LAWRENCE	14654	ROSEMARY AVE	MORENO VALLI	CA	92553-493	HIGGS, LAWRENCE	297.57
5290	484183007	9	684277	MARTINEZ, DANIEL (OWNR)	25916	DELPHINIUM AVE	MORENO VALLI	CA	92553-501	MARTINEZ, DANIEL (C	395.53
3845	484183013	4	684277	ARCOS, ALEXANDRO	14722	BLACKBUSH RD	MORENO VALLI	CA	92553-292	ARCOS, ALEXANDRO	306.54
5784	484183019	0	684277	BYRD, TINA (RENT)	14644	BLACKBUSH RD	MORENO VALLI	CA	92553-490	BYRD, TINA (RENT)	317.06
2272	484191002	9	684277	ZARAZUA, CARMEN	14623	ANTILLES DR	MORENO VALLI	CA	92553-498	ZARAZUA, CARMEN	510.63
111	484191003	0	684277	PEREZ, RICHARD	14633	ANTILLES DR	MORENO VALLI	CA	92553-498	PEREZ, RICHARD	99.60
977	484191006	3	684277	HARDY, DEREK	25552	DELPHINIUM AVE	MORENO VALLI	CA	92553-505	HARDY, DEREK	317.06
7154	484191010	6	684277	TORRES, KARLA (RENT)	25604	DELPHINIUM AVE	MORENO VALLI	CA	92553-506	TORRES, KARLA (REN	231.74
6795	484191013	9	684277	GONZALEZ, MIGUEL AND JOSEFI	14711	ANTILLES DR	MORENO VALLI	CA	92553-294	GONZALEZ, MIGUEL A	449.54
6595	484191016	2	684277	MARTINEZ, MARIA (OWNR)	14677	ANTILLES DR	MORENO VALLI	CA	92553-498	MARTINEZ, MARIA (O	317.06
6820	484191017	3	684277	STUART, MELISSA (RENT)	14667	ANTILLES DR	MORENO VALLI	CA	92553-498	STUART, MELISSA (RE	295.28
5246	484192003	3	684277	DE LA ROSA, LAURA (OWNR)	14692	ARUBA PL	MORENO VALLI	CA	92553-495	DE LA ROSA, LAURA ((	183.91
8749	484192004	4	684277	PENA, RUDY (OWNR)	14706	ARUBA PL	MORENO VALLI	CA	92553-495	PENA, RUDY (OWNR)	171.28
3328	484192006	6	684277	GANDARA, SILVIA	14730	ARUBA PL	MORENO VALLI	CA	92553-495	GANDARA, SILVIA	301.70
2176	484192019	8	684277	DUBAY, LORIE	14717	RIO HONDO DR	MORENO VALLI	CA	92553-496	DUBAY, LORIE	249.30
8171	484193006	9	684277	RHODEN, BRIAN (RENT)	14675	RIO GRANDE DR	MORENO VALLI	CA	92553-496	RHODEN, BRIAN (REN	215.11
9058	484193007	0	684277	CHAPMAN, ELIZABETH (RENT)	14663	RIO GRANDE DR	MORENO VALLI	CA	92553-496	CHAPMAN, ELIZABETI	35.32
8714	484193009	2	684277	DEVORA, MARIO	14650	RIO GRANDE DR	MORENO VALLI	CA	92553-496	DEVORA, MARIO	88.61
1468	484194001	7	684277	HILL, TERRLYNN	14679	ARUBA PL	MORENO VALLI	CA	92553-498	HILL, TERRLYNN	297.57
4280	484194002	8	684277	GUTIERREZ, RENATO	14667	ARUBA PL	MORENO VALLI	CA	92553-498	GUTIERREZ, RENATO	309.52
1187	484194005	1	684277	GARCIA, JOSE DAVID	14631	ARUBA PL	MORENO VALLI	CA	92553-498	GARCIA, JOSE DAVID	316.49
120	484194006	2	684277	REICHERT, HERBERT	14612	ANTILLES DR	MORENO VALLI	CA	92553-491	REICHERT, HERBERT	353.85
110	484194009	5	684277	ESTRELLA, FRANK	14646	ANTILLES DR	MORENO VALLI	CA	92553-491	ESTRELLA, FRANK	316.49
4269	484194010	5	684277	HORN, BILLY	14668	ANTILLES DR	MORENO VALLI	CA	92553-491	HORN, BILLY	288.38
6475	484201003	0	684277	HERNANDEZ, BRANDY (OWNR)	14533	COCHITI DR	MORENO VALLI	CA	92553-714	HERNANDEZ, BRAND'	202.92
357	484201007	4	684277	HUDSON, NATHANIEL	14581	COCHITI DR	MORENO VALLI	CA	92553-714	HUDSON, NATHANIEL	39.43
4462	484201010	6	684277	STUART, KATHY M	25391	TAUPE AVE	MORENO VALLI	CA	92553-716	STUART, KATHY M	211.78
236	484201012	8	684277	BUTLER, GEORGE AND ERA	25415	TAUPE AVE	MORENO VALLI	CA	92553-716	BUTLER, GEORGE ANI	316.49
4734	484201028	3	684277	DAVIS, DANIELLE	25404	DELPHINIUM AVE	MORENO VALLI	CA	92553-715	DAVIS, DANIELLE	298.68
4315	484201035	9	684277	FIELDS, PAMELA	25433	CLOVELLY CT	MORENO VALLI	CA	92553-713	FIELDS, PAMELA	316.49
4312	484201037	1	684277	WOOD, TIMOTHY	25405	CLOVELLY CT	MORENO VALLI	CA	92553-713	WOOD, TIMOTHY	316.49
7801	484201043	6	684277	HARVEY, HENRY AND ANNETTE	25462	CLOVELLY CT	MORENO VALLI	CA	92553-713	HARVEY, HENRY AND	285.54
6697	484201044	7	684277	ROMERO, BERENICE (RENT)	25463	CHIPMAN HILL CT	MORENO VALLI	CA	92553-713	ROMERO, BERENICE (	391.92
6360	484201046	9	684277	RAMIREZ, JOYCE	25435	CHIPMAN HILL CT	MORENO VALLI	CA	92553-713	RAMIREZ, JOYCE	44.01
7305	484201048	1	684277	MERRILL, PAMELA	25393	CHIPMAN HILL CT	MORENO VALLI	CA	92553-713	MERRILL, PAMELA	359.52
2936	484202005	5	684277	ROMERO, JESUS	14557	RIO BRAVO RD	MORENO VALLI	CA	92553-717	ROMERO, JESUS	487.91
6489	484202007	7	684277	HERRINGTON, KRYSTLE (RENT)	25428	TAUPE AVE	MORENO VALLI	CA	92553-716	HERRINGTON, KRYSTI	180.75
135	484202013	2	684277	DRUMMOND, MITCHELL	14522	COCHITI DR	MORENO VALLI	CA	92553-713	DRUMMOND, MITCH	316.49
4507	484203002	5	684277	AYERS, JUSTIN	14644	RIO BRAVO RD	MORENO VALLI	CA	92553-717	AYERS, JUSTIN	73.74
5120	484203004	7	684277	LEE, ALICE	14672	RIO BRAVO RD	MORENO VALLI	CA	92553-717	LEE, ALICE	114.78
7267	484203005	8	684277	GARCIA, GEORGE (RENT)	14686	RIO BRAVO RD	MORENO VALLI	CA	92553-717	GARCIA, GEORGE (REI	289.51
5692	484203013	5	684277	ROE, LLOYD AND VICTORIA (OWN	14582	RIO BRAVO RD	MORENO VALLI	CA	92553-717	ROE, LLOYD AND VICT	309.65

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2444	484203017	9	684277	NEUENS, CHARLES	14534	RIO BRAVO RD	MORENO VALLI	CA	92553-717	NEUENS, CHARLES	321.67
668	484211012	9	684277	AGUIAR, JOSE	25283	MINNETONKA CT	MORENO VALLI	CA	92553-715	AGUIAR, JOSE	317.06
2465	484211019	6	684277	FOSTER, RAQUEL	25292	BILLIE DR	MORENO VALLI	CA	92553-716	FOSTER, RAQUEL	395.50
142	484212001	2	684277	PRICE, JOHN AND TAMEKA	25253	BILLIE DR	MORENO VALLI	CA	92553-716	PRICE, JOHN AND TAI	316.49
925	484212012	2	684277	DORSEY, BARBARA	25288	OCONTO CT	MORENO VALLI	CA	92553-716	DORSEY, BARBARA	54.30
6810	484212014	4	684277	ZUNIGA, URIEL AND GLADYS	25260	OCONTO CT	MORENO VALLI	CA	92553-716	ZUNIGA, URIEL AND G	317.06
2	484212035	3	684277	PETERSON, GEORGE	25336	DELPHINIUM AVE	MORENO VALLI	CA	92553-719	PETERSON, GEORGE	525.92
8679	484212038	6	684277	LONG JAMES, L TRUST (OWNR)	25294	DELPHINIUM AVE	MORENO VALLI	CA	92553-711	LONG JAMES, L TRUS	245.96
6529	484212041	8	684277	JOHNSON, RAVEN (RENT)	25252	DELPHINIUM AVE	MORENO VALLI	CA	92553-711	JOHNSON, RAVEN (RE	387.14
1659	484213001	5	684277	MORRIS, CATHERINE AND JASON	14510	PARKWOOD CT	MORENO VALLI	CA	92553-716	MORRIS, CATHERINE	316.49
7656	484213002	6	684277	VILLA, DEREK (RENT)	14522	PARKWOOD CT	MORENO VALLI	CA	92553-716	VILLA, DEREK (RENT)	406.12
669	484213011	4	684277	IRIBE, ALICIA	14630	PARKWOOD CT	MORENO VALLI	CA	92553-716	IRIBE, ALICIA	444.60
6042	484213013	6	684277	FORRESTER, CYBIL (RENT)	14654	PARKWOOD CT	MORENO VALLI	CA	92553-716	FORRESTER, CYBIL (RE	95.33
3408	484213017	0	684277	MORA, ANGELINA	14702	PARKWOOD CT	MORENO VALLI	CA	92553-716	MORA, ANGELINA	130.08
3461	484213018	1	684277	REED, JAMES	14714	PARKWOOD CT	MORENO VALLI	CA	92553-716	REED, JAMES	371.84
2081	484221007	6	684277	BRADLEY, ROBERT AND STEPHAN	25142	DESERT WILLOW DR	MORENO VALLI	CA	92553-714	BRADLEY, ROBERT AN	316.49
315	484221010	8	684277	PARRA, JOSEPH	25149	DESERT WILLOW DR	MORENO VALLI	CA	92553-714	PARRA, JOSEPH	89.51
2235	484221011	9	684277	ARREOLA, EVELIA	25161	DESERT WILLOW DR	MORENO VALLI	CA	92553-714	ARREOLA, EVELIA	392.25
2946	484221017	5	684277	VALENZUELA, ROGELIO	25216	BILLIE DR	MORENO VALLI	CA	92553-718	VALENZUELA, ROGELI	61.91
7342	484222003	5	684277	DAVID VERNON TRUST	25157	BILLIE DR	MORENO VALLI	CA	92553-710	DAVID VERNON TRUS	338.39
115	484222013	4	684277	PURCELL, MELISSA	25160	ALEPPO WAY	MORENO VALLI	CA	92553-714	PURCELL, MELISSA	305.90
2111	484222020	0	684277	TOLLIVER, GARY	25173	ALEPPO WAY	MORENO VALLI	CA	92553-714	TOLLIVER, GARY	317.06
7988	484222021	1	684277	CARR, CHANTEL	25185	ALEPPO WAY	MORENO VALLI	CA	92553-714	CARR, CHANTEL	454.25
2150	484222025	5	684277	CONDE, GINA	25202	GORGONIO WAY	MORENO VALLI	CA	92553-150	CONDE, GINA	412.76
1377	484222028	8	684277	LAWLER, THEODORE	25166	GORGONIO WAY	MORENO VALLI	CA	92553-712	LAWLER, THEODORE	294.57
8406	484222029	9	684277	WHITE, JOMICA (RENT)	25154	GORGONIO WAY	MORENO VALLI	CA	92553-712	WHITE, JOMICA (REN	227.31
2915	484222032	1	684277	VARGAS, JAIME	25135	GORGONIO WAY	MORENO VALLI	CA	92553-712	VARGAS, JAIME	316.49
1246	484222036	5	684277	TURNER, NELLIE	25183	GORGONIO WAY	MORENO VALLI	CA	92553-712	TURNER, NELLIE	316.49
2752	484222039	8	684277	SALAZAR, SYLVIA	25219	GORGONIO WAY	MORENO VALLI	CA	92553-150	SALAZAR, SYLVIA	172.51
550	484223005	0	684277	IRVIN, LUCY AND LAWANNA	14678	AGAVE ST	MORENO VALLI	CA	92553-716	IRVIN, LUCY AND LAW	106.39
8550	484223007	2	684277	GONZALEZ, DOMINGO (RENT)	14654	AGAVE ST	MORENO VALLI	CA	92553-716	GONZALEZ, DOMINGO	445.57
1117	484223008	3	684277	CARTER, TERRY	14644	AGAVE ST	MORENO VALLI	CA	92553-716	CARTER, TERRY	317.06
2559	484224002	0	684277	JACKSON, GWENDALYN	14570	AGAVE ST	MORENO VALLI	CA	92553-716	JACKSON, GWENDALY	303.11
3679	484224005	3	684277	ALVAREZ, ROCIO	14530	AGAVE ST	MORENO VALLI	CA	92553-716	ALVAREZ, ROCIO	405.47
1753	484224006	4	684277	GRAY, RAY	14518	AGAVE ST	MORENO VALLI	CA	92553-716	GRAY, RAY	317.06
2537	484231007	7	684277	HOOKS, YOLANDA (RENT)	14593	CHOLLA DR	MORENO VALLI	CA	92553-710	HOOKS, YOLANDA (RE	338.72
2731	484231014	3	684277	WILL, SHELLEY	25079	BILLIE DR	MORENO VALLI	CA	92553-710	WILL, SHELLEY	316.49
1752	484231020	8	684277	AYON, JAVIER	25123	BILLIE DR	MORENO VALLI	CA	92553-710	AYON, JAVIER	317.06
6889	484232011	3	684277	HERNANDEZ, JESSICA (RENT)	14552	CHOLLA DR	MORENO VALLI	CA	92553-710	HERNANDEZ, JESSICA	492.66
5237	484232013	5	684277	LOPEZ, VERONICA (OWNR)	14524	CHOLLA DR	MORENO VALLI	CA	92553-710	LOPEZ, VERONICA (OV	290.64
1136	484233007	3	684277	ROLDAN, YONATAN	14512	MAY LN	MORENO VALLI	CA	92553-710	ROLDAN, YONATAN	316.49
430	484241004	5	684277	OWENS, JOHN	25209	DELPHINIUM AVE	MORENO VALLI	CA	92553-711	OWENS, JOHN	83.63
5112	484241005	6	684277	ZAMARRIPA, ANGEL (RENT)	25197	DELPHINIUM AVE	MORENO VALLI	CA	92553-719	ZAMARRIPA, ANGEL (	513.75
2250	484241006	7	684277	DUVALL, COREY	25185	DELPHINIUM AVE	MORENO VALLI	CA	92553-719	DUVALL, COREY	316.49
7896	484241014	4	684277	ROBERTSON, JENNIFER (RENT)	14866	CASA LOMA DR	MORENO VALLI	CA	92553-713	ROBERTSON, JENNIFE	134.07
3288	484241015	5	684277	PETERSON, CINDY	14872	CASA LOMA DR	MORENO VALLI	CA	92553-713	PETERSON, CINDY	279.17
5086	484241016	6	684277	TORO, ALBERTO	14825	LA BRISIS WAY	MORENO VALLI	CA	92553-151	TORO, ALBERTO	316.49
435	484241021	0	684277	WINTER, EDWARD (OWNR)	14810	LA BRISIS WAY	MORENO VALLI	CA	92553-715	WINTER, EDWARD (O	127.98
6637	484241025	4	684277	GODOY, JESUS	14850	LA BRISIS WAY	MORENO VALLI	CA	92553-715	GODOY, JESUS	317.06
8190	484242004	8	684277	WALKER, ROXANNE (RENT)	14855	CASA LOMA DR	MORENO VALLI	CA	92553-717	WALKER, ROXANNE (I	200.13
3506	484242008	2	684277	MOLAND, EARLINE	14831	CASA LOMA DR	MORENO VALLI	CA	92553-717	MOLAND, EARLINE	317.06
6173	484242010	3	684277	HAVEN, ARACELY (RENT)	14819	CASA LOMA DR	MORENO VALLI	CA	92553-717	HAVEN, ARACELY (REI	23.61
602	484242011	4	684277	BONILLA, CRUZ (OWNR)	14813	CASA LOMA DR	MORENO VALLI	CA	92553-717	BONILLA, CRUZ (OWN	28.29
3350	484252002	7	684277	VEGA, JAIME (OWNR)	25231	EL GRECO DR	MORENO VALLI	CA	92553-717	VEGA, JAIME (OWNR)	301.15
7005	484253007	5	684277	MESTA, HELEN (RENT)	25159	EL GRECO DR	MORENO VALLI	CA	92553-718	MESTA, HELEN (RENT	317.06
1154	484253009	7	684277	WATSON, JANNIE	25148	EL GRECO DR	MORENO VALLI	CA	92553-718	WATSON, JANNIE	166.10
6656	484253023	9	684277	CAMPOS, JUANA (OWNR)	25149	VANESSA CT	MORENO VALLI	CA	92553-717	CAMPOS, JUANA (OW	55.85
1416	484253026	2	684277	GUTIERREZ, MARILOU	25172	VANESSA CT	MORENO VALLI	CA	92553-717	GUTIERREZ, MARILOU	316.49
1808	484261001	4	684277	RIOS, LOURDES	25365	EL GRECO DR	MORENO VALLI	CA	92553-713	RIOS, LOURDES	314.21
2421	484261002	5	684277	PEREZ, ELIZABETH	25351	EL GRECO DR	MORENO VALLI	CA	92553-713	PEREZ, ELIZABETH	272.37
9150	484261007	0	684277	RAMOS, ANGEL (OWNR)	25291	EL GRECO DR	MORENO VALLI	CA	92553-719	RAMOS, ANGEL (OWN	131.84
2278	484261008	1	684277	TUCKER, AMANDA	25279	EL GRECO DR	MORENO VALLI	CA	92553-719	TUCKER, AMANDA	273.16
1226	484262004	0	684277	WILLIAMS, JASMINE	14907	REMBRANDT DR	MORENO VALLI	CA	92553-151	WILLIAMS, JASMINE	316.49
3592	484262013	8	684277	QUINONEZ, PATRICIA	14799	REMBRANDT DR	MORENO VALLI	CA	92553-151	QUINONEZ, PATRICIA	316.49
9034	484263011	9	684277	SANTACRUZ, TANYA (RENT)	25316	EL GRECO DR	MORENO VALLI	CA	92553-712	SANTACRUZ, TANYA (	50.46
8967	484263015	3	684277	ADAMS, NICKY (RENT)	25364	EL GRECO DR	MORENO VALLI	CA	92553-712	ADAMS, NICKY (RENT	284.26
3864	484263016	4	684277	SAUCEDO, CARLOS	25374	EL GRECO DR	MORENO VALLI	CA	92553-712	SAUCEDO, CARLOS	316.49
5820	484265009	4	684277	ROYBAL, TINA (OWNR)	14810	VAN GOGH AVE	MORENO VALLI	CA	92553-712	ROYBAL, TINA (OWNF	273.97
2747	484265013	7	684277	DEISS-FREEMAN, JUDY (OWNR)	14776	VAN GOGH AVE	MORENO VALLI	CA	92553-152	DEISS-FREEMAN, JUD	294.48
8833	484265020	3	684277	SANCHEZ, IRENE (RENT)	25335	DELPHINIUM AVE	MORENO VALLI	CA	92553-715	SANCHEZ, IRENE (REN	281.64
1766	484271008	2	684277	MANGARREZ, PEDRO	14869	ALBA WAY	MORENO VALLI	CA	92553-713	MANGARREZ, PEDRO	117.06
4471	484271012	5	684277	RUIZ, NORENE	14829	ALBA WAY	MORENO VALLI	CA	92553-713	RUIZ, NORENE	348.68
3004	484271016	9	684277	RAYMOND, ANNETTE (RENT)	14785	ALBA WAY	MORENO VALLI	CA	92553-710	RAYMOND, ANNETTE	508.87
7433	484272002	9	684277	TREVIZO, MARY (RENT)	25387	RENOIR AVE	MORENO VALLI	CA	92553-151	TREVIZO, MARY (REN	357.76
8612	484272007	4	684277	MORRIS, KAREN AND DARCELL (R	25443	RENOIR AVE	MORENO VALLI	CA	92553-711	MORRIS, KAREN AND	251.57
577	484273005	5	684277	GASCA, EDWARD	25421	EL GRECO DR	MORENO VALLI	CA	92553-712	GASCA, EDWARD	210.89

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
684	484273006	6	684277	SEGOVIA, SILVIA	25433	EL GRECO DR	MORENO VALLI	CA	92553-712	SEGOVIA, SILVIA	147.08
1777	484273008	8	684277	ROBLEDO, DEBRA (OWNER)	25455	EL GRECO DR	MORENO VALLI	CA	92553-712	ROBLEDO, DEBRA (OV	81.75
7875	484273012	1	684277	HILL, SHARAE (OWNR)	25499	EL GRECO DR	MORENO VALLI	CA	92553-150	HILL, SHARAE (OWNR	285.54
3078	484273016	5	684277	ESTRADA, TANGIE	25543	EL GRECO DR	MORENO VALLI	CA	92553-713	ESTRADA, TANGIE	413.60
5349	484273026	4	684277	GONZALES, ROSARIO (RENT)	25620	EL GRECO DR	MORENO VALLI	CA	92553-150	GONZALES, ROSARIO	246.97
1982	484273032	9	684277	GERMANY, RICHARD (RENT)	14848	ALBA WAY	MORENO VALLI	CA	92553-714	GERMANY, RICHARD	317.06
6176	484273035	2	684277	LISCANO, MICHAEL JR (RENT)	14780	ALBA WAY	MORENO VALLI	CA	92553-714	LISCANO, MICHAEL JR	174.54
196	484273041	7	684277	BOYD, WILLIAM AND SHARON	25463	DELPHINIUM AVE	MORENO VALLI	CA	92553-715	BOYD, WILLIAM AND	268.19
990	484273045	1	684277	PATRON, CARLOS (OWNR)	25561	EL GRECO DR	MORENO VALLI	CA	92553-714	PATRON, CARLOS (OV	283.00
5643	484282001	9	684277	HOWSE, SYLVIA (OWNR)	14950	EDELWEISS PL	MORENO VALLI	CA	92553-507	HOWSE, SYLVIA (OWI	61.74
1581	484282006	4	684277	ORTIZ, EDIE	14928	EDELWEISS PL	MORENO VALLI	CA	92553-507	ORTIZ, EDIE	389.07
2791	484283001	2	684277	OSBURN, JONI	25701	STONEYBROOK DR	MORENO VALLI	CA	92553-508	OSBURN, JONI	113.13
7995	484283003	4	684277	JOHNSON, CHERYL (RENT)	25681	STONEYBROOK DR	MORENO VALLI	CA	92553-502	JOHNSON, CHERYL (R	314.91
4803	484283006	7	684277	CARO, HUGO	25651	STONEYBROOK DR	MORENO VALLI	CA	92553-502	CARO, HUGO	401.86
4341	484283015	5	684277	CORTES, MARIA	25561	STONEYBROOK DR	MORENO VALLI	CA	92553-508	CORTES, MARIA	94.06
274	484284003	7	684277	HIRSHEL, LEE	14939	RIO GRANDE DR	MORENO VALLI	CA	92553-505	HIRSHEL, LEE	412.76
5916	484284010	3	684277	AGUILAR, JESUS (RENT)	14904	DE SOTO PL	MORENO VALLI	CA	92553-503	AGUILAR, JESUS (REN	337.70
1424	484285003	0	684277	LEE, YVETTE	14906	RIO GRANDE DR	MORENO VALLI	CA	92553-504	LEE, YVETTE	316.49
5597	484285008	5	684277	VASQUEZ, EVANS AND NANCY (O	14960	RIO GRANDE DR	MORENO VALLI	CA	92553-504	VASQUEZ, EVANS ANI	365.70
325	484285010	6	684277	HOUGH, JOHN	14986	RIO GRANDE DR	MORENO VALLI	CA	92553-504	HOUGH, JOHN	316.49
6367	484291001	7	684277	ROBINSON, CHINIQUE (RENT)	25601	DELPHINIUM AVE	MORENO VALLI	CA	92553-506	ROBINSON, CHINIQUI	425.35
4254	484291009	5	684277	STOKES, DONNA	25594	ERICSON DR	MORENO VALLI	CA	92553-505	STOKES, DONNA	316.49
212	484291014	9	684277	MURPHY, CHRISTOPHER	14807	MAGELLAN DR	MORENO VALLI	CA	92553-505	MURPHY, CHRISTOPH	316.49
3068	484291018	3	684277	VILLA, GILBERT	14855	MAGELLAN DR	MORENO VALLI	CA	92553-504	VILLA, GILBERT	434.36
1197	484292011	9	684277	LOPEZ, RUBEN AND CATALINA	25684	ERICSON DR	MORENO VALLI	CA	92553-502	LOPEZ, RUBEN AND C	234.14
3892	484292013	1	684277	RIOS, MARCOS AND ERIKA	25658	ERICSON DR	MORENO VALLI	CA	92553-502	RIOS, MARCOS AND E	202.51
5744	484293002	4	684277	ADRIANO, CLAUDIA (RENT)	25611	ERICSON DR	MORENO VALLI	CA	92553-502	ADRIANO, CLAUDIA (I	469.52
5657	484293006	8	684277	MORALES, FRANCES (RENT)	25651	ERICSON DR	MORENO VALLI	CA	92553-502	MORALES, FRANCES (	322.42
6336	484293022	2	684277	WITRON, FERNANDO (OWNR)	14881	EDELWEISS PL	MORENO VALLI	CA	92553-503	WITRON, FERNANDO	67.76
9035	484293030	9	684277	MONTOYA, TAMI (RENT)	14881	DE SOTO PL	MORENO VALLI	CA	92553-503	MONTOYA, TAMI (REI	151.79
4642	484293035	4	684277	MUNOZ, JAIME JR	14858	DE SOTO PL	MORENO VALLI	CA	92553-503	MUNOZ, JAIME JR	383.40
1653	484294009	4	684277	ROBERSON, ANNETTE	14858	RIO GRANDE DR	MORENO VALLI	CA	92553-505	ROBERSON, ANNETTE	393.96
6959	484301008	4	684277	CHAMLERN, NICOLE (OWNR)	25783	PARSLEY AVE	MORENO VALLI	CA	92553-500	CHAMLERN, NICOLE (	201.78
4248	484302004	3	684277	CARDENA, ADRIANA	25861	PARSLEY AVE	MORENO VALLI	CA	92553-500	CARDENA, ADRIANA	211.57
5568	484302007	6	684277	BOOKART, HAROLD (RENT)	25879	PARSLEY AVE	MORENO VALLI	CA	92553-500	BOOKART, HAROLD (F	317.06
6068	484303011	2	684277	MOTA, ELOY (OWNR)	14780	TARRAGON WAY	MORENO VALLI	CA	92553-500	MOTA, ELOY (OWNR)	188.30
6938	484303016	7	684277	BACOS, DAPHNE	14809	TARRAGON WAY	MORENO VALLI	CA	92553-508	BACOS, DAPHNE	390.75
6798	484303018	9	684277	AYALA, BERTHA (RENT)	25844	PARSLEY AVE	MORENO VALLI	CA	92553-502	AYALA, BERTHA (REN	305.26
308	484303024	4	684277	ROBERTSON, NEAL	25786	PARSLEY AVE	MORENO VALLI	CA	92553-500	ROBERTSON, NEAL	422.52
1291	484303025	5	684277	ALVAREZ, RUDY AND PATRICIA	25782	PARSLEY AVE	MORENO VALLI	CA	92553-500	ALVAREZ, RUDY AND	316.49
1694	484303029	9	684277	ZARAGOZA, ROSA	25764	PARSLEY AVE	MORENO VALLI	CA	92553-500	ZARAGOZA, ROSA	316.49
9018	484303036	5	684277	CORPUS, ANTHONY (OWNR)	25829	DELPHINIUM AVE	MORENO VALLI	CA	92553-503	CORPUS, ANTHONY ((	251.03
5361	484303040	8	684277	STEELE, SEAN (OWNR)	14763	ROSEMARY AVE	MORENO VALLI	CA	92553-507	STEELE, SEAN (OWNR	37.65
6563	484303041	9	684277	CUEVAS, GUSTAVO (RENT)	14773	ROSEMARY AVE	MORENO VALLI	CA	92553-507	CUEVAS, GUSTAVO (R	356.75
3498	484303045	3	684277	ALONZO, VINCENT	14811	ROSEMARY AVE	MORENO VALLI	CA	92553-504	ALONZO, VINCENT	48.56
8718	484303046	4	684277	FALKOWSKY, NATHAN (RENT)	14817	ROSEMARY AVE	MORENO VALLI	CA	92553-504	FALKOWSKY, NATHAN	168.74
5736	484311004	1	684277	CARREON, EDGAR (OWNR)	25861	CORIANDER CT	MORENO VALLI	CA	92553-502	CARREON, EDGAR (OV	316.49
7914	484311006	3	684277	BROWN, JENNIE (RENT)	25841	CORIANDER CT	MORENO VALLI	CA	92553-502	BROWN, JENNIE (REN	64.65
7153	484311008	5	684277	GUERINGER, LUELLA	25821	CORIANDER CT	MORENO VALLI	CA	92553-502	GUERINGER, LUELLA	211.78
7209	484311009	6	684277	MACIAS, MARISELA (RENT)	25811	CORIANDER CT	MORENO VALLI	CA	92553-502	MACIAS, MARISELA (F	127.83
7802	484311011	7	684277	SALAZAR, NATALIE	25791	CORIANDER CT	MORENO VALLI	CA	92553-506	SALAZAR, NATALIE	224.72
5915	484311017	3	684277	LANDRY, DIANE (RENT)	25762	CORIANDER CT	MORENO VALLI	CA	92553-506	LANDRY, DIANE (REN	64.20
7401	484311024	9	684277	PENA, MARIA (RENT)	25832	CORIANDER CT	MORENO VALLI	CA	92553-502	PENA, MARIA (RENT)	375.92
7650	484311028	3	684277	BAKER, CIERA (RENT)	25825	BASIL CT	MORENO VALLI	CA	92553-502	BAKER, CIERA (RENT)	326.55
105	484311033	7	684277	BRUSH, PATRICIA	25777	BASIL CT	MORENO VALLI	CA	92553-506	BRUSH, PATRICIA	316.49
426	484311040	3	684277	ESCOTO, TOI-YA	25794	BASIL CT	MORENO VALLI	CA	92553-505	ESCOTO, TOI-YA	80.35
5248	484312001	1	684277	ANTHONY, VIVIAN (RENT)	14874	TARRAGON WAY	MORENO VALLI	CA	92553-508	ANTHONY, VIVIAN (RI	317.06
2540	484312007	7	684277	BREWAH, JEFFERY	14934	TARRAGON WAY	MORENO VALLI	CA	92553-500	BREWAH, JEFFERY	316.49
3076	484312008	8	684277	HERNANDEZ, FRANCISCO	25864	CORIANDER CT	MORENO VALLI	CA	92553-504	HERNANDEZ, FRANCI	317.06
4678	484312013	2	684277	THOMAS, FLOYD AND DEBRA	25898	CORIANDER CT	MORENO VALLI	CA	92553-504	THOMAS, FLOYD AND	314.21
8235	484312017	6	684277	POPE, CHRISTOPHER (OWNR)	25930	CORIANDER CT	MORENO VALLI	CA	92553-506	POPE, CHRISTOPHER (	232.43
7632	484312019	8	684277	RAMIERZ, FERNANDO (OWNR)	14952	CURRY ST	MORENO VALLI	CA	92553-501	RAMIERZ, FERNANDO	111.53
4215	484312021	9	684277	VACCAINOR, VIVIANA	14964	CURRY ST	MORENO VALLI	CA	92553-501	VACCAINOR, VIVIANA	616.26
4966	484312022	0	684277	ENRIQUEZ, JOSE	14970	CURRY ST	MORENO VALLI	CA	92553-501	ENRIQUEZ, JOSE	216.49
7455	484312023	1	684277	HICAS, JOSEPH (RENT)	14978	CURRY ST	MORENO VALLI	CA	92553-501	HICAS, JOSEPH (RENT	217.05
4926	484312028	6	684277	PRADO, FLORA (RENT)	14953	CURRY ST	MORENO VALLI	CA	92553-501	PRADO, FLORA (RENT	282.44
695	484321010	7	684277	KAROLCZAK, JOHN	14780	ROSEMARY AVE	MORENO VALLI	CA	92553-502	KAROLCZAK, JOHN	317.06
3296	484321030	5	684277	SANCHEZ, MARTHA	14808	CURRY ST	MORENO VALLI	CA	92553-501	SANCHEZ, MARTHA	317.06
3262	484321031	6	684277	GONZALEZ, JOSE	14818	CURRY ST	MORENO VALLI	CA	92553-501	GONZALEZ, JOSE	354.50
3899	484321032	7	684277	SOLARES, BERTHA	14826	CURRY ST	MORENO VALLI	CA	92553-501	SOLARES, BERTHA	425.69
1960	484321044	8	684277	ELY, DARLENE	14918	CURRY ST	MORENO VALLI	CA	92553-505	ELY, DARLENE	286.73
5652	484321045	9	684277	HAYS, TRACI (RENT)	14924	CURRY ST	MORENO VALLI	CA	92553-505	HAYS, TRACI (RENT)	143.11
4921	484321053	6	684277	JACOBS, YOLANDA (RENT)	25988	CORIANDER CT	MORENO VALLI	CA	92553-501	JACOBS, YOLANDA (R	312.02
3313	484321054	7	684277	ARMENTA, PAULINA	25996	CORIANDER CT	MORENO VALLI	CA	92553-501	ARMENTA, PAULINA	317.06
8663	484321056	9	684277	METZLER, JEFFERY	25981	CORIANDER CT	MORENO VALLI	CA	92553-504	METZLER, JEFFERY	231.93
3470	484322004	5	684277	AGUILAR, LUIS AND MARIBEL	14925	CURRY ST	MORENO VALLI	CA	92553-501	AGUILAR, LUIS AND M	306.92

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2430	485032006	8	684277	PHAM, TUAN (OWNR) APTS	15128	ELM CT UNIT A	MORENO VALLI	CA	92551-369	PHAM, TUAN (OWNR	1,597.59
9457	485032018	9	684277	VERDUGO, BEATRIZ (RENT)	15059	PEPPER CT	MORENO VALLI	CA	92551-362	VERDUGO, BEATRIZ (I	181.48
4112	485032019	0	684277	SORIANO, JUAN	15069	PEPPER CT	MORENO VALLI	CA	92551-362	SORIANO, JUAN	83.63
6667	485032023	3	684277	MIRANDA, OSCAR	15115	PEPPER CT	MORENO VALLI	CA	92551-766	MIRANDA, OSCAR	89.46
6158	485032024	4	684277	LLAMAS, MARGARITA (RENT)	15125	PEPPER CT	MORENO VALLI	CA	92551-766	LLAMAS, MARGARITA	97.15
5800	485032026	6	684277	PULIDO, MARISOL (OWNR)	15141	PEPPER CT	MORENO VALLI	CA	92551-766	PULIDO, MARISOL (O\	317.06
3472	485033033	5	684277	MARTINEZ, GILBERT	24161	CLOVER AVE	MORENO VALLI	CA	92551-361	MARTINEZ, GILBERT	316.95
3215	485033038	0	684277	GONZALES, SANDRA	15254	PEPPER CT	MORENO VALLI	CA	92551-766	GONZALES, SANDRA	413.60
9517	485033044	5	684277	THOMPSON, NANCY (RENT)	15176	PEPPER CT	MORENO VALLI	CA	92551-362	THOMPSON, NANCY (	58.25
737	485033046	7	684277	AVILA, MARIA	15160	PEPPER CT	MORENO VALLI	CA	92551-362	AVILA, MARIA	413.60
2808	485033049	0	684277	PUENTES, MARIA	15136	PEPPER CT	MORENO VALLI	CA	92551-362	PUENTES, MARIA	205.89
6807	485033051	1	684277	CARDENAS, VERONICA	15116	PEPPER CT	MORENO VALLI	CA	92551-362	CARDENAS, VERONIC	233.27
6878	485033054	4	684277	SANCHEZ, LINDA	15082	PEPPER CT	MORENO VALLI	CA	92551-766	SANCHEZ, LINDA	317.06
5122	485033056	6	684277	REYNOSO, LUIS	15058	PEPPER CT	MORENO VALLI	CA	92551-766	REYNOSO, LUIS	225.73
810	485042001	4	684277	RIOS, LEODORA	24282	NICOLE CT	MORENO VALLI	CA	92551-766	RIOS, LEODORA	505.46
5555	485042003	6	684277	AMAYA, HERIBERTO	24302	NICOLE CT	MORENO VALLI	CA	92551-362	AMAYA, HERIBERTO	296.91
7570	485042007	0	684277	ARMIJO, VANESSA M	24342	NICOLE CT	MORENO VALLI	CA	92551-362	ARMIJO, VANESSA M	552.10
5072	485042008	1	684277	RAMOS, ARMANDO (OWNR)	24352	NICOLE CT	MORENO VALLI	CA	92551-362	RAMOS, ARMANDO ((	219.78
4329	485042013	5	684277	LOFTON, JAMES	24393	NICOLE CT	MORENO VALLI	CA	92551-362	LOFTON, JAMES	414.42
6284	485042019	1	684277	GUEVARA, ALICIA (RENT)	24333	NICOLE CT	MORENO VALLI	CA	92551-362	GUEVARA, ALICIA (RE	317.06
5209	485042027	8	684277	GARCIA, MARIA PONCE (RENT)	24300	GABRIEL ST	MORENO VALLI	CA	92551-363	GARCIA, MARIA PONC	315.61
1875	485043004	0	684277	SILVA, MIRNA A	15033	PAIGE AVE	MORENO VALLI	CA	92551-364	SILVA, MIRNA A	83.63
9548	485043008	4	684277	YOUNG, DARRUEL (RENT)	15061	PAIGE AVE	MORENO VALLI	CA	92551-364	YOUNG, DARRUEL (RE	107.31
5561	485043012	7	684277	COVARRUBIAS, VICTOR (OWNR)	15093	PAIGE AVE	MORENO VALLI	CA	92551-364	COVARRUBIAS, VICTC	317.06
2399	485051003	4	684277	ESCOBAR, GUILLERMO AND YOLA	24330	GABRIEL ST	MORENO VALLI	CA	92551-363	ESCOBAR, GUILLERM(	39.53
958	485051009	0	684277	LARA, DANILO	24390	GABRIEL ST	MORENO VALLI	CA	92551-363	LARA, DANILO	405.46
6084	485052001	5	684277	WEATHERSPOON, DEANNA (REN	24311	GABRIEL ST	MORENO VALLI	CA	92551-364	WEATHERSPOON, DE/	301.68
1000	485052007	1	684277	HALE, JAMES	24377	GABRIEL ST	MORENO VALLI	CA	92551-364	HALE, JAMES	413.60
8594	485052008	2	684277	RAYFORD, DAQUIESHA	24393	GABRIEL ST	MORENO VALLI	CA	92551-364	RAYFORD, DAQUIESH	220.07
4772	485052009	3	684277	AGUADO, VIRIDIANA	24405	GABRIEL ST	MORENO VALLI	CA	92551-364	AGUADO, VIRIDIANA	134.30
8126	485052016	9	684277	RAMIREZ, ANGEL (RENT)	24499	GABRIEL ST	MORENO VALLI	CA	92551-767	RAMIREZ, ANGEL (REI	231.02
7335	485052021	3	684277	HERRERA, ZABRINA	24539	GABRIEL ST	MORENO VALLI	CA	92551-364	HERRERA, ZABRINA	100.56
8847	485052022	4	684277	ALANIS, CANDACE (RENT)	24547	GABRIEL ST	MORENO VALLI	CA	92551-364	ALANIS, CANDACE (RI	192.96
6548	485052025	7	684277	GUZMAN, FILADELFO (OWNR)	24571	GABRIEL ST	MORENO VALLI	CA	92551-364	GUZMAN, FILADELFO	211.78
5262	485052026	8	684277	AGUILAR, ABRAHAM (OWNR)	24579	GABRIEL ST	MORENO VALLI	CA	92551-364	AGUILAR, ABRAHAM	294.38
9454	485052029	1	684277	JOHNSON, JOEY (OWNR)	24298	KARRY CT	MORENO VALLI	CA	92551-767	JOHNSON, JOEY (OWI	64.65
6147	485052030	1	684277	JONES, TOMESHA (OWNR)	24304	KARRY CT	MORENO VALLI	CA	92551-365	JONES, TOMESHA (O\	306.92
5694	485052037	8	684277	MARQUEZ, SILVIA (OWNR)	24348	KARRY CT	MORENO VALLI	CA	92551-365	MARQUEZ, SILVIA (O\	317.06
2221	485052040	0	684277	SANTIS, JANET	24341	KARRY CT	MORENO VALLI	CA	92551-365	SANTIS, JANET	64.65
5717	485052042	2	684277	MENDOZA, GUADALUPE (RENT)	24327	KARRY CT	MORENO VALLI	CA	92551-365	MENDOZA, GUADALL	215.00
2341	485052044	4	684277	MONTANO, MS	24313	KARRY CT	MORENO VALLI	CA	92551-365	MONTANO, MS	413.60
8298	485052052	1	684277	MARTINEZ, BERCELIE (RENT)	24306	KURT CT	MORENO VALLI	CA	92551-365	MARTINEZ, BERCELIE	211.78
2039	485052055	4	684277	FLORES, ANTONIO M	24328	KURT CT	MORENO VALLI	CA	92551-365	FLORES, ANTONIO M	316.49
6736	485052057	6	684277	ZEPEDA, ALEX (RENT)	24342	KURT CT	MORENO VALLI	CA	92551-365	ZEPEDA, ALEX (RENT)	317.06
290	485052062	0	684277	BOONE, SEABURN	24343	KURT CT	MORENO VALLI	CA	92551-765	BOONE, SEABURN	287.41
8472	485052063	1	684277	CARTER, MARIAN (RENT)	24337	KURT CT	MORENO VALLI	CA	92551-765	CARTER, MARIAN (RE	37.76
3667	485052065	3	684277	NAVARRO, BLONDY	24321	KURT CT	MORENO VALLI	CA	92551-765	NAVARRO, BLONDY	316.49
926	485053008	5	684277	LUNA, ADELA	24480	TYANN CT	MORENO VALLI	CA	92551-363	LUNA, ADELA	452.38
6730	485053019	5	684277	LOPEZ, RACHEL	24406	FILAREE AVE	MORENO VALLI	CA	92551-363	LOPEZ, RACHEL	439.85
8570	485054003	3	684277	MARTINEZ, ZOILA (RENT)	24425	FILAREE AVE	MORENO VALLI	CA	92551-363	MARTINEZ, ZOILA (RE	206.39
6182	485054007	7	684277	VASQUEZ, ALBERT (RENT)	24465	FILAREE AVE	MORENO VALLI	CA	92551-363	VASQUEZ, ALBERT (RI	672.91
4840	485054008	8	684277	MCGINNIS, GREGORY	24475	FILAREE AVE	MORENO VALLI	CA	92551-363	MCGINNIS, GREGORY	314.21
5905	485055004	7	684277	ROJO, JUAN (OWNR)	24281	KURT CT	MORENO VALLI	CA	92551-365	ROJO, JUAN (OWNR)	68.44
9553	485055007	0	684277	CASTILLO, BEATRIZ (RENT)	15213	PAIGE AVE	MORENO VALLI	CA	92551-767	CASTILLO, BEATRIZ (R	120.81
5935	485055008	1	684277	BIVINS, LATANISIA MONIQUE	15207	PAIGE AVE	MORENO VALLI	CA	92551-767	BIVINS, LATANISIA M(	169.03
6299	485055010	2	684277	RAZO, JOSE	15195	PAIGE AVE	MORENO VALLI	CA	92551-365	RAZO, JOSE	106.91
793	485055016	8	684277	ABAD, JOSE L	15149	PAIGE AVE	MORENO VALLI	CA	92551-365	ABAD, JOSE L	314.21
9165	485061001	3	684277	HOLT, TODD (RENT)	24512	BEAL AVE	MORENO VALLI	CA	92551-400	HOLT, TODD (RENT)	30.81
4742	485061002	4	684277	RELEFORD, CRYSTAL	24524	BEAL AVE	MORENO VALLI	CA	92551-400	RELEFORD, CRYSTAL	314.21
6853	485061012	3	684277	GONZALES, ROBERTA	15054	BATTON ST	MORENO VALLI	CA	92551-400	GONZALES, ROBERTA	75.94
4765	485061021	1	684277	LEEPER, HENRY (OWNR)	15043	WINTERGREEN ST	MORENO VALLI	CA	92551-405	LEEPER, HENRY (OWN	23.39
7823	485062009	4	684277	OOTEN, NATHAN (RENT)	24571	BEAL AVE	MORENO VALLI	CA	92551-400	OOTEN, NATHAN (REI	322.29
665	485062014	8	684277	ASHLINE, DALE	24511	BEAL AVE	MORENO VALLI	CA	92551-400	ASHLINE, DALE	307.03
8705	485064007	8	684277	CHAPARRO, JOANNA (RENT)	24720	GOLDSTON CT	MORENO VALLI	CA	92551-406	CHAPARRO, JOANNA	326.38
7761	485064009	0	684277	ALAMILLO, JULIAN	24731	GOLDSTON CT	MORENO VALLI	CA	92551-406	ALAMILLO, JULIAN	424.27
6422	485064011	1	684277	MULVERHILL, JEREMY (OWNR)	24711	GOLDSTON CT	MORENO VALLI	CA	92551-406	MULVERHILL, JEREMY	296.98
5872	485064012	2	684277	GALVEZ, LUIS	24701	GOLDSTON CT	MORENO VALLI	CA	92551-406	GALVEZ, LUIS	214.85
6946	485064014	4	684277	GREEN, JESSICA (RENT)	24681	GOLDSTON CT	MORENO VALLI	CA	92551-409	GREEN, JESSICA (REN	372.96
3029	485064021	0	684277	HOFFMAN, ALEX AND LISA	24700	PATRICIAN CT	MORENO VALLI	CA	92551-400	HOFFMAN, ALEX AND	74.61
6061	485064022	1	684277	MATA, LIDIA (OWNR)	24710	PATRICIAN CT	MORENO VALLI	CA	92551-400	MATA, LIDIA (OWNR)	134.76
2550	485064023	2	684277	TERRY, NATASHA	24720	PATRICIAN CT	MORENO VALLI	CA	92551-400	TERRY, NATASHA	316.49
2277	485071001	4	684277	ABBYS ADOLESCENT DEVEL CTR	24510	VANDENBERG DR	MORENO VALLI	CA	92551-402	ABBYS ADOLESCENT I	412.76
4999	485071007	0	684277	BROWN, TAMALA (RENT)	24586	VANDENBERG DR	MORENO VALLI	CA	92551-402	BROWN, TAMALA (RE	413.60
2344	485072002	8	684277	MORENO, CHARLIE AND NORMA	15142	BATTON ST	MORENO VALLI	CA	92551-402	MORENO, CHARLIE AI	316.49
1897	485072003	9	684277	WELLS, RAIMON	15154	BATTON ST	MORENO VALLI	CA	92551-402	WELLS, RAIMON	100.00
5861	485072011	6	684277	SALTER, NANCY (RENT)	24650	GOLD STAR DR	MORENO VALLI	CA	92551-401	SALTER, NANCY (REN	189.82

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
4424	485072017	2	684277	ROTH, SANDRA (OWNR)	24710	GOLD STAR DR	MORENO VALLI	CA	92551-408	ROTH, SANDRA (OWN	378.87
1402	485072019	4	684277	JOHNSON, JOSEPH (OWNR)	24699	HEATH CT	MORENO VALLI	CA	92551-409	JOHNSON, JOSEPH (O	191.49
2526	485072023	7	684277	HALL, KISHA	24659	HEATH CT	MORENO VALLI	CA	92551-409	HALL, KISHA	316.49
353	485072027	1	684277	FREGOSO, LOUIS AND CAROL	24680	HEATH CT	MORENO VALLI	CA	92551-409	FREGOSO, LOUIS AND	414.42
1471	485072028	2	684277	GEORGE, MARIE	24690	HEATH CT	MORENO VALLI	CA	92551-409	GEORGE, MARIE	316.49
7190	485072032	5	684277	STEPHENS, COLMAN AND PATRIC	24697	RUGBY LN	MORENO VALLI	CA	92551-402	STEPHENS, COLMAN /	317.06
3279	485072035	8	684277	PRICE, LANCE	24667	RUGBY LN	MORENO VALLI	CA	92551-402	PRICE, LANCE	146.43
88	485074004	6	684277	SPIGNER, DENISE	24568	FILAREE AVE	MORENO VALLI	CA	92551-401	SPIGNER, DENISE	316.49
2230	485074005	7	684277	HENARD, MYRNA	24584	FILAREE AVE	MORENO VALLI	CA	92551-401	HENARD, MYRNA	509.03
6537	485074007	9	684277	CISSELL, MICHAEL	24569	VANDENBERG DR	MORENO VALLI	CA	92551-402	CISSELL, MICHAEL	305.85
5573	485074010	1	684277	RODRIGUEZ, LAURA (RENT)	24523	VANDENBERG DR	MORENO VALLI	CA	92551-402	RODRIGUEZ, LAURA (I	409.31
5242	485075002	7	684277	SANCHEZ, TINA MARIE (RENT)	24690	RUGBY LN	MORENO VALLI	CA	92551-090	SANCHEZ, TINA MARI	314.59
229	485075003	8	684277	RICHMOND, GENE	24700	RUGBY LN	MORENO VALLI	CA	92551-402	RICHMOND, GENE	422.52
4136	485075004	9	684277	ESTRADA, SANDRA (OWNR)	24710	RUGBY LN	MORENO VALLI	CA	92551-402	ESTRADA, SANDRA (C	191.74
6464	485075009	4	684277	PILOLA, ELAINE (RENT)	15178	BUXTON AVE	MORENO VALLI	CA	92551-401	PILOLA, ELAINE (RENT	317.06
224	485075012	6	684277	HERNANDEZ, JUAN M	15214	BUXTON AVE	MORENO VALLI	CA	92551-408	HERNANDEZ, JUAN M	213.77
6614	485081002	6	684277	VASQUEZ, GILBERT (RENT)	15128	LAVERDA LN	MORENO VALLI	CA	92551-406	VASQUEZ, GILBERT (R	428.75
14	485081005	9	684277	HOALST, STAN AND MARY	24906	GREENLEE WAY	MORENO VALLI	CA	92551-409	HOALST, STAN AND M	289.45
4715	485081011	4	684277	ZAMBRANO, LUIS	24810	GREENLEE WAY	MORENO VALLI	CA	92551-406	ZAMBRANO, LUIS	141.95
8741	485081014	7	684277	LONG , GLENDA (OWNR)	24777	AGUSTA DR	MORENO VALLI	CA	92551-403	LONG , GLENDA (OWI	101.52
9113	485081015	8	684277	GONZALEZ, CYNTHIA (RENT)	24793	AGUSTA DR	MORENO VALLI	CA	92551-403	GONZALEZ, CYNTHIA	435.66
2096	485081016	9	684277	SANCHEZ, ANNA	24809	AGUSTA DR	MORENO VALLI	CA	92551-403	SANCHEZ, ANNA	99.44
3935	485083006	6	684277	CISNEROS, RICARDO	15129	PRENTICE WAY	MORENO VALLI	CA	92551-406	CISNEROS, RICARDO	297.57
5011	485084003	6	684277	POWELL, SARAH	24778	AGUSTA DR	MORENO VALLI	CA	92551-403	POWELL, SARAH	111.78
2015	485084006	9	684277	VELASCO, MARIA	15053	NORTON LN	MORENO VALLI	CA	92551-405	VELASCO, MARIA	193.49
4954	485084007	0	684277	MUNOZ, JUANA	15065	NORTON LN	MORENO VALLI	CA	92551-405	MUNOZ, JUANA	70.81
5271	485084012	4	684277	NASCARELLA, LAUREN (OWNR)	15125	NORTON LN	MORENO VALLI	CA	92551-406	NASCARELLA, LAUREI	211.78
4980	485091007	2	684277	GARCIA, MARK (RENT)	15176	BLACK SHADOW DR	MORENO VALLI	CA	92551-408	GARCIA, MARK (RENT	133.86
3300	485091010	4	684277	CHAVEZ, ROSARIO	15173	BLACK SHADOW DR	MORENO VALLI	CA	92551-408	CHAVEZ, ROSARIO	317.06
3756	485091012	6	684277	NAVARRO, GUSTAVO	15197	BLACK SHADOW DR	MORENO VALLI	CA	92551-408	NAVARRO, GUSTAVO	243.18
8337	485091018	2	684277	JONES, LOUISE (OWNR)	15236	LAVERDA LN	MORENO VALLI	CA	92551-402	JONES, LOUISE (OWN	129.24
7881	485091023	6	684277	LARA, DANIEL	15176	LAVERDA LN	MORENO VALLI	CA	92551-409	LARA, DANIEL	375.00
6523	485091025	8	684277	MAHE, FILIPE (OWNR)	15152	LAVERDA LN	MORENO VALLI	CA	92551-406	MAHE, FILIPE (OWNR	317.06
1652	485092006	4	684277	FOREMAN SR, GEORGE H	15153	LAVERDA LN	MORENO VALLI	CA	92551-406	FOREMAN SR, GEORG	168.58
429	485093010	0	684277	BARRON, ERIC (OWNR)	15165	PRENTICE WAY	MORENO VALLI	CA	92551-402	BARRON, ERIC (OWNI	331.55
5154	485093012	2	684277	BRADY, SHALLA (RENT)	15189	PRENTICE WAY	MORENO VALLI	CA	92551-402	BRADY, SHALLA (REN	306.92
2202	485093014	4	684277	MOHAMED, ALLEX	24795	MATTUS WAY	MORENO VALLI	CA	92551-090	MOHAMED, ALLEX	422.52
3857	485093015	5	684277	APARICIO, JESUS AND JOSEPHINA	24811	MATTUS WAY	MORENO VALLI	CA	92551-401	APARICIO, JESUS AND	316.49
3831	485093017	7	684277	LOPEZ, MIRLAN	24843	MATTUS WAY	MORENO VALLI	CA	92551-401	LOPEZ, MIRLAN	106.77
5574	485093020	9	684277	CARTER, SHIMARJU AND OSCAR	24891	MATTUS WAY	MORENO VALLI	CA	92551-401	CARTER, SHIMARJU A	421.89
6226	485093022	1	684277	GUTIERREZ, MAYRA (RENT)	24874	GOLD STAR DR	MORENO VALLI	CA	92551-401	GUTIERREZ, MAYRA (I	492.02
2621	485093023	2	684277	NORIEGA, RAMON (OWNR)	24858	GOLD STAR DR	MORENO VALLI	CA	92551-401	NORIEGA, RAMON (O	284.01
8812	485101004	9	684277	DOMINGUEZ, ABEL (RENT)	24911	GOLD STAR DR	MORENO VALLI	CA	92551-409	DOMINGUEZ, ABEL (R	298.47
5637	485101006	1	684277	STOKES, STEFANIE (OWNR)	24887	GOLD STAR DR	MORENO VALLI	CA	92551-403	STOKES, STEFANIE (O	70.11
4657	485101011	5	684277	MEJIA, VICTOR	24827	GOLD STAR DR	MORENO VALLI	CA	92551-403	MEJIA, VICTOR	114.21
9104	485101015	9	684277	FIELDS, LITISHA	24779	GOLD STAR DR	MORENO VALLI	CA	92551-408	FIELDS, LITISHA	402.70
5984	485101024	7	684277	GARIBALDI, SANTIAGO (OWNR)	15328	CAMP CT	MORENO VALLI	CA	92551-406	GARIBALDI, SANTIAG	74.58
1334	485101031	3	684277	FAJARDO, LETICIA	15331	CAMP CT	MORENO VALLI	CA	92551-407	FAJARDO, LETICIA	217.38
7645	485101032	4	684277	JONES, BETTY (RENT)	15345	CAMP CT	MORENO VALLI	CA	92551-407	JONES, BETTY (RENT)	381.27
102	485101033	5	684277	ROSALES, ELVIA	15342	SWARENS CT	MORENO VALLI	CA	92551-402	ROSALES, ELVIA	309.24
1821	485101035	7	684277	BRYANT, WILLIAM (OWNR)	15312	SWARENS CT	MORENO VALLI	CA	92551-402	BRYANT, WILLIAM (O	317.06
5095	485101037	9	684277	LABON, ADRIENE	15282	SWARENS CT	MORENO VALLI	CA	92551-404	LABON, ADRIENE	69.65
1705	485101039	1	684277	HELLER, RANDOLPH AND MARILY	15299	SWARENS CT	MORENO VALLI	CA	92551-404	HELLER, RANDOLPH A	222.32
7996	485101041	2	684277	AGULIAR, NANCY	15329	SWARENS CT	MORENO VALLI	CA	92551-403	AGULIAR, NANCY	186.67
4008	485101042	3	684277	SANCHEZ, JAQUELYN (RENT)	15343	SWARENS CT	MORENO VALLI	CA	92551-403	SANCHEZ, JAQUELYN	412.76
8086	485101048	9	684277	DELGADO, STEVEN AND ERMA (R	15281	WITCZAK CT	MORENO VALLI	CA	92551-404	DELGADO, STEVEN AI	273.19
2418	485101051	1	684277	DE LA RIVA, ISAIS (ACTIVE)	15327	WITCZAK CT	MORENO VALLI	CA	92551-407	DE LA RIVA, ISAIS (AC	316.49
7010	485102001	9	684277	HERNANDEZ, PATRICIA (RENT)	15262	BLACK SHADOW DR	MORENO VALLI	CA	92551-404	HERNANDEZ, PATRICI	317.06
7778	485102008	6	684277	OCHOA-MORALES, LOURDES (REI	15366	BLACK SHADOW DR	MORENO VALLI	CA	92551-405	OCHOA-MORALES, LC	310.32
194	485103003	4	684277	DEAN, ANN	24795	FAY AVE	MORENO VALLI	CA	92551-407	DEAN, ANN	413.60
1112	485103004	5	684277	SILVA, FRANCISCO	24807	FAY AVE	MORENO VALLI	CA	92551-400	SILVA, FRANCISCO	24.55
2447	485103005	6	684277	DURIO, MARION (OWNR)	24819	FAY AVE	MORENO VALLI	CA	92551-400	DURIO, MARION (OW	315.86
99	485103013	3	684277	ONTIVEROS, MARTIN	24915	FAY AVE	MORENO VALLI	CA	92551-404	ONTIVEROS, MARTIN	413.60
9120	485103014	4	684277	FABIAN, ANGEL AND LETICIA (OV	24927	FAY AVE	MORENO VALLI	CA	92551-404	FABIAN, ANGEL AND I	339.65
1630	485131002	0	684277	MACIAS, LETICIA	24522	FAY AVE	MORENO VALLI	CA	92551-404	MACIAS, LETICIA	167.06
7224	485131007	5	684277	ROBERSON, LINDSEY (RENT)	24580	FAY AVE	MORENO VALLI	CA	92551-404	ROBERSON, LINDSEY (	317.06
4745	485131011	8	684277	HAIGHT, BRENDA	24624	FAY AVE	MORENO VALLI	CA	92551-407	HAIGHT, BRENDA	317.06
4923	485132001	2	684277	WILLIAMS, CHARLES	24675	GOLD STAR DR	MORENO VALLI	CA	92551-408	WILLIAMS, CHARLES	229.28
7106	485132008	9	684277	GEORGE, ALEXANDRA (RENT)	24745	GOLD STAR DR	MORENO VALLI	CA	92551-405	GEORGE, ALEXANDRA	317.06
1217	485132009	0	684277	CLARKE, EMMA	24676	TALBOT CT	MORENO VALLI	CA	92551-091	CLARKE, EMMA	316.49
8482	485132015	5	684277	GRAM, TYSHA (RENT)	24738	TALBOT CT	MORENO VALLI	CA	92551-405	GRAM, TYSHA (RENT)	240.14
4010	485132016	6	684277	NEAL, DEBORAH	24742	TALBOT CT	MORENO VALLI	CA	92551-405	NEAL, DEBORAH	316.49
4381	485132018	8	684277	OWENS, GERALDINE	24739	TALBOT CT	MORENO VALLI	CA	92551-405	OWENS, GERALDINE	413.60
321	485132020	9	684277	SORIANO, JOSE	24717	TALBOT CT	MORENO VALLI	CA	92551-405	SORIANO, JOSE	297.57
2034	485132023	2	684277	FAIR, JOHN	24687	TALBOT CT	MORENO VALLI	CA	92551-091	FAIR, JOHN	316.49
2658	485133012	5	684277	BARRETT, DEENA	24621	FAY AVE	MORENO VALLI	CA	92551-404	BARRETT, DEENA	413.60

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6649	485133014	7	684277	PEREZ, LUIS (OWNR)	24601	FAY AVE	MORENO VALLI	CA	92551-404	PEREZ, LUIS (OWNR)	206.78
1383	485133016	9	684277	HUERTA, LEONARDO	15466	HERNE CT	MORENO VALLI	CA	92551-405	HUERTA, LEONARDO	261.49
1827	485134005	2	684277	SNOOK, CHERYL	15391	HERNE CT	MORENO VALLI	CA	92551-407	SNOOK, CHERYL	316.49
8686	485141012	0	684277	WHITE, ANTHONY (RENT)	24461	STACEY AVE	MORENO VALLI	CA	92551-364	WHITE, ANTHONY (RE	183.54
9208	485141017	5	684277	LEE, TOWANA (OWNR)	24421	STACEY AVE	MORENO VALLI	CA	92551-364	LEE, TOWANA (OWNI	169.51
6129	485141019	7	684277	VALDEZ, VICTOR (OWNR)	24428	KATRINA AVE	MORENO VALLI	CA	92551-366	VALDEZ, VICTOR (OW	68.72
3753	485141020	7	684277	ECHENIQUE, MARIA AND MICHAI	24438	KATRINA AVE	MORENO VALLI	CA	92551-366	ECHENIQUE, MARIA A	297.57
397	485141027	4	684277	HAUGHTON, JAMES H	24496	KATRINA AVE	MORENO VALLI	CA	92551-366	HAUGHTON, JAMES H	316.49
4318	485142002	4	684277	VALDEZ, RAUL	24397	STACEY AVE	MORENO VALLI	CA	92551-364	VALDEZ, RAUL	312.49
882	485142004	6	684277	ORTIZ, MARTIN AND MARLENA	24381	STACEY AVE	MORENO VALLI	CA	92551-364	ORTIZ, MARTIN AND I	316.49
4953	485142005	7	684277	SHAO, MING	24373	STACEY AVE	MORENO VALLI	CA	92551-364	SHAO, MING	316.49
4696	485142010	1	684277	HUERTA, RAYMOND	24333	STACEY AVE	MORENO VALLI	CA	92551-364	HUERTA, RAYMOND	314.21
753	485142014	5	684277	HARRY, RICHARD	24297	STACEY AVE	MORENO VALLI	CA	92551-767	HARRY, RICHARD	314.21
112	485142016	7	684277	BARON, ROBERT	15312	THERESA AVE	MORENO VALLI	CA	92551-367	BARON, ROBERT	316.49
4951	485142018	9	684277	RAMIREZ, AMELIA	15332	THERESA AVE	MORENO VALLI	CA	92551-367	RAMIREZ, AMELIA	316.49
1978	485142033	2	684277	WHITTINGTON, VICTORIA	24370	KATRINA AVE	MORENO VALLI	CA	92551-366	WHITTINGTON, VICTO	422.52
9220	485142035	4	684277	BECERRA, MARICELA (RENT)	24390	KATRINA AVE	MORENO VALLI	CA	92551-366	BECERRA, MARICELA	336.09
6884	485142036	5	684277	NOBLADO, GARY (RENT)	24398	KATRINA AVE	MORENO VALLI	CA	92551-366	NOBLADO, GARY (REI	139.76
7281	485142037	6	684277	HARLEY, ALICIA (RENT)	24408	KATRINA AVE	MORENO VALLI	CA	92551-768	HARLEY, ALICIA (RENT	235.43
5910	485143002	7	684277	DANIEL, PENNY (RENT)	24340	STACEY AVE	MORENO VALLI	CA	92551-364	DANIEL, PENNY (RENT	148.45
1528	485144001	9	684277	PEREZ, ELIAS	24310	STACEY AVE	MORENO VALLI	CA	92551-767	PEREZ, ELIAS	414.42
3930	485144003	1	684277	GUERRERO, TOMAS AND ALBA	24282	STACEY AVE	MORENO VALLI	CA	92551-364	GUERRERO, TOMAS A	316.49
8435	485144010	7	684277	MARCU, LILIAN (OWNR)	15309	THERESA AVE	MORENO VALLI	CA	92551-366	MARCU, LILIAN (OWN	154.58
7307	485144011	8	684277	BAXTER, LAMONTE	15317	THERESA AVE	MORENO VALLI	CA	92551-366	BAXTER, LAMONTE	127.13
6556	485144015	2	684277	GRAY, ALIKIA	15349	THERESA AVE	MORENO VALLI	CA	92551-366	GRAY, ALIKIA	287.27
7605	485144016	3	684277	CHAVELAS, CESAR (RENT)	15357	THERESA AVE	MORENO VALLI	CA	92551-366	CHAVELAS, CESAR (RE	99.93
8609	485144018	5	684277	LARA-CHAVEZ, JOSE ALFREDO (O'	15373	THERESA AVE	MORENO VALLI	CA	92551-366	LARA-CHAVEZ, JOSE A	39.76
7924	485145006	7	684277	LECHUGA, DEANA (RENT)	24391	KATRINA AVE	MORENO VALLI	CA	92553-563	LECHUGA, DEANA (RE	276.32
8927	485145007	8	684277	ADAMS, SHANEKA (RENT)	24397	KATRINA AVE	MORENO VALLI	CA	92551-366	ADAMS, SHANEKA (RI	166.71
2816	485145010	0	684277	ORTIZ, JULIO	24417	KATRINA AVE	MORENO VALLI	CA	92551-366	ORTIZ, JULIO	256.96
8707	485145013	3	684277	CAHALL, HARRY (RENT)	24445	KATRINA AVE	MORENO VALLI	CA	92551-366	CAHALL, HARRY (REN	69.65
1109	485145018	8	684277	HORNER, MARIE	24487	KATRINA AVE	MORENO VALLI	CA	92551-366	HORNER, MARIE	286.65
2073	485151006	6	684277	SMITH, CHERYL LYNN	24070	POPPYSTONE DR	MORENO VALLI	CA	92551-760	SMITH, CHERYL LYNN	244.54
4917	485151008	8	684277	GONZALES, JESSICA	24084	POPPYSTONE DR	MORENO VALLI	CA	92551-760	GONZALES, JESSICA	202.88
7547	485151018	7	684277	JOHNSON, CORETTA (RENT)	24164	POPPYSTONE DR	MORENO VALLI	CA	92551-764	JOHNSON, CORETTA (	204.68
8692	485151019	8	684277	ALVAREZ, ALLAN (OWNR)	24172	POPPYSTONE DR	MORENO VALLI	CA	92551-764	ALVAREZ, ALLAN (OW	143.60
1917	485151028	6	684277	JIMENEZ, JOSE M	15270	CANYONSTONE DR	MORENO VALLI	CA	92551-765	JIMENEZ, JOSE M	116.49
8752	485151031	8	684277	CEDILLO, KATHY (RENT)	15300	CANYONSTONE DR	MORENO VALLI	CA	92551-764	CEDILLO, KATHY (REN	309.62
1936	485151034	1	684277	CARTHELL, RACHEAL	15330	CANYONSTONE DR	MORENO VALLI	CA	92551-764	CARTHELL, RACHEAL	62.84
7963	485152001	4	684277	CARR, JOHN	24031	POPPYSTONE DR	MORENO VALLI	CA	92551-760	CARR, JOHN	255.90
7900	485152007	0	684277	GONZALEZ, VALERIE (RENT)	24077	POPPYSTONE DR	MORENO VALLI	CA	92551-760	GONZALEZ, VALERIE (	319.08
26	485152008	1	684277	PARRAS, NINA	24085	POPPYSTONE DR	MORENO VALLI	CA	92551-760	PARRAS, NINA	309.16
9016	485152010	2	684277	LEMMON, VERONICA (RENT)	24101	POPPYSTONE DR	MORENO VALLI	CA	92551-511	LEMMON, VERONICA	83.75
3247	485152014	6	684277	COAUSTRO, ADAM	24076	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	COAUSTRO, ADAM	317.06
2449	485152015	7	684277	RHYNES, ANDREW	24070	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	RHYNES, ANDREW	412.76
5079	485152022	3	684277	ABANILLA, CHRISTINA AND NATH	24051	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	ABANILLA, CHRISTINA	331.29
1284	485152035	5	684277	DEVORE, MARIA H (OWNR)	24155	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	DEVORE, MARIA H (O	355.45
7999	485152036	6	684277	ANTOINE, ANNDREA (RENT)	24163	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	ANTOINE, ANNDREA (	103.26
1547	485152038	8	684277	PATRIARCO, JUSTIN	24179	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	PATRIARCO, JUSTIN	316.49
8546	485152039	9	684277	HASAN, KELINDA (RENT)	24185	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	HASAN, KELINDA (REI	48.10
3880	485152040	9	684277	BURNS, DEBRA A	24193	STONEBRIDGE CT	MORENO VALLI	CA	92551-761	BURNS, DEBRA A	414.42
4073	485153003	9	684277	MARTIN, SHARRON	24179	POPPYSTONE DR	MORENO VALLI	CA	92551-763	MARTIN, SHARRON	316.49
9304	485153004	0	684277	ANDERSON, PHYLLLIS (RENT)	24171	POPPYSTONE DR	MORENO VALLI	CA	92551-764	ANDERSON, PHYLLLIS	168.90
1198	485153005	1	684277	VALDEZ, JOSE	24163	POPPYSTONE DR	MORENO VALLI	CA	92551-764	VALDEZ, JOSE	205.89
4659	485153006	2	684277	PULIDO, MARISELA	24155	POPPYSTONE DR	MORENO VALLI	CA	92551-764	PULIDO, MARISELA	432.52
9198	485153010	5	684277	TORRES, TANYA (RENT)	24125	POPPYSTONE DR	MORENO VALLI	CA	92551-764	TORRES, TANYA (REN	220.40
9375	485153012	7	684277	JOHNSON, KOURNEY (RENT)	24132	STONEBRIDGE CT	MORENO VALLI	CA	92551-762	JOHNSON, KOURNEY	156.96
6327	485153014	9	684277	COLVIN, AMBER	24146	STONEBRIDGE CT	MORENO VALLI	CA	92551-762	COLVIN, AMBER	317.06
7295	485153015	0	684277	GALINDO, VALENTINA	24154	STONEBRIDGE CT	MORENO VALLI	CA	92551-762	GALINDO, VALENTINA	190.76
7482	485161004	5	684277	JAMES, KATRINA	15379	FUGATE CT	MORENO VALLI	CA	92551-361	JAMES, KATRINA	220.70
542	485161007	8	684277	DUPREE, JERRY	15414	FUGATE CT	MORENO VALLI	CA	92551-361	DUPREE, JERRY	74.53
348	485161010	0	684277	REYNOLDS, THELMA	15438	FUGATE CT	MORENO VALLI	CA	92551-361	REYNOLDS, THELMA	316.49
583	485161011	1	684277	ABEL, TIM	15446	FUGATE CT	MORENO VALLI	CA	92551-361	ABEL, TIM	316.49
3569	485161015	5	684277	ROBLES, GABRIEL	15437	TIFFIN CT	MORENO VALLI	CA	92551-361	ROBLES, GABRIEL	317.06
1731	485161016	6	684277	ROMERO, JERRY AND BERTHA	15429	TIFFIN CT	MORENO VALLI	CA	92551-361	ROMERO, JERRY AND	83.96
217	485161019	9	684277	AHLEFELD, HOWARD AND CAROL	15395	TIFFIN CT	MORENO VALLI	CA	92551-512	AHLEFELD, HOWARD	316.49
5936	485161026	5	684277	MUNOZ, MICHELLE (OWNR)	15438	TIFFIN CT	MORENO VALLI	CA	92551-361	MUNOZ, MICHELLE (C	211.78
340	485161028	7	684277	BRANN, TERRY	15450	TIFFIN CT	MORENO VALLI	CA	92551-361	BRANN, TERRY	32.34
6834	485161029	8	684277	BARNES, WILLIE (RENT)	15449	GEMSTONE CT	MORENO VALLI	CA	92551-360	BARNES, WILLIE (REN	317.06
7078	485161035	3	684277	CHESNUT, LAURA	15395	GEMSTONE CT	MORENO VALLI	CA	92551-511	CHESNUT, LAURA	83.63
6806	485161041	8	684277	OCHOA, JESSE OMAR,VALDOVIN(	15430	GEMSTONE CT	MORENO VALLI	CA	92551-511	OCHOA, JESSE OMAR,	317.06
8254	485161043	0	684277	DELANO, HENRY (OWNR)	15446	GEMSTONE CT	MORENO VALLI	CA	92551-511	DELANO, HENRY (OW	180.36
7954	485161047	4	684277	MINNIFIELD, SHONNA (RENT)	15437	CANYONSTONE DR	MORENO VALLI	CA	92551-763	MINNIFIELD, SHONNA	304.98
5937	485161054	0	684277	CAMPOS, MICHAEL DANKO (OWI	15385	CANYONSTONE DR	MORENO VALLI	CA	92551-763	CAMPOS, MICHAEL D.	39.76
9331	485162003	7	684277	VALDEZ, JOSUE (RENT)	15380	CANYONSTONE DR	MORENO VALLI	CA	92551-762	VALDEZ, JOSUE (RENT	274.25
8579	485162004	8	684277	YEVHIA, AFAF (RENT)	15390	CANYONSTONE DR	MORENO VALLI	CA	92551-762	YEVHIA, AFAF (RENT)	328.61

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
351	485162008	2	684277	JENSEN, TINA M	15422	CANYONSTONE DR	MORENO VALLI	CA	92551-765	JENSEN, TINA M	415.61
2579	485162010	3	684277	JOHNSON, WILLIAM	15434	CANYONSTONE DR	MORENO VALLI	CA	92551-762	JOHNSON, WILLIAM	282.12
4983	485162011	4	684277	HOLMES, ANDREW AND APRIL	15440	CANYONSTONE DR	MORENO VALLI	CA	92551-762	HOLMES, ANDREW AI	211.78
7436	485162016	9	684277	DOAN, QUANG THANH	15482	CANYONSTONE DR	MORENO VALLI	CA	92551-762	DOAN, QUANG THAN	274.94
5771	485162017	0	684277	LOZANO, RUBEN (RENT)	15490	CANYONSTONE DR	MORENO VALLI	CA	92551-762	LOZANO, RUBEN (REI	89.87
1901	485163002	9	684277	PEREZ, ALVARO	24111	PUDDINGSTONE DR	MORENO VALLI	CA	92551-360	PEREZ, ALVARO	316.49
9442	485163004	1	684277	RAAMIREZ , REYNA (OWNR)	24091	PUDDINGSTONE DR	MORENO VALLI	CA	92551-362	RAAMIREZ , REYNA (C	137.15
3450	485163005	2	684277	BAYLESS, RUTH	24081	PUDDINGSTONE DR	MORENO VALLI	CA	92551-362	BAYLESS, RUTH	176.62
7596	485163012	8	684277	HAYES, KEITH (RENT)	24011	PUDDINGSTONE DR	MORENO VALLI	CA	92551-362	HAYES, KEITH (RENT)	313.57
2985	485163014	0	684277	BELT, JUDITH AND TIBOR	15461	FUGATE CT	MORENO VALLI	CA	92551-361	BELT, JUDITH AND TIE	283.48
7395	485163019	5	684277	RODRIGUEZ, BRENDA (OWNR)	24191	PUDDINGSTONE DR	MORENO VALLI	CA	92551-362	RODRIGUEZ, BRENDA	317.06
2657	485163025	0	684277	OWENS, MARISSA	24131	PUDDINGSTONE DR	MORENO VALLI	CA	92551-362	OWENS, MARISSA	179.26
8112	485171006	8	684277	SOSA, ROBERTO (OWNR)	15449	THERESA AVE	MORENO VALLI	CA	92551-366	SOSA, ROBERTO (OWI	211.78
6821	485172002	7	684277	GIBSON, TISHA (RENT)	24288	DYNA PL	MORENO VALLI	CA	92551-768	GIBSON, TISHA (RENT	127.43
5144	485172004	9	684277	GONZALEZ, KAREN (RENT)	24310	DYNA PL	MORENO VALLI	CA	92551-367	GONZALEZ, KAREN (R	134.76
5563	485173001	9	684277	MORALES, JACQUELIN (OWNR)	24346	DYNA PL	MORENO VALLI	CA	92551-367	MORALES, JACQUELIN	317.06
1371	485173004	2	684277	MILLS, SANDRA G	24372	DYNA PL	MORENO VALLI	CA	92551-367	MILLS, SANDRA G	216.49
352	485173005	3	684277	IRBY, CLIFFORD	24378	DYNA PL	MORENO VALLI	CA	92551-367	IRBY, CLIFFORD	316.49
4528	485173008	6	684277	HIDALGO, NELSON	24404	DYNA PL	MORENO VALLI	CA	92551-768	HIDALGO, NELSON	309.77
415	485173016	3	684277	CARISOZA, SHARON AND DEBRA	24379	DYNA PL	MORENO VALLI	CA	92551-367	CARISOZA, SHARON A	234.21
4086	485173020	6	684277	CARLOS, SIMON	24347	DYNA PL	MORENO VALLI	CA	92551-367	CARLOS, SIMON	413.60
5493	485173037	2	684277	CANTELLI, KRISTIE (OWNR)	15401	BANDY CT	MORENO VALLI	CA	92551-769	CANTELLI, KRISTIE (O\	317.06
8068	485173044	8	684277	ZAMORA, JOSE (RENT)	15418	BANDY CT	MORENO VALLI	CA	92551-367	ZAMORA, JOSE (RENT	269.94
860	485173046	0	684277	RICHARDSON, NAOMI	15436	BANDY CT	MORENO VALLI	CA	92551-367	RICHARDSON, NAOM	412.76
6551	485174003	4	684277	ESTEVEZ, MAYRA (RENT)	15471	JULIE AVE	MORENO VALLI	CA	92551-366	ESTEVEZ, MAYRA (REI	36.78
6747	485174005	6	684277	BUI, THIN (RENT)	15449	JULIE AVE	MORENO VALLI	CA	92551-366	BUI, THIN (RENT)	413.60
8987	485174010	0	684277	FAVELA, JORGE (RENT)	24309	DYNA PL	MORENO VALLI	CA	92551-367	FAVELA, JORGE (RENT	221.24
9119	485174011	1	684277	BUIE, JOHN AND CHERRY (OWNR	24301	DYNA PL	MORENO VALLI	CA	92551-367	BUIE, JOHN AND CHEI	259.03
5300	485174013	3	684277	AMAO, JORGE (OWNR)	24281	DYNA PL	MORENO VALLI	CA	92551-768	AMAO, JORGE (OWNI	305.95
8065	485174014	4	684277	BECERRA, VICKI (OWNR)	15436	THERESA AVE	MORENO VALLI	CA	92551-364	BECERRA, VICKI (OWI	298.10
6028	485175010	3	684277	STIGER, ANTHONY (RENT)	24423	CAROLEE AVE	MORENO VALLI	CA	92551-367	STIGER, ANTHONY (RI	317.06
681	485175017	0	684277	ROSALES, GUADALUPE & TERESA	15482	BANDY CT	MORENO VALLI	CA	92551-367	ROSALES, GUADALUP	65.34
1953	485175019	2	684277	PANTOJA, CLEMENTE	15466	BANDY CT	MORENO VALLI	CA	92551-367	PANTOJA, CLEMENTE	314.21
6847	485181009	2	684277	HENRY, ERIC	24394	ELECTRA CT	MORENO VALLI	CA	92551-690	HENRY, ERIC	306.92
3929	485181013	5	684277	GUTIERREZ, JOSE A AND MARIA I	24418	ELECTRA CT	MORENO VALLI	CA	92551-691	GUTIERREZ, JOSE A AI	820.01
76	485181018	0	684277	HIERS, RADENE	24460	ELECTRA CT	MORENO VALLI	CA	92551-690	HIERS, RADENE	412.76
3187	485181028	9	684277	SEPULVEDA, OSCAR M	24435	ELECTRA CT	MORENO VALLI	CA	92551-690	SEPULVEDA, OSCAR M	246.55
3778	485181031	1	684277	LERMA, ROGELIO	24411	ELECTRA CT	MORENO VALLI	CA	92551-690	LERMA, ROGELIO	316.49
3932	485181033	3	684277	URIARTE, LYDIA M	24428	ROBIE CT	MORENO VALLI	CA	92551-691	URIARTE, LYDIA M	214.46
5954	485181046	5	684277	RAZO, JUANA (RENT)	24461	ROBIE CT	MORENO VALLI	CA	92551-691	RAZO, JUANA (RENT)	109.06
49	485181051	9	684277	MUNDO, LETICIA	24421	ROBIE CT	MORENO VALLI	CA	92551-691	MUNDO, LETICIA	316.49
7128	485182003	9	684277	RODRIGUEZ, JORGE LUIS (RENT)	24374	ROBIE CT	MORENO VALLI	CA	92551-690	RODRIGUEZ, JORGE LI	306.92
7107	485182007	3	684277	GARCIA, ROSA	24395	ELECTRA CT	MORENO VALLI	CA	92551-690	GARCIA, ROSA	296.98
2297	485182015	0	684277	BRANCARTO, CHRIS	24331	ELECTRA CT	MORENO VALLI	CA	92551-690	BRANCARTO, CHRIS	316.49
3414	485182017	2	684277	MORRIS, NICHOLE	24315	ELECTRA CT	MORENO VALLI	CA	92551-690	MORRIS, NICHOLE	317.06
2744	485182023	7	684277	PALACIOS, GLORIA	24267	ELECTRA CT	MORENO VALLI	CA	92551-690	PALACIOS, GLORIA	422.52
5206	485182028	2	684277	JIMENEZ, ANGEL (OWNR)	24300	ELECTRA CT	MORENO VALLI	CA	92551-695	JIMENEZ, ANGEL (OW	317.06
3307	485182036	9	684277	GARCIA, JULIO AND SUSANA	15563	NADIA ST	MORENO VALLI	CA	92551-691	GARCIA, JULIO AND S	69.76
8107	485182038	1	684277	VIESCAS, ARTHUR (RENT)	24278	ROBIE CT	MORENO VALLI	CA	92551-695	VIESCAS, ARTHUR (RE	304.16
862	485182044	6	684277	VILLASENOR, ROSA	24332	ROBIE CT	MORENO VALLI	CA	92551-692	VILLASENOR, ROSA	494.76
1740	485183008	7	684277	PERAZA, MARY	24339	ROBIE CT	MORENO VALLI	CA	92551-692	PERAZA, MARY	316.49
4801	485183011	9	684277	RODRIGUEZ, MARINA (OWNR)	24313	ROBIE CT	MORENO VALLI	CA	92551-694	RODRIGUEZ, MARINA	314.21
1647	485191003	7	684277	FERGUSON, STEPHANIE	24481	LIOLIOS WAY	MORENO VALLI	CA	92551-690	FERGUSON, STEPHAN	174.18
5359	485191009	3	684277	QUIROGA, TERESA (OWNR)	24433	LIOLIOS WAY	MORENO VALLI	CA	92551-690	QUIROGA, TERESA (O	77.31
538	485191010	3	684277	ADAMS, DEGA	24425	LIOLIOS WAY	MORENO VALLI	CA	92551-690	ADAMS, DEGA	33.15
7083	485191018	1	684277	TRUONG, LINDA LEEN (OWNR)	15706	JALANIE LN	MORENO VALLI	CA	92551-692	TRUONG, LINDA LEEN	134.76
7054	485191020	2	684277	GOLDEN STAR INVESTMENT	15720	JALANIE LN	MORENO VALLI	CA	92551-692	GOLDEN STAR INVEST	142.90
3866	485192003	0	684277	ESPITIA, GONZALO AND MARIA	24434	LIOLIOS WAY	MORENO VALLI	CA	92551-690	ESPITIA, GONZALO AN	316.49
9359	485192006	3	684277	HENDON, ROBERT (RENT)	24458	LIOLIOS WAY	MORENO VALLI	CA	92551-690	HENDON, ROBERT (RI	66.45
5179	485192010	6	684277	MARTINEZ,JOSE AND CARMEN (C	24490	LIOLIOS WAY	MORENO VALLI	CA	92551-690	MARTINEZ,JOSE AND	317.06
6085	485193007	7	684277	ORTIZ, STEPHANIE (RENT)	24403	FITZ ST	MORENO VALLI	CA	92551-762	ORTIZ, STEPHANIE (RI	415.61
7406	485193013	2	684277	CONSTON, BARBARA (RENT)	24349	FITZ ST	MORENO VALLI	CA	92551-760	CONSTON, BARBARA	111.78
204	485194001	4	684277	LOZANO, MANUEL J	24323	FITZ ST	MORENO VALLI	CA	92551-511	LOZANO, MANUEL J	316.49
4654	485194002	5	684277	JIMENEZ, ISIDRO	24313	FITZ ST	MORENO VALLI	CA	92551-511	JIMENEZ, ISIDRO	314.21
2583	485194003	6	684277	CABRERA, JOSE	24305	FITZ ST	MORENO VALLI	CA	92551-511	CABRERA, JOSE	316.49
7983	485194006	9	684277	NAVARRO, IDA (RENT)	24277	FITZ ST	MORENO VALLI	CA	92551-762	NAVARRO, IDA (RENT	105.30
2293	485194012	4	684277	ANDERSON, JOHN	15703	NADIA ST	MORENO VALLI	CA	92551-691	ANDERSON, JOHN	317.06
109	485194013	5	684277	MACIAS, PHIL	15693	NADIA ST	MORENO VALLI	CA	92551-691	MACIAS, PHIL	287.00
6828	485194015	7	684277	MORALES, ANTHONY AND GUAD	15675	NADIA ST	MORENO VALLI	CA	92551-691	MORALES, ANTHONY	606.88
6520	485194019	1	684277	ZAMBRANO, MARIA (RENT)	15635	NADIA ST	MORENO VALLI	CA	92551-691	ZAMBRANO, MARIA (	313.42
1478	485195002	8	684277	MERCADO, VICTOR AND MARIA	15689	LIPARI DR	MORENO VALLI	CA	92551-690	MERCADO, VICTOR AI	316.49
2802	485195007	3	684277	JIMENEZ, JUDITH	15649	LIPARI DR	MORENO VALLI	CA	92551-690	JIMENEZ, JUDITH	208.38
50	485195008	4	684277	COSGROVE, TERRI	15641	LIPARI DR	MORENO VALLI	CA	92551-690	COSGROVE, TERRI	412.76
2504	485195010	5	684277	DOSSANTOS, ANEMARI	24298	HILDA CT	MORENO VALLI	CA	92551-695	DOSSANTOS, ANEMA	412.76
4503	485195013	8	684277	RUSSELL, JAMISHA (OWNR)	24324	HILDA CT	MORENO VALLI	CA	92551-691	RUSSELL, JAMISHA (O	314.21
6673	485195021	5	684277	OUTLAW, INGRID (OWNR)	24351	HILDA CT	MORENO VALLI	CA	92551-691	OUTLAW, INGRID (OV	415.61

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
2266	485195023	7	684277	HUTCHINSON, PAULETTE	24331	HILDA CT	MORENO VALLI	CA	92551-691	HUTCHINSON, PAULE	126.00
519	485195026	0	684277	JAMES, BERNADETTE	24305	HILDA CT	MORENO VALLI	CA	92551-691	JAMES, BERNADETTE	316.49
9128	485195029	3	684277	VALLE VIEYRA, JULIAN (OWNR)	24276	FITZ ST	MORENO VALLI	CA	92551-511	VALLE VIEYRA, JULIAN	359.03
8473	485195030	3	684277	JUAREZ, GEORGINA	24286	FITZ ST	MORENO VALLI	CA	92551-511	JUAREZ, GEORGINA	292.92
5589	485195032	5	684277	CHAUDHRY,ZAHID AKRAM,MOHA	24304	FITZ ST	MORENO VALLI	CA	92551-761	CHAUDHRY,ZAHID AK	66.83
3789	485195036	9	684277	FANO, BEN	24334	FITZ ST	MORENO VALLI	CA	92551-761	FANO, BEN	605.01
7629	485195038	1	684277	WILLIAMS, ROBERT (OWNR)	24348	FITZ ST	MORENO VALLI	CA	92551-761	WILLIAMS, ROBERT (C	317.06
1398	485195041	3	684277	GONDEK, DONNA	15713	LIPARI DR	MORENO VALLI	CA	92551-695	GONDEK, DONNA	316.49
6802	485201001	5	684277	GONZALEZ, MARIA	15753	SHERYL LN	MORENO VALLI	CA	92551-692	GONZALEZ, MARIA	268.83
4101	485201002	6	684277	LIMON, SANDRA	15761	SHERYL LN	MORENO VALLI	CA	92551-692	LIMON, SANDRA	316.49
5903	485201004	8	684277	CLARK, CHRIS (OWNR)	15777	SHERYL LN	MORENO VALLI	CA	92551-692	CLARK, CHRIS (OWNR	89.33
4294	485201005	9	684277	GONZALES, JUAN CARLOS	15785	SHERYL LN	MORENO VALLI	CA	92551-692	GONZALES, JUAN CAR	316.49
5676	485201007	1	684277	BARAJAS, KAREN (OWNR)	15794	APRIL CT	MORENO VALLI	CA	92551-692	BARAJAS, KAREN (OW	317.06
6310	485201008	2	684277	CORONA, GABRIEL AND MONICA	15786	APRIL CT	MORENO VALLI	CA	92551-692	CORONA, GABRIEL AN	317.06
140	485201009	3	684277	TOLLIVER, NORMA	15778	APRIL CT	MORENO VALLI	CA	92551-692	TOLLIVER, NORMA	422.52
3322	485201015	8	684277	VALENCIA, ANDRES	15769	APRIL CT	MORENO VALLI	CA	92551-692	VALENCIA, ANDRES	317.06
7138	485201025	7	684277	SHAW, MERIDITH	24327	WILDWOOD ST	MORENO VALLI	CA	92551-692	SHAW, MERIDITH	337.53
820	485201027	9	684277	PATTERSON, CLARENCE	24347	WILDWOOD ST	MORENO VALLI	CA	92551-692	PATTERSON, CLAREN	412.76
2594	485201033	4	684277	BURNS, CHANKA	24407	WILDWOOD ST	MORENO VALLI	CA	92551-692	BURNS, CHANKA	412.76
3931	485201039	0	684277	ROSE, HILDA	24467	WILDWOOD ST	MORENO VALLI	CA	92551-692	ROSE, HILDA	412.76
3117	485201045	5	684277	GALLOWAY, DONNA	24474	ST THOMAS AVE	MORENO VALLI	CA	92551-693	GALLOWAY, DONNA	210.96
2292	485201052	1	684277	PORTER, G P	24390	ST THOMAS AVE	MORENO VALLI	CA	92551-696	PORTER, G P	134.53
6127	485201055	4	684277	LAOS, ADRIAN (OWNR)	24354	ST THOMAS AVE	MORENO VALLI	CA	92551-696	LAOS, ADRIAN (OWNI	317.06
1335	485201065	3	684277	MITCHELL, DARYL	24341	ST THOMAS AVE	MORENO VALLI	CA	92551-690	MITCHELL, DARYL	362.76
8996	485202004	1	684277	DOVE, LOVELL (RENT)	15778	SHERYL LN	MORENO VALLI	CA	92551-692	DOVE, LOVELL (RENT)	261.49
934	485202005	2	684277	SANCHEZ, MARGIE	15786	SHERYL LN	MORENO VALLI	CA	92551-692	SANCHEZ, MARGIE	141.99
6805	485202007	4	684277	LYNCH, ADRIAN (RENT)	15793	JUNE CT	MORENO VALLI	CA	92551-693	LYNCH, ADRIAN (REN	217.40
6587	485202011	7	684277	DARBY, LESTER (OWNR)	15761	JUNE CT	MORENO VALLI	CA	92551-693	DARBY, LESTER (OWN	102.72
8180	485202012	8	684277	BROWN, CHONTELL	15753	JUNE CT	MORENO VALLI	CA	92551-693	BROWN, CHONTELL	501.27
355	485202015	1	684277	HOLLYFIELD, ERIC	15770	JUNE CT	MORENO VALLI	CA	92551-693	HOLLYFIELD, ERIC	166.49
1927	485202016	2	684277	GRAHAM, ERIC L	15778	JUNE CT	MORENO VALLI	CA	92551-693	GRAHAM, ERIC L	317.06
4620	485202017	3	684277	HERNANDEZ, ALEX AND GRACIEL	15786	JUNE CT	MORENO VALLI	CA	92551-693	HERNANDEZ, ALEX AN	48.94
1292	485202019	5	684277	GATLIN, CAROLYN	15793	JALANIE LN	MORENO VALLI	CA	92551-693	GATLIN, CAROLYN	393.92
5934	485202023	8	684277	KIVI, ALEX (OWNR)	15761	JALANIE LN	MORENO VALLI	CA	92551-693	KIVI, ALEX (OWNR)	220.23
2436	485202024	9	684277	GUILLEN, DINORAH	15753	JALANIE LN	MORENO VALLI	CA	92551-693	GUILLEN, DINORAH	316.49
459	485211001	6	684277	BARNETT, LOUIS	24294	FIJI DR	MORENO VALLI	CA	92551-693	BARNETT, LOUIS	316.49
2367	485212001	9	684277	PEARROW, SHARON	24390	FIJI DR	MORENO VALLI	CA	92551-693	PEARROW, SHARON	335.08
3063	485212004	2	684277	NELSON, MAGGIE	24426	FIJI DR	MORENO VALLI	CA	92551-693	NELSON, MAGGIE	317.06
1859	485212007	5	684277	GONZALEZ, JAVIER	24462	FIJI DR	MORENO VALLI	CA	92551-694	GONZALEZ, JAVIER	283.03
5168	485212012	9	684277	ZEELENBERG, FAITH (RENT)	24465	FIJI DR	MORENO VALLI	CA	92551-694	ZEELENBERG, FAITH (	129.03
3585	485212014	1	684277	TEJUOSO, MARY	24441	FIJI DR	MORENO VALLI	CA	92551-694	TEJUOSO, MARY	48.11
9520	485212018	5	684277	TORRES, RAMIRO (RENT)	24399	FIJI DR	MORENO VALLI	CA	92551-694	TORRES, RAMIRO (RE	117.25
1186	485212019	6	684277	AGUILAR, DEBRA	24389	FIJI DR	MORENO VALLI	CA	92551-694	AGUILAR, DEBRA	306.35
4985	485212022	8	684277	SOSA, GRACIE AND OMAR	24410	CARMAN LN	MORENO VALLI	CA	92551-694	SOSA, GRACIE AND OI	104.96
7351	485212027	3	684277	MONTERO, FELICIA (OWNR)	24462	CARMAN LN	MORENO VALLI	CA	92551-694	MONTERO, FELICIA (C	29.33
3928	485212028	4	684277	GODOY, GERARDO (OWNR)	24474	CARMAN LN	MORENO VALLI	CA	92551-694	GODOY, GERARDO (O	316.49
1158	485212032	7	684277	ENRIQUEZ, NANCY	24485	CARMAN LN	MORENO VALLI	CA	92551-694	ENRIQUEZ, NANCY	308.08
7535	485212036	1	684277	JOHNSON, LASHELLE (RENT)	24437	CARMAN LN	MORENO VALLI	CA	92551-694	JOHNSON, LASHELLE (	55.46
1703	485213002	3	684277	TREJO, LISA	24353	FIJI DR	MORENO VALLI	CA	92551-693	TREJO, LISA	316.49
23	485213005	6	684277	BLACKBURN, LYNNE	24325	FIJI DR	MORENO VALLI	CA	92551-693	BLACKBURN, LYNNE	316.49
3094	485213006	7	684277	WRIGHT JR, EUGENE	24317	FIJI DR	MORENO VALLI	CA	92551-693	WRIGHT JR, EUGENE	413.60
1222	485213010	0	684277	MOSER, BILLY	24354	CARMAN LN	MORENO VALLI	CA	92551-694	MOSER, BILLY	89.85
6133	486021001	6	684277	OCHOA, JOSE AND ALJONDRA (O	25906	HARRIET AVE	MORENO VALLI	CA	92551-700	OCHOA, JOSE AND AL	317.06
8511	486021004	9	684277	CHALBI, MARIE (RENT)	25944	HARRIET AVE	MORENO VALLI	CA	92551-700	CHALBI, MARIE (RENT	59.15
2475	486021006	1	684277	AMEZCUA, MARIA	25972	HARRIET AVE	MORENO VALLI	CA	92551-700	AMEZCUA, MARIA	316.49
6573	486021010	4	684277	AVATONGO, VAKE (RENT)	15042	CAROLINA AVE	MORENO VALLI	CA	92551-706	AVATONGO, VAKE (RI	84.57
3542	486022003	1	684277	COBERT, JULIE	15148	CAROLINA AVE	MORENO VALLI	CA	92551-700	COBERT, JULIE	306.91
7162	486022004	2	684277	BARRADAS, ROBERTO	15160	CAROLINA AVE	MORENO VALLI	CA	92551-700	BARRADAS, ROBERTO	399.96
4732	486022007	5	684277	GARCIA, TRAVIS	15198	CAROLINA AVE	MORENO VALLI	CA	92551-700	GARCIA, TRAVIS	39.71
607	486022008	6	684277	ESTRADA, JOSE (OWNR)	15210	CAROLINA AVE	MORENO VALLI	CA	92551-703	ESTRADA, JOSE (OWN	672.43
4126	486023006	7	684277	LUCKEY, ROBERT	25925	MARGARET AVE	MORENO VALLI	CA	92551-702	LUCKEY, ROBERT	393.96
1881	486023008	9	684277	GARCIA, SYLVIA (OWNR)	25903	MARGARET AVE	MORENO VALLI	CA	92551-702	GARCIA, SYLVIA (OWI	317.06
7127	486023011	1	684277	CUEVA, ANA (OWNR)	25871	MARGARET AVE	MORENO VALLI	CA	92551-142	CUEVA, ANA (OWNR)	267.06
299	486024005	9	684277	ACOSTA, TINA MARIE	25918	MARGARET AVE	MORENO VALLI	CA	92551-701	ACOSTA, TINA MARIE	412.76
5058	486024009	3	684277	SANDOVAL, CASANDRA (OWNR)	25951	ANNETTE AVE	MORENO VALLI	CA	92551-700	SANDOVAL, CASANDI	289.21
5849	486024012	5	684277	SALWAY, SHANIKA (RENT)	25917	ANNETTE AVE	MORENO VALLI	CA	92551-700	SALWAY, SHANIKA (R	317.06
7785	486024014	7	684277	BARDALES, GLENDA (OWNR)	25895	ANNETTE AVE	MORENO VALLI	CA	92551-700	BARDALES, GLENDA (	332.63
1945	486024016	9	684277	SCOTT, ZENA	25873	ANNETTE AVE	MORENO VALLI	CA	92551-700	SCOTT, ZENA	78.63
8549	486025008	5	684277	PITTS, DESIREE (RENT)	15070	CHARLEE CT	MORENO VALLI	CA	92551-700	PITTS, DESIREE (RENT	133.62
68	486025011	7	684277	PADILLA, CAROLYN	15106	CHARLEE CT	MORENO VALLI	CA	92551-140	PADILLA, CAROLYN	205.89
3729	486025014	0	684277	SANFORD, SHERRON	25910	ANNETTE AVE	MORENO VALLI	CA	92551-700	SANFORD, SHERRON	316.49
6107	486025015	1	684277	MARQUEZ, EUFRACIA (RENT)	25922	ANNETTE AVE	MORENO VALLI	CA	92551-700	MARQUEZ, EUFRACIA	145.54
7013	486025016	2	684277	SOCOY, ANGELINA (RENT)	25934	ANNETTE AVE	MORENO VALLI	CA	92551-700	SOCOY, ANGELINA (RI	189.36
2154	486025021	6	684277	FERREL, KARLA	15109	CAROLINA AVE	MORENO VALLI	CA	92551-700	FERREL, KARLA	316.49
1279	486025026	1	684277	VASQUEZ, AURORA	25959	HARRIET AVE	MORENO VALLI	CA	92551-700	VASQUEZ, AURORA	533.65
1538	486025027	2	684277	TRIPP, GENE	25945	HARRIET AVE	MORENO VALLI	CA	92551-700	TRIPP, GENE	142.46

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
9229	486025032	6	684277	RITTENHOUSE, ANNE (RENT)	25875	HARRIET AVE	MORENO VALLI	CA	92551-141	RITTENHOUSE, ANNE	30.35
400	486031008	4	684277	WILLSON, BILL	25776	HARRIET AVE	MORENO VALLI	CA	92551-141	WILLSON, BILL	42.82
4751	486031010	5	684277	CORDERO, DANNY	15029	JACQUETTA AVE	MORENO VALLI	CA	92551-701	CORDERO, DANNY	466.24
8759	486031012	7	684277	SILVER, TELEIA (RENT)	15051	JACQUETTA AVE	MORENO VALLI	CA	92551-701	SILVER, TELEIA (RENT	29.76
8237	486031023	7	684277	LAROSA, ALBERT AND LORRAINE	15195	JACQUETTA AVE	MORENO VALLI	CA	92551-702	LAROSA, ALBERT AND	245.22
1576	486032006	5	684277	ZARATE, CLAUDIA	15156	JACQUETTA AVE	MORENO VALLI	CA	92551-702	ZARATE, CLAUDIA	316.49
4505	486032013	1	684277	PLAMONDON, DUSTIN AND ANG	15064	JACQUETTA AVE	MORENO VALLI	CA	92551-701	PLAMONDON, DUSTII	370.76
1108	486032016	4	684277	MILLER, ROB	15037	ZHANA DR	MORENO VALLI	CA	92551-702	MILLER, ROB	297.57
2634	486032024	1	684277	ALCALA, VERONICA	15145	ZHANA DR	MORENO VALLI	CA	92551-702	ALCALA, VERONICA	316.49
6737	486032030	6	684277	CHEATAM, LATASHA (RENT)	15225	ZHANA DR	MORENO VALLI	CA	92551-145	CHEATAM, LATASHA (	96.33
5342	486033007	9	684277	LACEY, TERRI (RENT)	25827	MARGARET AVE	MORENO VALLI	CA	92551-701	LACEY, TERRI (RENT)	400.09
2252	486034001	6	684277	PETERSON, SUSAN	25860	MARGARET AVE	MORENO VALLI	CA	92551-142	PETERSON, SUSAN	381.30
1196	486034004	9	684277	DAWSON, ANGELIA	25857	ANNETTE AVE	MORENO VALLI	CA	92551-700	DAWSON, ANGELIA	105.43
3895	486035007	5	684277	SEVILLA, MARIA AND HECTOR J	15078	ZHANA DR	MORENO VALLI	CA	92551-145	SEVILLA, MARIA AND	316.49
4717	486035008	6	684277	CANALES, MANUEL H	15062	ZHANA DR	MORENO VALLI	CA	92551-145	CANALES, MANUEL H	135.46
6135	486035010	7	684277	GONZALEZ, JUAN (OWNR)	25865	HARRIET AVE	MORENO VALLI	CA	92551-141	GONZALEZ, JUAN (OV	364.68
1779	486041006	3	684277	MARTINEZ, HORTENCIA	25620	SAN LUPE AVE	MORENO VALLI	CA	92551-703	MARTINEZ, HORTENC	316.49
3510	486041010	6	684277	JARAMILLO, JOSE	25652	SAN LUPE AVE	MORENO VALLI	CA	92551-703	JARAMILLO, JOSE	354.50
2856	486041013	9	684277	WAFER, FLOYD	25676	SAN LUPE AVE	MORENO VALLI	CA	92551-144	WAFER, FLOYD	353.85
854	486042001	1	684277	MORALES, ROBERT	25581	SAN LUPE AVE	MORENO VALLI	CA	92551-704	MORALES, ROBERT	551.89
7646	486042003	3	684277	JOHNSON, TERRY (RENT)	25595	SAN LUPE AVE	MORENO VALLI	CA	92551-704	JOHNSON, TERRY (REI	295.20
345	486042006	6	684277	SULCER, BEVERLY	25653	SAN LUPE AVE	MORENO VALLI	CA	92551-704	SULCER, BEVERLY	316.49
2213	486042007	7	684277	HINOJOSA, MIGUEL	25667	SAN LUPE AVE	MORENO VALLI	CA	92551-704	HINOJOSA, MIGUEL	406.44
1414	486042008	8	684277	THOMPSON, LAFON	25675	SAN LUPE AVE	MORENO VALLI	CA	92551-704	THOMPSON, LAFON	316.49
3138	486042009	9	684277	PEDACE, CARLOS	25683	SAN LUPE AVE	MORENO VALLI	CA	92551-704	PEDACE, CARLOS	189.04
6934	486042017	6	684277	TAVARES, ANTHONY AND MARLE	15071	RIO GRANDE DR	MORENO VALLI	CA	92551-144	TAVARES, ANTHONY /	415.61
5647	486042018	7	684277	WALKER, KIANNA (RENT)	15083	RIO GRANDE DR	MORENO VALLI	CA	92551-144	WALKER, KIANNA (RE	294.72
6079	486042019	8	684277	MCCRORY, CHERYL (RENT)	15095	RIO GRANDE DR	MORENO VALLI	CA	92551-144	MCCRORY, CHERYL (R	413.60
6212	486042020	8	684277	GUERRERO, FRANCELIA	15107	RIO GRANDE DR	MORENO VALLI	CA	92551-702	GUERRERO, FRANCEL	54.08
3893	486042025	3	684277	LEFLORE, JAMES AND LINDA (OW	15085	MARTE CIR	MORENO VALLI	CA	92551-142	LEFLORE, JAMES AND	292.37
8184	486042032	9	684277	ESCAMILLA, MARTHA (OWNR)	15085	CALLE RENFRO	MORENO VALLI	CA	92551-700	ESCAMILLA, MARTHA	303.39
1932	486042034	1	684277	MILLER, WALTER	15109	CALLE RENFRO	MORENO VALLI	CA	92551-701	MILLER, WALTER	409.70
724	486043002	5	684277	ROBERSON, FRED	15024	RIO GRANDE DR	MORENO VALLI	CA	92551-702	ROBERSON, FRED	314.21
5027	486043008	1	684277	PLATA, PRESCILLA	15096	RIO GRANDE DR	MORENO VALLI	CA	92551-702	PLATA, PRESCILLA	246.17
3894	486043009	2	684277	GARCIA, BENJAMIN	15108	RIO GRANDE DR	MORENO VALLI	CA	92551-144	GARCIA, BENJAMIN	123.19
6619	486051001	9	684277	ROBLES, ANNA (RENT)	25508	SAN LUPE AVE	MORENO VALLI	CA	92551-703	ROBLES, ANNA (RENT	317.06
6819	486051007	5	684277	JIMENEZ, OSCAR AND DAISY(REN	25556	SAN LUPE AVE	MORENO VALLI	CA	92551-703	JIMENEZ, OSCAR AND	113.60
5932	486051009	7	684277	WILLIAMS, KAMILA (OWNR)	25572	SAN LUPE AVE	MORENO VALLI	CA	92551-144	WILLIAMS, KAMILA (C	313.07
3855	486052002	3	684277	HAWKINS, SALLY	25547	SAN LUPE AVE	MORENO VALLI	CA	92551-704	HAWKINS, SALLY	316.49
108	486052003	4	684277	MARSHALL, SHARA (OWNR)	25555	SAN LUPE AVE	MORENO VALLI	CA	92551-704	MARSHALL, SHARA (C	65.53
7953	486052007	8	684277	URQUIETA, LETICIA	15135	CALLE RENFRO	MORENO VALLI	CA	92551-701	URQUIETA, LETICIA	156.72
6969	486053002	6	684277	SERNA, CAROLINA (OWNR)	15137	MARTE CIR	MORENO VALLI	CA	92551-703	SERNA, CAROLINA (O'	305.72
8233	486053009	3	684277	HOLT, KENNETH D AND MARGAR	15134	CALLE RENFRO	MORENO VALLI	CA	92551-700	HOLT, KENNETH D AN	563.93
5193	486054005	2	684277	GUITIEREZ, MIKE (OWNR)	15172	MARTE CIR	MORENO VALLI	CA	92551-703	GUITIEREZ, MIKE (OW	365.43
3540	486055002	2	684277	RATNER, KEITH	15132	RIO GRANDE DR	MORENO VALLI	CA	92551-144	RATNER, KEITH	35.54
9291	486055006	6	684277	HERNANDEZ, ELENA (RENT)	15180	RIO GRANDE DR	MORENO VALLI	CA	92551-702	HERNANDEZ, ELENA (	178.23
8238	486055008	8	684277	RAMIREZ, DANIEL AND LUCILA (C	15204	RIO GRANDE DR	MORENO VALLI	CA	92551-144	RAMIREZ, DANIEL AN	360.14
2273	486056001	4	684277	FINNEY, SHEILA	25548	MARGARET AVE	MORENO VALLI	CA	92551-701	FINNEY, SHEILA	353.85
401	486056002	5	684277	MC GLOVER, BEVERLY	25560	MARGARET AVE	MORENO VALLI	CA	92551-701	MC GLOVER, BEVERL\	412.76
188	486056009	2	684277	WRIGHT, BONNIE	25646	MARGARET AVE	MORENO VALLI	CA	92551-701	WRIGHT, BONNIE	318.95
1168	486056013	5	684277	COTTEN, ROXCELOA	25704	MARGARET AVE	MORENO VALLI	CA	92551-142	COTTEN, ROXCELOA	357.46
9108	486056015	7	684277	AREVALOS, CORINA (RENT)	25691	ESTRELLAS LN	MORENO VALLI	CA	92551-701	AREVALOS, CORINA (I	134.76
304	486056016	8	684277	IRISH, ROBERT	25671	ESTRELLAS LN	MORENO VALLI	CA	92551-701	IRISH, ROBERT	412.76
5282	486056019	1	684277	JACKSON, W C (RENT)	25635	ESTRELLAS LN	MORENO VALLI	CA	92551-701	JACKSON, W C (RENT)	354.50
3530	486056022	3	684277	LOPEZ, NELSON DAVID	25599	ESTRELLAS LN	MORENO VALLI	CA	92551-703	LOPEZ, NELSON DAVII	315.40
4793	486056024	5	684277	MURPHY, MIKE	25573	ESTRELLAS LN	MORENO VALLI	CA	92551-703	MURPHY, MIKE	314.21
4827	486056025	6	684277	MCIVER, JOE	25563	ESTRELLAS LN	MORENO VALLI	CA	92551-703	MCIVER, JOE	314.21
149	486057005	1	684277	JONES, RAY A	25681	MARGARET AVE	MORENO VALLI	CA	92551-701	JONES, RAY A	165.80
2098	486061004	3	684277	GAYLES, LOTTIE	15211	PATRICIA ST	MORENO VALLI	CA	92551-459	GAYLES, LOTTIE	272.04
117	486061008	7	684277	YBARRA, MARTHA	15174	PATRICIA ST	MORENO VALLI	CA	92551-452	YBARRA, MARTHA	316.49
6804	486061010	8	684277	ALMAZAN, RAQUEL	15196	PATRICIA ST	MORENO VALLI	CA	92551-452	ALMAZAN, RAQUEL	477.59
286	486061035	1	684277	RANDOLPH, LAWRENCE	15210	RENCHER CT	MORENO VALLI	CA	92551-452	RANDOLPH, LAWREN	316.49
623	486061039	5	684277	CRUZ, AMANDA	15175	CHELBANA WAY	MORENO VALLI	CA	92551-145	CRUZ, AMANDA	316.49
9372	486062005	7	684277	RAWLS, ROXIE (RENT)	25449	MARGARET AVE	MORENO VALLI	CA	92551-452	RAWLS, ROXIE (RENT)	47.92
1496	486062007	9	684277	WRIGHT, ROSALIND	25425	MARGARET AVE	MORENO VALLI	CA	92551-452	WRIGHT, ROSALIND	271.66
8415	486062008	0	684277	MOCA, LIEIU	25413	MARGARET AVE	MORENO VALLI	CA	92551-452	MOCA, LIEIU	263.19
920	486062013	4	684277	NIETO, ARTURO	25351	MARGARET AVE	MORENO VALLI	CA	92551-459	NIETO, ARTURO	314.21
1331	486062015	6	684277	SILVA, ARMANDO	25327	MARGARET AVE	MORENO VALLI	CA	92551-459	SILVA, ARMANDO	217.07
7534	486062016	7	684277	CUEVAS, MARIA (OWNR)	25315	MARGARET AVE	MORENO VALLI	CA	92551-459	CUEVAS, MARIA (OWI	34.76
2664	486081005	6	684277	JIMENEZ, ADRIANA	25094	FILAREE AVE	MORENO VALLI	CA	92551-450	JIMENEZ, ADRIANA	626.44
3593	486081007	8	684277	SOLORZANO, DAVID AND JENNIF	25118	FILAREE AVE	MORENO VALLI	CA	92551-457	SOLORZANO, DAVID /	302.47
7824	486081009	0	684277	RAMIREZ, ARMANDO (RENT)	25140	FILAREE AVE	MORENO VALLI	CA	92551-457	RAMIREZ, ARMANDO	289.82
8442	486081018	8	684277	ZARAGOZA, MIROSLAVA (RENT)	25248	FILAREE AVE	MORENO VALLI	CA	92551-457	ZARAGOZA, MIROSLA	295.52
5489	486082005	9	684277	PORTER, BETTY	25119	FILAREE AVE	MORENO VALLI	CA	92551-451	PORTER, BETTY	305.63
2260	486082015	8	684277	ESPARZA, PRUDENCIA	25237	FILAREE AVE	MORENO VALLI	CA	92551-457	ESPARZA, PRUDENCIA	296.33
5955	486082017	0	684277	DAVISON, MELISSA (RENT)	25261	FILAREE AVE	MORENO VALLI	CA	92551-457	DAVISON, MELISSA (R	165.80

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1751	486082029	1	684277	PICIARDE, ANTHONY	15344	ELEANOR LN	MORENO VALLI	CA	92551-452	PICIARDE, ANTHONY	317.06
526	486082034	5	684277	SAUCEDO, LUIS M	25200	FAY AVE	MORENO VALLI	CA	92551-453	SAUCEDO, LUIS M	78.37
853	486082035	6	684277	TRIGUERO, JOSE J	25188	FAY AVE	MORENO VALLI	CA	92551-450	TRIGUERO, JOSE J	317.06
5797	486082040	0	684277	ESPINOZA, JUAN (OWNR)	25130	FAY AVE	MORENO VALLI	CA	92551-450	ESPINOZA, JUAN (OW	317.06
637	486083004	1	684277	ANGULO, CARLOS	25107	FAY AVE	MORENO VALLI	CA	92551-450	ANGULO, CARLOS	413.60
4790	486083010	6	684277	HARMON, MARY AND LEONARD	25177	FAY AVE	MORENO VALLI	CA	92551-450	HARMON, MARY ANI	26.92
675	486083024	9	684277	BLACKETER, ELAINE	25094	YOLANDA AVE	MORENO VALLI	CA	92551-452	BLACKETER, ELAINE	316.49
5152	486092001	6	684277	JACOBO, HILDA (RENT)	25071	YOLANDA AVE	MORENO VALLI	CA	92551-453	JACOBO, HILDA (RENT	103.20
4544	486092002	7	684277	ARRENAS, MARIA CARMEN	25083	YOLANDA AVE	MORENO VALLI	CA	92551-453	ARRENAS, MARIA CAI	120.38
3312	486092003	8	684277	ALVAREZ, MARIA	25095	YOLANDA AVE	MORENO VALLI	CA	92551-453	ALVAREZ, MARIA	217.06
3981	486092005	0	684277	GOVEA, MADE-LOURDES	25119	YOLANDA AVE	MORENO VALLI	CA	92551-454	GOVEA, MADE-LOURI	316.49
267	486092006	1	684277	DUFFEY, L T	25131	YOLANDA AVE	MORENO VALLI	CA	92551-454	DUFFEY, L T.	155.10
4607	486092009	4	684277	TERRAZAS, FAVIOLA	25165	YOLANDA AVE	MORENO VALLI	CA	92551-454	TERRAZAS, FAVIOLA	214.21
324	486092010	4	684277	KELSO, KERN	25177	YOLANDA AVE	MORENO VALLI	CA	92551-454	KELSO, KERN	362.64
7803	486092011	5	684277	ADKNIS, JESSICA	25189	YOLANDA AVE	MORENO VALLI	CA	92551-454	ADKNIS, JESSICA	216.01
6300	486092018	2	684277	HERNANDEZ, GERARDO	25164	JUANITA AVE	MORENO VALLI	CA	92551-451	HERNANDEZ, GERARI	252.27
5566	486092025	8	684277	CORTEZ, PETRA (OWNR)	25082	JUANITA AVE	MORENO VALLI	CA	92551-458	CORTEZ, PETRA (OWI	308.82
3318	486093011	8	684277	RAMOS, GUADALUPE	25189	JUANITA AVE	MORENO VALLI	CA	92551-451	RAMOS, GUADALUPE	317.06
4465	486093014	1	684277	AVERY, GLEN	25212	GENTIAN AVE	MORENO VALLI	CA	92551-130	AVERY, GLEN	290.24
6765	486093015	2	684277	FLORES-TORRES, JUAN (RENT)	25200	GENTIAN AVE	MORENO VALLI	CA	92551-130	FLORES-TORRES, JUAI	289.98
6803	486093020	6	684277	RIOS, WALTER	25140	GENTIAN AVE	MORENO VALLI	CA	92551-460	RIOS, WALTER	331.25
4855	486093024	0	684277	SNELL, EVELYN	25094	GENTIAN AVE	MORENO VALLI	CA	92551-130	SNELL, EVELYN	297.87
7765	486094001	2	684277	BARRETT, DEBORAH (RENT)	15498	ELEANOR LN	MORENO VALLI	CA	92551-450	BARRETT, DEBORAH (	196.22
3130	486094004	5	684277	PORCAYO, MIGUEL	15452	ELEANOR LN	MORENO VALLI	CA	92551-450	PORCAYO, MIGUEL	317.06
3383	486094009	0	684277	SANCHEZ, RAUL	15394	ELEANOR LN	MORENO VALLI	CA	92551-452	SANCHEZ, RAUL	212.58
3428	486094012	2	684277	TREVIZO, DEBRA	15415	PATRICIA ST	MORENO VALLI	CA	92551-453	TREVIZO, DEBRA	363.07
769	486095001	5	684277	GUTIERREZ, YOLANDA (RENT)	25071	GENTIAN AVE	MORENO VALLI	CA	92551-130	GUTIERREZ, YOLANDA	463.62
7081	486095006	0	684277	DALY, CHANELL	25131	GENTIAN AVE	MORENO VALLI	CA	92551-460	DALY, CHANELL	63.84
8655	486095009	3	684277	SANDOVAL, EDDY (RENT)	25165	GENTIAN AVE	MORENO VALLI	CA	92551-460	SANDOVAL, EDDY (RE	211.78
7165	486095014	7	684277	OLIVEROS, SERGIO (OWNR)	25225	GENTIAN AVE	MORENO VALLI	CA	92551-460	OLIVEROS, SERGIO (O	428.75
3065	486101004	6	684277	WHITE, SHARON J	25328	FILAREE AVE	MORENO VALLI	CA	92551-458	WHITE, SHARON J	302.74
6087	486101005	7	684277	BAUCHAM, MELINDA (RENT)	25340	FILAREE AVE	MORENO VALLI	CA	92551-458	BAUCHAM, MELINDA	191.76
6082	486101011	2	684277	GREENE, RONALD (RENT)	25414	FILAREE AVE	MORENO VALLI	CA	92551-451	GREENE, RONALD (RE	128.60
2557	486101017	8	684277	NEGRON, MARIA	25486	FILAREE AVE	MORENO VALLI	CA	92551-451	NEGRON, MARIA	45.52
8466	486102004	9	684277	SANDOVAL, ANITA AND EDWARD	25461	FILAREE AVE	MORENO VALLI	CA	92551-451	SANDOVAL, ANITA AN	150.86
4037	486102005	0	684277	BAYLOR, DAVID	25449	FILAREE AVE	MORENO VALLI	CA	92551-451	BAYLOR, DAVID	216.21
939	486102014	8	684277	HERNANDEZ, DAVID	25339	FILAREE AVE	MORENO VALLI	CA	92551-458	HERNANDEZ, DAVID	409.86
2207	486102022	5	684277	ARNOLD, LAURI	25328	FAY AVE	MORENO VALLI	CA	92551-456	ARNOLD, LAURI	64.07
9507	486102027	0	684277	GUTIERREZ, ROBERT (RENT)	25388	FAY AVE	MORENO VALLI	CA	92551-456	GUTIERREZ, ROBERT (	333.02
8811	486103002	0	684277	VARGAS, RAFAEL (RENT)	25485	FAY AVE	MORENO VALLI	CA	92551-450	VARGAS, RAFAEL (REI	111.52
1201	486103005	3	684277	SHURSON, CAROL	25449	FAY AVE	MORENO VALLI	CA	92551-450	SHURSON, CAROL	109.05
7985	486103011	8	684277	TEXIDOR, JULIA (RENT)	25375	FAY AVE	MORENO VALLI	CA	92551-457	TEXIDOR, JULIA (RENT	79.50
296	486103020	6	684277	STOKKE, ELAINE	25304	YOLANDA AVE	MORENO VALLI	CA	92551-454	STOKKE, ELAINE	316.49
2301	486103034	9	684277	VERDUGO, DAISY	25474	YOLANDA AVE	MORENO VALLI	CA	92551-454	VERDUGO, DAISY	316.49
265	486111001	4	684277	COLEMAN, EDWARD (OWNR)	25291	YOLANDA AVE	MORENO VALLI	CA	92551-454	COLEMAN, EDWARD (	410.23
2611	486111006	9	684277	RETANA, ADAN	25351	YOLANDA AVE	MORENO VALLI	CA	92551-454	RETANA, ADAN	292.33
7536	486111008	1	684277	SEITZ-ESTRADA, ERIN	25375	YOLANDA AVE	MORENO VALLI	CA	92551-454	SEITZ-ESTRADA, ERIN	80.06
2224	486111009	2	684277	ESPINOSA, DANILO AND SUSAN	25387	YOLANDA AVE	MORENO VALLI	CA	92551-454	ESPINOSA, DANILO AI	72.05
8509	486111018	0	684277	RODRIGUEZ, CORINA (RENT)	25497	YOLANDA AVE	MORENO VALLI	CA	92551-454	RODRIGUEZ, CORINA	83.13
7764	486111020	1	684277	WHITAKER, LISA (RENT)	25486	JUANITA AVE	MORENO VALLI	CA	92551-451	WHITAKER, LISA (REN	104.43
7680	486111022	3	684277	NUNEZ, VIRGINIA (OWNR)	25462	JUANITA AVE	MORENO VALLI	CA	92551-451	NUNEZ, VIRGINIA (OV	213.74
2546	486111024	5	684277	HILL-SOTO, JOSE AND TAMMY	25438	JUANITA AVE	MORENO VALLI	CA	92551-451	HILL-SOTO, JOSE AND	184.46
3544	486111025	6	684277	MILIAN, FELIPE	25426	JUANITA AVE	MORENO VALLI	CA	92551-451	MILIAN, FELIPE	317.06
7712	486112002	8	684277	TURNER, CLIFTON (OWNR)	25303	JUANITA AVE	MORENO VALLI	CA	92551-459	TURNER, CLIFTON (O\	444.14
2057	486112012	7	684277	LUGO, BRENDA	25425	JUANITA AVE	MORENO VALLI	CA	92551-451	LUGO, BRENDA	317.06
2947	486112019	4	684277	VAZQUEZ, DALIA	25498	GENTIAN AVE	MORENO VALLI	CA	92551-460	VAZQUEZ, DALIA	663.18
8896	486112022	6	684277	LANOIX, NICOLE (RENT)	25462	GENTIAN AVE	MORENO VALLI	CA	92551-460	LANOIX, NICOLE (REN	69.30
1436	486112025	9	684277	ARES, EUGENE	25426	GENTIAN AVE	MORENO VALLI	CA	92551-460	ARES, EUGENE	316.49
1263	486112034	7	684277	PATTERSON JR, SHELTON	25316	GENTIAN AVE	MORENO VALLI	CA	92551-460	PATTERSON JR, SHELT	322.89
4572	486121001	5	684277	GONZALES, MARIO (OWNR)	25504	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-707	GONZALES, MARIO (C	314.21
5330	486121002	6	684277	HEREDIA, LEYDI	25518	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-707	HEREDIA, LEYDI	186.30
3984	486121004	8	684277	MARTINEZ, SANDRA	25546	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-707	MARTINEZ, SANDRA	134.53
6722	486121009	3	684277	MERCADO, JOSH (RENT)	25527	VIA CARLOS CT	MORENO VALLI	CA	92551-708	MERCADO, JOSH (REN	276.69
8324	486121012	5	684277	VILLELA, ROSA (RENT)	15379	VIA ALICIA DR	MORENO VALLI	CA	92551-708	VILLELA, ROSA (RENT)	299.45
4612	486121018	1	684277	EDSON, RICHARD	15307	VIA ALICIA DR	MORENO VALLI	CA	92551-708	EDSON, RICHARD	88.34
7443	486121025	7	684277	BETHLEY, RENEE (RENT)	25594	VISTA FAMOSO DR	MORENO VALLI	CA	92551-145	BETHLEY, RENEE (REN	317.06
8667	486121026	8	684277	RANGEL, DIANA F (OWNR)	25606	VISTA FAMOSO DR	MORENO VALLI	CA	92551-709	RANGEL, DIANA F (OV	90.17
2264	486122004	1	684277	LEAL, SAL	25599	VISTA FAMOSO DR	MORENO VALLI	CA	92551-145	LEAL, SAL	316.49
8758	486122007	4	684277	GARCIA, JUSTINA (RENT)	25561	VISTA FAMOSO DR	MORENO VALLI	CA	92551-709	GARCIA, JUSTINA (REI	497.94
3898	486122011	7	684277	POUNDER, TODD	15350	VIA ALICIA DR	MORENO VALLI	CA	92551-708	POUNDER, TODD	285.10
8757	486122012	8	684277	BRUER , SCOTT (RENT)	25540	VIA CARLOS CT	MORENO VALLI	CA	92551-144	BRUER , SCOTT (RENT	175.24
566	486122016	2	684277	MORONESO, ANTHONY	25640	VIA CARLOS CT	MORENO VALLI	CA	92553-	MORONESO, ANTHOI	160.70
3396	486122022	7	684277	VILLAVA, BERNADO (OWNR)	25605	VIA CARLOS CT	MORENO VALLI	CA	92551-708	VILLAVA, BERNADO ((	313.96
2337	486123003	3	684277	KING, CHRISTINE	15446	MORONGO CT	MORENO VALLI	CA	92551-707	KING, CHRISTINE	255.46
4883	486123004	4	684277	BORUNDA, ADRIAN	15457	MORONGO CT	MORENO VALLI	CA	92551-707	BORUNDA, ADRIAN	314.21
1788	486123006	6	684277	SMITH, TERRI (OWNR)	25546	RANCHO TIERRA DR	MORENO VALLI	CA	92551-707	SMITH, TERRI (OWNR	413.60

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7655	486123007	7	684277	CARRILLO, PRECILLA (ONWR)	25534	RANCHO TIERRA DR	MORENO VALLI	CA	92551-707	CARRILLO, PRECILLA (	40.15
2068	486123011	0	684277	DACAY, LEIMOMI	25543	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-707	DACAY, LEIMOMI	210.89
3581	486124002	5	684277	MUNGUIA, SYLVIA AND ALFREDC	15457	VIA LORCA DR	MORENO VALLI	CA	92551-707	MUNGUIA, SYLVIA AN	122.45
5486	486124004	7	684277	GUZMAN, LESLIE (OWNR)	15481	VIA LORCA DR	MORENO VALLI	CA	92551-707	GUZMAN, LESLIE (OW	306.92
5357	486124010	2	684277	TINOCO, ALEJANDRO (RENT)	25563	RANCHO TIERRA DR	MORENO VALLI	CA	92551-707	TINOCO, ALEJANDRO	317.06
132	486131008	3	684277	NEAL, JIMMY	25720	VISTA FAMOSO DR	MORENO VALLI	CA	92551-709	NEAL, JIMMY	412.76
4627	486131009	4	684277	ROMANO, JESUS	15341	CASA GRANDE ST	MORENO VALLI	CA	92551-708	ROMANO, JESUS	314.21
6022	486131010	4	684277	VILLA, LYVETTE (OWNR)	15329	CASA GRANDE ST	MORENO VALLI	CA	92551-708	VILLA, LYVETTE (OWN	257.30
2476	486131013	7	684277	PINEDA, RAFAEL	15293	CASA GRANDE ST	MORENO VALLI	CA	92551-140	PINEDA, RAFAEL	316.49
141	486132002	0	684277	GOMEZ, MARIO	15304	CASA GRANDE ST	MORENO VALLI	CA	92551-707	GOMEZ, MARIO	316.49
656	486135004	1	684277	TRADER, CONSTANCE	25659	RANCHO TIERRA DR	MORENO VALLI	CA	92551-143	TRADER, CONSTANCE	316.49
4892	486135005	2	684277	ZAZUETA, DONNA	15480	PASEO CORTEZ	MORENO VALLI	CA	92551-708	ZAZUETA, DONNA	60.00
5055	486135009	6	684277	VANCE, TAUNI	15432	PASEO CORTEZ	MORENO VALLI	CA	92551-708	VANCE, TAUNI	316.49
1169	486135019	5	684277	TAYLOR, HOMER	15401	CASA GRANDE ST	MORENO VALLI	CA	92551-708	TAYLOR, HOMER	316.49
347	486135021	6	684277	RIOS, ROBERT AND TERESA	15425	CASA GRANDE ST	MORENO VALLI	CA	92551-708	RIOS, ROBERT AND TE	510.63
138	486135025	0	684277	AMES, ROBERT	15473	CASA GRANDE ST	MORENO VALLI	CA	92551-708	AMES, ROBERT	316.49
5051	486136004	4	684277	SUAREZ, GEORGE (RENT)	15462	CASA GRANDE ST	MORENO VALLI	CA	92551-708	SUAREZ, GEORGE (RE	241.06
5980	486141005	1	684277	GUTIERREZ, JOSE LUIS	15322	LOS ESTADOS ST	MORENO VALLI	CA	92551-705	GUTIERREZ, JOSE LUI	315.86
6814	486141010	5	684277	CURIEL, FELIPE (RENT)	25942	CALLE FAMILIA	MORENO VALLI	CA	92551-704	CURIEL, FELIPE (RENT	48.94
4498	486141013	8	684277	WINSTON, MYOHO	25900	CALLE FAMILIA	MORENO VALLI	CA	92551-704	WINSTON, MYOHO	256.91
845	486141025	9	684277	MC MULLEN, ANITA	25860	RANCHO LUCERO DR	MORENO VALLI	CA	92551-705	MC MULLEN, ANITA	412.76
5550	486141031	4	684277	MCDONALD, TAKEYA (RENT)	25780	RANCHO LUCERO DR	MORENO VALLI	CA	92551-705	MCDONALD, TAKEYA	305.22
892	486142004	3	684277	JASSO, JOSE	25789	RANCHO LUCERO DR	MORENO VALLI	CA	92551-705	JASSO, JOSE	316.49
6932	486142011	9	684277	VILLANUEVA, JESSICA (RENT)	25810	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-703	VILLANUEVA, JESSICA	385.65
8841	486143003	5	684277	LEECH, ANGELA (OWNR)	15341	LOS ESTADOS ST	MORENO VALLI	CA	92551-705	LEECH, ANGELA (OWI	232.68
2361	486143005	7	684277	CURIEL, LEONARDO	25947	CALLE FAMILIA	MORENO VALLI	CA	92551-704	CURIEL, LEONARDO	146.08
7062	486143006	8	684277	CORELLA, EMMA (RENT)	25933	CALLE FAMILIA	MORENO VALLI	CA	92551-704	CORELLA, EMMA (RE	317.06
7861	486151003	0	684277	COATES, MENCIL (OWNR)	25913	CASA FANTASTICO DR	MORENO VALLI	CA	92551-706	COATES, MENCIL (OW	106.30
220	486151005	2	684277	MUHR, REX	25941	CASA FANTASTICO DR	MORENO VALLI	CA	92551-706	MUHR, REX	412.76
8799	486151006	3	684277	MENDOZA, BERTHA(RENT)	25955	CASA FANTASTICO DR	MORENO VALLI	CA	92551-706	MENDOZA, BERTHA(F	97.20
7386	486151009	6	684277	BLANK, GRACIA MAE (OWNR)	15485	CAMINO GRANDE	MORENO VALLI	CA	92551-706	BLANK, GRACIA MAE	317.06
6720	486151010	6	684277	ROCHIN, RAMONA AND ARMANI	15473	CAMINO GRANDE	MORENO VALLI	CA	92551-706	ROCHIN, RAMONA AN	51.20
3782	486151016	2	684277	MCCRAY, SHAWMEIN AND LLEW	25956	PASEO PACIFICO	MORENO VALLI	CA	92551-706	MCCRAY, SHAWMEIN	432.20
5056	486151023	8	684277	LERUTTE, MAX AND RUTH	25858	PASEO PACIFICO	MORENO VALLI	CA	92551-706	LERUTTE, MAX AND R	405.46
4207	486151034	8	684277	KANGER, RICHARD AND JANI SUE	15388	PASEO CARMEL	MORENO VALLI	CA	92551-706	KANGER, RICHARD AN	399.53
5102	486151041	4	684277	WAITES, SHANNON	25843	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-705	WAITES, SHANNON	317.06
1902	486151047	0	684277	MANZANERO, GUADALUPE	25931	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-705	MANZANERO, GUADA	352.64
2351	486151051	3	684277	TAPIA, FRANCISCO	25991	CASA ENCANTADOR RD	MORENO VALLI	CA	92551-705	TAPIA, FRANCISCO	316.49
2655	486152006	6	684277	FOY JR, ELLIS	15435	PASEO CARMEL	MORENO VALLI	CA	92551-143	FOY JR, ELLIS	405.46
2333	486152009	9	684277	MORTON, HELEN	15471	PASEO CARMEL	MORENO VALLI	CA	92551-143	MORTON, HELEN	49.16
9087	486152010	9	684277	MCKINLEY HOLDING I LP (OWNR)	15483	PASEO CARMEL	MORENO VALLI	CA	92551-143	MCKINLEY HOLDING I	134.76
1865	486152011	0	684277	MARQUEZ, TOM	15495	PASEO CARMEL	MORENO VALLI	CA	92551-143	MARQUEZ, TOM	284.48
833	486152014	3	684277	HILLIARD, DARRYL	25785	CASA FANTASTICO DR	MORENO VALLI	CA	92551-140	HILLIARD, DARRYL	268.30
8487	486153008	1	684277	LOPEZ, ANA (RENT)	25869	PASEO PACIFICO	MORENO VALLI	CA	92551-706	LOPEZ, ANA (RENT)	31.12
5467	486153014	6	684277	MONTOYA, GABRIELA (OWNR)	25955	PASEO PACIFICO	MORENO VALLI	CA	92551-143	MONTOYA, GABRIELA	211.78
2778	486153015	7	684277	MUNOZ, EULISES A	25954	CASA FANTASTICO DR	MORENO VALLI	CA	92551-140	MUNOZ, EULISES A	316.49
4520	486153022	3	684277	JONES, JANET	25856	CASA FANTASTICO DR	MORENO VALLI	CA	92551-705	JONES, JANET	67.59
8099	486153024	5	684277	TILLMAN, DIANA (RENT)	25828	CASA FANTASTICO DR	MORENO VALLI	CA	92551-705	TILLMAN, DIANA (REI	308.08
8771	486153026	7	684277	LAWSON, SHERRI (RENT)	25800	CASA FANTASTICO DR	MORENO VALLI	CA	92551-705	LAWSON, SHERRI (REI	309.62
6797	486170004	0	684277	GAUDETTE, CRISTY (RENT)	25367	GENTIAN AVE	MORENO VALLI	CA	92551-460	GAUDETTE, CRISTY (R	306.92
338	486170008	4	684277	PARKER, WILLIE	25315	GENTIAN AVE	MORENO VALLI	CA	92551-460	PARKER, WILLIE	409.86
7287	486170012	7	684277	HAKIM, SALEEM (RENT)	25329	GENTIAN AVE	MORENO VALLI	CA	92551-460	HAKIM, SALEEM (REN	99.89
8388	486181008	8	684277	WALKER, NATALIE (RENT)	25270	WENDY WAY	MORENO VALLI	CA	92551-464	WALKER, NATALIE (RE	165.44
5640	486182002	5	684277	SINGLETON, EARLINE (OWNR)	15734	PATRICIA ST	MORENO VALLI	CA	92551-465	SINGLETON, EARLINE	306.57
821	486182003	6	684277	BERRY, FRANKIE	15726	PATRICIA ST	MORENO VALLI	CA	92551-465	BERRY, FRANKIE	317.06
5715	486182018	0	684277	GREEN, KEVIN (RENT)	15614	PATRICIA ST	MORENO VALLI	CA	92551-467	GREEN, KEVIN (RENT)	317.06
8860	486183012	7	684277	ENRIQUEZ, ULYSSES (RENT)	25303	DANA LN	MORENO VALLI	CA	92551-469	ENRIQUEZ, ULYSSES (	226.77
8372	486183023	7	684277	MOORE, LAKECIA (RENT)	15707	PATRICIA ST	MORENO VALLI	CA	92551-131	MOORE, LAKECIA (REI	409.64
7796	486183024	8	684277	HERNANDEZ, MARCOS	15715	PATRICIA ST	MORENO VALLI	CA	92551-131	HERNANDEZ, MARCO	304.36
7466	486183026	0	684277	SCOTT, KAREN (RENT)	15729	PATRICIA ST	MORENO VALLI	CA	92551-131	SCOTT, KAREN (RENT)	147.63
8294	486184002	1	684277	ALLEN, VINCENT (RENT)	25231	WENDY WAY	MORENO VALLI	CA	92551-464	ALLEN, VINCENT (REN	294.75
1605	486184012	0	684277	BENITEZ, RODRIGO	25294	DANA LN	MORENO VALLI	CA	92551-461	BENITEZ, RODRIGO	310.15
6650	486192003	7	684277	BAHENA, MONICA (RENT)	25201	WENDY WAY	MORENO VALLI	CA	92551-610	BAHENA, MONICA (RI	200.43
8508	486192010	3	684277	LAWSON, LAKISHA (RENT)	25135	WENDY WAY	MORENO VALLI	CA	92551-462	LAWSON, LAKISHA (R	268.72
998	486192013	6	684277	GARCIA, ELENO	25097	WENDY WAY	MORENO VALLI	CA	92551-131	GARCIA, ELENO	317.06
9057	486192015	8	684277	MORENO, TAMIKA (RENT)	25075	WENDY WAY	MORENO VALLI	CA	92551-131	MORENO, TAMIKA (R	166.24
5085	486192021	3	684277	ARTERBERRY, ISSAC (RENT)	25118	DANA LN	MORENO VALLI	CA	92551-465	ARTERBERRY, ISSAC (I	331.25
2233	486192032	3	684277	VARSAMAS, ZACHARIAS	25216	DANA LN	MORENO VALLI	CA	92551-465	VARSAMAS, ZACHARI	410.82
9546	486193001	8	684277	JONES, BRENDA (OWNR)	25048	WENDY WAY	MORENO VALLI	CA	92551-464	JONES, BRENDA (OWI	91.72
2857	486193003	0	684277	HALL, GARY	25028	WENDY WAY	MORENO VALLI	CA	92551-464	HALL, GARY	129.53
2215	486193010	6	684277	ROMERO, RENEE	25047	WENDY WAY	MORENO VALLI	CA	92551-464	ROMERO, RENEE	332.52
2131	486193011	7	684277	VILLARREAL, RALPH AND ELAINA	25211	DANA LN	MORENO VALLI	CA	92551-465	VILLARREAL, RALPH A	64.65
195	486193012	8	684277	GOODRICH, CRAIG	25205	DANA LN	MORENO VALLI	CA	92551-465	GOODRICH, CRAIG	316.49
5223	486193014	0	684277	MEZA, ALVARO (OWNR)	25189	DANA LN	MORENO VALLI	CA	92551-466	MEZA, ALVARO (OWN	317.06
8688	486193022	7	684277	GARIBAY, EFREN AND MARIA (OV	25129	DANA LN	MORENO VALLI	CA	92551-466	GARIBAY, EFREN AND	438.92
3144	486193023	8	684277	MELGOZA, FELIPE	25121	DANA LN	MORENO VALLI	CA	92551-466	MELGOZA, FELIPE	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1069	486193024	9	684277	JIMENEZ, JUAN	25111	DANA LN	MORENO VALLI	CA	92551-466	JIMENEZ, JUAN	66.49
4990	486193027	2	684277	BRUNT, JOSHLYN (RENT)	25079	DANA LN	MORENO VALLI	CA	92551-132	BRUNT, JOSHLYN (REI	313.31
534	486193029	4	684277	DUPREE, TOMMIE	25055	DANA LN	MORENO VALLI	CA	92551-461	DUPREE, TOMMIE	316.49
3064	486193037	1	684277	RODRIGUEZ, ROCIO	25050	DANA LN	MORENO VALLI	CA	92551-465	RODRIGUEZ, ROCIO	588.39
5533	486201001	2	684277	RODRIGUEZ, DANIEL AND VANNE	15759	NINYA AVE	MORENO VALLI	CA	92551-468	RODRIGUEZ, DANIEL /	317.06
7882	486201003	4	684277	PHILLIPS, GLYNI	15775	NINYA AVE	MORENO VALLI	CA	92551-468	PHILLIPS, GLYNI	118.73
657	486202001	5	684277	MORRISON, KENNETH	15856	NINYA AVE	MORENO VALLI	CA	92551-468	MORRISON, KENNETH	352.64
402	486202003	7	684277	MAY, GREENWOOD T AND JUDY	15838	NINYA AVE	MORENO VALLI	CA	92551-468	MAY, GREENWOOD T	316.49
6503	486202004	8	684277	LOPEZ, BEVERLY (RENT)	15830	NINYA AVE	MORENO VALLI	CA	92551-468	LOPEZ, BEVERLY (REN	317.06
1585	486202005	9	684277	MOORE, LISA	15820	NINYA AVE	MORENO VALLI	CA	92551-468	MOORE, LISA	316.49
1772	486202006	0	684277	TREJO EMMA	15808	NINYA AVE	MORENO VALLI	CA	92551-468	TREJO EMMA	316.49
715	486202007	1	684277	RAFANAN, SONNY AND ELIZBETH	15798	NINYA AVE	MORENO VALLI	CA	92551-468	RAFANAN, SONNY AN	211.78
9070	486202012	5	684277	GOMEZ, DANIEL (RENT)	15758	NINYA AVE	MORENO VALLI	CA	92551-468	GOMEZ, DANIEL (REN	64.65
4332	486202014	7	684277	SANCHEZ, JANET AND SERGIO	15767	COBRA DR	MORENO VALLI	CA	92551-462	SANCHEZ, JANET ANC	34.53
2208	486203003	0	684277	SANCHEZ, JOE	15824	COBRA DR	MORENO VALLI	CA	92551-130	SANCHEZ, JOE	83.63
5083	486203005	2	684277	CARNEGIE, CELESTE (RENT)	15796	COBRA DR	MORENO VALLI	CA	92551-461	CARNEGIE, CELESTE (I	272.04
2467	486203008	5	684277	CORRALES, VICTOR	15768	COBRA DR	MORENO VALLI	CA	92551-461	CORRALES, VICTOR	857.55
6887	486203010	6	684277	AGUIRRE, BEVERLY (RENT)	15761	NAN AVE	MORENO VALLI	CA	92551-465	AGUIRRE, BEVERLY (R	232.92
5767	486203013	9	684277	TORRES, RENEE (RENT)	15791	NAN AVE	MORENO VALLI	CA	92551-465	TORRES, RENEE (REN	164.10
3203	486203015	1	684277	QUEZADA, MARTHA	15811	NAN AVE	MORENO VALLI	CA	92551-465	QUEZADA, MARTHA	520.55
2942	486203016	2	684277	MEDICE, MONICA	15821	NAN AVE	MORENO VALLI	CA	92551-465	MEDICE, MONICA	181.81
5453	486203017	3	684277	CLARKE, MARY (OWNR)	15831	NAN AVE	MORENO VALLI	CA	92551-465	CLARKE, MARY (OWN	317.06
2705	486203020	5	684277	MONTELONGO, CONSTANTINO	15861	NAN AVE	MORENO VALLI	CA	92551-465	MONTELONGO, CONS	298.65
9218	486204004	4	684277	WILLIAMS , SHALONNA (RENT)	15790	NAN AVE	MORENO VALLI	CA	92551-465	WILLIAMS , SHALONN	101.53
2604	486204010	9	684277	GONZALEZ, CARLOS	15763	WEDOW DR	MORENO VALLI	CA	92551-463	GONZALEZ, CARLOS	297.57
938	486204014	3	684277	BARRON, LA TANYA AND NATHAI	15811	WEDOW DR	MORENO VALLI	CA	92551-131	BARRON, LA TANYA A	421.89
7929	486204016	5	684277	ALVARADO, SHANNON	15774	WEDOW DR	MORENO VALLI	CA	92551-131	ALVARADO, SHANNO	223.79
129	486204020	8	684277	PACHO, APRIL	15798	WEDOW DR	MORENO VALLI	CA	92551-131	PACHO, APRIL	316.49
1103	486211002	4	684277	MCALPIN, ROCHELLE	15847	NINYA AVE	MORENO VALLI	CA	92551-468	MCALPIN, ROCHELLE	316.49
3829	486211003	5	684277	MEZA, ALEJANDRO	15855	NINYA AVE	MORENO VALLI	CA	92551-468	MEZA, ALEJANDRO	316.49
5089	486211007	9	684277	BUCHANAN, JOSHUA (RENT)	15887	NINYA AVE	MORENO VALLI	CA	92551-468	BUCHANAN, JOSHUA	414.42
3139	486211008	0	684277	SANCHEZ, ENRIQUE	15895	NINYA AVE	MORENO VALLI	CA	92551-468	SANCHEZ, ENRIQUE	317.06
2954	486211011	2	684277	MERCADO, SUSAN (OWNR)	15919	NINYA AVE	MORENO VALLI	CA	92551-461	MERCADO, SUSAN (O	316.49
5617	486211013	4	684277	BARNES, DEVIN (RENT)	15935	NINYA AVE	MORENO VALLI	CA	92551-461	BARNES, DEVIN (REN	317.06
3780	486212001	6	684277	COLLINS, TANYA	15984	NINYA AVE	MORENO VALLI	CA	92551-461	COLLINS, TANYA	352.64
4782	486212004	9	684277	SAWYER, CHANTEL	15960	NINYA AVE	MORENO VALLI	CA	92551-461	SAWYER, CHANTEL	509.97
2033	486212006	1	684277	BENZOR, JOANNE	15942	NINYA AVE	MORENO VALLI	CA	92551-461	BENZOR, JOANNE	340.62
8026	486212011	5	684277	PACHECO, DANIELLE	15888	NINYA AVE	MORENO VALLI	CA	92551-468	PACHECO, DANIELLE	196.19
819	486212015	9	684277	HUNTER, STURGIS	15849	COBRA DR	MORENO VALLI	CA	92551-462	HUNTER, STURGIS	412.76
7085	486212021	4	684277	SANCHEZ, MATTHEW (RENT)	15903	COBRA DR	MORENO VALLI	CA	92551-464	SANCHEZ, MATTHEW	238.24
1793	486212022	5	684277	MARTINEZ, PAUL S	15913	COBRA DR	MORENO VALLI	CA	92551-464	MARTINEZ, PAUL S	314.21
6564	486212023	6	684277	MOORE, MONICA (RENT)	15921	COBRA DR	MORENO VALLI	CA	92551-464	MOORE, MONICA (RE	317.06
3669	486213005	3	684277	DEVINE, DANAE	15886	COBRA DR	MORENO VALLI	CA	92551-130	DEVINE, DANAE	316.49
1773	486213008	6	684277	LOPEZ, BERNIE	15848	COBRA DR	MORENO VALLI	CA	92551-462	LOPEZ, BERNIE	532.05
3149	486214003	4	684277	MARTINEZ, LINDA	15906	WEDOW DR	MORENO VALLI	CA	92551-463	MARTINEZ, LINDA	406.30
3421	486214006	7	684277	JARAMILLO, JOSE	15942	WEDOW DR	MORENO VALLI	CA	92551-463	JARAMILLO, JOSE	317.06
1188	486214010	0	684277	BUSTAMANTE, DAVID	15990	WEDOW DR	MORENO VALLI	CA	92551-463	BUSTAMANTE, DAVID	412.76
6717	486221006	9	684277	CASILLAS, YVETTE (RENT)	15761	PATRICIA ST	MORENO VALLI	CA	92551-466	CASILLAS, YVETTE (RE	1,177.91
864	486221010	2	684277	VIDES, ARACELI AND JOSE	15769	PATRICIA ST	MORENO VALLI	CA	92551-466	VIDES, ARACELI AND J	69.65
2262	486221015	7	684277	LOPEZ, CONNIE	15779	PATRICIA ST	MORENO VALLI	CA	92551-463	LOPEZ, CONNIE	133.67
7937	486221025	6	684277	ROBINSON, BRYANT (RENT)	25325	SHAMEL ASH DR	MORENO VALLI	CA	92551-467	ROBINSON, BRYANT (	416.79
4218	486221026	7	684277	BLACKBURN, DEBBIE	25337	SHAMEL ASH DR	MORENO VALLI	CA	92551-467	BLACKBURN, DEBBIE	287.65
3439	486221028	9	684277	MOSQUEDA, JORGE	25361	SHAMEL ASH DR	MORENO VALLI	CA	92551-467	MOSQUEDA, JORGE	317.06
713	486222007	3	684277	PARSONS, GABRIELE	15784	PATRICIA ST	MORENO VALLI	CA	92551-463	PARSONS, GABRIELE	214.49
8168	486222009	5	684277	GONZALES, KRISTINA (RENT)	15780	PATRICIA ST	MORENO VALLI	CA	92551-463	GONZALES, KRISTINA	145.99
2177	486222014	9	684277	OROZCO, CESAR	15770	PATRICIA ST	MORENO VALLI	CA	92551	OROZCO, CESAR	422.52
327	486222017	2	684277	MURRAY, DONALD	15764	PATRICIA ST	MORENO VALLI	CA	92551-466	MURRAY, DONALD	316.49
5269	486222021	5	684277	LOPEZ, VALENTINA	15756	PATRICIA ST	MORENO VALLI	CA	92551-466	LOPEZ, VALENTINA	211.78
8778	486222025	9	684277	HOLTMAN, TODD (RENT)	25346	BEANTREE CT	MORENO VALLI	CA	92551-467	HOLTMAN, TODD (RE	278.04
5674	486222026	0	684277	GONZALEZ, JAMES	25334	BEANTREE CT	MORENO VALLI	CA	92551-467	GONZALEZ, JAMES	64.65
2840	486222030	3	684277	VOGELER, DAVID	25311	BEANTREE CT	MORENO VALLI	CA	92551-467	VOGELER, DAVID	210.89
1868	486222033	6	684277	MALMA, MELISSA	25347	BEANTREE CT	MORENO VALLI	CA	92551-467	MALMA, MELISSA	23.61
1242	486222034	7	684277	DAWSON, GLORIA (OWNR)	25359	BEANTREE CT	MORENO VALLI	CA	92551-467	DAWSON, GLORIA (O'	316.49
1665	486222038	1	684277	SMITH, BRIAN	25335	CAYMAN AVE	MORENO VALLI	CA	92551-460	SMITH, BRIAN	206.21
5105	486222042	4	684277	GOMEZ, JOSE	15761	CAYMAN CIR	MORENO VALLI	CA	92551-462	GOMEZ, JOSE	316.49
6303	486222046	8	684277	BURNEY, CHERYL (RENT)	25319	SANTIAGO DR	MORENO VALLI	CA	92551-468	BURNEY, CHERYL (REI	275.88
8905	486222051	2	684277	GOSETH, TONYA (RENT)	15756	CAYMAN CIR	MORENO VALLI	CA	92551-462	GOSETH, TONYA (REN	277.20
7129	486222053	4	684277	LOPEZ, SANDRA AND GEORGE (RI	15760	CAYMAN CIR	MORENO VALLI	CA	92551-462	LOPEZ, SANDRA AND	117.06
2573	486231001	5	684277	LOPEZ, JUAN	25373	SHAMEL ASH DR	MORENO VALLI	CA	92551-131	LOPEZ, JUAN	316.49
1510	486231003	7	684277	JACKSON, MARY AND PAUL	25397	SHAMEL ASH DR	MORENO VALLI	CA	92551-131	JACKSON, MARY AND	119.54
4464	486232005	2	684277	HOLGUIN, SUSAN	25396	SHAMEL ASH DR	MORENO VALLI	CA	92551-467	HOLGUIN, SUSAN	317.06
7214	486232010	6	684277	SUNDAY, THOMPSON (RENT)	25397	BEANTREE CT	MORENO VALLI	CA	92551-467	SUNDAY, THOMPSON	217.69
1327	486232012	8	684277	ROTA-KOHRT, YVONNE	25421	BEANTREE CT	MORENO VALLI	CA	92551-130	ROTA-KOHRT, YVONN	61.37
1525	486233006	6	684277	ONTIVEROS, CARLOS AND MARLE	15761	FARMSTEAD ST	MORENO VALLI	CA	92551-466	ONTIVEROS, CARLOS ,	316.49
1153	486234001	4	684277	LOPEZ, JOSE	25371	CAYMAN AVE	MORENO VALLI	CA	92551-467	LOPEZ, JOSE	412.76
201	486234003	6	684277	JERNEGAN, SABRINA	25386	BEANTREE CT	MORENO VALLI	CA	92551-467	JERNEGAN, SABRINA	112.76

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
1281	486234004	7	684277	GRAJEDA, ANTONIO	25370	BEANTREE CT	MORENO VALLI	CA	92551-467	GRAJEDA, ANTONIO	165.56
1587	486235012	7	684277	DOMINGUEZ, MARIA G	15766	BLUECHIP CIR	MORENO VALLI	CA	92551-466	DOMINGUEZ, MARIA	338.78
3985	486235015	0	684277	JIMENEZ, RICHARDO	15760	BLUECHIP CIR	MORENO VALLI	CA	92551-466	JIMENEZ, RICHARDO	316.49
4796	486235021	5	684277	LOZOYA, MARTIN	15753	BLUECHIP CIR	MORENO VALLI	CA	92551-466	LOZOYA, MARTIN	112.32
5126	486235024	8	684277	JACKSON, ODESSA	15759	BLUECHIP CIR	MORENO VALLI	CA	92551-466	JACKSON, ODESSA	237.34
9066	486235025	9	684277	BULLOCK, KENNETH (RENT)	15761	BLUECHIP CIR	MORENO VALLI	CA	92551-466	BULLOCK, KENNETH (	372.69
1221	486235031	4	684277	INFANTE, JAVIER AND ANABETH	15772	FARMSTEAD ST	MORENO VALLI	CA	92551-466	INFANTE, JAVIER ANC	104.08
2839	486235033	6	684277	PADILLA, MARTHA	15768	FARMSTEAD ST	MORENO VALLI	CA	92551-466	PADILLA, MARTHA	142.09
6970	486235034	7	684277	JACKSON, WANJUKU (OWNR)	15766	FARMSTEAD ST	MORENO VALLI	CA	92551-466	JACKSON, WANJUKU	317.06
2674	486235035	8	684277	CLONINGER, LISA	15764	FARMSTEAD ST	MORENO VALLI	CA	92551-466	CLONINGER, LISA	113.99
6416	486235036	9	684277	OCHOA, REYNA (OWNR)	15762	FARMSTEAD ST	MORENO VALLI	CA	92551-466	OCHOA, REYNA (OWN	50.68
4395	486235037	0	684277	WASHINGTON, DEDRICK	15760	FARMSTEAD ST	MORENO VALLI	CA	92551-466	WASHINGTON, DEDR	317.06
4554	486235043	5	684277	ROBINSON, LORENE	25445	SANTIAGO DR	MORENO VALLI	CA	92551-467	ROBINSON, LORENE	456.29
100	486250002	5	684277	MOORE, JOHN	14420	OLIVER ST	MORENO VALLI	CA	92555-570	MOORE, JOHN	64.65
9542	486290008	5	684277	ESPINOZA, CESILIA (OWNR)	14380	WINDMILL LN	MORENO VALLI	CA	92555-470	ESPINOZA, CESILIA (O	27.32
5140	486290012	8	684277	WHITE, KAREN (RENT) APTS	14471	ANTHONY PL	MORENO VALLI	CA	92555-471	WHITE, KAREN (RENT	345.01
4398	486290013	9	684277	ALVAREZ, KIMBERLY	14443	ANTHONY PL	MORENO VALLI	CA	92555-471	ALVAREZ, KIMBERLY	477.80
1513	486290015	1	684277	GOLDA, PURCELL (OWNR)	14389	ANTHONY PL	MORENO VALLI	CA	92555-470	GOLDA, PURCELL (OW	89.33
5421	486290018	4	684277	RUIZ, JAIRO AND MARTHA (OWN	14305	ANTHONY PL	MORENO VALLI	CA	92555-470	RUIZ, JAIRO AND MAI	139.76
5010	486290025	0	684277	SANCHEZ, TERESA (OWNR)	14416	ANTHONY PL	MORENO VALLI	CA	92555-470	SANCHEZ, TERESA (O	414.42
872	486290026	1	684277	JOHNSON, JONITH	27330	CACTUS AVE	MORENO VALLI	CA	92555-471	JOHNSON, JONITH	409.86
3091	486290027	2	684277	RUEDA, DORA	27350	CACTUS AVE	MORENO VALLI	CA	92555-471	RUEDA, DORA	317.06
4477	486290031	5	684277	HOBBS, DIANNA (OWNR)	14275	OLIVER ST	MORENO VALLI	CA	92555-563	HOBBS, DIANNA (OW	1,461.58
4792	486351004	9	684277	MARASCO, FRANK	25646	CATALEJO LN	MORENO VALLI	CA	92551-190	MARASCO, FRANK	314.21
4295	486351006	1	684277	TORRES, MARIA DEL CARMEN	15506	GUAJOME RD	MORENO VALLI	CA	92551-190	TORRES, MARIA DEL (	278.99
2564	486351010	4	684277	HANSON, JANELL AND TRAVIS	15546	GUAJOME RD	MORENO VALLI	CA	92551-190	HANSON, JANELL ANI	306.35
3449	486351011	5	684277	PONCE, REBECCA	15556	GUAJOME RD	MORENO VALLI	CA	92551-190	PONCE, REBECCA	308.11
497	486351014	8	684277	RAMOS, GREGORY	15586	GUAJOME RD	MORENO VALLI	CA	92551-190	RAMOS, GREGORY	316.49
2079	486351021	4	684277	STANFORD, GEORGE	15595	JACARA LN	MORENO VALLI	CA	92553-	STANFORD, GEORGE	316.49
8064	486351027	0	684277	SCOGGINS, TYLON (RENT)	15535	JACARA LN	MORENO VALLI	CA	92551-197	SCOGGINS, TYLON (RI	309.48
5263	486351028	1	684277	CASTELLON, ALFONSO (OWNR)	15525	JACARA LN	MORENO VALLI	CA	92551-197	CASTELLON, ALFONSC	423.74
4634	486351031	3	684277	MEZA, VERONICA (RENT)	25760	JUMANO DR	MORENO VALLI	CA	92551-290	MEZA, VERONICA (RE	497.98
2126	486351032	4	684277	GARCIA, MANUEL	25770	JUMANO DR	MORENO VALLI	CA	92551-290	GARCIA, MANUEL	36.01
3320	486352001	9	684277	HERNANDEZ, SONIA	15625	GUAJOME RD	MORENO VALLI	CA	92551-190	HERNANDEZ, SONIA	317.06
5373	486352026	2	684277	MARQUEZ, ELIZABETH (RENT)	15566	CARMEL VERDE LN	MORENO VALLI	CA	92551-191	MARQUEZ, ELIZABETI	172.51
7119	486352029	5	684277	MERTELBACH, ALLEN	15596	CARMEL VERDE LN	MORENO VALLI	CA	92551-192	MERTELBACH, ALLEN	380.37
2578	486352031	6	684277	ACEVEDO, ALFONSO	15585	GORRION CT	MORENO VALLI	CA	92551-192	ACEVEDO, ALFONSO	316.49
6850	486352038	3	684277	FEYER, DANIEL (OWNR)	15556	GORRION CT	MORENO VALLI	CA	92551-192	FEYER, DANIEL (OWN	276.00
9235	486352039	4	684277	SIMS, KHAYRA	15566	GORRION CT	MORENO VALLI	CA	92551-192	SIMS, KHAYRA	69.72
7109	486352042	6	684277	SANTIAGO, MELODIE	15596	GORRION CT	MORENO VALLI	CA	92551-192	SANTIAGO, MELODIE	111.78
4931	486352048	2	684277	ALEGRIA, ROGER	15535	GRANADA DR	MORENO VALLI	CA	92551-193	ALEGRIA, ROGER	403.40
8638	486352049	3	684277	HOLT, RAHIMAH (RENT)	15536	GRANADA DR	MORENO VALLI	CA	92551-193	HOLT, RAHIMAH (REN	170.68
3274	486352050	3	684277	CORDERO, HECTOR	15546	GRANADA DR	MORENO VALLI	CA	92551-193	CORDERO, HECTOR	413.60
7149	486352059	2	684277	AGUIRRE, MARIA (OWNR)	15615	GUAJOME RD	MORENO VALLI	CA	92551-197	AGUIRRE, MARIA (OW	238.78
2086	486353005	6	684277	ROBINSON, EDWARD	15575	CARMEL VERDE LN	MORENO VALLI	CA	92551-195	ROBINSON, EDWARD	316.49
3085	486361001	7	684277	HAWKINS, BUNNY	15705	GUAJOME RD	MORENO VALLI	CA	92551-195	HAWKINS, BUNNY	317.06
7179	486361009	5	684277	BRADFORD, MICHELLE (RENT)	25600	HORADO LN	MORENO VALLI	CA	92551-198	BRADFORD, MICHELL	405.24
1688	486361015	0	684277	SMITH, KITTY	25660	HORADO LN	MORENO VALLI	CA	92551-198	SMITH, KITTY	316.49
3912	486363005	7	684277	ADERA,VICTOR O	25695	HORADO LN	MORENO VALLI	CA	92551-198	ADERA,VICTOR O	316.49
997	486364029	2	684277	BARKER, OLECIA	15706	CARMEL VERDE LN	MORENO VALLI	CA	92551-192	BARKER, OLECIA	413.60
1280	486364034	6	684277	JOHNS, ROBERT	25580	CASTAS CT	MORENO VALLI	CA	92551-290	JOHNS, ROBERT	316.49
6063	486365006	4	684277	PALMA, ANA (OWNR)	15685	CARMEL VERDE LN	MORENO VALLI	CA	92551-192	PALMA, ANA (OWNR)	413.60
2570	486365007	5	684277	HARRIS, DONALD	15675	CARMEL VERDE LN	MORENO VALLI	CA	92551-192	HARRIS, DONALD	316.49
978	486365013	0	684277	FLETCHER, LINDA	15735	CARMEL VERDE LN	MORENO VALLI	CA	92551-195	FLETCHER, LINDA	297.94
2128	486371001	8	684277	HARKLEY, WAYNE AND AALIYAH	15610	JACARA LN	MORENO VALLI	CA	92551-199	HARKLEY, WAYNE AN	316.49
8198	486371003	0	684277	ADAMS, TOMMY (RENT)	15630	JACARA LN	MORENO VALLI	CA	92551-199	ADAMS, TOMMY (REI	255.45
1889	486371004	1	684277	SANCHEZ, JOSE	15645	ISLETA LN	MORENO VALLI	CA	92551-197	SANCHEZ, JOSE	314.21
6054	486372005	5	684277	DEPETRIS, JESSICA	15600	ISLETA LN	MORENO VALLI	CA	92551-197	DEPETRIS, JESSICA	317.06
691	486372012	1	684277	WRING, ALICE	15665	LAS POSAS DR	MORENO VALLI	CA	92551-199	WRING, ALICE	290.41
2148	486372015	4	684277	SILVA, SANDY	15695	LAS POSAS DR	MORENO VALLI	CA	92551-199	SILVA, SANDY	316.49
4378	486373002	5	684277	JEFFERSON, CEDRIC (OWNR)	25790	HORADO LN	MORENO VALLI	CA	92551-198	JEFFERSON, CEDRIC ((	240.52
3989	486373017	9	684277	GAO, PENG	15665	LUCIA LN	MORENO VALLI	CA	92551-290	GAO, PENG	412.76
3183	486373018	0	684277	BELL, LAURA	15675	LUCIA LN	MORENO VALLI	CA	92551-290	BELL, LAURA	413.60
7336	486374014	9	684277	MITCHELL, LEGETTE (OWNR)	25875	HORADO LN	MORENO VALLI	CA	92551-199	MITCHELL, LEGETTE ((	317.06
4150	486374017	2	684277	MARQUEZ, PATRICIA	25905	HORADO LN	MORENO VALLI	CA	92551-199	MARQUEZ, PATRICIA	427.51
4534	486374020	4	684277	ORABUENA, JENNIE D	15660	LUCIA LN	MORENO VALLI	CA	92551-290	ORABUENA, JENNIE D	63.67
7125	486374029	3	684277	JOSEPH, CANDEE (RENT)	15570	LUCIA LN	MORENO VALLI	CA	92551-290	JOSEPH, CANDEE (REI	413.60
3913	486381001	9	684277	MOODY, DARRON E	25920	JUMANO DR	MORENO VALLI	CA	92551-196	MOODY, DARRON E	289.45
7053	486381006	4	684277	CASTELLON, ABRAHAM (OWNR)	25870	JUMANO DR	MORENO VALLI	CA	92551-290	CASTELLON, ABRAHAI	317.06
2319	486382009	0	684277	YOUNG, WILLIAM AND LORI	25940	JUMANO DR	MORENO VALLI	CA	92551-196	YOUNG, WILLIAM AN	78.41
9299	486383006	0	684277	JOHNSON, ANTIONETTE (RENT)	15550	JACARA LN	MORENO VALLI	CA	92551-196	JOHNSON, ANTIONET	187.31
5433	486383008	2	684277	JACKSON, EMA (OWNR)	15530	JACARA LN	MORENO VALLI	CA	92551-196	JACKSON, EMA (OWN	268.19
7088	486383012	5	684277	BAILEY, KENNY AND DARLENE (RI	15545	ISLETA LN	MORENO VALLI	CA	92551-197	BAILEY, KENNY AND D	229.21
2237	486383016	9	684277	HAMILTON, CHRISTOPHER	15585	ISLETA LN	MORENO VALLI	CA	92551-197	HAMILTON, CHRISTOI	366.00
7857	486383017	0	684277	ANDERSON, SHANDEA (RENT)	15595	ISLETA LN	MORENO VALLI	CA	92551-197	ANDERSON, SHANDE/	67.33
5919	486384008	5	684277	CEBALLOS, MARIA (RENT)	25820	LA BARCA RD	MORENO VALLI	CA	92551-192	CEBALLOS, MARIA (RE	89.18

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5153	486384009	6	684277	CORMIER, WARREN AND CYNTHI	25825	KARISA CIR	MORENO VALLI	CA	92551-196	CORMIER, WARREN A	69.65
4486	486384018	4	684277	BUTLER, PAULETTE	25820	KARISA CIR	MORENO VALLI	CA	92551-196	BUTLER, PAULETTE	304.07
3121	486385003	3	684277	NEGRETE, MIGUEL	25935	JUMANO DR	MORENO VALLI	CA	92551-196	NEGRETE, MIGUEL	59.93
1743	486385011	0	684277	MATTHEWS, LANITA (OWNR)	15580	LA ENTRADA DR	MORENO VALLI	CA	92551-193	MATTHEWS, LANITA (	407.42
5297	486385018	7	684277	WALLER, JASON (RENT)	15570	NUECES CT	MORENO VALLI	CA	92551-193	WALLER, JASON (REN	512.09
2313	486385019	8	684277	CARMICHEAL, ORA	15525	OCANA LN	MORENO VALLI	CA	92551-195	CARMICHEAL, ORA	412.76
1318	486387005	1	684277	HENDERSON, WAYNE	25885	LA BARCA RD	MORENO VALLI	CA	92551-192	HENDERSON, WAYNE	412.76
1957	486387010	5	684277	THOMAS, ELAINE (OWNR)	25935	LA BARCA RD	MORENO VALLI	CA	92551-193	THOMAS, ELAINE (OV	314.21
6622	486387014	9	684277	CHANG, FRANK AND HU, SHIU FE	25975	LA BARCA RD	MORENO VALLI	CA	92551-193	CHANG, FRANK AND I	413.60
6113	486387016	1	684277	STONE, LAYLA (OWNR)	25995	LA BARCA RD	MORENO VALLI	CA	92551-193	STONE, LAYLA (OWNF	320.92
1429	486391001	0	684277	CHAMBERS, CHARLES	25635	PACATO RD	MORENO VALLI	CA	92551-194	CHAMBERS, CHARLES	316.49
2883	486391002	1	684277	RIVAS, CHRISTOPHER	25645	PACATO RD	MORENO VALLI	CA	92551-194	RIVAS, CHRISTOPHER	316.49
5972	486391008	7	684277	NIETO, FELIX	25705	PACATO RD	MORENO VALLI	CA	92551-191	NIETO, FELIX	315.86
1687	486391009	8	684277	QUINTOS, ANICIA	25710	PALO CEDRO DR	MORENO VALLI	CA	92551-194	QUINTOS, ANICIA	611.22
3916	486391010	8	684277	ZARATE, JOSE L	25698	PALO CEDRO DR	MORENO VALLI	CA	92551-196	ZARATE, JOSE L	316.49
7205	486391011	9	684277	WHITEHURST, ELANE (RENT)	25686	PALO CEDRO DR	MORENO VALLI	CA	92551-196	WHITEHURST, ELANE	263.80
6286	486391012	0	684277	COLE, NATHAN (OWNR)	25674	PALO CEDRO DR	MORENO VALLI	CA	92551-196	COLE, NATHAN (OWN	206.78
8898	486391015	3	684277	FODDS, HAMIDULLAH (RENT)	15872	PAMPAS CT	MORENO VALLI	CA	92551-196	FODDS, HAMIDULLAH	282.52
7845	486391016	4	684277	HERRERA, BRUNA (RENT)	15862	PAMPAS CT	MORENO VALLI	CA	92551-196	HERRERA, BRUNA (RE	113.75
6688	486392002	4	684277	HE, SHIKUN (OWNER)	25659	LOS CABOS DR	MORENO VALLI	CA	92551-195	HE, SHIKUN (OWNER)	70.05
3184	486392009	1	684277	HOLLEMAN, FATIN	25723	LOS CABOS DR	MORENO VALLI	CA	92551-191	HOLLEMAN, FATIN	317.06
1848	486392017	8	684277	NEGRETE, GLORIA	25648	PACATO RD	MORENO VALLI	CA	92551-194	NEGRETE, GLORIA	386.80
4539	486392019	0	684277	CRAIG, DEBORAH AND JONES	25668	PACATO RD	MORENO VALLI	CA	92551-194	CRAIG, DEBORAH ANI	409.86
3915	486392024	4	684277	HERNANDEZ, MARIA ELENA	25718	PACATO RD	MORENO VALLI	CA	92551-191	HERNANDEZ, MARIA	405.46
4644	486392025	5	684277	SLEEPER, GREG	25728	PACATO RD	MORENO VALLI	CA	92551-191	SLEEPER, GREG	144.07
9189	486392041	9	684277	JACKSON, ROGUSTAVE (RENT)	25635	PALO CEDRO DR	MORENO VALLI	CA	92551-196	JACKSON, ROGUSTAV	224.87
5971	486401003	2	684277	SANDOVAL, AMBROSIO	25536	LOS CABOS DR	MORENO VALLI	CA	92551-191	SANDOVAL, AMBROS	315.86
4701	486401005	4	684277	PETHAK, ANSHI	25517	LOS CABOS DR	MORENO VALLI	CA	92551-191	PETHAK, ANSHI	386.07
1472	486401009	8	684277	PEER, RUEBEN	25559	LOS CABOS DR	MORENO VALLI	CA	92551-191	PEER, RUEBEN	316.49
1972	486401010	8	684277	HUNTER, MAURICE (OWNR)	25569	LOS CABOS DR	MORENO VALLI	CA	92551-191	HUNTER, MAURICE (C	195.15
1121	486401015	3	684277	HURD, FREDDIE	25619	LOS CABOS DR	MORENO VALLI	CA	92551-195	HURD, FREDDIE	152.76
9133	486401019	7	684277	CHAMAN, REGINA L (OWNR)	25524	PACATO RD	MORENO VALLI	CA	92551-194	CHAMAN, REGINA L (	222.42
4829	486401021	8	684277	SAWYER, CYNTHIA	25548	PACATO RD	MORENO VALLI	CA	92551-194	SAWYER, CYNTHIA	314.21
2010	486401022	9	684277	CALLEROS, MARTHA	25558	PACATO RD	MORENO VALLI	CA	92551-194	CALLEROS, MARTHA	316.49
4682	486401026	3	684277	MOORE, ROBERT	25598	PACATO RD	MORENO VALLI	CA	92551-194	MOORE, ROBERT	314.21
8007	486401029	6	684277	CARTER, CYNTHIA (OWNR)	25628	PACATO RD	MORENO VALLI	CA	92551-194	CARTER, CYNTHIA (O\	134.76
8786	486402003	5	684277	FLORES, ELIZABETH AND HUERTA	25563	PALO CEDRO DR	MORENO VALLI	CA	92551-191	FLORES, ELIZABETH A	298.47
8202	486402009	1	684277	LEE, KHALILAH (RENT)	15895	ORO GLEN DR	MORENO VALLI	CA	92551-190	LEE, KHALILAH (RENT	211.78
2838	486402010	1	684277	TRIPLETT, RANDY	15885	ORO GLEN DR	MORENO VALLI	CA	92551-190	TRIPLETT, RANDY	316.49
7926	486402012	3	684277	DUNCAN, LINDA (RENT)	15865	ORO GLEN DR	MORENO VALLI	CA	92551-190	DUNCAN, LINDA (REN	318.01
6086	486402015	6	684277	PLACENCIA, JUAN (OWNR)	15835	ORO GLEN DR	MORENO VALLI	CA	92551-190	PLACENCIA, JUAN (O\	317.06
2609	486402017	8	684277	CARBALLOSA, HURIS AND ESTHEF	15815	ORO GLEN DR	MORENO VALLI	CA	92551-190	CARBALLOSA, HURIS /	84.34
5770	486402018	9	684277	CURRY, ANDREA (OWNR)	15805	ORO GLEN DR	MORENO VALLI	CA	92551-190	CURRY, ANDREA (OW	317.06
2935	486403002	7	684277	JOHNSON, SHUNDA	25574	PALO CEDRO DR	MORENO VALLI	CA	92551-191	JOHNSON, SHUNDA	309.13
7545	486403003	8	684277	CHAVEZ, ERILYNNE (RENT)	25562	PALO CEDRO DR	MORENO VALLI	CA	92551-191	CHAVEZ, ERILYNNE (R	317.06
9430	486403010	4	684277	TRIPLETT, RANDY (RENT)	15840	ORO GLEN DR	MORENO VALLI	CA	92551-190	TRIPLETT, RANDY (REI	147.12
5442	486411010	9	684277	HARRIS, CHRISTINE (OWNR)	15323	AGUILA PASS	MORENO VALLI	CA	92555-290	HARRIS, CHRISTINE (C	211.78
8583	486411014	3	684277	ARMSTRONG, PHILIP (RENT)	15328	CABALLO RD	MORENO VALLI	CA	92555-290	ARMSTRONG, PHILIP	352.48
7207	486412005	8	684277	SHINER, CEDRIC (RENT)	15332	AGUILA PASS	MORENO VALLI	CA	92555-290	SHINER, CEDRIC (REN	183.31
5418	486412013	5	684277	IRIGOYEN, HERNESTO (RENT)	15335	CABALLO RD	MORENO VALLI	CA	92555-290	IRIGOYEN, HERNESTC	317.06
2924	486413001	7	684277	SENSEMAN, LISA (OWNR)	15362	CABALLO RD	MORENO VALLI	CA	92555-290	SENSEMAN, LISA (OW	403.17
1739	486413002	8	684277	MONTES, REGINA	15370	CABALLO RD	MORENO VALLI	CA	92555-290	MONTES, REGINA	56.01
4436	486413007	3	684277	GARCIA, JOSE LUIS	15410	CABALLO RD	MORENO VALLI	CA	92555-291	GARCIA, JOSE LUIS	317.06
3292	486413021	5	684277	HEWETT, RASHELL	26131	BOGOSO LN	MORENO VALLI	CA	92555-297	HEWETT, RASHELL	317.06
3239	486413024	8	684277	QUINN, DONALD	26130	BOGOSO LN	MORENO VALLI	CA	92555-297	QUINN, DONALD	413.60
7370	486413029	3	684277	CAMPER, JACQUELINE	15355	CALLE CAMELIA	MORENO VALLI	CA	92555-297	CAMPER, JACQUELINI	471.22
3501	486413030	3	684277	VILLANUEVA, FRANCISCO	15347	CALLE CAMELIA	MORENO VALLI	CA	92555-297	VILLANUEVA, FRANCI	197.99
4427	486413034	7	684277	LORA, ELIZABETH	15315	CALLE CAMELIA	MORENO VALLI	CA	92555-297	LORA, ELIZABETH	159.92
5111	486413040	2	684277	PALASOX, GUADALUPE (RENT)	26161	CASA ENCANTADOR RD	MORENO VALLI	CA	92555-291	PALASOX, GUADALUP	229.44
7003	486414001	0	684277	COLBERT, SHERINDA (OWNR)	15409	ALOSTA LN	MORENO VALLI	CA	92555-291	COLBERT, SHERINDA (	260.02
2640	486414002	1	684277	RUDD, ANNETTE	15399	ALOSTA LN	MORENO VALLI	CA	92555-290	RUDD, ANNETTE	317.06
1872	486414004	3	684277	GILLIAM, DARRYL	15379	ALOSTA LN	MORENO VALLI	CA	92555-290	GILLIAM, DARRYL	147.08
7419	486415003	5	684277	MARTON, JEAN (RENT)	26051	CASA ENCANTADOR RD	MORENO VALLI	CA	92555-291	MARTON, JEAN (REN	413.60
6766	486415015	6	684277	MACKEY, NICOLE (OWNR)	26100	BALANCIN WAY	MORENO VALLI	CA	92555-291	MACKEY, NICOLE (OW	287.30
3737	486417003	1	684277	ALVARADO, DIANA	15407	CABALLO RD	MORENO VALLI	CA	92555-291	ALVARADO, DIANA	292.85
3035	486417007	5	684277	GARCIA, JOE	15420	BELLO WAY	MORENO VALLI	CA	92555-292	GARCIA, JOE	317.06
5392	486421001	2	684277	BANKS, TEE (RENT)	26401	CASA ENCANTADOR RD	MORENO VALLI	CA	92555-296	BANKS, TEE (RENT)	356.59
5499	486421002	3	684277	OSBORNE, ONDRE (RENT)	26391	CASA ENCANTADOR RD	MORENO VALLI	CA	92555-296	OSBORNE, ONDRE (RI	438.84
4944	486421014	4	684277	HENDRICKS, JOYCELAND	26290	CAMINO LARGO	MORENO VALLI	CA	92555-297	HENDRICKS, JOYCELA	412.00
8343	486421016	6	684277	MURILLO, FRANCISCA (OWNR)	26310	CAMINO LARGO	MORENO VALLI	CA	92555-297	MURILLO, FRANCISCA	298.70
3852	486421020	9	684277	SUMLIN, SHIRLEY	26350	CAMINO LARGO	MORENO VALLI	CA	92555-297	SUMLIN, SHIRLEY	412.76
5719	486421026	5	684277	LOFTON II, CARL	15338	ABAZO DR	MORENO VALLI	CA	92555-298	LOFTON II, CARL	317.06
3427	486421027	6	684277	WATSON, MARY	15346	ABAZO DR	MORENO VALLI	CA	92555-298	WATSON, MARY	70.60
5125	486421031	9	684277	PATTERSON, ANITA	15378	ABAZO DR	MORENO VALLI	CA	92555-298	PATTERSON, ANITA	413.60
5006	486422019	2	684277	REAVIS, LINDA (RENT)	26261	CAMINO LARGO	MORENO VALLI	CA	92555-297	REAVIS, LINDA (RENT	21.16
3496	486422030	1	684277	MEJIA, DENNIS	26240	BOGOSO LN	MORENO VALLI	CA	92555-297	MEJIA, DENNIS	423.74

Item No. E.2

Rec No	ParcelNo	Pa	Fond No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5997	486422038	9	684277	RAMOS, PEGGY	26320	BOGOSO LN	MORENO VALLI	CA	92555-298	RAMOS, PEGGY	550.33
3453	486422039	0	684277	ALLBEE, JANGE	15370	CALLE ROSA	MORENO VALLI	CA	92555-295	ALLBEE, JANGE	98.72
7286	486422040	0	684277	VINH, LUC	15380	CALLE ROSA	MORENO VALLI	CA	92555-295	VINH, LUC	221.62
3459	486423002	9	684277	HOEY, BRIAN	15397	CALLE ROSA	MORENO VALLI	CA	92555-295	HOEY, BRIAN	20.09
3711	486423015	1	684277	GILCHRIST, KEITH	15440	CALLE CAMELIA	MORENO VALLI	CA	92555-297	GILCHRIST, KEITH	316.49
4040	486423017	3	684277	COUCH, CHRIS	15411	CALLE CASTANO	MORENO VALLI	CA	92555-296	COUCH, CHRIS	316.49
4435	486423021	6	684277	RICHARDSON, CHETLANA (OWNR	15420	CALLE CASTANO	MORENO VALLI	CA	92555-296	RICHARDSON, CHETL/	286.18
3725	486431001	3	684277	GUTIERREZ, MARIA	15485	BRASA LN	MORENO VALLI	CA	92555-292	GUTIERREZ, MARIA	316.49
6965	486431012	3	684277	SMITH, VINCENT (RENT)	15468	ALOSTA LN	MORENO VALLI	CA	92555-291	SMITH, VINCENT (REN	316.31
6385	486431013	4	684277	DAVIDSON, JAMES (OWNR)	15488	ALOSTA LN	MORENO VALLI	CA	92555-291	DAVIDSON, JAMES (O	289.82
7471	486431021	1	684277	GASCA, VIRGINA	15419	ALOSTA LN	MORENO VALLI	CA	92555-291	GASCA, VIRGINA	317.06
4946	486432004	9	684277	BAILEY, JEFF AND PATTY	15455	BELLO WAY	MORENO VALLI	CA	92555-292	BAILEY, JEFF AND PAT	36.57
7397	486432012	6	684277	SHOBERG, JON	15480	BRASA LN	MORENO VALLI	CA	92555-292	SHOBERG, JON	478.50
7895	486433013	0	684277	THOMAS, ARIENNE (OWNR)	15480	BELLO WAY	MORENO VALLI	CA	92555-292	THOMAS, ARIENNE (C	152.26
8203	486435012	5	684277	LOPEZ, JULIO (OWNR)	15550	AROBLES CT	MORENO VALLI	CA	92555-300	LOPEZ, JULIO (OWNR)	302.22
2153	486441001	4	684277	WEISS, STEVE	16215	ISLA MARIA CIR	MORENO VALLI	CA	92551-206	WEISS, STEVE	316.49
9162	486441010	2	684277	JAIME, SAMUEL (RENT)	16125	ISLA MARIA CIR	MORENO VALLI	CA	92551-206	JAIME, SAMUEL (REN	30.33
5672	486441016	8	684277	WILLIAMS, JERMAINE (RENT)	16130	ISLA MARIA CIR	MORENO VALLI	CA	92551-206	WILLIAMS, JERMAINE	434.88
767	486441017	9	684277	SCRUGGS, SHAWNDA (OWNR)	16140	ISLA MARIA CIR	MORENO VALLI	CA	92551-206	SCRUGGS, SHAWNDA	314.21
6180	486442001	7	684277	BUTCHER, MICHAEL (OWNR)	26151	CALLE AGUA	MORENO VALLI	CA	92551-164	BUTCHER, MICHAEL (	111.15
2989	486442004	0	684277	MCQUEEN, NIA	26121	CALLE AGUA	MORENO VALLI	CA	92551-164	MCQUEEN, NIA	111.78
2962	486442005	1	684277	MORENO, MATTHEW	26111	CALLE AGUA	MORENO VALLI	CA	92551-164	MORENO, MATTHEW	314.47
5432	486442006	2	684277	CRUZ, LORENZO AND LILIA (OWN	16180	ONDA CIR	MORENO VALLI	CA	92551-164	CRUZ, LORENZO AND	306.92
3649	486442013	8	684277	AMBRIZ, MARIA	16165	ONDA CIR	MORENO VALLI	CA	92551-164	AMBRIZ, MARIA	252.62
9505	486442014	9	684277	MOLETTE, CHRISTINA (RENT)	26101	CALLE AGUA	MORENO VALLI	CA	92551-164	MOLETTE, CHRISTINA	122.23
8544	486442020	4	684277	FLORES, DAISY (RENT)	16250	CALLE SERENA	MORENO VALLI	CA	92551-163	FLORES, DAISY (RENT)	408.74
3137	486442027	1	684277	FREDERICK, SHARON	26089	NUBLADO CIR	MORENO VALLI	CA	92551-163	FREDERICK, SHARON	317.06
8031	486442029	3	684277	ARIK, AZIZ (OWNR)	16285	VIA ULTIMO	MORENO VALLI	CA	92551-165	ARIK, AZIZ (OWNR)	341.03
7815	486442035	8	684277	JOHNSON, SHARONA	16225	VIA ULTIMO	MORENO VALLI	CA	92551-160	JOHNSON, SHARONA	321.86
2792	486443004	3	684277	HEUN, JOSEPH	16180	VIA ULTIMO	MORENO VALLI	CA	92551-160	HEUN, JOSEPH	233.51
4700	486443007	6	684277	PRUDHOMME, TINISHA	16210	VIA ULTIMO	MORENO VALLI	CA	92551-160	PRUDHOMME, TINISH	63.95
2695	486443008	7	684277	WRIGHT, NATASHA	16220	VIA ULTIMO	MORENO VALLI	CA	92551	WRIGHT, NATASHA	316.49
7230	486443012	0	684277	CARDONAS, CECILA (RENT)	16260	VIA ULTIMO	MORENO VALLI	CA	92551-160	CARDONAS, CECILA (F	317.06
7389	486443013	1	684277	ALVAREZ, ELIZABETH (OWNR)	16270	VIA ULTIMO	MORENO VALLI	CA	92551-165	ALVAREZ, ELIZABETH	121.40
2944	486451001	5	684277	ROBLES, NORMA AND DONALDO	16215	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	ROBLES, NORMA AND	60.89
7668	486451002	6	684277	HELLER, MARILYN (OWNER)	16205	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	HELLER, MARILYN (OV	213.61
3715	486451003	7	684277	PEREZ, MIRIAM RIVERA	16195	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	PEREZ, MIRIAM RIVEF	83.63
6099	486451007	1	684277	DO, LOAN (RENT)	16155	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	DO, LOAN (RENT)	100.99
7751	486451014	7	684277	LEI, XIANCE (OWNR)	16110	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	LEI, XIANCE (OWNR)	310.80
2933	486451022	4	684277	LEE, PHILLIP	16190	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	LEE, PHILLIP	316.49
2865	486452002	9	684277	RODRIGUEZ, JOEL	16295	CALLE SERENA	MORENO VALLI	CA	92551-163	RODRIGUEZ, JOEL	316.49
4764	486452005	2	684277	BARRERA, JORGE	16265	CALLE SERENA	MORENO VALLI	CA	92551-163	BARRERA, JORGE	314.21
3524	486452008	5	684277	HOPKINS, APRIL	25921	CALLE AGUA	MORENO VALLI	CA	92551-162	HOPKINS, APRIL	317.06
2590	486452011	7	684277	FLORES, SANDRA	16275	GRANDE ISLA CIR	MORENO VALLI	CA	92551-162	FLORES, SANDRA	336.91
2544	486452018	4	684277	HASSAN, MALIKA	16300	VIA IMPRESSO	MORENO VALLI	CA	92551-161	HASSAN, MALIKA	316.49
2474	486452019	5	684277	CALLIER, TIM	25880	CALLE FUEGO	MORENO VALLI	CA	92551-161	CALLIER, TIM	316.49
4778	486453003	3	684277	RODRIGUEZ, ROBERT	16302	CALLE SERENA	MORENO VALLI	CA	92551-163	RODRIGUEZ, ROBERT	79.62
5230	486453005	5	684277	CHANG, GINGER	16322	CALLE SERENA	MORENO VALLI	CA	92551-163	CHANG, GINGER	377.82
3193	486453010	9	684277	CORRALES, JESSICA	16325	VIA ULTIMO	MORENO VALLI	CA	92551-161	CORRALES, JESSICA	65.06
4902	486453011	0	684277	COOK, BRITTANY	16315	VIA ULTIMO	MORENO VALLI	CA	92551-161	COOK, BRITTANY	211.33
3393	486454005	8	684277	HURD, L T	25901	CALLE FUEGO	MORENO VALLI	CA	92551-161	HURD, L T	317.06
3146	486455003	9	684277	HASAN, ALI	16320	VIA ULTIMO	MORENO VALLI	CA	92551-161	HASAN, ALI	317.06
2984	486461008	3	684277	ARCHER, SHANON	25680	CALLE AGUA	MORENO VALLI	CA	92551-204	ARCHER, SHANON	316.49
9445	486461012	6	684277	GREEN, LATANYA (RENT)	25720	CALLE AGUA	MORENO VALLI	CA	92551-200	GREEN, LATANYA (RE	132.17
1175	486461020	3	684277	BURNETT, WILLIAM	25800	CALLE AGUA	MORENO VALLI	CA	92551-200	BURNETT, WILLIAM	116.49
3849	486462001	9	684277	TARKINGTON, HENRY	16305	CALLE AURORA	MORENO VALLI	CA	92551-205	TARKINGTON, HENRY	316.49
1319	486462004	2	684277	MALECKE, LISA	16275	CALLE AURORA	MORENO VALLI	CA	92551-205	MALECKE, LISA	304.77
5264	486462010	7	684277	DIXON, JACQUELINE (OWNR)	25791	CALLE AGUA	MORENO VALLI	CA	92551-204	DIXON, JACQUELINE (	243.08
9463	486462011	8	684277	LANKFORD, DANDANTE (OWNR)	16270	ALMANOR CT	MORENO VALLI	CA	92551-201	LANKFORD, DANDAN	142.34
2511	486462012	9	684277	GOMEZ, EDGAR	16280	ALMANOR CT	MORENO VALLI	CA	92551-201	GOMEZ, EDGAR	404.06
937	486462015	2	684277	RICE, TUNEAN	25771	CALLE AGUA	MORENO VALLI	CA	92553-	RICE, TUNEAN	409.86
3706	486462019	6	684277	LANGDON, YOLANDA	25731	CALLE AGUA	MORENO VALLI	CA	92551-200	LANGDON, YOLANDA	316.49
6870	486462020	6	684277	EDWARDS, VONCELLE (RENT)	25810	VIA KANNELA	MORENO VALLI	CA	92551-200	EDWARDS, VONCELLE	62.01
2514	486463007	8	684277	DEBRUIN, LAURA	16285	VIA IMPRESSO	MORENO VALLI	CA	92551-161	DEBRUIN, LAURA	64.65
7352	486463012	2	684277	SALAZAR, ANDREA	16292	CALLE AURORA	MORENO VALLI	CA	92551-205	SALAZAR, ANDREA	111.33
9490	486463017	7	684277	TRAN, KIM VAN (OWNR)	16342	CALLE AURORA	MORENO VALLI	CA	92551-205	TRAN, KIM VAN (OWI	31.20
805	486464010	3	684277	HAWKINS, KIM	25761	VIA KANNELA	MORENO VALLI	CA	92553-	HAWKINS, KIM	136.04
1316	486464013	6	684277	DE LA MADRID, RAY	25731	VIA KANNELA	MORENO VALLI	CA	92551-200	DE LA MADRID, RAY	316.49
2932	486464017	0	684277	LYNCH, TAMESHA	25691	VIA KANNELA	MORENO VALLI	CA	92551-206	LYNCH, TAMESHA	316.49
5174	486470004	7	684277	RENWRICK, RICKEY (OWNR)	16116	VIA ULTIMO	MORENO VALLI	CA	92551-161	RENWRICK, RICKEY (C	317.06
2682	486470007	0	684277	WILSON, BRENDA	16092	VIA ULTIMO	MORENO VALLI	CA	92551-161	WILSON, BRENDA	412.76
8766	486470009	2	684277	THOMAS, DEANNA (RENT)	16076	VIA ULTIMO	MORENO VALLI	CA	92551-161	THOMAS, DEANNA (R	309.62
7339	486470016	8	684277	LIN, SHIKE	16020	VIA ULTIMO	MORENO VALLI	CA	92551-162	LIN, SHIKE	63.63
3244	486470019	1	684277	WALKER, KIM	16015	PALOMINO LN	MORENO VALLI	CA	92551-162	WALKER, KIM	317.06
5821	486470027	8	684277	GOODRICH, SHAWN	16063	PALOMINO LN	MORENO VALLI	CA	92551-163	GOODRICH, SHAWN	296.98
2763	486470037	7	684277	LESLIE, DELANO AND JANELLE	16123	PALOMINO LN	MORENO VALLI	CA	92551-163	LESLIE, DELANO AND	412.76

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
8315	486470039	9	684277	BROWN, LLOYD (RENT)	16135	PALOMINO LN	MORENO VALLI	CA	92551-163	BROWN, LLOYD (REN	215.21
4141	486471001	7	684277	BALDERAS, VANESSA	26150	CALLE AGUA	MORENO VALLI	CA	92551-164	BALDERAS, VANESSA	289.00
4664	486471004	0	684277	WILSON, AHSHAN	26120	CALLE AGUA	MORENO VALLI	CA	92551-164	WILSON, AHSHAN	298.30
4600	486471010	5	684277	SANCHEZ, RAFAEL	16114	PALOMINO LN	MORENO VALLI	CA	92551-163	SANCHEZ, RAFAEL	409.86
8600	486471014	9	684277	BANKSTON, ADRIENNE (RENT)	16077	COYOTE SPRINGS CT	MORENO VALLI	CA	92551-163	BANKSTON, ADRIENN	341.47
4863	486471019	4	684277	FREGOSOS, CLELIA	16082	COYOTE SPRINGS CT	MORENO VALLI	CA	92551-163	FREGOSOS, CLELIA	113.00
2886	486471023	7	684277	RIVERA, CLAUDIA	16054	PALOMINO LN	MORENO VALLI	CA	92551-163	RIVERA, CLAUDIA	316.49
5583	486471024	8	684277	KEMP, TABATHA (OWNR)	16046	PALOMINO LN	MORENO VALLI	CA	92551-163	KEMP, TABATHA (OW	216.56
8327	486471025	9	684277	WILKERSON, KAMESIA (OWNR)	16040	PALOMINO LN	MORENO VALLI	CA	92551-163	WILKERSON, KAMESI	133.03
5627	486480016	9	684277	ANDERSON, JANET HILL AND KEL	16098	PENINSULA CT	MORENO VALLI	CA	92551-164	ANDERSON, JANET HI	246.66
8989	486480017	0	684277	WASHINGTON, DEANNA (RENT)	16095	PENINSULA CT	MORENO VALLI	CA	92551-164	WASHINGTON, DEAN	335.39
5322	486480018	1	684277	ROBBINS, MELVIN (OWNR)	16085	PENINSULA CT	MORENO VALLI	CA	92551-164	ROBBINS, MELVIN (O	317.06
3867	486480028	0	684277	ALVIDREZ, ALICE	16023	PELICAN LN	MORENO VALLI	CA	92551-165	ALVIDREZ, ALICE	171.24
3742	486480030	1	684277	MCDONALD, MILTON (OWNR)	25924	SOARING SEAGULL LN	MORENO VALLI	CA	92551-166	MCDONALD, MILTON	412.76
6777	486480042	2	684277	ALLEN, DEBRA	25972	SOARING SEAGULL LN	MORENO VALLI	CA	92551-166	ALLEN, DEBRA	263.42
9039	486481002	9	684277	ROSE, QUILLAINE (RENT)	25840	SHORELINE ST	MORENO VALLI	CA	92551-164	ROSE, QUILLAINE (REI	62.98
7435	486481003	0	684277	DAVIS, MARICELA	25850	SHORELINE ST	MORENO VALLI	CA	92551-164	DAVIS, MARICELA	85.12
8240	486481004	1	684277	SPENCER, EVA HAJDUK (OWNR)	25860	SHORELINE ST	MORENO VALLI	CA	92551-164	SPENCER, EVA HAJDU	305.63
7757	486482005	5	684277	NAPOLES, MARIA (RENT)	25839	SHORELINE ST	MORENO VALLI	CA	92551-164	NAPOLES, MARIA (REI	105.31
2922	486482010	9	684277	WILSON, PATRICIA (OWNR)	25856	LAKE SHORE LN	MORENO VALLI	CA	92551-165	WILSON, PATRICIA (O	316.49
5519	486490010	4	684277	CHISM, RHONDA (OWNR)	14711	ROUND LEAF RD	MORENO VALLI	CA	92555-474	CHISM, RHONDA (OW	1,591.78
8060	486490011	5	684277	MOMELSO, JORGE (OWNR)	14699	ROUND LEAF RD	MORENO VALLI	CA	92555-474	MOMELSO, JORGE (O	309.48
5901	486490013	7	684277	PULIDO, RAFAEL (OWNR)	14675	ROUND LEAF RD	MORENO VALLI	CA	92555-474	PULIDO, RAFAEL (OW	116.49
4965	486490015	9	684277	WILKERSON, LAQUISHA	14651	ROUND LEAF RD	MORENO VALLI	CA	92555-474	WILKERSON, LAQUISH	400.37
8864	486490022	5	684277	THOMAS, NAKITA (RENT)	14664	LEMON GUM CT	MORENO VALLI	CA	92555-474	THOMAS, NAKITA (RE	287.52
3635	486490024	7	684277	JUAREZ, JAIME (OWNR)	27132	BIG HORN AVE	MORENO VALLI	CA	92555-474	JUAREZ, JAIME (OWN	316.49
6339	486491002	0	684277	MAINA, NANCY	27203	BARK LN	MORENO VALLI	CA	92555-474	MAINA, NANCY	209.44
5469	486491005	3	684277	MARTIN, REGINA (OWNR)	27176	BIG HORN AVE	MORENO VALLI	CA	92555-474	MARTIN, REGINA (OW	317.06
5526	486491008	6	684277	FELIX, CAMILA (RENT)	27218	BIG HORN AVE	MORENO VALLI	CA	92555-474	FELIX, CAMILA (RENT)	509.97
4044	486492003	4	684277	GREEN, SHARON	27225	BIG HORN AVE	MORENO VALLI	CA	92555-474	GREEN, SHARON	316.49
4535	486492007	8	684277	SALVADOR, DAVILA	27169	BIG HORN AVE	MORENO VALLI	CA	92555-474	SALVADOR, DAVILA	214.21
5156	486492013	3	684277	KHRANGTONG, MARI (OWNR)	27085	BIG HORN AVE	MORENO VALLI	CA	92555-474	KHRANGTONG, MARI	78.72
5281	486492019	9	684277	ZAMORA, OSCAR (RENT)	27084	DELPHINIUM AVE	MORENO VALLI	CA	92555-473	ZAMORA, OSCAR (REI	300.50
4042	486492021	0	684277	MINUT, DON	27112	DELPHINIUM AVE	MORENO VALLI	CA	92555-473	MINUT, DON	83.96
3740	486492029	8	684277	UDOKA, FRANK AND MARIE	27224	DELPHINIUM AVE	MORENO VALLI	CA	92555-473	UDOKA, FRANK AND I	317.06
3552	486493002	6	684277	BROWN, VALERIE	14636	SALT RIVER WAY	MORENO VALLI	CA	92555-475	BROWN, VALERIE	317.06
8040	486493005	9	684277	ROBERTS, AYANA (RENT)	14672	SALT RIVER WAY	MORENO VALLI	CA	92555-475	ROBERTS, AYANA (RE	382.98
8846	486500003	8	684277	SMITH, ALTHEA (RENT)	27295	BIG HORN AVE	MORENO VALLI	CA	92555-474	SMITH, ALTHEA (REN	156.50
6437	486500006	1	684277	ESTELL, EARL (OWNR)	27280	DELPHINIUM AVE	MORENO VALLI	CA	92555-473	ESTELL, EARL (OWNR)	400.37
5031	486501002	0	684277	CARTER, AUNDRELL	14661	RED GUM ST	MORENO VALLI	CA	92555-475	CARTER, AUNDRELL	316.49
9369	486501005	3	684277	ALFONSECA, MARIA (RENT)	14625	RED GUM ST	MORENO VALLI	CA	92555-475	ALFONSECA, MARIA (	122.17
6919	486503009	3	684277	OOTEN, LEEVON (RENT)	24770	DELPHINIUM AVE	MORENO VALLI	CA	92555	OOTEN, LEEVON (REN	1,586.34
7565	486503010	3	684277	GILMORE, TIFFANY (RENT)	27454	DELPHINIUM AVE	MORENO VALLI	CA	92555-474	GILMORE, TIFFANY (R	186.73
5276	486503012	5	684277	COOK, TOM AND ROBERTA (OWN	14651	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	COOK, TOM AND ROB	432.89
8984	486503013	6	684277	HILL, SHERRIE (RENT)	14639	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	HILL, SHERRIE (RENT)	247.90
3676	486503014	7	684277	MANUEL-SCOTT, BILLIE	14627	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	MANUEL-SCOTT, BILL	316.49
3582	486503024	6	684277	CURIEL, WENDY	27357	BIG HORN AVE	MORENO VALLI	CA	92555-474	CURIEL, WENDY	316.49
3555	486504005	2	684277	THOMAS, DEON	14626	RED GUM ST	MORENO VALLI	CA	92555-475	THOMAS, DEON	413.60
3641	486504010	6	684277	BENTON, MARK	14654	ROSEA CT	MORENO VALLI	CA	92555-475	BENTON, MARK	399.53
3608	486504015	1	684277	SAMANO, NICHOLAS	14661	ROSEA CT	MORENO VALLI	CA	92555-475	SAMANO, NICHOLAS	316.49
3591	486504017	3	684277	PADILLA, LUZ	27366	BIG HORN AVE	MORENO VALLI	CA	92555-474	PADILLA, LUZ	316.49
6369	486505008	8	684277	CARROLL, VALERIE K	27397	DELPHINIUM AVE	MORENO VALLI	CA	92555-474	CARROLL, VALERIE K	317.06
4227	486510017	2	684277	CORONA, ALMA	27314	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	CORONA, ALMA	316.49
7932	486510019	4	684277	FLETES, CYNTHIA (RENT)	27340	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	FLETES, CYNTHIA (REI	136.45
5909	486511009	8	684277	FREEMAN, SUMMER (OWNR)	14562	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	FREEMAN, SUMMER (	210.89
3637	486511012	0	684277	ALVARADO, GEORGINA	14598	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	ALVARADO, GEORGIN	316.49
4493	486512002	4	684277	HAGE, CLAY	14591	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	HAGE, CLAY	293.93
3652	486512003	5	684277	WINSTED, ANTHONY AND DEBRA	14575	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	WINSTED, ANTHONY	231.30
7555	486512004	6	684277	EHIRIM, MIKIPAUL (OWNR)	14561	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	EHIRIM, MIKIPAUL (O	205.42
4707	486512008	0	684277	HUGHES, MARLON	27397	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	HUGHES, MARLON	400.59
7658	486512010	1	684277	SOWARD, TANIKA	27369	WILLOW LEAF RD	MORENO VALLI	CA	92555-475	SOWARD, TANIKA	317.74
6911	486512012	3	684277	MAKAU, JAMES (OWNR)	27384	HONEY SCENTED RD	MORENO VALLI	CA	92555-475	MAKAU, JAMES (OWI	353.08
3764	486513002	7	684277	LIPATA, MYRNA	27313	HONEY SCENTED RD	MORENO VALLI	CA	92555-475	LIPATA, MYRNA	316.49
5454	486513008	3	684277	JONES, ROBERT (OWNR)	27407	HONEY SCENTED RD	MORENO VALLI	CA	92555-475	JONES, ROBERT (OWI	131.62
5801	486513009	4	684277	THOMAS, ANDREA (RENT)	27423	HONEY SCENTED RD	MORENO VALLI	CA	92555-475	THOMAS, ANDREA (R	317.06
8938	486520001	8	684277	SCOTT, CAMERON VANCE (OWNI	27385	DELPHINIUM AVE	MORENO VALLI	CA	92555-474	SCOTT, CAMERON VA	239.03
4540	486520008	5	684277	BURNS, THOMAS	14751	WHITE BOX LN	MORENO VALLI	CA	92555-473	BURNS, THOMAS	182.63
6337	486522001	4	684277	BAILEY, FRANCIS (RENT)	14822	WHITE BOX LN	MORENO VALLI	CA	92555-473	BAILEY, FRANCIS (REN	317.06
6999	486522003	6	684277	WATSON, KRISTINA (RENT)	14846	WHITE BOX LN	MORENO VALLI	CA	92555-473	WATSON, KRISTINA (I	317.06
3911	486523009	5	684277	MARTIN, KIMBERLY	14823	WHITE BOX LN	MORENO VALLI	CA	92555-473	MARTIN, KIMBERLY	316.49
3910	486523010	5	684277	BANUELOS, ANDY	14811	WHITE BOX LN	MORENO VALLI	CA	92555-473	BANUELOS, ANDY	97.92
4476	486523020	4	684277	REEDY, DAMIEN	27408	SHIMMER CT	MORENO VALLI	CA	92555-473	REEDY, DAMIEN	413.60
8009	486540003	2	684277	TERREALLE, SHAWN (OWNR)	14291	LANDON RD	MORENO VALLI	CA	92555-361	TERREALLE, SHAWN (	289.82
8568	486540005	4	684277	VALDEZ, TANYA (OWNR)	14319	LANDON RD	MORENO VALLI	CA	92555-361	VALDEZ, TANYA (OWI	247.75
6401	486541010	1	684277	RIVERA, ANGEL (OWNR)	27719	WINDWARD CT	MORENO VALLI	CA	92555-576	RIVERA, ANGEL (OWN	175.54
8653	486541012	3	684277	LUNA, NIKY	27712	WINDWARD CT	MORENO VALLI	CA	92555-576	LUNA, NIKY	171.28

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5607	486541019	0	684277	PUCKETT, ALLEN (OWNR)	27723	SAND DOLLAR WAY	MORENO VALLI	CA	92555-576	PUCKETT, ALLEN (OW	317.06
4947	486542002	7	684277	JABER, KATIA	27730	SAND DOLLAR WAY	MORENO VALLI	CA	92555-576	JABER, KATIA	712.21
7529	486550001	1	684277	BANAGUDOS, ELLA (OWNR)	14389	LANDON RD	MORENO VALLI	CA	92555-576	BANAGUDOS, ELLA (C	317.06
5401	486551004	7	684277	MARTE, ANABELLE (RENT)	27729	DOVER DR	MORENO VALLI	CA	92555-575	MARTE, ANABELLE (R	317.06
7285	486551010	2	684277	BROWN, DEBRA (OWNR)	27813	DOVER DR	MORENO VALLI	CA	92555-575	BROWN, DEBRA (OWI	321.91
4059	486551011	3	684277	JUDON, DELORIS	27827	DOVER DR	MORENO VALLI	CA	92555-575	JUDON, DELORIS	316.49
6228	486552001	7	684277	JACKSON, LORETTA (OWNR)	14498	DUSTY COYOTE AVE	MORENO VALLI	CA	92555-575	JACKSON, LORETTA (C	69.30
5404	486552005	1	684277	MONROE, LETICIA (OWNR)	14442	DUSTY COYOTE AVE	MORENO VALLI	CA	92555-575	MONROE, LETICIA (O\	317.06
6142	486552008	4	684277	MCCOY, DAPHNE (OWNR)	14400	DUSTY COYOTE AVE	MORENO VALLI	CA	92555-575	MCCOY, DAPHNE (OW	317.06
6073	486552009	5	684277	TORRES, MARTHA (RENT)	27862	SLUMBER LN	MORENO VALLI	CA	92555-575	TORRES, MARTHA (RE	317.06
6149	486552020	4	684277	SISCO, SHALEYAH (OWNR)	27764	DOVER DR	MORENO VALLI	CA	92555-575	SISCO, SHALEYAH (OV	317.06
4058	486552032	5	684277	SANTEE, VERONICA	14434	TRADEWINDS PL	MORENO VALLI	CA	92555-576	SANTEE, VERONICA	316.49
6181	486552034	7	684277	MAGEE, LINZIE (OWNR)	14406	TRADEWINDS PL	MORENO VALLI	CA	92555-576	MAGEE, LINZIE (OWN	227.05
9111	486552035	8	684277	KIM, CONNIE (OWNR)	14392	TRADEWINDS PL	MORENO VALLI	CA	92555-576	KIM, CONNIE (OWNR)	359.03
5346	487010002	0	684277	LEE, DAMON (OWNR)	12109	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	LEE, DAMON (OWNR)	317.06
2099	487010007	5	684277	MONTANO, CESAR J CARDENAS	12165	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	MONTANO, CESAR J C	69.65
6172	487013002	9	684277	RODRIGUEZ, ADELIA (OWNR)	12122	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	RODRIGUEZ, ADELIA (	153.90
5340	487013006	3	684277	HILDEBRAND, JOHN (OWNR)	12166	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	HILDEBRAND, JOHN (	317.06
6858	487013010	6	684277	OLIVAS, ALFOLFO (OWNR)	12210	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	OLIVAS, ALFOLFO (OV	317.98
1323	487013011	7	684277	NICHOLSON, DERRECK	12220	LEIF ERICSON DR	MORENO VALLI	CA	92557-772	NICHOLSON, DERRECI	405.24
2223	487013018	4	684277	ORTIZ, ALFONSO	12185	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	ORTIZ, ALFONSO	100.00
4629	487013019	5	684277	HUTCHCRAFT, DARLENE	12175	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	HUTCHCRAFT, DARLEI	209.34
1655	487014002	2	684277	CORTEZ, LAURA	12186	CHAMPLAIN ST	MORENO VALLI	CA	92557-775	CORTEZ, LAURA	316.49
7320	487014004	4	684277	MATTHEWS, DIAMOND (RENT)	12208	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	MATTHEWS, DIAMON	211.70
5522	487014006	6	684277	LEMUS, ALEX (OWNR)	12230	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	LEMUS, ALEX (OWNR)	354.50
7177	487014012	1	684277	MC DANIEL, BRUCE (RENT)	12296	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	MC DANIEL, BRUCE (F	341.38
1594	487014013	2	684277	GOMEZ, PATRICIA	12247	PONCE DE LEON DR	MORENO VALLI	CA	92557-771	GOMEZ, PATRICIA	316.49
7446	487014016	5	684277	MOORE, MICHAEL (RENT)	12215	PONCE DE LEON DR	MORENO VALLI	CA	92557-771	MOORE, MICHAEL (RE	207.78
6089	487015004	7	684277	LANDERS, SHELIA (RENT)	12252	BALTIMORE AVE	MORENO VALLI	CA	92557-772	LANDERS, SHELIA (REI	183.86
5416	487015007	0	684277	CALVANESE, EDUARDO (OWNR)	12210	BALTIMORE AVE	MORENO VALLI	CA	92557-772	CALVANESE, EDUARD	312.83
1930	487015010	2	684277	BILL, TINA	12273	CHAMPLAIN ST	MORENO VALLI	CA	92557-771	BILL, TINA	317.06
5629	487020009	8	684277	RIOS, NANCY (RENT)	12433	BALTIMORE AVE	MORENO VALLI	CA	92557-776	RIOS, NANCY (RENT)	133.79
7919	487021001	3	684277	CAZARES, ROSA (RENT)	25705	ELDER AVE	MORENO VALLI	CA	92557-760	CAZARES, ROSA (REN	318.76
7591	487022001	6	684277	VELEZ, ANTONIO (RENT)	12434	BALTIMORE AVE	MORENO VALLI	CA	92557-775	VELEZ, ANTONIO (REI	96.82
5417	487023001	9	684277	POON, PETER AND HEIDI (OWNR	12360	GRENVILLE AVE	MORENO VALLI	CA	92557-773	POON, PETER AND HE	210.65
6218	487023004	2	684277	LOPEZ, DORA (OWNR)	12396	GRENVILLE AVE	MORENO VALLI	CA	92557-773	LOPEZ, DORA (OWNR	423.74
5303	487023005	3	684277	SUTTON, CHARLES (RENT)	12391	EYRE CT	MORENO VALLI	CA	92557-773	SUTTON, CHARLES (RI	317.06
2193	487023006	4	684277	SANCHEZ, RICHARD	12381	EYRE CT	MORENO VALLI	CA	92557-773	SANCHEZ, RICHARD	39.33
3378	487023007	5	684277	AREVALO, MARIA	12371	EYRE CT	MORENO VALLI	CA	92557-773	AREVALO, MARIA	317.06
7226	487023015	2	684277	SANCHEZ, KARINA (RENT)	12380	EYRE CT	MORENO VALLI	CA	92557-773	SANCHEZ, KARINA (RE	197.17
2029	487023018	5	684277	MARTIN, ELANA	12385	CHAMPLAIN ST	MORENO VALLI	CA	92557-774	MARTIN, ELANA	362.45
8318	487023019	6	684277	VALADEZ, MANUEL (RENT)	12373	CHAMPLAIN ST	MORENO VALLI	CA	92557-774	VALADEZ, MANUEL (F	350.92
7418	487023021	7	684277	MENARD, WILLIAM	12349	CHAMPLAIN ST	MORENO VALLI	CA	92557-774	MENARD, WILLIAM	185.54
9083	487024006	7	684277	CLARK, PETER (RENT)	12384	CHAMPLAIN ST	MORENO VALLI	CA	92557-774	CLARK, PETER (RENT)	130.32
7068	487030002	2	684277	BANUELOS, MARIBEL (OWNR)	26050	SCOTT VICTOR CIR	MORENO VALLI	CA	92555-183	BANUELOS, MARIBEL	428.75
3018	487030006	6	684277	SHUTTLEWORTH, JULIE (OWNR)	26018	SCOTT VICTOR CIR	MORENO VALLI	CA	92555-183	SHUTTLEWORTH, JUL	468.61
4322	487030013	2	684277	JOHNSON, CYRIL	26058	ELIOT AVE	MORENO VALLI	CA	92555-180	JOHNSON, CYRIL	435.70
2596	487031002	5	684277	HILL, CHARLES AND NARISSA	26015	ELIOT AVE	MORENO VALLI	CA	92555-181	HILL, CHARLES AND N	412.76
5185	487031004	7	684277	LARA, HUGO AND MARIA (OWNR	26031	ELIOT AVE	MORENO VALLI	CA	92555-181	LARA, HUGO AND MA	299.22
7637	487031005	8	684277	PRICE, CHAUNA (OWNR)	26039	ELIOT AVE	MORENO VALLI	CA	92555-181	PRICE, CHAUNA (OWI	108.72
6843	487031011	3	684277	REYES, ANDREA (OWNR)	26138	CORONADA DR	MORENO VALLI	CA	92555-182	REYES, ANDREA (OWI	46.22
2971	487032006	2	684277	WILLIAMS, PAUL AND KIM	26147	CORONADA DR	MORENO VALLI	CA	92555-183	WILLIAMS, PAUL AND	222.57
2941	487032008	4	684277	DIEHL, CHRISTINA	26157	CORONADA DR	MORENO VALLI	CA	92555-183	DIEHL, CHRISTINA	268.91
8659	487040008	9	684277	ALVARADO, LAZARO (RENT)	12230	PONCE DE LEON DR	MORENO VALLI	CA	92557-770	ALVARADO, LAZARO (	50.94
119	487041001	5	684277	WYRICK, ANNIE	12140	LASSELLE ST	MORENO VALLI	CA	92557-770	WYRICK, ANNIE	316.49
3677	487041007	1	684277	GARCIA, MARY	26046	PINZON CT	MORENO VALLI	CA	92555-180	GARCIA, MARY	316.49
798	487041009	3	684277	RICE, SHEILA AND JOSEPH	26070	PINZON CT	MORENO VALLI	CA	92555-180	RICE, SHEILA AND JOS	316.49
3210	487041017	0	684277	CHEWNING, ROBIN	26020	BRIDGER ST	MORENO VALLI	CA	92555-181	CHEWNING, ROBIN	317.06
1582	487041032	3	684277	CHERRY, ROBERT	26031	BRIDGER ST	MORENO VALLI	CA	92555-181	CHERRY, ROBERT	316.49
4121	487041040	0	684277	GAVEIS, JESSICA	26090	CORONADA DR	MORENO VALLI	CA	92555-182	GAVEIS, JESSICA	316.49
6383	487042001	8	684277	O'NEILL, JOHN (RENT)	26121	CORONADA DR	MORENO VALLI	CA	92555-185	O'NEILL, JOHN (RENT)	103.10
8289	487042004	1	684277	THOMAS, DYMETRIUS (RENT)	26145	TASMAN ST	MORENO VALLI	CA	92555-182	THOMAS, DYMETRIUS	373.15
6706	487042005	2	684277	ALVAREZ, HECTOR (RENT)	26135	TASMAN ST	MORENO VALLI	CA	92555-182	ALVAREZ, HECTOR (RI	220.16
3098	487042009	6	684277	FISHER, RENA	12282	BREWSTER DR	MORENO VALLI	CA	92555-181	FISHER, RENA	413.60
824	487042016	2	684277	MACK, ODESSA	12348	BREWSTER DR	MORENO VALLI	CA	92555-182	MACK, ODESSA	317.06
39	487043004	4	684277	KING, BOBBY	12315	BREWSTER DR	MORENO VALLI	CA	92555-182	KING, BOBBY	205.89
2097	487043009	9	684277	HILL, MICHAEL	12268	LASSELLE ST	MORENO VALLI	CA	92557-770	HILL, MICHAEL	412.76
499	487043010	9	684277	FOX, ANGELA	12280	LASSELLE ST	MORENO VALLI	CA	92557-770	FOX, ANGELA	552.04
6829	487044004	7	684277	VALENZUELA, ROSA (RENT)	12291	LASSELLE ST	MORENO VALLI	CA	92557-770	VALENZUELA, ROSA (I	315.92
894	487044005	8	684277	THOMPSON, OTIS	12279	LASSELLE ST	MORENO VALLI	CA	92557-770	THOMPSON, OTIS	270.32
5811	487044006	9	684277	CASTRO, JOSE (OWNR)	12267	LASSELLE ST	MORENO VALLI	CA	92557-770	CASTRO, JOSE (OWNF	205.55
1446	487044007	0	684277	LOPEZ, NANCY	12255	LASSELLE ST	MORENO VALLI	CA	92557-770	LOPEZ, NANCY	316.49
6150	487044008	1	684277	LOGAN, CYNTHIA (OWNR)	12243	LASSELLE ST	MORENO VALLI	CA	92557-770	LOGAN, CYNTHIA (OV	423.74
8361	487050004	6	684277	SANCHEZ, NORMA (RENT)	12365	MARQUETTE CT	MORENO VALLI	CA	92557-774	SANCHEZ, NORMA (R	290.82
6207	487050015	6	684277	WILSON, LARRY AND CYNTHIA	12350	MARQUETTE CT	MORENO VALLI	CA	92557-774	WILSON, LARRY AND	317.06
6205	487050023	3	684277	MOSLEY, FRANK (OWNR)	12351	LASSELLE ST	MORENO VALLI	CA	92557-770	MOSLEY, FRANK (OW	317.06

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7490	487050024	4	684277	RAPER, DOREEN (OWNR)	12339	LASSELLE ST	MORENO VALLI	CA	92557-770	RAPER, DOREEN (OW	173.03
5635	487052005	3	684277	LOVE, TERI (RENT)	12404	BREWSTER DR	MORENO VALLI	CA	92555-182	LOVE, TERI (RENT)	267.06
240	487053004	5	684277	BIAEZ, ANNA	26143	ELDER AVE	MORENO VALLI	CA	92555-180	BIAEZ, ANNA	316.49
3194	487053009	0	684277	TUCKER, MARILYN	26083	ELDER AVE	MORENO VALLI	CA	92555-184	TUCKER, MARILYN	317.06
3104	487060003	6	684277	AHMAD, NAEEM	12051	MORRISON ST	MORENO VALLI	CA	92555-180	AHMAD, NAEEM	317.06
5622	487072003	3	684277	HENISH, CHRISTIAN (OWNR)	26252	DEANA CT	MORENO VALLI	CA	92555-186	HENISH, CHRISTIAN ((	278.85
2513	487072005	5	684277	GROVE, LISA	26245	DEANA CT	MORENO VALLI	CA	92555-186	GROVE, LISA	683.38
2554	487073004	7	684277	NOOR-PLIMLEY, KAMELYTA	26229	TASMAN ST	MORENO VALLI	CA	92555-186	NOOR-PLIMLEY, KAM	246.48
3538	487073013	5	684277	CHEATUM, BRENDA	26259	PARTON CT	MORENO VALLI	CA	92555-185	CHEATUM, BRENDA	413.60
2061	487073016	8	684277	TRONCOSO, VINCENT	26279	PARTON CT	MORENO VALLI	CA	92555-185	TRONCOSO, VINCENT	316.49
2349	487073024	5	684277	BUTIU, ROEL	12313	VALERIE CT	MORENO VALLI	CA	92555-186	BUTIU, ROEL	316.49
2302	487073026	7	684277	GOODALL, SABRINA	12333	VALERIE CT	MORENO VALLI	CA	92555-186	GOODALL, SABRINA	316.49
2561	487073030	0	684277	CHOUINARD, MIKE	26211	DUNBAR CT	MORENO VALLI	CA	92555-186	CHOUINARD, MIKE	256.80
2560	487073034	4	684277	ALEXANDER, WILLY	26200	DUNBAR CT	MORENO VALLI	CA	92555-186	ALEXANDER, WILLY	283.61
7450	487074002	8	684277	MONTOYA, ELISA AND RUDY (OW	26211	LEAFWOOD DR	MORENO VALLI	CA	92555-186	MONTOYA, ELISA ANI	423.10
2437	487074003	9	684277	JOHNSON, CHERYL	26223	LEAFWOOD DR	MORENO VALLI	CA	92555-186	JOHNSON, CHERYL	175.12
6167	487082004	5	684277	MARTINEZ, LUCILA (RENT)	26273	ELDER AVE	MORENO VALLI	CA	92555-183	MARTINEZ, LUCILA (R	106.77
8880	487090004	0	684277	SANCHEZ, STEVE (RENT)	12032	VISTA DE CERROS DR	MORENO VALLI	CA	92555-181	SANCHEZ, STEVE (REN	20.08
4606	487100005	1	684277	JONES JR, HARRY	12017	CASA LINDA PL	MORENO VALLI	CA	92555-188	JONES JR, HARRY	314.21
2285	487101001	0	684277	RANDOLPH, STANLEY AND JOVAI	26310	TASMAN ST	MORENO VALLI	CA	92555-186	RANDOLPH, STANLEY	272.04
3061	487103001	6	684277	ROSSI, SHARON	26419	SHERWOOD CIR	MORENO VALLI	CA	92555-188	ROSSI, SHARON	159.56
3066	487103012	6	684277	LOPEZ, ANTONIO (OWNR)	26380	SHERWOOD CIR	MORENO VALLI	CA	92555-188	LOPEZ, ANTONIO (OW	211.67
6679	487103014	8	684277	STELLS, ROBIN	26400	SHERWOOD CIR	MORENO VALLI	CA	92555-188	STELLS, ROBIN	116.56
7365	487111001	1	684277	MCALLISTER, KENYA	12260	VIA DE PALMAS	MORENO VALLI	CA	92555-184	MCALLISTER, KENYA	34.76
6162	487111010	9	684277	CRAIG, CHAD AND ROSA	26400	HOPE CIR	MORENO VALLI	CA	92555-188	CRAIG, CHAD AND RO	41.53
4173	487111022	0	684277	ZAMORA, ANTOINETTE (RENT)	12375	SANDRIA AVE	MORENO VALLI	CA	92555-187	ZAMORA, ANTOINETT	389.50
2721	487111023	1	684277	MURILLO, SANDRA	26370	HELENE DR	MORENO VALLI	CA	92555-187	MURILLO, SANDRA	316.49
2707	487111025	3	684277	EDMONDS, LISA	26385	HELENE DR	MORENO VALLI	CA	92555-187	EDMONDS, LISA	136.49
6905	487111030	7	684277	GARLAND, MARA (RENT)	26435	HELENE DR	MORENO VALLI	CA	92555-187	GARLAND, MARA (RE	345.26
6279	487112013	5	684277	HARRIS, ANGELA	12381	MORRISON ST	MORENO VALLI	CA	92555-180	HARRIS, ANGELA	153.33
676	487121001	2	684277	DE MELO, RAMIRO	26276	ELDER AVE	MORENO VALLI	CA	92555-183	DE MELO, RAMIRO	317.06
648	487121006	7	684277	MALLEY, JAMES	12369	VIA DE PALMAS	MORENO VALLI	CA	92555-184	MALLEY, JAMES	310.15
5666	487121007	8	684277	ORTIZ, IRMA (OWNR)	12379	VIA DE PALMAS	MORENO VALLI	CA	92555-184	ORTIZ, IRMA (OWNR)	415.61
763	487121008	9	684277	KING, VERNITA	12399	VIA DE PALMAS	MORENO VALLI	CA	92555-184	KING, VERNITA	283.30
3105	487131001	3	684277	ARNOLD, STEVE	12190	SANDRIA AVE	MORENO VALLI	CA	92555-188	ARNOLD, STEVE	65.80
3053	487131007	9	684277	ENRIQUEZ, VICTORIA	12250	SANDRIA AVE	MORENO VALLI	CA	92555-187	ENRIQUEZ, VICTORIA	310.99
3223	487131016	7	684277	HERNANDEZ, LOURDES	12189	MORRISON ST	MORENO VALLI	CA	92555-180	HERNANDEZ, LOURDE	317.06
8300	487140015	4	684277	YZAGUIRRE, ANDREW (OWNR)	12205	CALLE DE JIMENEZ	MORENO VALLI	CA	92555-204	YZAGUIRRE, ANDREW	289.82
255	487140019	8	684277	CHANDLER, JENNIFER	26603	SCOTT LN	MORENO VALLI	CA	92555-203	CHANDLER, JENNIFER	312.31
3392	487140021	9	684277	AVILA, ANA	26256	HEMLOCK AVE	MORENO VALLI	CA	92555-201	AVILA, ANA	105.60
5817	487150008	9	684277	BARBOA, HECTOR	26723	IRONWOOD AVE	MORENO VALLI	CA	92555-190	BARBOA, HECTOR	305.63
8250	487150015	5	684277	PANGANIBAN; RICHARD (OWNR)	26815	IRONWOOD AVE	MORENO VALLI	CA	92555-190	PANGANIBAN, RICHA	305.63
8188	487180003	7	684277	ESPINOZA, JULIAN (OWNR)	12320	MORRISON ST	MORENO VALLI	CA	92555-180	ESPINOZA, JULIAN (O'	538.59
2769	487180005	9	684277	MILLION, EDDIE	12360	MORRISON ST	MORENO VALLI	CA	92555-180	MILLION, EDDIE	663.52
3761	487180010	3	684277	ROLLINS, DARRELL	12460	MORRISON ST	MORENO VALLI	CA	92555-180	ROLLINS, DARRELL	345.70
752	487180016	9	684277	LUKASHEVSKY, SYLVIA (OWNR)	12405	ELF OWL LN	MORENO VALLI	CA	92555-203	LUKASHEVSKY, SYLVI/	313.58
8355	487180017	0	684277	LOVELL, BRANDICE	12385	ELF OWL LN	MORENO VALLI	CA	92555-200	LOVELL, BRANDICE	417.11
1588	487181001	8	684277	STURGIS III, ABRAHAM	12274	ELF OWL LN	MORENO VALLI	CA	92555-200	STURGIS III, ABRAHAI	414.42
3558	487182021	9	684277	VILLALPANDO, IRMA	12461	FALCON LN	MORENO VALLI	CA	92555-201	VILLALPANDO, IRMA	109.82
8142	487183001	4	684277	NEWBREY, MARLANA (RENT)	12490	FALCON LN	MORENO VALLI	CA	92555-201	NEWBREY, MARLANA	64.45
6822	487183007	0	684277	JONES, JENNIFER	12320	FALCON LN	MORENO VALLI	CA	92555-204	JONES, JENNIFER	415.61
717	487183009	2	684277	ARELLANO, CIELO	12331	CHUKAR LN	MORENO VALLI	CA	92555-203	ARELLANO, CIELO	163.20
326	487183013	5	684277	SULLIVAN, RAY	12403	CHUKAR LN	MORENO VALLI	CA	92555-200	SULLIVAN, RAY	273.43
3162	487184002	8	684277	SHORT, DEVLON	12290	CHUKAR LN	MORENO VALLI	CA	92555-200	SHORT, DEVLON	317.06
4487	487184004	0	684277	GONZALEZ, VICTOR (OWNR)	12330	CHUKAR LN	MORENO VALLI	CA	92555-200	GONZALEZ, VICTOR ((	522.74
3118	487184013	8	684277	JONES, BRIAN AND ROZ	26960	PRAIRIE DOG LN	MORENO VALLI	CA	92555-202	JONES, BRIAN AND R(	139.07
3736	487184014	9	684277	HERNANDEZ, MACARIO (OWNR)	26980	PRAIRIE DOG LN	MORENO VALLI	CA	92555-202	HERNANDEZ, MACAR	316.49
836	487184025	9	684277	WINBUSH, THOMAS	12432	CHUKAR LN	MORENO VALLI	CA	92555-200	WINBUSH, THOMAS	27.29
2217	487184028	2	684277	FELIX, JOSE	12493	WOLVERINE CIR	MORENO VALLI	CA	92555-203	FELIX, JOSE	435.82
2651	487184033	6	684277	HOLMES, KAREN AND EARL	12410	WOLVERINE CIR	MORENO VALLI	CA	92555-203	HOLMES, KAREN AND	316.49
262	487184034	7	684277	BOONE, PAUL W	12430	WOLVERINE CIR	MORENO VALLI	CA	92555-203	BOONE, PAUL W	284.33
6414	487184035	8	684277	BARDO, SHERRY (RENT)	12450	WOLVERINE CIR	MORENO VALLI	CA	92555-203	BARDO, SHERRY (REN	473.07
7237	487190007	2	684277	REYES, RICARDO	12658	ATHERTON DR	MORENO VALLI	CA	92555-222	REYES, RICARDO	88.48
3480	487190008	3	684277	SCHWARTZ, ALLEN	12644	ATHERTON DR	MORENO VALLI	CA	92555-222	SCHWARTZ, ALLEN	189.10
3055	487191001	9	684277	RUIZ, GABRIELA	26120	PRIMROSE WAY	MORENO VALLI	CA	92555-222	RUIZ, GABRIELA	306.92
7818	487191004	2	684277	SHELL, SANDI (RENT)	12549	ATHERTON DR	MORENO VALLI	CA	92555-222	SHELL, SANDI (RENT)	24.76
4031	487191016	3	684277	CASTRO, JESUS	12556	MULBERRY LN	MORENO VALLI	CA	92555-223	CASTRO, JESUS	316.49
5296	487191017	4	684277	MACK, YVETTE (OWNR)	12542	MULBERRY LN	MORENO VALLI	CA	92555-223	MACK, YVETTE (OWN	365.46
3054	487191021	7	684277	SUAREZ, DARLENE	12502	NINEBARK ST	MORENO VALLI	CA	92555-222	SUAREZ, DARLENE	436.22
9285	487192008	9	684277	BUFFALO, ANTOINETTE (RENT)	12738	MULBERRY LN	MORENO VALLI	CA	92555-221	BUFFALO, ANTOINETT	64.12
6913	487192009	0	684277	OMARI, AZIZA	12724	MULBERRY LN	MORENO VALLI	CA	92555-221	OMARI, AZIZA	83.63
7616	487192012	2	684277	TIPPENS, CHARLENE	12682	MULBERRY LN	MORENO VALLI	CA	92555-221	TIPPENS, CHARLENE	256.32
3424	487193002	6	684277	CANETE, JASON	12571	MULBERRY LN	MORENO VALLI	CA	92555-223	CANETE, JASON	317.06
6505	487193006	0	684277	NAVARRO, HENRY AND LYDIA	12627	MULBERRY LN	MORENO VALLI	CA	92555-222	NAVARRO, HENRY AN	317.06
3041	487193007	1	684277	VAZQUEZ, DAMIAN (OWNR)	12641	MULBERRY LN	MORENO VALLI	CA	92555-222	VAZQUEZ, DAMIAN ((	317.06
8892	487193025	7	684277	LI, YANG (OWNR)	12594	LASSELLE ST	MORENO VALLI	CA	92553-474	LI, YANG (OWNR)	60.11

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
6758	487201004	2	684277	FRANCO, EDGAR (OWNR)	26176	PRIMROSE WAY	MORENO VALLI	CA	92555-222	FRANCO, EDGAR (OW	317.06
3179	487202006	7	684277	ESPINOZA, MARGIE	12590	TWIN BERRY DR	MORENO VALLI	CA	92555-223	ESPINOZA, MARGIE	317.06
3293	487202017	7	684277	TOMS, SANDY (RENT)	12649	CANDLEWOOD LN	MORENO VALLI	CA	92555-224	TOMS, SANDY (RENT)	289.82
3287	487202021	0	684277	KANG, YONG	12593	CANDLEWOOD LN	MORENO VALLI	CA	92555-224	KANG, YONG	317.06
3297	487202023	2	684277	BENITEZ, LIZ	26214	CHESTNUT DR	MORENO VALLI	CA	92555-224	BENITEZ, LIZ	44.21
5816	487202027	6	684277	DIVINE, JEFFREY (OWNR)	26239	PRIMROSE WAY	MORENO VALLI	CA	92555-224	DIVINE, JEFFREY (OW	522.00
4054	487203004	8	684277	HERRERA, ELIAS	12662	CANDLEWOOD LN	MORENO VALLI	CA	92555-224	HERRERA, ELIAS	316.49
5585	487204001	8	684277	MACIAS, STEVE AND ANDREA (O	26221	BEECH DR	MORENO VALLI	CA	92555-224	MACIAS, STEVE AND /	191.24
7698	487204002	9	684277	RAMIREZ, RICHARD (RENT)	26207	BEECH DR	MORENO VALLI	CA	92555-224	RAMIREZ, RICHARD (F	280.54
7724	487204008	5	684277	OSTELO, JUANA (RENT)	26166	FIR AVE	MORENO VALLI	CA	92555-220	OSTELO, JUANA (REN	50.72
3464	487210005	1	684277	ARIAS, ONVIN	26319	BEECH DR	MORENO VALLI	CA	92555-225	ARIAS, ONVIN	49.19
3745	487211003	2	684277	DAVID, RAUL	12654	DOGWOOD WAY	MORENO VALLI	CA	92555-224	DAVID, RAUL	117.89
3499	487212001	3	684277	MORALES, TRINIDAD	26340	CHESTNUT DR	MORENO VALLI	CA	92555-224	MORALES, TRINIDAD	317.06
3441	487212014	5	684277	DONCKELS, MICHAEL	26337	PRIMROSE WAY	MORENO VALLI	CA	92555-224	DONCKELS, MICHAEL	233.17
6900	487213004	9	684277	DOMINGUEZ, MANUEL	26302	PRIMROSE WAY	MORENO VALLI	CA	92555-224	DOMINGUEZ, MANUE	317.06
3430	487213005	0	684277	GALBA-BRIGHT, JACOB	26288	PRIMROSE WAY	MORENO VALLI	CA	92555-224	GALBA-BRIGHT, JACO	317.06
4804	487214003	1	684277	MELCHOR, TERESA	12658	BELLFLOWER LN	MORENO VALLI	CA	92555-225	MELCHOR, TERESA	64.65
7303	487215003	4	684277	JOHNSON, SYLVIA	12714	BARBAZON DR	MORENO VALLI	CA	92555-225	JOHNSON, SYLVIA	81.36
8376	487215011	1	684277	PRECIADO, FERNANDO AND KATI	12602	BARBAZON DR	MORENO VALLI	CA	92555-224	PRECIADO, FERNAND	146.45
5551	487220004	1	684277	VALLE, DEBRA (OWNR)	26467	BUTTERNUT LN	MORENO VALLI	CA	92555-225	VALLE, DEBRA (OWNF	211.78
5818	487221012	1	684277	DIXON, CARLA (OWNR)	26491	PRIMROSE WAY	MORENO VALLI	CA	92555-223	DIXON, CARLA (OWNI	356.62
5057	487222009	2	684277	OCHOA, FERNANDO AND CARME	26414	PRIMROSE WAY	MORENO VALLI	CA	92555-223	OCHOA, FERNANDO /	316.49
3786	487222011	3	684277	MARTINEZ, SOLEDAD	26386	PRIMROSE WAY	MORENO VALLI	CA	92555-223	MARTINEZ, SOLEDAD	316.49
3820	487223001	7	684277	DE LA CRUZ, VICTOR	12595	ELMHURST DR	MORENO VALLI	CA	92555-225	DE LA CRUZ, VICTOR	84.07
4525	487230002	0	684277	JOHNSON, BRENDA	26576	FIR AVE	MORENO VALLI	CA	92555-352	JOHNSON, BRENDA	314.21
7883	487231002	3	684277	MOORE, MELINOR	12653	TORREY PINES RD	MORENO VALLI	CA	92555-351	MOORE, MELINOR	293.73
3997	487231005	6	684277	STONE, GERALD	12623	TORREY PINE RD	MORENO VALLI	CA	92555-351	STONE, GERALD	139.53
4025	487231012	2	684277	BOYKIN, DAMON	12622	MAGNOLIA DR	MORENO VALLI	CA	92555-351	BOYKIN, DAMON	542.81
3980	487231013	3	684277	GUTIERREZ, DAMIEN	12632	MAGNOLIA DR	MORENO VALLI	CA	92555-351	GUTIERREZ, DAMIEN	265.05
5028	487232002	6	684277	LOGAN, SIMMON	26518	PRIMROSE WAY	MORENO VALLI	CA	92555-350	LOGAN, SIMMON	316.49
5795	487232007	1	684277	HURTADO, JESSICA (OWNR)	26568	PRIMROSE WAY	MORENO VALLI	CA	92555-350	HURTADO, JESSICA (C	206.78
4029	487241002	4	684277	ESTRADA, ARACELI	12604	TORREY PINE RD	MORENO VALLI	CA	92555-351	ESTRADA, ARACELI	139.53
4076	487241009	1	684277	CARILLO, MARIA	12675	WILLOWBROOK LN	MORENO VALLI	CA	92555-351	CARILLO, MARIA	412.76
5092	487242004	9	684277	JACOBS, LOUIS	12588	WILLOWBROOK LN	MORENO VALLI	CA	92555-350	JACOBS, LOUIS	265.95
8471	487243002	0	684277	BOGIN, LATANYA (OWNR)	12638	WILLOWBROOK LN	MORENO VALLI	CA	92555-350	BOGIN, LATANYA (OV	290.00
4067	487243006	4	684277	HUERTA, AARON	12678	WILLOWBROOK LN	MORENO VALLI	CA	92555-350	HUERTA, AARON	316.49
6271	487243014	1	684277	ROMAN, ANNA	26716	FIR AVE	MORENO VALLI	CA	92555-353	ROMAN, ANNA	287.20
4593	487243015	2	684277	COLEY-WALK, LINDA	26728	FIR AVE	MORENO VALLI	CA	92555-353	COLEY-WALK, LINDA	314.21
9563	487243024	0	684277	SOLARES, KARLA (OWNR)	26699	BUCKEYE TERRACE	MORENO VALLI	CA	92555-353	SOLARES, KARLA (OW	63.82
5203	487243026	2	684277	BOND, TIFFANY	26723	BUCKEYE TERRACE	MORENO VALLI	CA	92555-353	BOND, TIFFANY	143.52
603	487270005	7	684277	CHARLES JR, PAUL	12920	LASSELLE ST	MORENO VALLI	CA	92553-123	CHARLES JR, PAUL	134.53
431	487270008	0	684277	RIOS, CYNTHIA	12950	LASSELLE ST	MORENO VALLI	CA	92553-123	RIOS, CYNTHIA	316.49
975	487270011	2	684277	ABAIR, EMANUEL	12951	BERNARD CT	MORENO VALLI	CA	92555-230	ABAIR, EMANUEL	147.54
5612	487270028	8	684277	LUNA, NIDIA (RENT)	12941	SAMPLE CT	MORENO VALLI	CA	92555-230	LUNA, NIDIA (RENT)	212.06
8426	487270029	9	684277	MONROE, KEENA (RENT)	12931	SAMPLE CT	MORENO VALLI	CA	92555-234	MONROE, KEENA (RE	295.99
3380	487270042	0	684277	COVARRUBIAS, CARLOS	12970	SAMPLE CT	MORENO VALLI	CA	92555-230	COVARRUBIAS, CARLO	273.91
1266	487270043	1	684277	TUTOKI, DAVID	12980	SAMPLE CT	MORENO VALLI	CA	92555-230	TUTOKI, DAVID	316.49
3285	487280002	5	684277	MARTINEZ, EFREN	26141	FIR AVE	MORENO VALLI	CA	92555-220	MARTINEZ, EFREN	61.87
1094	487280012	4	684277	GARMAN, MR AND MRS	26150	LE MANS DR	MORENO VALLI	CA	92555-231	GARMAN, MR AND M	314.21
7574	487280022	3	684277	CASTILLO, CLAUDIA	12875	MONTECELLO DR	MORENO VALLI	CA	92555-231	CASTILLO, CLAUDIA	309.48
8301	487280025	6	684277	DENINGHAM, WILLIAM AND VIR(	12905	MONTECELLO DR	MORENO VALLI	CA	92555-236	DENINGHAM, WILLIA	286.98
3876	487280028	9	684277	GALLARDO, MARIELA	12935	MONTECELLO DR	MORENO VALLI	CA	92555-231	GALLARDO, MARIELA	296.99
1851	487281001	7	684277	COLEMAN, SUSAN	26211	FIR AVE	MORENO VALLI	CA	92555-220	COLEMAN, SUSAN	260.22
553	487281005	1	684277	BENGARD, ANGELA	26251	FIR AVE	MORENO VALLI	CA	92555-220	BENGARD, ANGELA	24.98
3418	487281009	5	684277	TUGGLE, ROBERT	26280	LE MANS DR	MORENO VALLI	CA	92555-232	TUGGLE, ROBERT	317.06
3005	487283008	0	684277	ROMO, MONICA	12870	MONTECELLO DR	MORENO VALLI	CA	92555-231	ROMO, MONICA	289.45
1780	487283013	4	684277	HULL, PETER	12820	MONTECELLO DR	MORENO VALLI	CA	92555-231	HULL, PETER	353.25
6824	487283016	7	684277	JUAREZ, CLAUDIA (RENT)	26181	LE MANS DR	MORENO VALLI	CA	92555-231	JUAREZ, CLAUDIA (RE	81.99
8353	487283017	8	684277	BERRY, SATRINA (RENT)	26191	LE MANS DR	MORENO VALLI	CA	92555-231	BERRY, SATRINA (REN	297.95
1783	487284003	8	684277	FIGUEROA, VIRGINIA (OWNR)	12920	ORLEANS DR	MORENO VALLI	CA	92555-231	FIGUEROA, VIRGINIA	140.08
584	487284006	1	684277	CONLEY, ARELESSIA	12890	ORLEANS DR	MORENO VALLI	CA	92555-235	CONLEY, ARELESSIA	316.49
504	487284008	3	684277	AGUILAR, ELIDA (OWNR)	12870	ORLEANS DR	MORENO VALLI	CA	92555-235	AGUILAR, ELIDA (OWI	316.49
8853	487284010	4	684277	GREEN, MARCUS (RENT)	12850	ORLEANS DR	MORENO VALLI	CA	92555-230	GREEN, MARCUS (REI	104.29
7096	487284011	5	684277	MADRIGAL, OMAR (OWNR)	12840	ORLEANS DR	MORENO VALLI	CA	92555-230	MADRIGAL, OMAR (O	313.16
4497	487284012	6	684277	MONARREZ, NATALIE	12830	ORLEANS DR	MORENO VALLI	CA	92555-230	MONARREZ, NATALIE	283.79
491	487284015	9	684277	ROMERO, ANN (OWNR)	12800	ORLEANS DR	MORENO VALLI	CA	92555-230	ROMERO, ANN (OWN	210.89
3950	487290003	7	684277	ZERMENO, GUADALUPE	26315	FIR AVE	MORENO VALLI	CA	92555-221	ZERMENO, GUADALU	316.49
3739	487290004	8	684277	RICHARD, DONNA	26325	FIR AVE	MORENO VALLI	CA	92555-221	RICHARD, DONNA	210.89
3024	487290009	3	684277	HOLT, SONJA AND ROBERT	26320	LE MANS DR	MORENO VALLI	CA	92555-235	HOLT, SONJA AND RO	316.49
764	487290010	3	684277	CARBAJAL, CHRISTY	26310	LE MANS DR	MORENO VALLI	CA	92555-235	CARBAJAL, CHRISTY	176.98
4405	487291001	8	684277	RODRIGUEZ, JOSE	12809	FONTAINEBLEAU DR	MORENO VALLI	CA	92555-232	RODRIGUEZ, JOSE	309.28
4842	487291003	0	684277	MONTEROSO, MYNOR	12829	FONTAINEBLEAU DR	MORENO VALLI	CA	92555-232	MONTEROSO, MYNOI	314.21
952	487291004	1	684277	WHITE, STANLEY	12839	FONTAINEBLEAU DR	MORENO VALLI	CA	92555-232	WHITE, STANLEY	316.49
3551	487292003	3	684277	FOSTER, FLIDA	12930	FONTAINEBLEAU DR	MORENO VALLI	CA	92555-233	FOSTER, FLIDA	317.06
7579	487292006	6	684277	DAY, MICHELLE	12900	FONTAINEBLEAU DR	MORENO VALLI	CA	92555-236	DAY, MICHELLE	447.42
8313	487292008	8	684277	HOUSE, ANTHONY (OWNR)	12880	FONTAINEBLEAU DR	MORENO VALLI	CA	92555-232	HOUSE, ANTHONY (O	289.82

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5587	487292017	6	684277	VELARDE, VERONICA (OWNR)	12819	BARBAZON DR	MORENO VALLI	CA	92555-233	VELARDE, VERONICA	317.06
6138	487292021	9	684277	WILLIAMS, THEADORE (OWNR)	12859	BARBAZON DR	MORENO VALLI	CA	92555-233	WILLIAMS, THEADORI	296.98
6687	487292026	4	684277	ROMAN, ERASMO (RENT)	12909	BARBAZON DR	MORENO VALLI	CA	92555-234	ROMAN, ERASMO (RE	317.06
1251	487293006	9	684277	AVEN, SHERYL	26285	PERRIER DR	MORENO VALLI	CA	92555-233	AVEN, SHERYL	455.05
1882	487294004	0	684277	GOMEZ, JUAN AND MARIA ELEN/	12940	BARBAZON DR	MORENO VALLI	CA	92555-234	GOMEZ, JUAN AND M	413.60
7173	487294024	8	684277	NGUYEN, VINH	12894	BORDEAUX CT	MORENO VALLI	CA	92555-234	NGUYEN, VINH	305.63
7811	487294025	9	684277	ESSMAN, SHERLYNN (RENT)	12884	BORDEAUX CT	MORENO VALLI	CA	92555-234	ESSMAN, SHERLYNN (	69.65
7543	487294027	1	684277	JONES, DEWIGHT (RENT)	12870	BARBAZON DR	MORENO VALLI	CA	92555-233	JONES, DEWIGHT (RE	304.15
6479	487294029	3	684277	MAHE, SONI (OWNR)	12850	BARBAZON DR	MORENO VALLI	CA	92555-233	MAHE, SONI (OWNR)	316.49
7841	487294034	7	684277	AGUIRRE, JOSE (RENT)	12800	BARBAZON DR	MORENO VALLI	CA	92555-233	AGUIRRE, JOSE (RENT	315.67
2087	487294035	8	684277	LINARES, SANDRA AND JOSEPH	12790	BARBAZON DR	MORENO VALLI	CA	92555-233	LINARES, SANDRA AN	274.34
3003	487294036	9	684277	HERNANDEZ, GUILLERMO	12780	BARBAZON DR	MORENO VALLI	CA	92555-233	HERNANDEZ, GUILLEI	83.63
8119	487294037	0	684277	ADUFARHA, MAHASEN (RENT)	12770	BARBAZON DR	MORENO VALLI	CA	92555-233	ADUFARHA, MAHASE	236.78
5893	487294039	2	684277	MORALES, JOHN (RENT)	12750	BARBAZON DR	MORENO VALLI	CA	92555-233	MORALES, JOHN (REN	62.47
3204	487300002	6	684277	GUILLEN, ARMANDO	26450	MAPLERIDGE WAY	MORENO VALLI	CA	92555-220	GUILLEN, ARMANDO	66.98
619	487300006	0	684277	HERNANDEZ, TONY AND SANDRA	26490	MAPLERIDGE WAY	MORENO VALLI	CA	92555-220	HERNANDEZ, TONY A	316.49
7892	487301002	9	684277	HENDERSON, NICOLE	12745	ELMHURST DR	MORENO VALLI	CA	92555-220	HENDERSON, NICOLE	83.09
3735	487301010	6	684277	HERNANDEZ, RUFINO	12665	ELMHURST DR	MORENO VALLI	CA	92555-221	HERNANDEZ, RUFINO	72.03
2556	487302004	4	684277	ECHEVERRIA, MARIE	26465	MAPLERIDGE WAY	MORENO VALLI	CA	92555-220	ECHEVERRIA, MARIE	349.71
918	487302007	7	684277	JEFFERSON, MONROE	26435	MAPLERIDGE WAY	MORENO VALLI	CA	92555-220	JEFFERSON, MONROE	444.60
4484	487302017	6	684277	RIVERA, LISA	26475	HAZELCREST CT	MORENO VALLI	CA	92555-220	RIVERA, LISA	314.21
514	487303004	7	684277	MEDICUS, GARY AND KATE	26470	COCONUT LN	MORENO VALLI	CA	92555-232	MEDICUS, GARY AND	532.79
510	487303007	0	684277	LEBOW-FULLER, DANA	26440	COCONUT LN	MORENO VALLI	CA	92555-232	LEBOW-FULLER, DAN/	316.49
8798	487303010	2	684277	PREE, LASANDRA (RENT)	26455	WILLOWDALE CT	MORENO VALLI	CA	92555-232	PREE, LASANDRA (REI	298.47
4542	487303012	4	684277	HERNANDEZ, CARMEN	26475	WILLOWDALE CT	MORENO VALLI	CA	92555-232	HERNANDEZ, CARMEI	139.66
6400	487303014	6	684277	GARCIA, MARIA AND ARTURO (RI	26495	WILLOWDALE CT	MORENO VALLI	CA	92555-232	GARCIA, MARIA AND	204.36
8272	487303019	1	684277	THOMAS, JOHN (OWNR)	26460	WILLOWDALE CT	MORENO VALLI	CA	92555-235	THOMAS, JOHN (OWI	289.82
4545	487304001	7	684277	CARAVEO, SHERRY	12765	ELMHURST DR	MORENO VALLI	CA	92555-235	CARAVEO, SHERRY	219.03
6261	487304014	9	684277	VILLALVA, MARIA LOURDES	26465	COCONUT LN	MORENO VALLI	CA	92555-232	VILLALVA, MARIA LOU	317.06
6859	487304015	0	684277	THOMAS, TIFFANY (RENT)	26475	COCONUT LN	MORENO VALLI	CA	92555-232	THOMAS, TIFFANY (RI	52.38
4826	487310003	8	684277	MURRAY, JOHN (RENT)	12941	GOLDEN LANTERN DR	MORENO VALLI	CA	92555-230	MURRAY, JOHN (REN	304.07
4208	487310005	0	684277	PEREZ, PEDRO	12909	GOLDEN LANTERN DR	MORENO VALLI	CA	92555-230	PEREZ, PEDRO	316.49
4120	487310020	3	684277	JAIMES, AIDA	26445	ALDERTREE CT	MORENO VALLI	CA	92555-236	JAIMES, AIDA	303.51
4132	487310021	4	684277	NEWBERN, ELAINE	26433	ALDERTREE CT	MORENO VALLI	CA	92555-236	NEWBERN, ELAINE	317.06
4195	487310026	9	684277	HOLNESS, GERARD	26480	SAND PALM CT	MORENO VALLI	CA	92555-236	HOLNESS, GERARD	316.49
4205	487310029	2	684277	ROSA, VILMA AND GERARDO	26479	SAND PALM CT	MORENO VALLI	CA	92555-236	ROSA, VILMA AND GE	90.57
4271	487310030	2	684277	MADRIGAL, ALEXANDRO	26467	SAND PALM CT	MORENO VALLI	CA	92555-236	MADRIGAL, ALEXAND	316.49
4242	487332014	6	684277	SANTEE, JOHN AND MAYRA	26856	SUGARCANE DR	MORENO VALLI	CA	92555-353	SANTEE, JOHN AND M	37.57
7590	487333008	4	684277	MATTHEWS, JERMANIE	12858	AZALEA ST	MORENO VALLI	CA	92555-352	MATTHEWS, JERMAN	280.10
4619	487340010	7	684277	YOWELL, PAUL	26593	AZALEA ST	MORENO VALLI	CA	92555-352	YOWELL, PAUL	314.21
4480	487341001	2	684277	IRIGOYE, ALEX	26592	AZALEA ST	MORENO VALLI	CA	92555-352	IRIGOYE, ALEX	314.21
8229	487341002	3	684277	LEE, NATOSHA K AND REDWINE,	26606	AZALEA ST	MORENO VALLI	CA	92555-352	LEE, NATOSHA K AND	322.70
4495	487341006	7	684277	VUONG, THE	26662	AZALEA ST	MORENO VALLI	CA	92555-352	VUONG, THE	260.56
5747	487351005	7	684277	POWELL, BRIAN (RENT)	13069	MOHICAN DR	MORENO VALLI	CA	92555-240	POWELL, BRIAN (REN	317.06
7674	487351007	9	684277	WHITNEY, DAVID (RENT)	13049	MOHICAN DR	MORENO VALLI	CA	92555-240	WHITNEY, DAVID (REI	457.44
8668	487351014	5	684277	SHAKER, MANGALA C (OWNR)	26038	BILOXI DR	MORENO VALLI	CA	92555-240	SHAKER, MANGALA C	363.77
4533	487351015	6	684277	MARTINEZ, BRENDA	26046	BILOXI DR	MORENO VALLI	CA	92555-240	MARTINEZ, BRENDA	240.31
6184	487351016	7	684277	HAYWARD, JANIS (RENT)	26054	BILOXI DR	MORENO VALLI	CA	92555-240	HAYWARD, JANIS (RE	317.06
5050	487351018	9	684277	MENDEZ, ABLE	26070	BILOXI DR	MORENO VALLI	CA	92555-240	MENDEZ, ABLE	148.96
6566	487351019	0	684277	RUSH, JEAN (OWNR)	26078	BILOXI DR	MORENO VALLI	CA	92555-240	RUSH, JEAN (OWNR)	301.15
6078	487351020	0	684277	CORDOVA, ELIZABETH (RENT)	26086	BILOXI DR	MORENO VALLI	CA	92555-240	CORDOVA, ELIZABETH	287.22
1019	487351021	1	684277	LOPEZ, CARLOS	26094	BILOXI DR	MORENO VALLI	CA	92555-240	LOPEZ, CARLOS	314.21
2782	487352001	6	684277	ADAMS, PAMELA (OWNR)	13030	MOHICAN DR	MORENO VALLI	CA	92555-240	ADAMS, PAMELA (OW	316.49
5982	487352005	0	684277	BINUYA, JOSE I AND AGNES M	13070	MOHICAN DR	MORENO VALLI	CA	92555-240	BINUYA, JOSE I AND A	317.06
9284	487352006	1	684277	PAGETT, MICHELL (RENT)	13080	MOHICAN DR	MORENO VALLI	CA	92555-240	PAGETT, MICHELL (RE	188.61
1535	487352014	8	684277	GRAHAM, CARMEN	13160	MOHICAN DR	MORENO VALLI	CA	92555-240	GRAHAM, CARMEN	316.49
332	487352024	7	684277	GALLAGHER, PEGGY (OWNR)	13171	EYOTA DR	MORENO VALLI	CA	92555-240	GALLAGHER, PEGGY (	284.96
3305	487352032	4	684277	GUZMAN, JUAN C	13109	EYOTA DR	MORENO VALLI	CA	92555-248	GUZMAN, JUAN C	59.93
2393	487352039	1	684277	GONZALEZ, RAFAEL	13041	EYOTA DR	MORENO VALLI	CA	92555-241	GONZALEZ, RAFAEL	201.69
1627	487352040	1	684277	LISARDO, MICHELLE	13031	EYOTA DR	MORENO VALLI	CA	92555-241	LISARDO, MICHELLE	413.60
203	487353007	5	684277	LEE, TOSHIO	13092	EYOTA DR	MORENO VALLI	CA	92555-241	LEE, TOSHIO	317.06
1287	487353010	7	684277	BAILEY, MARIE (OWNR)	13122	EYOTA DR	MORENO VALLI	CA	92555-241	BAILEY, MARIE (OWN	317.06
1283	487353012	9	684277	CUESTAS, LUIS	13142	EYOTA DR	MORENO VALLI	CA	92555-241	CUESTAS, LUIS	53.04
4856	487353014	1	684277	LANATHOUA, DORA AND AVELAF	13162	EYOTA DR	MORENO VALLI	CA	92555-241	LANATHOUA, DORA A	290.18
6565	487353015	2	684277	BRITO, MARISOL (OWNR)	13172	EYOTA DR	MORENO VALLI	CA	92555-241	BRITO, MARISOL (OW	206.78
3367	487353017	4	684277	MUHAMMAD, KEVIN	13192	EYOTA DR	MORENO VALLI	CA	92555-241	MUHAMMAD, KEVIN	249.91
1433	487353019	6	684277	MORALES, MIGUEL AND ALMA	13212	EYOTA DR	MORENO VALLI	CA	92555-248	MORALES, MIGUEL AI	111.58
6109	487354002	3	684277	PADILLA, TIFFANY (RENT)	26103	OSHUA DR	MORENO VALLI	CA	92555-240	PADILLA, TIFFANY (RE	363.60
1236	487360009	9	684277	PAZ, MAX	13052	PAWNEE DR	MORENO VALLI	CA	92555-241	PAZ, MAX	316.49
5254	487360013	2	684277	VERGARA, SANDRA (RENT)	13031	TETON CT	MORENO VALLI	CA	92555-242	VERGARA, SANDRA (F	317.06
2888	487360015	4	684277	CONTRERAS, VERONICA	13015	TETON CT	MORENO VALLI	CA	92555-242	CONTRERAS, VERONI	83.93
2110	487360018	7	684277	GARCIA, TONY	13016	TETON CT	MORENO VALLI	CA	92555-242	GARCIA, TONY	316.49
6583	487360019	8	684277	BEELER, JOSIE (RENT)	13024	TETON CT	MORENO VALLI	CA	92555-242	BEELER, JOSIE (RENT)	280.39
6935	487360022	0	684277	SOURY, COWTIC (RENT)	13048	TETON CT	MORENO VALLI	CA	92555-242	SOURY, COWTIC (REN	280.88
4454	487360024	2	684277	ZEPEDA, RAMON	13064	TETON CT	MORENO VALLI	CA	92555-242	ZEPEDA, RAMON	106.92
5742	487360039	6	684277	NATIVIDAD, LYDIA	13131	WICHITA WAY	MORENO VALLI	CA	92555-243	NATIVIDAD, LYDIA	317.06

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
3034	487360041	7	684277	SCHIELDS, NANCY	13081	WICHITA WAY	MORENO VALLI	CA	92555-243	SCHIELDS, NANCY	226.67
4910	487360042	8	684277	MORA, VERONICA	13071	WICHITA WAY	MORENO VALLI	CA	92555-243	MORA, VERONICA	314.21
4998	487360043	9	684277	LOPEZ, ANA	13061	WICHITA WAY	MORENO VALLI	CA	92555-243	LOPEZ, ANA	288.59
5939	487360048	4	684277	CRISTMAS, TERRY (RENT)	13011	WICHITA WAY	MORENO VALLI	CA	92555-243	CRISTMAS, TERRY (RE	446.10
4890	487361001	4	684277	PEREZ, KATHY AND MARIO	13010	WICHITA WAY	MORENO VALLI	CA	92555-242	PEREZ, KATHY AND M	126.40
970	487361002	5	684277	ROMO, VIOLETA	13020	WICHITA WAY	MORENO VALLI	CA	92555	ROMO, VIOLETA	317.06
6585	487361012	4	684277	BRITTMON, MICHELLE (OWNR)	13120	WICHITA WAY	MORENO VALLI	CA	92555-242	BRITTMON, MICHELLI	317.06
8680	487361015	7	684277	CABRERA, ANTONIO (OWNR)	13150	WICHITA WAY	MORENO VALLI	CA	92555-243	CABRERA, ANTONIO (	328.42
9246	487361017	9	684277	BULLARD, LA VALLE (OWNR)	13170	WICHITA WAY	MORENO VALLI	CA	92555-243	BULLARD, LA VALLE ((	64.65
4831	487361018	0	684277	SONDIDO, SILVINO	13180	WICHITA WAY	MORENO VALLI	CA	92555-243	SONDIDO, SILVINO	196.34
7554	487361019	1	684277	RUHL, KAREN (RENT)	13270	WICHITA WAY	MORENO VALLI	CA	92555-249	RUHL, KAREN (RENT)	716.13
130	487361020	1	684277	SHILEY, RICHARD AND TAMMY	13148	PAWNEE DR	MORENO VALLI	CA	92555-241	SHILEY, RICHARD ANC	316.49
4830	487361028	9	684277	SIMS, EDNA	13189	POCONO CT	MORENO VALLI	CA	92555-241	SIMS, EDNA	285.11
4275	487361030	0	684277	TORRES, PEDRO	13169	POCONO CT	MORENO VALLI	CA	92555-241	TORRES, PEDRO	316.49
2848	487361031	1	684277	LARA-TELLEZ, DAVID	13159	POCONO CT	MORENO VALLI	CA	92555-241	LARA-TELLEZ, DAVID	316.49
8608	487361033	3	684277	GARCIA, BELEN (RENT)	13137	POCONO CT	MORENO VALLI	CA	92555-241	GARCIA, BELEN (RENT	333.11
1759	487361036	6	684277	RICKS, YVETTE	13136	POCONO CT	MORENO VALLI	CA	92555-241	RICKS, YVETTE	314.21
2863	487361038	8	684277	RAMIREZ, MARIA	13156	POCONO CT	MORENO VALLI	CA	92555-241	RAMIREZ, MARIA	316.49
992	487361040	9	684277	NEWSON, TIM	13176	POCONO CT	MORENO VALLI	CA	92555-241	NEWSON, TIM	316.49
5623	487361042	1	684277	PERRY, CHRISTINA (RENT)	13196	POCONO CT	MORENO VALLI	CA	92555-241	PERRY, CHRISTINA (RI	192.19
8901	487361044	3	684277	JAMES, CHRISTINA (RENT)	13210	POCONO CT	MORENO VALLI	CA	92555-249	JAMES, CHRISTINA (R	277.20
5609	487361046	5	684277	BOHORTES, ERICKA (RENT)	26241	OSHUA DR	MORENO VALLI	CA	92555-249	BOHORTES, ERICKA (F	296.98
4463	487361047	6	684277	CALDERON, JORGE	26231	OSHUA DR	MORENO VALLI	CA	92555-249	CALDERON, JORGE	290.65
1928	487361051	9	684277	REYES, EVANGELINA	26195	OSHUA DR	MORENO VALLI	CA	92555-240	REYES, EVANGELINA	306.92
3727	487361058	6	684277	STOVALL, ANDREA	26114	DRACAEA AVE	MORENO VALLI	CA	92555-240	STOVALL, ANDREA	43.57
9258	487361063	0	684277	YOUNZ, KAHMIA (RENT)	26164	DRACAEA AVE	MORENO VALLI	CA	92555-241	YOUNZ, KAHMIA (REN	198.94
1394	487361068	5	684277	DOUCET, EMANUEL	26214	DRACAEA AVE	MORENO VALLI	CA	92555-680	DOUCET, EMANUEL	116.49
2035	487362001	7	684277	COLLINS, JACKIE	13029	PAWNEE DR	MORENO VALLI	CA	92555-242	COLLINS, JACKIE	540.95
4113	487362002	8	684277	PATTERSON, PETRA	13037	PAWNEE DR	MORENO VALLI	CA	92555-242	PATTERSON, PETRA	42.81
1604	487362005	1	684277	VIDAL, IGNACIO	13061	PAWNEE DR	MORENO VALLI	CA	92555-242	VIDAL, IGNACIO	316.49
6432	487362007	3	684277	JONES, ARMESHA (RENT)	13077	PAWNEE DR	MORENO VALLI	CA	92555-241	JONES, ARMESHA (RE	317.06
9433	487362014	9	684277	BRYANT, JAMES (RENT)	13141	PAWNEE DR	MORENO VALLI	CA	92555-241	BRYANT, JAMES (REN	26.73
1850	487362018	3	684277	EYESTONE, JAMES	13185	PAWNEE DR	MORENO VALLI	CA	92555-241	EYESTONE, JAMES	446.77
7298	487380012	3	684277	CASTRO, CHRIS	26379	BODEGA CT	MORENO VALLI	CA	92555-249	CASTRO, CHRIS	203.16
4872	487380022	2	684277	CATO, KEVIN & SHERRY	26430	BODEGA CT	MORENO VALLI	CA	92555-246	CATO, KEVIN & SHERI	402.62
3926	487380027	7	684277	CENICEROS, MARSHA (OWNR)	26344	BODEGA CT	MORENO VALLI	CA	92555-245	CENICEROS, MARSHA	64.53
6875	487380031	0	684277	GIRGGS, MELISSA (RENT)	13124	NAPA VALLEY CT	MORENO VALLI	CA	92555-245	GIRGGS, MELISSA (RE	317.06
1626	487381004	9	684277	SMITH, CHRISTINE	13056	TIOGA PASS CT	MORENO VALLI	CA	92555-246	SMITH, CHRISTINE	316.49
1107	487381007	2	684277	HUNTIMER, JUDY	13016	TIOGA PASS CT	MORENO VALLI	CA	92555-246	HUNTIMER, JUDY	316.49
733	487381014	8	684277	FLEWELLEN, CATHERINE	26438	PETALUMA AVE	MORENO VALLI	CA	92555-246	FLEWELLEN, CATHERI	306.35
8675	487381015	9	684277	PERRY, KIMBERLY	26424	PETALUMA AVE	MORENO VALLI	CA	92555-246	PERRY, KIMBERLY	384.94
2855	487381021	4	684277	SEVIRE, SANDRA AND JAMES	13020	NAPA VALLEY CT	MORENO VALLI	CA	92555-245	SEVIRE, SANDRA AND	206.35
907	487381031	3	684277	HUDGENS, FRANCINE	13095	NAPA VALLEY CT	MORENO VALLI	CA	92555-245	HUDGENS, FRANCINE	304.55
371	487381042	3	684277	CRAIG, CARROL	13237	NAPA VALLEY CT	MORENO VALLI	CA	92555-249	CRAIG, CARROL	501.23
2940	487400030	0	684277	MORENO, LAURA (OWNR)	13345	LAKEPORT DR	MORENO VALLI	CA	92555-247	MORENO, LAURA (OV	510.63
698	487400035	5	684277	PLUMMER, HOWARD	26202	CAPAY BAY CT	MORENO VALLI	CA	92555-247	PLUMMER, HOWARD	156.90
2191	487400037	7	684277	CORTEZ, ALEXANDER	13250	NELS CIR	MORENO VALLI	CA	92555-682	CORTEZ, ALEXANDER	44.00
2643	487401002	8	684277	GIBBS, SUSAN	26221	CAPAY BAY CT	MORENO VALLI	CA	92555-247	GIBBS, SUSAN	38.41
5688	487410001	5	684277	BARILLAS, MYNOR AND LILLIAN (	13359	LAKEPORT DR	MORENO VALLI	CA	92555-247	BARILLAS, MYNOR AN	306.92
4754	487410003	7	684277	ADAMS, KEISHA	13379	LAKEPORT DR	MORENO VALLI	CA	92555-246	ADAMS, KEISHA	368.25
2927	487410004	8	684277	BLANCO, FRANK	13389	LAKEPORT DR	MORENO VALLI	CA	92555-246	BLANCO, FRANK	111.67
3875	487410009	3	684277	SULLIVAN, JOANN	13439	LAKEPORT DR	MORENO VALLI	CA	92555-246	SULLIVAN, JOANN	300.51
3002	487410014	7	684277	MOORE, DYANA (OWNR)	26095	PRADO ST	MORENO VALLI	CA	92555-280	MOORE, DYANA (OW	317.06
3952	487410018	1	684277	GARCIA, ALEJANDRO	13416	BRAD ST	MORENO VALLI	CA	92555-280	GARCIA, ALEJANDRO	316.49
2914	487410025	7	684277	MCNEIL, IRVING	26094	PECK ST	MORENO VALLI	CA	92555-280	MCNEIL, IRVING	170.35
4413	487411002	9	684277	GOBLE, LORETTA	26159	DARDANELLE CT	MORENO VALLI	CA	92555-682	GOBLE, LORETTA	512.09
2471	487411006	3	684277	EDWARDS, RONALD AND DONNA	26207	DARDANELLE CT	MORENO VALLI	CA	92555-246	EDWARDS, RONALD A	46.40
9245	487411011	7	684277	ZAYAS, SHELLEY (RENT)	26206	DARDANELLE CT	MORENO VALLI	CA	92555-246	ZAYAS, SHELLEY (REN	154.34
1224	487411017	3	684277	FESTE, DARLA K	26147	FERNDALE CT	MORENO VALLI	CA	92555-682	FESTE, DARLA K	306.71
3515	487411021	6	684277	PHILLIPS, AMY	26195	FERNDALE CT	MORENO VALLI	CA	92555-682	PHILLIPS, AMY	34.76
4948	487412010	9	684277	RAMIREZ, JOSEFINA	26072	PRADO ST	MORENO VALLI	CA	92555-280	RAMIREZ, JOSEFINA	77.49
6901	487412014	3	684277	DELT, ASHLEY (RENT)	26032	PRADO ST	MORENO VALLI	CA	92555-280	DELT, ASHLEY (RENT)	261.45
9040	487412015	4	684277	DUNBAR, JOAN (OWNR)	13400	JAMES ST	MORENO VALLI	CA	92555-280	DUNBAR, JOAN (OWN	245.81
5176	487412016	5	684277	ENRIQUEZ, STORMY (RENT)	13390	JAMES ST	MORENO VALLI	CA	92555-280	ENRIQUEZ, STORMY (	317.06
3114	487413002	5	684277	MENGEL, DELPHINE	26035	PRADO ST	MORENO VALLI	CA	92553-	MENGEL, DELPHINE	188.52
1638	487420004	9	684277	VILLA JR, PETER	13291	BURNEY PASS DR	MORENO VALLI	CA	92555-240	VILLA JR, PETER	316.49
6908	487421003	1	684277	LOCKE, NASHAUNDA (RENT)	13333	YUBA PASS RD	MORENO VALLI	CA	92555-244	LOCKE, NASHAUNDA	413.60
1259	487421008	6	684277	PARKER, GLORIA	26371	ALTURAS CREEK DR	MORENO VALLI	CA	92555-244	PARKER, GLORIA	316.49
1306	487421013	0	684277	FLORENCE, RANDY	26297	ALTURAS CREEK DR	MORENO VALLI	CA	92555-244	FLORENCE, RANDY	412.76
6418	487421019	6	684277	TRIMBLE, MICHAEL (RENT)	26284	CAPAY BAY CT	MORENO VALLI	CA	92555-247	TRIMBLE, MICHAEL (F	303.71
359	487421022	8	684277	ALLISON, SHERRY	26326	CAPAY BAY CT	MORENO VALLI	CA	92555-243	ALLISON, SHERRY	316.49
8926	487422007	8	684277	JONES, RODERICK (RENT)	26480	ALTURAS CREEK DR	MORENO VALLI	CA	92555-682	JONES, RODERICK (RE	125.69
2485	487422008	9	684277	WEATHERSPOON, PATRICIA	26454	ALTURAS CREEK DR	MORENO VALLI	CA	92555-682	WEATHERSPOON, PA	316.49
8492	487422015	5	684277	BRIDGES, RAYNE (RENT)	26350	ALTURAS CREEK DR	MORENO VALLI	CA	92555-681	BRIDGES, RAYNE (REN	100.27
3772	487422024	3	684277	RUIZ, ARMANDO	26267	DRACAEA AVE	MORENO VALLI	CA	92555-680	RUIZ, ARMANDO	316.49
2363	487422026	5	684277	LEAKE, STEPHANIE	26295	DRACAEA AVE	MORENO VALLI	CA	92555-680	LEAKE, STEPHANIE	212.21

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
364	487422029	8	684277	JONES, MICHAEL	26337	DRACAEA AVE	MORENO VALLI	CA	92555-245	JONES, MICHAEL	316.49
4877	487422032	0	684277	PUENTES, DELORES (SEE SCREEN	26379	DRACAEA AVE	MORENO VALLI	CA	92555-245	PUENTES, DELORES (S	371.51
7830	487422039	7	684277	GOLDMAS, GENICKIA (RENT)	26477	DRACAEA AVE	MORENO VALLI	CA	92555-245	GOLDMAS, GENICKIA	64.57
5917	487430004	0	684277	ESPINOZA, ROSA (RENT)	13379	BURNEY PASS DR	MORENO VALLI	CA	92555-243	ESPINOZA, ROSA (REN	64.06
5403	487431003	2	684277	MEDINA, MARIA (RENT)	26280	WALKER PASS DR	MORENO VALLI	CA	92555-242	MEDINA, MARIA (REN	98.71
2965	487431006	5	684277	NAJERA, CHRIS	26322	WALKER PASS DR	MORENO VALLI	CA	92555-681	NAJERA, CHRIS	316.49
8148	487431010	8	684277	MARSHALL, RICKIE (RENT) *FEM/	26378	WALKER PASS DR	MORENO VALLI	CA	92555-242	MARSHALL, RICKIE (RI	216.69
5606	487431011	9	684277	WOERZ, WILLIAM III (OWNR)	26392	WALKER PASS DR	MORENO VALLI	CA	92555-242	WOERZ, WILLIAM III (	89.82
3481	487431013	1	684277	MITCHELL, SHIRLEY	26420	WALKER PASS DR	MORENO VALLI	CA	92555-680	MITCHELL, SHIRLEY	317.06
3270	487431015	3	684277	LOPEZ, VERONICA	13419	YUBA PASS RD	MORENO VALLI	CA	92555-244	LOPEZ, VERONICA	206.78
8045	487431016	4	684277	ICABALCETA, EVA (RENT)	13409	YUBA PASS RD	MORENO VALLI	CA	92555-244	ICABALCETA, EVA (RE	319.04
1946	487431024	1	684277	JIMERSON, LATASHA AND MICKE	26397	CAPAY BAY CT	MORENO VALLI	CA	92555-681	JIMERSON, LATASHA .	478.61
3978	487431029	6	684277	SMITH, RANA	26325	CAPAY BAY CT	MORENO VALLI	CA	92555-244	SMITH, RANA	412.76
358	487431032	8	684277	RHODEN, RICHARD C AND DENISI	26287	CAPAY BAY CT	MORENO VALLI	CA	92555-247	RHODEN, RICHARD C	390.22
5355	487431057	1	684277	NUNEZ, OSCAR (OWNR)	26295	CAPE MENDOCINO CT	MORENO VALLI	CA	92555-243	NUNEZ, OSCAR (OWN	317.06
818	487432011	2	684277	TUMBLESON, LAWRENCE AND CA	26397	WALKER PASS DR	MORENO VALLI	CA	92555-681	TUMBLESON, LAWRE	256.62
5831	487432013	4	684277	TAPIA, MARIBEL (OWNR)	26423	WALKER PASS DR	MORENO VALLI	CA	92555-242	TAPIA, MARIBEL (OW	316.49
7872	487432015	6	684277	DIUGUID, ANA	26453	WALKER PASS DR	MORENO VALLI	CA	92555-242	DIUGUID, ANA	31.08
3089	487440006	3	684277	CARREON, CHRISTINE	13417	LETTERMAN ST	MORENO VALLI	CA	92555-371	CARREON, CHRISTINE	317.06
8236	487440019	5	684277	WORTMAN, JANELLE L	26830	HONORS WAY	MORENO VALLI	CA	92555-372	WORTMAN, JANELLE	322.70
3088	487442003	6	684277	ABUFAR, ASHRAF	13424	LETTERMAN ST	MORENO VALLI	CA	92555-371	ABUFAR, ASHRAF	317.06
5621	487442026	7	684277	EYESTONE, ANDREW (OWNR)	13415	VARSITY LN	MORENO VALLI	CA	92555-370	EYESTONE, ANDREW	299.44
6868	487442028	9	684277	ROSAS, FERNANDO LUIS (OWNR)	13443	VARSITY LN	MORENO VALLI	CA	92555-370	ROSAS, FERNANDO LI	317.06
4361	487443003	9	684277	ZAPATA, TINA	13428	VARSITY LN	MORENO VALLI	CA	92555-370	ZAPATA, TINA	293.52
5650	487443008	4	684277	SRIDIS, CHANASUK (OWNR)	13358	VARSITY LN	MORENO VALLI	CA	92555-371	SRIDIS, CHANASUK (O	306.35
8974	487443011	6	684277	PINEDO, PATRICIA OR DANNY	13385	STADIUM WAY	MORENO VALLI	CA	92555-370	PINEDO, PATRICIA OR	206.78
3240	487450007	5	684277	QUINO, PEDRO AND AIDA	26926	HONORS WAY	MORENO VALLI	CA	92555-372	QUINO, PEDRO AND /	31.89
4133	487450014	1	684277	PRADO, STEVE	26949	HONORS WAY	MORENO VALLI	CA	92555-372	PRADO, STEVE	184.70
4148	487450015	2	684277	COPELAND, WANDA	26937	HONORS WAY	MORENO VALLI	CA	92555-372	COPELAND, WANDA	407.05
3169	487450021	7	684277	DICK, FAKUMOH	26928	COMMONS DR	MORENO VALLI	CA	92555-372	DICK, FAKUMOH	155.88
6480	487450024	0	684277	BOWEN, TRACY (RENT)	26964	COMMONS DR	MORENO VALLI	CA	92555-372	BOWEN, TRACY (REN	296.98
3410	487450026	2	684277	GIBSON, KATRINA	26975	COMMONS DR	MORENO VALLI	CA	92555-372	GIBSON, KATRINA	799.22
5845	487450028	4	684277	DELMURO, JUAN	13364	ATHLETICS DR	MORENO VALLI	CA	92555-371	DELMURO, JUAN	699.70
7431	487450029	5	684277	VALDEZ, MARY (RENT)	13376	ATHLETICS DR	MORENO VALLI	CA	92555-371	VALDEZ, MARY (RENT	243.93
3152	487450030	5	684277	JONES, ERIC	13390	ATHLETICS DR	MORENO VALLI	CA	92555-371	JONES, ERIC	70.00
4337	487450032	7	684277	PORTER, LISA	26966	HOMEROOM CT	MORENO VALLI	CA	92555-371	PORTER, LISA	316.49
6768	487450037	2	684277	HERNANDEZ, JESENIA (RENT)	13446	ATHLETICS DR	MORENO VALLI	CA	92555-371	HERNANDEZ, JESENIA	412.64
5070	487451012	2	684277	MOORE, MYESHA	13397	ATHLETICS DR	MORENO VALLI	CA	92555-371	MOORE, MYESHA	316.49
7312	487470017	6	684277	ROMERO, KRIS	13597	NASON ST	MORENO VALLI	CA	92555-461	ROMERO, KRIS	238.60
7556	487480008	9	684277	TIANG, PHILLIP (OWNR)	13545	BALSAWOOD LN	MORENO VALLI	CA	92555-382	TIANG, PHILLIP (OWN	211.78
6977	487481020	2	684277	PEREZ, WENCESLAO (OWNR)	13597	SESAME RD	MORENO VALLI	CA	92555-383	PEREZ, WENCESLAO (	317.06
3805	487481022	4	684277	VALENZUELA, JOSE	13621	SESAME RD	MORENO VALLI	CA	92555-383	VALENZUELA, JOSE	316.49
8727	487481033	4	684277	EDWARDS , MARLON (RENT)	26585	SAFFRON CIR	MORENO VALLI	CA	92555-383	EDWARDS , MARLON	139.76
4111	487482002	9	684277	GLORIA, JENNIFER AND CARMEL	26632	QUARTZ RD	MORENO VALLI	CA	92555-383	GLORIA, JENNIFER AN	316.49
4508	487482007	4	684277	GAITAN, ARACELI	26694	QUARTZ RD	MORENO VALLI	CA	92555-383	GAITAN, ARACELI	314.21
3709	487482011	7	684277	VALLES, ELSA	13592	SESAME RD	MORENO VALLI	CA	92555-383	VALLES, ELSA	335.93
2668	487492004	2	684277	DOUGHTON, MICHAEL	13698	REGIS DR	MORENO VALLI	CA	92555-251	DOUGHTON, MICHAE	133.41
9541	487492007	5	684277	TARVER , LUKAS	13662	REGIS DR	MORENO VALLI	CA	92555-251	TARVER , LUKAS	72.31
962	487492011	8	684277	WOODS, DANNY	26196	HUXLEY DR	MORENO VALLI	CA	92555-252	WOODS, DANNY	307.50
2138	487492012	9	684277	LUCAS, ASTRID	13630	ERIN DR	MORENO VALLI	CA	92555-252	LUCAS, ASTRID	316.49
3252	487493012	2	684277	KEMP, STACY	13659	REGIS DR	MORENO VALLI	CA	92555-250	KEMP, STACY	193.11
6314	487493013	3	684277	CRESPA, JOSE AND KIM	13671	REGIS DR	MORENO VALLI	CA	92555-250	CRESPA, JOSE AND KI	317.06
982	487493018	8	684277	NAVA, MARIA	26138	WINDEMERE WAY	MORENO VALLI	CA	92555-251	NAVA, MARIA	412.76
1529	487493019	9	684277	LEHMANN, BONNIE	26124	WINDEMERE WAY	MORENO VALLI	CA	92555-251	LEHMANN, BONNIE	412.76
1278	487493020	9	684277	CLARK, DOROTHY J	26110	WINDEMERE WAY	MORENO VALLI	CA	92555-251	CLARK, DOROTHY J	21.32
3557	487493023	2	684277	ACEVEDO, HECTOR (OWNR)	26068	WINDEMERE WAY	MORENO VALLI	CA	92555-252	ACEVEDO, HECTOR (C	317.06
7636	487494004	8	684277	TAYLOR, ANIKA (RENT)	26047	WINDEMERE WAY	MORENO VALLI	CA	92555-252	TAYLOR, ANIKA (RENT	322.17
6894	487494007	1	684277	CHISM, SHARON (OWNR)	26089	WINDEMERE WAY	MORENO VALLI	CA	92555-252	CHISM, SHARON (OW	39.33
7150	487494012	5	684277	LEE, ERNESTO AND KAYLA	26159	WINDEMERE WAY	MORENO VALLI	CA	92555-251	LEE, ERNESTO AND KA	818.05
40	487494027	9	684277	HARRIS, CAROLYN (OWNR)	26046	BAY AVE	MORENO VALLI	CA	92555-251	HARRIS, CAROLYN (O	310.72
867	487494030	1	684277	GONZALEZ, ROSEMARY(OWNR)	26004	BAY AVE	MORENO VALLI	CA	92555-251	GONZALEZ, ROSEMAI	412.76
8434	487500005	7	684277	KESHA, WADUUD (RENT)	26446	BAY AVE	MORENO VALLI	CA	92555-254	KESHA, WADUUD (RE	125.60
4743	487500013	4	684277	DEL LA CRUZ, GLORIA	26479	FIELD ST	MORENO VALLI	CA	92555-255	DEL LA CRUZ, GLORIA	314.21
5928	487500015	6	684277	BARGER, JOHN (OWNR)	13662	BRISBANE CT	MORENO VALLI	CA	92555-255	BARGER, JOHN (OWN	317.06
3793	487500024	4	684277	KIRKLAND, CRAIG AND MICHELLE	13661	BRISBANE CT	MORENO VALLI	CA	92555-255	KIRKLAND, CRAIG ANI	213.90
9257	487500027	7	684277	BROCKMAN, STEVEN	26416	FIELD ST	MORENO VALLI	CA	92555-255	BROCKMAN, STEVEN	199.52
8839	487500033	2	684277	PEARSON, GERY (RENT)	26377	HOBART CIR	MORENO VALLI	CA	92555-255	PEARSON, GERY (REN	197.29
9572	487500045	3	684277	PELAYO, MAURICIO (RENT)	26360	HOBART CIR	MORENO VALLI	CA	92555-255	PELAYO, MAURICIO (F	97.36
8143	487500049	7	684277	MUFFORD, JHYL (RENT)	13651	SYDNEY AVE	MORENO VALLI	CA	92555-254	MUFFORD, JHYL (REN	154.65
4660	487500050	7	684277	CLEAVER, PAUL AND STEFANIE	13663	SYDNEY AVE	MORENO VALLI	CA	92555-254	CLEAVER, PAUL AND S	467.31
3769	487500051	8	684277	TOBIAS, MATT AND MARY	13668	DARWIN DR	MORENO VALLI	CA	92555-255	TOBIAS, MATT AND M	316.49
7175	487501001	6	684277	LEE, JERI	13621	DARWIN DR	MORENO VALLI	CA	92555-255	LEE, JERI	132.20
4615	487502002	0	684277	HENRY, KETLEY	26338	BAY AVE	MORENO VALLI	CA	92555-252	HENRY, KETLEY	148.21
6074	487502012	9	684277	WILLIAMS, EDWARD AND PRISCI	26347	FIELD ST	MORENO VALLI	CA	92555-254	WILLIAMS, EDWARD /	413.60
7846	487510003	6	684277	RODRIGUEZ, MIZRAIM	13665	BALSAWOOD LN	MORENO VALLI	CA	92555-382	RODRIGUEZ, MIZRAIM	293.08
4015	487510006	9	684277	SMITH, DAVID	26527	OPAL ST	MORENO VALLI	CA	92555-382	SMITH, DAVID	128.98

Item No. E.2

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
7396	487510008	1	684277	JORDAN, MARILYN (OWNR)	26551	OPAL ST	MORENO VALLI	CA	92555-382	JORDAN, MARILYN (O	69.65
3853	487511004	0	684277	COOK, MATTIE AND WILLIE	26614	BAY AVE	MORENO VALLI	CA	92555-380	COOK, MATTIE AND V	267.96
6210	487511009	5	684277	BELL, JENNI (OWNR)	26635	OPAL ST	MORENO VALLI	CA	92555-382	BELL, JENNI (OWNR)	316.74
3872	487512003	2	684277	BRIGGERS, SANDRA	26698	BAY AVE	MORENO VALLI	CA	92555-380	BRIGGERS, SANDRA	252.23
3774	487512005	4	684277	AZAD, ABDUL	26722	BAY AVE	MORENO VALLI	CA	92555-380	AZAD, ABDUL	71.02
3705	487512007	6	684277	ROSENBLUM, BRUCE	26707	OPAL ST	MORENO VALLI	CA	92555-382	ROSENBLUM, BRUCE	316.49
4461	487513011	2	684277	CLEAVELAND, MATT (OWNR)	26658	OPAL ST	MORENO VALLI	CA	92555-382	CLEAVELAND, MATT (	166.61
5084	487513017	8	684277	VEJAR, MARYSOL	26649	EMERALD AVE	MORENO VALLI	CA	92555-383	VEJAR, MARYSOL	200.00
3785	487513024	4	684277	MORA, BALTAZAR	26565	EMERALD AVE	MORENO VALLI	CA	92555-383	MORA, BALTAZAR	78.29
4720	487514004	9	684277	SWISS, NORA	13688	SESAME RD	MORENO VALLI	CA	92555-383	SWISS, NORA	274.14
6320	487520002	6	684277	GONZALEZ, JAIME AND MARI(REI	13932	MONET ST	MORENO VALLI	CA	92555-257	GONZALEZ, JAIME AN	317.06
5952	487520009	3	684277	DELA CRUZ, RICARDO AND SUSAI	26441	SEQUOIA ST	MORENO VALLI	CA	92555-256	DELA CRUZ, RICARDO	211.57
8273	487520015	8	684277	PATTERSON, LAVERNE (RENT)	26357	SEQUOIA ST	MORENO VALLI	CA	92555-256	PATTERSON, LAVERNI	301.79
4077	487520033	4	684277	GALVAN, JUANA	26299	BARBADOS LN	MORENO VALLI	CA	92555-255	GALVAN, JUANA	316.49
3995	487521003	0	684277	JONES, GREGORY AND TANJA	26308	BARBADOS LN	MORENO VALLI	CA	92555-256	JONES, GREGORY ANI	316.49
3994	487522017	6	684277	MELGOZA, BLANCA (OWNR)	13943	MONET ST	MORENO VALLI	CA	92555-257	MELGOZA, BLANCA ((	139.53
6612	487522020	8	684277	SPENCER, TRACY (RENT)	13901	MONET ST	MORENO VALLI	CA	92555-257	SPENCER, TRACY (REI	183.68
8340	487530004	9	684277	BYERS, BRADLEY (RENT)	26547	BAY AVE	MORENO VALLI	CA	92555-380	BYERS, BRADLEY (REI	206.78
9394	487530007	2	684277	SANTO, KARLA (RENT)	26583	BAY AVE	MORENO VALLI	CA	92555-380	SANTO, KARLA (RENT	69.65
3871	487530014	8	684277	MUSWASWA, ERIC AND WANDA	26524	PEGASUS WAY	MORENO VALLI	CA	92555-381	MUSWASWA, ERIC AI	306.35
8556	487530015	9	684277	WILLIAMS, DANIELLE B (OWNR)	26510	PEGASUS WAY	MORENO VALLI	CA	92555-381	WILLIAMS, DANIELLE	575.68
6334	487530017	1	684277	MALING, NOAH AND ROLANDO (	13819	ANDROMEDA AVE	MORENO VALLI	CA	92555-381	MALING, NOAH AND	83.89
5977	487531009	7	684277	ANSLEY, SHELIA (RENT)	26590	RHONE CT	MORENO VALLI	CA	92555-380	ANSLEY, SHELIA (REN	334.02
5851	487531012	9	684277	FELLOWS, JAMES (RENT)	26548	RHONE CT	MORENO VALLI	CA	92555-380	FELLOWS, JAMES (REI	111.78
5443	487531017	4	684277	GONZALEZ, ARTEMIO (OWNR)	26579	DANUBE WAY	MORENO VALLI	CA	92555-381	GONZALEZ, ARTEMIO	262.50
7936	487531018	5	684277	LEE, ANGELA (OWNR)	26593	DANUBE WAY	MORENO VALLI	CA	92555-381	LEE, ANGELA (OWNR)	315.56
5202	487532003	4	684277	HIDALGO, ERICA (OWNR)	26578	DANUBE WAY	MORENO VALLI	CA	92555-381	HIDALGO, ERICA (OW	120.64
9420	487532006	7	684277	BOWIE, SHANNON (RENT)	26536	DANUBE WAY	MORENO VALLI	CA	92555-381	BOWIE, SHANNON (R	147.12
5393	487532011	1	684277	UGALDE, URANIA (RENT)	26589	SAGE BRUSH CT	MORENO VALLI	CA	92555-381	UGALDE, URANIA (RE	89.36
4358	487560001	9	684277	JOHNSON, LES	26752	FIR AVE	MORENO VALLI	CA	92555-353	JOHNSON, LES	211.78
4343	487560007	5	684277	DE LEON, CARMELITA	26824	FIR AVE	MORENO VALLI	CA	92555-353	DE LEON, CARMELITA	317.06
7328	487561002	3	684277	GARCIA, MAGDALENA (OWNR)	26714	BUCKEYE TERRACE	MORENO VALLI	CA	92555-353	GARCIA, MAGDALEN/	296.91
121	488010005	0	684277	HEEKIN, SCOTT	27061	PAM PL	MORENO VALLI	CA	92555-210	HEEKIN, SCOTT	316.49
511	488010006	1	684277	POPP, JEFFREY (OWNR)	27041	PAM PL	MORENO VALLI	CA	92555-210	POPP, JEFFREY (OWN	467.36
3573	488022006	8	684277	HARRY, MARY	27493	WALFRED WAY	MORENO VALLI	CA	92555-211	HARRY, MARY	317.06
1173	488031002	2	684277	SUAREZ, MANUEL	12152	LANTZ LN	MORENO VALLI	CA	92555-212	SUAREZ, MANUEL	316.49
4387	488032001	4	684277	AGUILLARD, DONALD AND ALISA	27019	ARCHIE AVE	MORENO VALLI	CA	92555-210	AGUILLARD, DONALD	421.61
7235	488040004	2	684277	SEVILLA, JENNIFER	12151	MARY LEE WAY	MORENO VALLI	CA	92555-211	SEVILLA, JENNIFER	317.06
346	488040009	7	684277	ORDONEZ, ARMINDA (OWNR)	12225	MARY LEE WAY	MORENO VALLI	CA	92555-213	ORDONEZ, ARMINDA	283.61
5165	488041005	6	684277	GALLARDO, PATRICIA (OWNR)	12152	MARY LEE WAY	MORENO VALLI	CA	92555-211	GALLARDO, PATRICIA	311.49
5739	488061001	4	684277	MEDINA, MELINDA (RENT)	12231	MARY LEE WAY	MORENO VALLI	CA	92555-213	MEDINA, MELINDA (R	522.26
548	488061004	7	684277	SPENCER, JAMES	12350	LANTZ LN	MORENO VALLI	CA	92555-211	SPENCER, JAMES	64.65
6313	488061005	8	684277	MACIAS, SANTIAGO	12340	LANTZ LN	MORENO VALLI	CA	92555-211	MACIAS, SANTIAGO	406.30
4092	488061011	3	684277	KRIKL, STEVE	12240	LANTZ LN	MORENO VALLI	CA	92555-212	KRIKL, STEVE	316.49
1356	488071003	7	684277	WALL, JAMES	27280	DARLENE DR	MORENO VALLI	CA	92555-212	WALL, JAMES	413.60
4308	488110015	8	684277	COLBY, JENNIFER	12791	DOLOMITE LN	MORENO VALLI	CA	92555-451	COLBY, JENNIFER	316.49
8262	488110061	9	684277	LOVING, TONYA AND HARDING (	12899	COBBLESTONE LN	MORENO VALLI	CA	92555-451	LOVING, TONYA AND	299.03
4305	488110070	7	684277	NIETO, RUBEN AND YESENIA	12840	DOLOMITE LN	MORENO VALLI	CA	92555-451	NIETO, RUBEN AND Y	77.00
4251	488110075	2	684277	ANDRADA, ARNEL	12867	SERPENTINE WAY	MORENO VALLI	CA	92555-451	ANDRADA, ARNEL	89.45
9190	488110079	6	684277	WILSON, TAMMY (RENT)	12860	SERPENTINE WAY	MORENO VALLI	CA	92555-451	WILSON, TAMMY (RE	45.20
4256	488110080	6	684277	CAMPBELL, SANDRA	12852	SERPENTINE WAY	MORENO VALLI	CA	92555-451	CAMPBELL, SANDRA	316.49
6405	488120006	1	684277	BROOKS, MONIQUE (OWNR)	27202	GOLDEN FIELD CT	MORENO VALLI	CA	92555-453	BROOKS, MONIQUE ((	317.06
6203	488120013	7	684277	ROGERS, SYDNEY (OWNR)	27132	GOLDEN FIELD CT	MORENO VALLI	CA	92555-453	ROGERS, SYDNEY (OW	317.06
6027	488120018	2	684277	MARTINEZ, ALBERTO (OWNR)	13072	MISTY MEADOW CT	MORENO VALLI	CA	92555-453	MARTINEZ, ALBERTO	72.71
6544	488121011	8	684277	FIORILLO, ANTHONY (OWNR)	13075	WINDHAVEN DR	MORENO VALLI	CA	92555-453	FIORILLO, ANTHONY (	317.06
4259	488121016	3	684277	ZAPATA, RENE	13028	CREEKSIDE WAY	MORENO VALLI	CA	92555-454	ZAPATA, RENE	67.78
8743	488121023	9	684277	REYES, MARIA (RENT)	13077	CREEKSIDE WAY	MORENO VALLI	CA	92555-454	REYES, MARIA (RENT)	126.99
5516	488122006	7	684277	HARRIEL, RODNEY (OWNR)	12954	COBBLESTONE LN	MORENO VALLI	CA	92555-451	HARRIEL, RODNEY (O'	317.06
7302	488122007	8	684277	BROWN, SANDRA (OWNR)	12960	COBBLESTONE LN	MORENO VALLI	CA	92555-451	BROWN, SANDRA (OV	292.84
5503	488122009	0	684277	ELMORE, DUPREE (OWNR)	12972	COBBLESTONE LN	MORENO VALLI	CA	92555-451	ELMORE, DUPREE (OV	317.06
4373	488122015	5	684277	JONES, ERICA	12967	DOLOMITE LN	MORENO VALLI	CA	92555-451	JONES, ERICA	154.26
8605	488122019	9	684277	ODAY, BRIDGET (RENT)	12935	DOLOMITE LN	MORENO VALLI	CA	92555-451	ODAY, BRIDGET (REN	78.72
5756	488122027	6	684277	RODRIGUEZ, MIGUEL (OWNR)	12955	COBBLESTONE LN	MORENO VALLI	CA	92555-451	RODRIGUEZ, MIGUEL	53.49
4186	488122031	9	684277	ALVARADO, MARIA	12936	DOLOMITE LN	MORENO VALLI	CA	92555-451	ALVARADO, MARIA	130.71
8503	488122036	4	684277	WYNN, VICKI AND LARRY (RENT)	27069	COPPER RUN LN	MORENO VALLI	CA	92555-451	WYNN, VICKI AND LAI	134.76
5761	488131002	1	684277	SILVA, HALENA (RENT)	13161	CREEKSIDE WAY	MORENO VALLI	CA	92555-454	SILVA, HALENA (RENT	499.48
4278	488131006	5	684277	POOLE, ROB AND KAREN	27017	QUAIL CREEK DR	MORENO VALLI	CA	92555-451	POOLE, ROB AND KAF	205.89
4188	488131016	4	684277	TAPIA, JOSE	27090	DRACAEA AVE	MORENO VALLI	CA	92555-450	TAPIA, JOSE	25.42
7458	488132012	3	684277	VASQUEZ, BLANCA (OWNR)	27213	QUAIL CREEK DR	MORENO VALLI	CA	92555-452	VASQUEZ, BLANCA (O	106.23
4490	488132013	4	684277	KIMUHU, JOHNSON	27225	QUAIL CREEK DR	MORENO VALLI	CA	92555-452	KIMUHU, JOHNSON	245.83
6647	488132023	3	684277	RIVAS, HERMAN (OWNR)	27160	QUAIL CREEK DR	MORENO VALLI	CA	92555-452	RIVAS, HERMAN (OW	216.56
4185	488132026	6	684277	CASTRO, ANTHONY	27124	QUAIL CREEK DR	MORENO VALLI	CA	92555-452	CASTRO, ANTHONY	194.05
4672	488132033	2	684277	BUCOL, LALAINE	27147	OAK RIDGE RD	MORENO VALLI	CA	92555-452	BUCOL, LALAINE	314.21
4746	488132036	5	684277	GLOVER, RICHARD AND SARAH	27183	OAK RIDGE RD	MORENO VALLI	CA	92555-452	GLOVER, RICHARD AN	304.30
9244	488133001	6	684277	JIRARD, NICOLE (RENT)	13099	WARM SPRINGS WAY	MORENO VALLI	CA	92555-452	JIRARD, NICOLE (REN	64.65
4876	488133011	5	684277	GARCIA, RONALD	27110	OAK RIDGE RD	MORENO VALLI	CA	92555-452	GARCIA, RONALD	293.93

Rec No	ParcelNo	Pa	Fund No	NAME	HOUSE#	STREET	CITY	STA	ZIPCOD	OwnerName	Principal
5039	488133015	9	684277	OROZCO, MARIA	13153	WINDSONG RD	MORENO VALLI	CA	92555-452	OROZCO, MARIA	316.49
4272	488133023	6	684277	ARCHIGA, NANCI	13136	CREEKSIDE WAY	MORENO VALLI	CA	92555-454	ARCHIGA, NANCI	205.89
5981	488133032	4	684277	CONPETENTE, RANDY (OWNR)	27121	WOODGLEN LN	MORENO VALLI	CA	92555-453	CONPETENTE, RANDY	151.15
8410	488140009	6	684277	CONTRERAS, CLAUDIA (OWNR)	13232	WILD SAGE LN	MORENO VALLI	CA	92555-453	CONTRERAS, CLAUDI/	264.59
5313	488140016	2	684277	ROBLES, ANDREA AND ANTHONY	27310	COLD CREEK CT	MORENO VALLI	CA	92555-453	ROBLES, ANDREA ANI	306.92
5523	488140017	3	684277	WILLIAMS, JOHN	27298	COLD CREEK CT	MORENO VALLI	CA	92555-453	WILLIAMS, JOHN	317.06
5498	488140021	6	684277	ORTEGA, MARK (OWNR)	13108	WILD SAGE LN	MORENO VALLI	CA	92555-453	ORTEGA, MARK (OWI	439.02
5633	488140038	2	684277	KENNEDY, YOOJIN (OWNR)	13126	WARM SPRINGS WAY	MORENO VALLI	CA	92555-452	KENNEDY, YOOJIN (O'	109.38
5807	488140042	5	684277	WILLIAMS, TRACY AND FELIX	13070	WARM SPRINGS WAY	MORENO VALLI	CA	92555-452	WILLIAMS, TRACY AN	301.97
5888	488140043	6	684277	CLARK, COURTNEY (OWNR)	27224	WOODGLEN WAY	MORENO VALLI	CA	92555-453	CLARK, COURTNEY (O	211.78
1097	488180008	9	684277	MCGINNIS, GREGORY	27060	VINEWOOD PL	MORENO VALLI	CA	92555-461	MCGINNIS, GREGORY	352.64
3083	488180021	0	684277	CORDENIS, ANTONIO (OWNR)	27132	COTTONWOOD AVE	MORENO VALLI	CA	92555-462	CORDENIS, ANTONIO	88.70
5473	488190001	3	684277	MCDONALD, LETICIA (RENT) APT:	27041	COTTONWOOD AVE	MORENO VALLI	CA	92555-460	MCDONALD, LETICIA	1,082.78
1443	488190003	5	684277	MORELAND, KAREN	27115	COTTONWOOD AVE	MORENO VALLI	CA	92555-462	MORELAND, KAREN	74.22
7140	488190010	1	684277	RAMIREZ, NANCY (OWNR)	27331	COTTONWOOD AVE	MORENO VALLI	CA	92555-460	RAMIREZ, NANCY (OV	335.10
3212	488190014	5	684277	ANDERSON, EDDIE	27306	CEDAR CT	MORENO VALLI	CA	92555-465	ANDERSON, EDDIE	317.06
5253	488190018	9	684277	RAMIREZ, MARYSOL (OWNR)	27271	CEDAR CT	MORENO VALLI	CA	92555-465	RAMIREZ, MARYSOL (	317.06
3708	488190025	5	684277	PANTELAKIS, MICHAEL (RENT)	27499	COTTONWOOD AVE	MORENO VALLI	CA	92555-463	PANTELAKIS, MICHAE	315.00
6624	488190028	8	684277	SCHULER, KAREN (OWNR)	27381	COTTONWOOD AVE	MORENO VALLI	CA	92555-460	SCHULER, KAREN (OV	253.09
2724	488200014	5	684277	LASTER, RODNEY	27521	COTTONWOOD AVE	MORENO VALLI	CA	92555-460	LASTER, RODNEY	159.01
5846	488200019	0	684277	COTE, DEBORAH (OWNR)	13635	OLIVER ST	MORENO VALLI	CA	92555-562	COTE, DEBORAH (OW	217.06
3665	488200020	0	684277	VILLALOBOS, JOANNE	13715	OLIVER ST	MORENO VALLI	CA	92555-562	VILLALOBOS, JOANNE	332.38
749	488210010	2	684277	MANIACI, SAMMY	27118	LARKMEAD CT	MORENO VALLI	CA	92555-461	MANIACI, SAMMY	413.60
9167	488210011	3	684277	YZAGUIRRE, PATRICIA (RENT)	13860	NASON ST	MORENO VALLI	CA	92555-462	YZAGUIRRE, PATRICIA	111.27
4303	488220013	6	684277	NEESE, LOUIS	27800	ALESSANDRO BLVD	MORENO VALLI	CA	92555-563	NEESE, LOUIS	1,172.04
9551	488230001	6	684277	THOMPSON, NICOLE (RENT)	12016	PETTIT ST	MORENO VALLI	CA	92555-540	THOMPSON, NICOLE I	41.95
4499	488230002	7	684277	HERRERA, CHERYL	12038	PETTIT ST	MORENO VALLI	CA	92555-540	HERRERA, CHERYL	116.24
5447	488230010	4	684277	BURDINE, NATASHA	12057	HINSON ST	MORENO VALLI	CA	92555-540	BURDINE, NATASHA	404.83
1847	488232009	0	684277	BARBER, GERRY AND LESLIE (OW	12155	FENIMORE DR	MORENO VALLI	CA	92555-541	BARBER, GERRY AND	450.41
1956	488240008	4	684277	CROUCH, LEONARD (OWN)	12221	HINSON ST	MORENO VALLI	CA	92555-541	CROUCH, LEONARD ((	409.86
4512	488241006	5	684277	JARVIS, DAWN	28129	BELFRY CIR	MORENO VALLI	CA	92555-541	JARVIS, DAWN	303.96
7771	488260003	1	684277	REGALADO, OFELIA	12212	REDLANDS BLVD	MORENO VALLI	CA	92555-661	REGALADO, OFELIA	166.63
2555	488270003	2	684277	STALDER, SUSAN	28063	WHITE SAND TRL	MORENO VALLI	CA	92555-540	STALDER, SUSAN	330.22
1406	488270009	8	684277	BROOKS, DONOVAN	28090	WHITE SAND TRL	MORENO VALLI	CA	92555-540	BROOKS, DONOVAN	111.77
7084	488270011	9	684277	LICKLEY, ANNE (RENT)	28038	WHITE SAND TRL	MORENO VALLI	CA	92555-540	LICKLEY, ANNE (RENT	81.68
5824	488270018	6	684277	FERRER, MARIA	28131	HEMLOCK AVE	MORENO VALLI	CA	92555-543	FERRER, MARIA	200.00
4190	488280004	4	684277	FINKELSTEIN, LAWRENCE AND CI	12341	DEEP VALLEY TRL	MORENO VALLI	CA	92555-543	FINKELSTEIN, LAWREI	316.49
8247	488281006	9	684277	MEDELLIN, RITA (OWNR)	28247	HEMLOCK AVE	MORENO VALLI	CA	92555-541	MEDELLIN, RITA (OWI	361.59
1096	488281008	1	684277	PORTER, SARA	28299	HEMLOCK AVE	MORENO VALLI	CA	92555-541	PORTER, SARA	316.49
398	488281011	3	684277	SMITH, JOE BIRL AND MARTHA	28377	HEMLOCK AVE	MORENO VALLI	CA	92555-542	SMITH, JOE BIRL AND	516.04
1908	488281019	1	684277	BROWN, HOMER	12323	CLOUDBURST TRL	MORENO VALLI	CA	92555-542	BROWN, HOMER	391.89
2324	488282001	7	684277	BAISDEN, LARRY	12342	PRAIRIE WIND TRL	MORENO VALLI	CA	92555-542	BAISDEN, LARRY	316.49
3578	488290001	2	684277	SMITH, MATTIE	12369	DEEP VALLEY TRL	MORENO VALLI	CA	92555-543	SMITH, MATTIE	344.69
234	488290002	3	684277	WILLIAMS, LARRY	12397	DEEP VALLEY TRL	MORENO VALLI	CA	92555-543	WILLIAMS, LARRY	95.00
7206	488290007	8	684277	SILLA, JOSEPH (OWNR)	28211	MESA TOP TRL	MORENO VALLI	CA	92555-541	SILLA, JOSEPH (OWNF	317.06
5586	488290009	0	684277	MINASSAIAN, OLIA (OWNR)	28253	MESA TOP TRL	MORENO VALLI	CA	92555-541	MINASSAIAN, OLIA (C	72.71
6364	488290016	6	684277	ZAZUETA, LYNNAY (OWNR)	12444	PRAIRIE WIND TRL	MORENO VALLI	CA	92555-540	ZAZUETA, LYNNAY (O	336.83
2044	488292006	3	684277	HAHN, RAY AND KIM	12412	CLOUDBURST TRL	MORENO VALLI	CA	92555-542	HAHN, RAY AND KIM	132.79
4728	488380006	5	684277	MERCED, WILFERDO AND MADEI	27082	DOLOSTONE WAY	MORENO VALLI	CA	92555-450	MERCED, WILFERDO /	314.21
4727	488380007	6	684277	SALAS, MICHELLE	27090	DOLOSTONE WAY	MORENO VALLI	CA	92555-450	SALAS, MICHELLE	278.70
6448	488380013	1	684277	REYNOLDS, DASHONNA (RENT)	27139	DOLOSTONE WAY	MORENO VALLI	CA	92555-450	REYNOLDS, DASHONI	218.67
4747	488380016	4	684277	OJIMAGA, NKECHI	27115	DOLOSTONE WAY	MORENO VALLI	CA	92555-450	OJIMAGA, NKECHI	495.62
7541	488380018	6	684277	SATURNINO, PAULETTE	27097	DOLOSTONE WAY	MORENO VALLI	CA	92555-450	SATURNINO, PAULET	246.87
5123	488380039	5	684277	REIDY, MICHAEL AND BELINDA (C	12834	COBBLESTONE LN	MORENO VALLI	CA	92555-450	REIDY, MICHAEL AND	413.60
5139	488380040	5	684277	MCKEE, ROSA	12842	COBBLESTONE LN	MORENO VALLI	CA	92555-450	MCKEE, ROSA	575.41
3594	656171013	4	684277	CHRISTMAN, JOAN	15291	AVENIDA FIESTA	MORENO VALLI	CA	92555-411	CHRISTMAN, JOAN	139.53

Item No. E.2

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RESOLUTION NO. 2012-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, REPEALING, REVISING AND REENACTING THE PROVISIONS OF RESOLUTION 2007-72, AND AUTHORIZING THE COLLECTION OF DELINQUENT AND UNPAID TAXES AND CHARGES FOR SOLID WASTE COLLECTION ON THE TAX ROLL.

WHEREAS, the City Council has heretofore adopted Chapter 6.02 of Title 6 of the City of Moreno Valley Municipal Code relating to refuse collection, transfer and disposal services; and

WHEREAS, Section 6.02.030 of Chapter 6.02 provides for the collection of delinquent and unpaid fees and charges on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the City's general taxes, pursuant to the provisions of Section 5473 of the California Health and Safety Code; and

WHEREAS, said delinquent and unpaid fees and charges are those fees and charges for which services have been rendered but which have not been paid for more than sixty (60) days after the billing date; and

WHEREAS, Section 5473.10 of the Health and Safety Code provides that in addition to delinquent fees and charges, the amount collected on the tax roll may also include a 10% basic penalty for nonpayment of those fees and charges and, in addition, a penalty of 1 ½ % per month for nonpayment of those fees, charges and the basic penalty: and

WHEREAS, it is in the best interests of the City that delinquent and unpaid fees and charges for refuse collection be collected on the tax roll: and

WHEREAS, the City Council has heretofore caused a report to be prepared, a copy of which is on file in the office of the City Clerk, which identifies each parcel of real property (without consideration of the value of said property) receiving such refuse collection services and facilities and the amount of the delinquent fees and charges for each parcel for the year which remain outstanding, computed in conformity with the charges prescribed by Chapter 6.02, and has caused notice of said report and of a public hearing thereon to be duly given; and

WHEREAS, the City Council has held said hearing, at which all persons wishing to be heard were heard, and at which hearing the City Council heard and considered all objections and protests, if any;

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

1. Resolution No. 2007-72 as adopted by the City Council on June 26, 2007, is hereby repealed, the repeal to be effective only upon the date of adoption of this resolution. No action commenced pursuant to the authority granted by Resolution No. 2007-72 shall be invalidated or otherwise affected by the repeal thereof.

2. Delinquent and unpaid fees and charges for solid waste collection as set forth in said report, and herein confirmed, shall be collected on the tax roll in the same manner, by the same persons as, and at the same time as, together with and not separately from, the City's general taxes, pursuant to the provisions of Chapter 6.02 of the City of Moreno Valley Municipal Code and Section 5473 of the California Health and Safety Code.

3. On or before August 10th of each year following the final determination of the delinquent charges, the City Clerk shall file with the auditor of the County of Riverside a certified copy of this resolution together with a certified copy of said report endorsed with a statement over her signature that the report has been finally adopted by the City Council.

4. The auditor shall enter the amounts of the charges against the respective lots of parcels of land as they appear on the current assessment roll.

5. Said election to collect delinquent and unpaid fees and charges shall remain in effect until December 31, 2017, unless otherwise repealed or amended by the City Council.

APPROVED AND ADOPTED this 26th day of June, 2012.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2012-55 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 26th day of June, 2012 by the following vote:

AYES: Council Members Co, Hastings, Molina, Mayor Pro Tem Batey and Mayor Stewart

NOES: None

ABSENT: None

ABSTAIN: None

CITY CLERK

(SEAL)

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Richard Teichert, Chief Financial Officer

AGENDA DATE: June 24, 2014

TITLE: PUBLIC HEARING AND ADOPTION OF RESOLUTION ESTABLISHING APPROPRIATIONS ("GANN") LIMIT FOR THE CITY OF MORENO VALLEY FOR FISCAL YEAR 2014-15

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Conduct a Public Hearing to receive public comments on the City's appropriations limit for Fiscal Year 2014-15.

2. Adopt Resolution No. 2014-55. A Resolution of the City Council of the City of Moreno Valley, California, Establishing the Appropriations Limit for Fiscal Year 2014-15.

SUMMARY

Each year the City is required to adopt a resolution establishing a limit on its appropriations of tax proceeds. Under a voter approved spending-limit initiative to restrict growth of tax-funded programs and services, the 1978-79 expenditure level serves as the base. It is adjusted annually for population growth, inflation (using the lower of the percentage growth of the U.S. Consumer Price Index or California's per capita personal income), and transfers of financial responsibility from one governmental entity to another. The Traffic Congestion Relief and Spending Limitation Act (Proposition 111), approved by the voters on June 5, 1990, changed some of the factors used in the calculation of this limit. For Fiscal Year 2014-15, the City's appropriations limit is calculated to be $101,751,705. The City's Preliminary Base Operating Budget contains appropriations subject to the limit totaling $61,132,366. Therefore, the portion of the Fiscal Year 2014-15 Preliminary Base Operating Budget subject to the limit is $40,619,339 less than the City's Fiscal Year 2014-15 appropriations limit.

DISCUSSION

On November 6, 1979, California voters approved the Gann Spending Limitation Initiative (Proposition 4) establishing Article XIIIB of the State Constitution. Article XIIIB sets limits on the amount of tax revenues that the State and most local governments can appropriate within a given fiscal year. Its basic provisions are as follows:

- Each year, the State and local governments must adopt a resolution establishing an appropriations limit, also known as the "Gann Limit". Fiscal Year 1984-85 appropriations serve as the base for this limit, with adjustments being made annually to reflect increases in population, the cost of living, and financial responsibility transfers.

- Only tax proceeds are subject to the limit. Charges for services, regulatory fees, grants, loans, donations and other non-tax proceeds are not subject to the limit. Exemptions are also made for voter-approved debt, debt that existed prior to January 1, 1979, and for the cost of compliance with court or Federal government mandates.

- All tax revenues received in excess of the appropriations limit must be refunded to taxpayers within a two-year period.

- The voters may approve an increase in the appropriations limit. For the increase to remain in effect, however, it must be re-approved by voters at four-year intervals.

On June 5, 1990, California voters approved the Traffic Congestion Relief and Spending Limitation Act (Proposition 111), which made various amendments to Article XIIIB of the State Constitution. The major changes, which became effective July 1, 1990, are as follows:

- The change in the cost of living is defined to be either the change in California per capita personal income or the change in assessed valuation due to the addition of non-residential new construction or the change in the U.S. Consumer Price Index or the change in California per capita personal income.

- The change in population is defined as either a change in the City's population or a change in the County's population, whichever is greater.

- "Qualified capital outlay projects" were added to the items exempted from the appropriations limit. Qualified capital outlay projects must have a useful life of ten or more years and a cost that equals or exceeds $100,000.

- Tax revenues received in excess of the appropriations limit must be refunded to taxpayers only if the limit is exceeded over a two-year period.

- The annual calculation of the appropriations limit must be reviewed as part of the City's annual financial audit.

The information used to calculate the City's Fiscal Year 2014-15 appropriations limit is presented in Exhibit A, Proceeds of Tax Calculation and Exhibit B, Appropriations (Gann) Limit Calculation. The City's appropriations limit for Fiscal Year 2013-14 was $99,825,081. The change factor allowed by Proposition 111 due to population and cost of living changes is 1,0193. This results in a Fiscal Year 2014-15 appropriations limit of $101,751,705.

As previously indicated, Proposition 111 provides several options for calculating increases in the appropriations limit. With respect to the change in population, the increase in the County's population was used since it was greater than the growth reported for the City (+1.12% vs. +.54%).

With respect to the change in the cost-of-living criterion, the change in Consumer Price Index (Los Angeles/Riverside/Orange County region) (+.80%) was used, as the change in non-residential assessed valuation information is not yet available from the County.

The City's total projected revenue proceeds from the General Fund are $81,340,874. Of this amount, $61,132,366 is identified as coming from tax proceeds, while $20,208,508 is identified as coming from non-tax proceeds. Exhibit A provides a breakdown of budgeted revenues and their classification as tax proceeds or non-tax proceeds.

The Fiscal Year 2014-15 Preliminary Base Operating Budget contains appropriations subject to the limitation of $61,132,366. This amount is $40,619,339 below the City's legal appropriations limit of $101,751,705.

ALTERNATIVES

The following alternatives are available to the City Council:

1. Adopt proposed resolution establishing the City's Fiscal Year 2014-15 appropriations limit at $101,751,705. Staff recommends this alternative.

2. Provide staff with further direction.

FISCAL IMPACT

There is no fiscal impact. The City is safely within its legal appropriations limit for Fiscal Year 2014-15.

CITY COUNCIL GOALS

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

NOTIFICATION

This agenda item on the Fiscal Year 2014-15 Appropriations ("Gann") Limit was properly noticed as a Public Hearing.

Documentation for the Gann Limit has been available for public review at the City Clerk's Office since Monday June 2, 2014.

ATTACHMENTS

Attachment 1: Proposed Resolution
- Exhibit A: Proceeds of Tax Calculation
- Exhibit B: Appropriations (Gann) Limit Calculation
- Exhibit C: Summary of Annual Appropriation (Gann) Limits

Prepared By:
Brooke McKinney
Treasury Operations Division Manager

Department Head Approval:
Richard Teichert
Chief Financial Officer

RESOLUTION NO. 2014-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2014-15

WHEREAS, Article XIIIB of the California Constitution and Section 7910 of the California Government Code require that each year the City of Moreno Valley shall by resolution, establish an appropriations limit for the City for the following fiscal year; and

WHEREAS, the City Council has received the Preliminary Base Operating Budget for Fiscal Year 2014-15, a copy of which is on file in the Office of the City Clerk and is available for public inspection; and

WHEREAS, the said budget contains the estimates of the services, activities and projects comprising the budget, and contains expenditure requirements and the resources available to the City; and

WHEREAS, the City's Financial & Management Services Department has heretofore prepared and submitted data and documentation required for and to be used in the determination of certain matters and for the establishment of an appropriations limit for the City for Fiscal Year 2014-15 and such data and documentation has been available to the public for at least fifteen days prior to adoption of this Resolution; and

WHEREAS, the City Council has elected to use the annual change in the Consumer Price Index (CPI) for the Los Angeles/Riverside/Orange County areas as the cost of living factor, and

WHEREAS, the City Council has considered pertinent data and documentation and made such determinations as may be required by law, and has adopted this Resolution at a regularly scheduled meeting of the City Council.

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

1. That the appropriations limit for the City of Moreno Valley for Fiscal Year 2014-15 is hereby established at $101,751,705 and the total annual appropriations subject to such limitation for Fiscal Year 2014-15 is estimated to be $61,132,366.

2. The City Council hereby adopts the findings and methods of calculations set forth in Exhibit A, the Proceeds of Tax Calculation, Exhibit B, the Appropriations (Gann) Limit Calculation, and Exhibit C, the Summary of Annual Appropriation (Gann) Limits. To the extent permitted by applicable law, the City of Moreno Valley reserves the right to change or revise any gross factors associated with the calculation of the limit established pursuant to Article XIIIB of the California

Constitution if such changes or revisions would result in a more advantageous appropriation limit in the present or future.

3. Pursuant to Section 53901 of the California Government Code, by no later than August 30, 2014, the City Clerk shall file a copy of this Resolution with the Auditor of the County of Riverside.

4. Within fifteen days after the adoption of this Resolution, the City Clerk shall certify to the adoption thereof and, as so certified, cause a copy to be posted in at least three public places within the City.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon the date of its adoption.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2014-55 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 24th day of June, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

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EXHIBIT A

CITY OF MORENO VALLEY
APPROPRIATIONS (GANN) LIMIT
PROCEEDS OF TAX CALCULATION
GENERAL FUND FY 14/15

REVENUE SOURCE	BUDGETED PROCEEDS OF TAX	BUDGETED NON-PROCEEDS OF TAX	TOTAL REVENUE
Taxes			
Property (1)	$ 23,693,900		$ 23,693,900
Sales (2)	16,420,000		16,420,000
Motor Vehicle In-Lieu	-		-
Business Gross Receipts	1,250,000		1,250,000
Utility Users	16,428,000		16,428,000
Other Taxes	1,360,000		1,360,000
Fees			
Franchise		7,088,300	7,088,300
Development Fees		4,324,290	4,324,290
Other Fees, Permits & Licenses		2,097,600	2,097,600
Fines & Forfeitures		646,500	646,500
Administrative Charges		2,521,284	2,521,284
Intergovernmental		235,000	235,000
Miscellaneous		2,641,000	2,641,000
Total	$ 59,151,900	$ 19,553,974	$ 78,705,874
% of Total	75.16	24.84	100.00
Allocation of Interest	1,980,466	654,534	2,635,000
Adjusted Total	$ 61,132,366	$ 20,208,508	$ 81,340,874

Revenues are based on FY 2014/15 Amended Budget

Notes:
(1) Includes Property Tax In-Lieu of Vehicle License Fees In-Lieu
(2) Includes Property Tax In-Lieu of Sales Tax

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EXHIBIT B

CITY OF MORENO VALLEY
APPROPRIATIONS (GANN) LIMITS
LIMIT CALCULATION
GENERAL FUND FY 14/15

APPROPRIATIONS SUBJECT TO THE LIMIT			
FY 2014/15 Total Revenue *			$ 81,340,874
Less: Non-Proceeds of Tax			20,208,508
A) Total Appropriations Subject to the Limit			$ 61,132,366
APPROPRIATIONS LIMIT			
B) FY 2013/14 Appropriations Limit			$99,825,081
C) Change Factor **	% Increase	Factor	
Cost of Living Adjustment - CPI	0.8	1.0080	
Population Adjustment - PA	1.12	1.0112	
Change Factor (CPI x PA)		1.0193	
D) Increase in Appropriations Limit			1,926,624
E) FY 2013-14 Appropriations Limit (B x C)			$ 101,751,705
REMAINING APPROPRIATIONS CAPACITY (E - A)			$ 40,619,339
Remaining Capacity as a Percent of the FY 2014/15 Appropriations Limit			39.92

* Revenues based upon FY 2014/15 Amended Budget

** State Department of Finance
Percent of Change in California Per Capita Income
Percent of Change in City of Moreno Valley Population

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EXHIBIT C

CITY OF MORENO VALLEY
SUMMARY OF ANNUAL APPROPRIATION (GANN) LIMITS
GENERAL FUND AND COMMUNITY SERVICES DISTRICT

			GENERAL FUND			COMMUNITY SERVICES DISTRICT		
FISCAL YEAR	COST OF LIVING CHANGE	POPULATION CHANGE	APPROPRIATIONS LIMIT	APPROPRIATIONS SUBJECT TO THE LIMIT	REMAINING CAPACITY	APPROPRIATIONS LIMIT	APPROPRIATIONS SUBJECT TO THE LIMIT	REMAINING CAPACITY
1984/85	-	-	$8,000,000	$1,489,525	$6,510,475	$1,000,000	$225,224	$774,776
1985/86	3.74%	-	$8,299,200	$5,801,524	$2,497,676	$1,037,400	$366,257	$671,143
1986/87	2.30%	13.34%	$10,739,623	$7,182,998	$3,556,625	$1,730,616	$571,404	$1,159,212
1987/88	3.40%	21.27%	$13,419,869	$8,186,487	$5,233,382	$2,162,519	$514,685	$1,647,834
1988/89	3.93%	13.98%	$15,897,098	$9,117,625	$6,779,473	$2,561,707	$595,770	$1,965,937
1989/90	4.98%	11.53%	$18,612,989	$10,193,243	$8,419,746	$2,999,354	$973,431	$2,025,923
1990/91	4.21%	12.34%	$21,790,136	$12,168,319	$9,621,817	$3,511,329	$1,447,368	$2,063,961
1991/92	4.14%	9.53%	$25,184,125	$12,702,824	$12,481,301	$4,058,248	$1,068,016	$2,990,232
1992/93	-0.64%	4.74%	$26,209,119	$21,751,950	$4,457,169	$4,223,419	$1,127,115	$3,096,304
[illegible]/94	2.72%	3.69%	$27,915,333	$22,167,783	$5,747,550	$4,498,364	$1,090,166	$3,408,198
[illegible]/95	0.71%	2.56%	$28,833,747	$22,191,470	$6,642,277	$4,646,360	$839,650	$3,806,710
[illegible]/96	4.72%	2.66%	$30,999,161	$21,770,020	$9,229,141	$4,995,302	$1,018,520	$3,976,782
1996/97	4.67%	1.91%	$33,066,805	$22,117,750	$10,949,055	$5,328,489	$952,480	$4,376,009
1997/98	4.67%	0.19%	$34,677,158	$22,635,500	$12,041,658	$5,587,986	$952,480	$4,635,506
1998/99	4.15%	4.44%	$37,718,345	$23,919,000	$13,799,345	$6,078,052	$1,000,500	$5,077,552
1999/00	4.53%	2.29%	$40,328,454	$26,298,904	$14,029,550	$6,498,653	$1,796,366	$4,702,287
2000/01	4.91%	3.36%	$43,728,143	$27,701,784	$16,026,359	$7,046,489	$1,831,589	$5,214,900
2001/02	7.82%	5.68%	$49,823,846	$30,910,955	$18,912,891	$8,028,770	$2,074,425	$5,954,345
2002/03	-1.27%	3.88%	$51,099,336	$34,456,312	$16,643,024	$8,234,307	$2,244,708	$5,989,599
2003/04	2.31%	3.72%	$54,226,615	$37,805,936	$16,420,679	$8,738,247	$2,465,590	$6,272,657
2004/05	3.28%	4.17%	$58,342,415	$42,094,636	$16,247,779	$9,401,480	$2,727,571	$6,673,909
2005/06	5.26%	6.59%	$65,460,190	$48,100,800	$17,359,390	$10,548,461	$3,016,336	$7,532,125
2006/07	3.96%	5.59%	$71,855,651	$59,592,475	$12,263,176	$11,579,046	$3,987,532	$7,591,514
2007/08	4.42%	3.38%	$77,568,175	$72,653,027	$4,915,148	$12,499,580	$4,615,504	$7,884,076
2008/09	4.29%	2.79%	$83,153,084	$68,506,576	$14,646,508	$13,399,550	$4,685,689	$8,713,861
2009/10	0.62%	1.83%	$85,198,650	$56,124,960	$29,073,690	$13,729,179	$4,108,012	$9,621,167
2010/11	-2.54%	1.40%	$84,193,306	$50,777,288	$33,416,018	$13,567,175	$3,059,579	$10,507,596
[illegible]/12	2.51%	3.66%	$89,463,807	$54,120,708	$35,343,099	$14,416,480	$3,146,478	$11,270,002
[illegible]/13	3.77%	1.05%	$93,811,748	$57,930,634	$35,881,114	$15,117,121	$3,146,049	$11,971,072
[illegible]/14	5.12%	1.23%	$99,825,081	$59,511,085	$40,313,996	$16,086,128	$3,193,939	$12,892,189
[illegible]/15	0.80%	1.12%	$101,751,705	$61,132,366	$40,619,339	$16,396,590	$3,661,696	$12,734,894

Item No. E.3

Resolution No. 2014-55
Date Adopted: June 24, 2014

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council Acting in its Capacity as President and Members of the Board of Directors of the Moreno Valley Community Services District (CSD)

FROM: Richard Teichert, Chief Financial Officer

AGENDA DATE: June 24, 2014

TITLE: PUBLIC HEARING AND ADOPTION OF RESOLUTION ESTABLISHING APPROPRIATIONS ("GANN") LIMIT FOR THE MORENO VALLEY COMMUNITY SERVICES DISTRICT FOR FISCAL YEAR 2014-15

RECOMMENDED ACTION

Recommendations: That the CSD:

1. Conduct a Public Hearing to receive public comments on the Community Services District's appropriations limit for Fiscal Year 2014-15.

2. Adopt Resolution No. CSD 2014-12. A Resolution of the Moreno Valley Community Services District Establishing the Appropriations Limit for Fiscal Year 2014-15.

SUMMARY

Each year the Community Services District is required to adopt a resolution establishing a limit on its appropriations of tax proceeds. Under a voter approved spending-limit initiative to restrict growth of tax-funded programs and services, the 1978-79 expenditure level serves as the base. It is adjusted annually for population growth, inflation (using the lower of the percentage growth of the U.S. Consumer Price Index or California's per capita personal income), and transfers of financial responsibility from one governmental entity to another. The Traffic Congestion Relief and Spending Limitation Act (Proposition 111), approved by the voters on June 5, 1990, changed some of the factors used in the calculation of this limit. For Fiscal Year 2014-15, the District's appropriations limit is calculated to be $16,396,590. The District's Preliminary

Base Operating Budget contains appropriations subject to the limit totaling $3,661,696. Therefore, the portion of the Fiscal Year 2014-15 Preliminary Base Operating Budget subject to the limit is $12,734,894 less than the District's Fiscal Year 2014-15 appropriations limit.

DISCUSSION

On November 6, 1979, California voters approved the Gann Spending Limitation Initiative (Proposition 4) establishing Article XIIIB of the State Constitution. Article XIIIB sets limits on the amount of tax revenues that the State and most local governments can appropriate within a given fiscal year. Its basic provisions are as follows:

• Each year, the State and local governments must adopt a resolution establishing an appropriations limit, also known as the "Gann Limit". Fiscal Year 1984-85 appropriations serve as the base for this limit, with adjustments being made annually to reflect increases in population, the cost of living, and financial responsibility transfers.

• Only tax proceeds are subject to the limit. Charges for services, regulatory fees, grants, loans, donations and other non-tax proceeds are not subject to the limit. Exemptions are also made for voter-approved debt, debt that existed prior to January 1, 1979, and for the cost of compliance with court or Federal government mandates.

• All tax revenues received in excess of the appropriations limit must be refunded to taxpayers within a two-year period.

• The voters may approve an increase in the appropriations limit. For the increase to remain in effect, however, it must be re-approved by voters at four-year intervals.

On June 5, 1990, California voters approved the Traffic Congestion Relief and Spending Limitation Act (Proposition 111), which made various amendments to Article XIIIB of the State Constitution. The major changes, which became effective July 1, 1990, are as follows:

• The change in the cost of living is defined to be either the change in California per capita personal income or the change in assessed valuation due to the addition of non-residential new construction or the change in the U.S. Consumer Price Index or the change in California per capita personal income.

• The change in population is defined as either a change in the City's population or a change in the County's population, whichever is greater.

•"Qualified capital outlay projects" were added to the items exempted from the appropriations limit. Qualified capital outlay projects must have a useful life of ten or more years and a cost that equals or exceeds $100,000.

• Tax revenues received in excess of the appropriations limit must be refunded to taxpayers only if the limit is exceeded over a two-year period.

• The annual calculation of the appropriations limit must be reviewed as part of the City's annual financial audit.

The information used to calculate the District's Fiscal Year 2014-15 appropriations limit is presented in Exhibit A, Proceeds of Tax Calculation and Exhibit B, Appropriations (Gann) Limit Calculation. The District's appropriations limit for Fiscal Year 2013-14 was $16,086,128. The change factor allowed by Proposition 111 due to population and cost of living changes is 1.0193. This results in a Fiscal Year 2014-15 appropriations limit of $16,396,590.

As previously indicated, Proposition 111 provides several options for calculating increases in the appropriations limit. With respect to the change in population, the increase in the County's population was used since it was greater than the growth reported for the City (+1.12% vs. +.54%).

With respect to the change in the cost-of-living criterion, the change in Consumer Price Index (Los Angeles/Riverside/Orange County region) (+.80%) was used, as the change in non-residential assessed valuation information is not yet available from the County.

The total projected revenue proceeds from the District are $17,203,374. Of this amount, $3,661,696 is identified as coming from tax proceeds, while $13,541,678 is identified as coming from non-tax proceeds. Exhibit A provides a breakdown of budgeted revenues and their classification as tax proceeds or non-tax proceeds.

The Fiscal Year 2014-15 Preliminary Base Operating Budget contains appropriations subject to the limitation of $3,661,696. This amount is $12,734,894 below the District's legal appropriations limit of $16,396,590.

ALTERNATIVES

The following alternatives are available to the Board:

1. Adopt proposed resolution establishing the District's Fiscal Year 2014-15 appropriations limit at $16,396,590. Staff recommends this alternative.

2. Provide staff with further direction.

FISCAL IMPACT

There is no fiscal impact. The District is safely within its legal appropriations limit for Fiscal Year 2014-15.

CITY COUNCIL GOALS

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

NOTIFICATION

The agenda item on the Fiscal Year 2014-15 Appropriations ("Gann") Limit was properly noticed as a Public Hearing.

Documentation for the Gann Limit has been available for public review at the City Clerk's Office since Monday June 2, 2014.

ATTACHMENTS

Attachment 1: Proposed Resolution
Exhibit A: Proceeds of Tax Calculation
Exhibit B: Appropriations (Gann) Limit Calculation
Exhibit C: Summary of Annual Appropriation (Gann) Limits

Prepared By:
Brooke McKinney
Treasury Operations Division Manager

Department Head Approval:
Richard Teichert
Chief Financial Officer

RESOLUTION NO. CSD 2014-12

A RESOLUTION OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2014-15

WHEREAS, Article XIIIB of the California Constitution and Section 7910 of the California Government Code require that each year the Moreno Valley Community Services District (District) shall by resolution, establish an appropriations limit for the District for the following fiscal year; and

WHEREAS, the City Council, acting in its capacity as the Board of Directors of the District, has received the Preliminary Base Operating Budget for Fiscal Year 2014-15, a copy of which is on file in the Office of the City Clerk and is available for public inspection; and

WHEREAS, the said budget contains the estimates of the services, activities and projects comprising the budget, and contains expenditure requirements and the resources available to the District; and

WHEREAS, the District's Financial & Management Services Department has heretofore prepared and submitted data and documentation required for and to be used in the determination of certain matters and for the establishment of an appropriations limit for the District for Fiscal Year 2014-15 and such data and documentation has been available to the public for at least fifteen days prior to adoption of this Resolution; and

WHEREAS, the City Council has elected to use the annual change in the Consumer Price Index (CPI) for the Los Angeles/Riverside/Orange County areas as the cost of living factor; and

WHEREAS, the City Council, acting in its capacity as the Board of Directors of the District, has considered pertinent data and documentation and made such determinations as may be required by law, and has adopted this Resolution at a regularly scheduled meeting of the Board of Directors of the District.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

1. That the appropriations limit for the Moreno Valley Community Services District for Fiscal Year 2014-15 is hereby established at $16,396,590 and the total annual appropriations subject to such limitation for Fiscal Year 2014-15 is estimated to be $3,661,696.

2. The District's Board of Directors hereby adopts the findings and methods of calculations set forth in Exhibit A, the Proceeds of Tax Calculation, Exhibit B, the Appropriation (Gann) Limit Calculation, and Exhibit C, the Summary of Annual

Appropriation (Gann) Limits. To the extent permitted by applicable law, the District reserves the right to change or revise any gross factors associated with the calculation of the limit established pursuant to Article XIIIB of the California Constitution if such changes or revisions would result in a more advantageous appropriations limit in the present or future.

3. Pursuant to Section 53901 of the California Government Code, by no later than August 30, 2014, the City Clerk, acting in the capacity of Secretary of the Moreno Valley Community Services District, shall file a copy of this Resolution with the Auditor of the County of Riverside.

4. Within fifteen days after the adoption of this Resolution, the City Clerk, acting in the capacity of Secretary of the Moreno Valley Community Services District, shall certify to the adoption thereof and, as so certified, cause a copy to be posted in at least three public places within the City.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon the date of its adoption.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley,
Acting in the capacity of President of the
Moreno Valley Community Services District

ATTEST:

_____
City Clerk, acting in the capacity
of Secretary of the Moreno Valley
Community Services District

APPROVED AS TO FORM:

_____
City Attorney, acting in the capacity
of General Counsel of the Moreno
Valley Community Services District

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, Secretary of the Moreno Valley Community Services District, Moreno Valley, California do hereby certify that Resolution No. CSD 2014-12 was duly and regularly adopted by the Board of Directors of the Moreno Valley Community Services District at a regular meeting held on the 24th day of June, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Boardmembers, Vice-President and President)

_____

SECRETARY

(SEAL)

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CITY OF MORENO VALLEY
APPROPRIATIONS (GANN) LIMIT
PROCEEDS OF TAX CALCULATION
COMMUNITY SERVICES DISTRICT FY 14/15

REVENUE SOURCE	BUDGETED PROCEEDS OF TAX	BUDGETED NON-PROCEEDS OF TAX	TOTAL REVENUE
Taxes			
Zone A - Parks & Recreation	1,733,000		1,733,000
Zone B - Residential Lights	85,300		85,300
Zone C - Arterial Lights	532,000		532,000
Zone L - Library Services	1,305,000		1,305,000
Fees			
Zone A - Parks & Recreation		5,970,507	5,970,507
Zone B - Residential Lights		1,030,400	1,030,400
Zone C - Arterial Lights		28,700	28,700
Zone D - Standard Landscaping		1,198,100	1,198,100
Zone E - Extensive Landscaping		2,489,005	2,489,005
Zone L - Library Services		18,000	18,000
Zone M - Median Fund		202,700	202,700
Zone S - Sunnymead Blvd.		56,300	56,300
Miscellaneous			
Zone A - Parks & Recreation		18,100	18,100
Zone A - Parks & Recreation		566,300	566,300
Zone B - Residential Lights		-	-
Zone D - Standard Landscaping		-	-
Zone L - Library Services		2,000	2,000
Zone L - Library Services		50,000	50,000
Transfers In			
Zone A - Parks & Recreation		307,500	307,500
Zone B - Residential Lights		620,000	620,000
Zone C - Arterial Lights		397,000	397,000
Zone L - Library Services		460,011	460,011
Zone M - Median Fund		103,400	103,400
Total	$ 3,655,300	$ 13,518,023	$ 17,173,323
% of Total	21.28	78.72	100.00
Allocation of Interest *	6,396	23,655	30,051
Adjusted Total	$ 3,661,696	$ 13,541,678	$ 17,203,374

Interest consists of the following:
Zone A - $25,000
Zone B - $0
Zone C - $0
Zone D - $412
Zone E - $4,171
Zone L - $0
Zone M - $427
Zone S - $41

Revenues are based upon FY 2014/15 Proposed Budget

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EXHIBIT B

CITY OF MORENO VALLEY
APPROPRIATIONS (GANN) LIMITS
LIMIT CALCULATION
COMMUNITY SERVICES DISTRICT FY 14/15

APPROPRIATIONS SUBJECT TO THE LIMIT			
FY 2014/15 Total Revenue *			$ 17,203,374
Less: Non-Proceeds of Tax			13,541,678
A) Total Appropriations Subject to the Limit			$ 3,661,696
APPROPRIATIONS LIMIT			
B) FY 2013/14 Appropriations Limit			16,086,128
C) Change Factor **	% Increase	Factor	
Cost of Living Adjustment - CPI	0.8	1.0080	
Population Adjustment - PA	1.12	1.0112	
Change Factor (CPI x PA)		1.0193	
D) Increase in Appropriations Limit			310,462
E) FY 2014/15 Appropriations Limit (B x C)			$ 16,396,590
REMAINING APPROPRIATIONS CAPACITY (E - A)			$ 12,734,894
Remaining Capacity as a Percent of the FY 2013/14 Appropriations Limit			77.67

* Revenues based upon FY 2014/15 Proposed Budget

** State Department of Finance
Percent of Change in California Per Capita Income
Percent of Change in City of Moreno Valley Population

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CITY OF MORENO VALLEY
SUMMARY OF ANNUAL APPROPRIATION (GANN) LIMITS
GENERAL FUND AND COMMUNITY SERVICES DISTRICT

			GENERAL FUND			COMMUNITY SERVICES DISTRICT		
FISCAL YEAR	COST OF LIVING CHANGE	POPULATION CHANGE	APPROPRIATIONS LIMIT	APPROPRIATIONS SUBJECT TO THE LIMIT	REMAINING CAPACITY	APPROPRIATIONS LIMIT	APPROPRIATIONS SUBJECT TO THE LIMIT	REMAINING CAPACITY
1984/85	-	-	$8,000,000	$1,489,525	$6,510,475	$1,000,000	$225,224	$774,776
1985/86	3.74%	-	$8,299,200	$5,801,524	$2,497,676	$1,037,400	$366,257	$671,143
1986/87	2.30%	13.34%	$10,739,623	$7,182,998	$3,556,625	$1,730,616	$571,404	$1,159,212
1987/88	3.40%	21.27%	$13,419,869	$8,186,487	$5,233,382	$2,162,519	$514,685	$1,647,834
1988/89	3.93%	13.98%	$15,897,098	$9,117,625	$6,779,473	$2,561,707	$595,770	$1,965,937
1989/90	4.98%	11.53%	$18,612,989	$10,193,243	$8,419,746	$2,999,354	$973,431	$2,025,923
1990/91	4.21%	12.34%	$21,790,136	$12,168,319	$9,621,817	$3,511,329	$1,447,368	$2,063,961
1991/92	4.14%	9.53%	$25,184,125	$12,702,824	$12,481,301	$4,058,248	$1,068,016	$2,990,232
1992/93	-0.64%	4.74%	$26,209,119	$21,751,950	$4,457,169	$4,223,419	$1,127,115	$3,096,304
1993/94	2.72%	3.69%	$27,915,333	$22,167,783	$5,747,550	$4,498,364	$1,090,166	$3,408,198
1994/95	0.71%	2.56%	$28,833,747	$22,191,470	$6,642,277	$4,646,360	$839,650	$3,806,710
1995/96	4.72%	2.66%	$30,999,161	$21,770,020	$9,229,141	$4,995,302	$1,018,520	$3,976,782
1996/97	4.67%	1.91%	$33,066,805	$22,117,750	$10,949,055	$5,328,489	$952,480	$4,376,009
1997/98	4.67%	0.19%	$34,677,158	$22,635,500	$12,041,658	$5,587,986	$952,480	$4,635,506
1998/99	4.15%	4.44%	$37,718,345	$23,919,000	$13,799,345	$6,078,052	$1,000,500	$5,077,552
1999/00	4.53%	2.29%	$40,328,454	$26,298,904	$14,029,550	$6,498,653	$1,796,366	$4,702,287
2000/01	4.91%	3.36%	$43,728,143	$27,701,784	$16,026,359	$7,046,489	$1,831,589	$5,214,900
2001/02	7.82%	5.68%	$49,823,846	$30,910,955	$18,912,891	$8,028,770	$2,074,425	$5,954,345
2002/03	-1.27%	3.88%	$51,099,336	$34,456,312	$16,643,024	$8,234,307	$2,244,708	$5,989,599
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2008/09	4.29%	2.79%	$83,153,084	$68,506,576	$14,646,508	$13,399,550	$4,685,689	$8,713,861
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2010/11	-2.54%	1.40%	$84,193,306	$50,777,288	$33,416,018	$13,567,175	$3,059,579	$10,507,596
2011/12	2.51%	3.66%	$89,463,807	$54,120,708	$35,343,099	$14,416,480	$3,146,478	$11,270,002
2012/13	3.77%	1.05%	$93,811,748	$57,930,634	$35,881,114	$15,117,121	$3,146,049	$11,971,072
2013/14	5.12%	1.23%	$99,825,081	$59,511,085	$40,313,996	$16,086,128	$3,193,939	$12,892,189
2014/15	0.80%	1.12%	101,751,705.00	$61,132,366	$40,619,339	$16,396,590	$3,661,696	$12,734,894

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APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council Acting in its Capacity as President and Members of the Board of Directors of the Moreno Valley Community Services District (CSD)

FROM: Richard Teichert, Chief Financial Officer

AGENDA DATE: June 24, 2014

TITLE: PUBLIC HEARING TO CONSIDER RECOMMENDED RESOLUTIONS APPROVING THE CONTINUANCE OF CURRENT MORENO VALLEY COMMUNITY SERVICES DISTRICT ANNUAL PARCEL TAXES AND CHARGES PROPOSED FOR FISCAL YEAR 2014/15

RECOMMENDED ACTION

Recommendations: That the CSD:

1. Acting in its capacity as President and Members of the Board of Directors of the Moreno Valley CSD ("CSD Board") conduct a Public Hearing to consider the continuance of current Moreno Valley Community Services District annual parcel taxes and charges proposed for Fiscal Year 2014/15.

2. Approve and adopt Resolution No. CSD 2014-13. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Tax for Providing Zone A (Parks and Community Services) Services During Fiscal Year 2014/15.

3. Approve and adopt Resolution No. CSD 2014-14. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Tax for Providing Zone C (Arterial Street Lighting and Intersection Lighting) Services During Fiscal Year 2014/15.

4. Approve and adopt Resolution No. CSD 2014-15. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Charge for Providing Zone D (Parkway Landscape Maintenance) Services During Fiscal Year 2014/15.

5. Approve and adopt Resolution No. CSD 2014-16. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Charge for Providing Zone E (Extensive Landscape Maintenance) Services During Fiscal Year 2014/15.

6. Approve and adopt Resolution No. CSD 2014-17. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Charge for Providing Zone M (Commercial/Industrial/Multifamily Improved Median Maintenance) Services During Fiscal Year 2014/15.

7. Approve and adopt Resolution No. CSD 2014-18. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Charge for Providing Zone S (Sunnymead Boulevard Maintenance) Services During Fiscal Year 2014/15.

8. Authorize the Chief Financial Officer to determine the applied parcel tax or charge to be levied on the property tax bill of properties located within Zones A, C, D, E, M, and S provided it does not exceed the maximum approved parcel tax or parcel charge and does not exceed the approved budget.

SUMMARY

This report recommends that the CSD convene a Public Hearing and consider staff recommendations to adopt the resolutions for the continuation of the Community Services District's annual parcel taxes for Zones A and C and annual parcel charges for Zones D, E, M, and S. These taxes and charges have been previously approved by the property owners. There are no increases proposed other than in those areas where the property owners have approved a CPI adjustment. The Preliminary Annual Levy Report, on file with the Secretary of the CSD (City Clerk), identifies the maximum parcel tax and parcel charges that may be levied on the 2014/15 property tax bill.

Revenues generated from these districts support the provision of specific services provided by the Parks and Community Services Department, arterial street lighting and landscaped maintenance areas, and have been included in the Fiscal Year (FY) 2014/15 Adopted Budget.

The County requires resolutions be approved by the legislative body that establishes the authority to collect the CSD parcel taxes and charges on the annual property tax bills. Approval of the resolutions will satisfy the County requirement.

DISCUSSION

The CSD was formed simultaneously with City incorporation to provide a variety of benefit services. Zones within the CSD were established to allocate costs to those parcels that receive proportional benefit from the services provided. Each of the zones represents either a different service or degree of service to particular properties within each zone.

Approval of the proposed resolutions will set the proposed maximum amount for each parcel tax and parcel charge for each CSD zone and authorize the County to levy the parcel taxes and parcel charges on the upcoming fiscal year's property tax bill.

Revenues received from the parcel taxes, fees, charges, and/or assessments help to fund specific services which may include: parks and community services, street lighting, maintenance of parkway and extensive parkway landscaping, internal parkway landscape maintenance, median landscape maintenance, and maintenance of certain improvements along Sunnymead Boulevard. The Preliminary Annual Levy Report more fully describes each zone, including the services funded, the method of calculation of the tax or charge, budget and improvements, the maximum tax or charge for each parcel, and an annual update through March of the current fiscal year. The Report is on file in the office of the City Clerk (Secretary of the CSD Board) and can be located on the City's website.

Proposition 218

Proposition 218, approved during the November 1996 election as a constitutional amendment, specifically addresses the ability of public agencies to collect taxes, fees, charges, and/or assessments. The City of Moreno Valley has reviewed Proposition 218 with respect to the CSD charge collection process. Based upon this review, it has been determined that the CSD parcel taxes and charges as currently collected are in compliance with Proposition 218. Any future increases, other than an inflation adjustment that has been approved during a prior mail ballot proceeding, shall require a property ballot or vote of the people, which will be conducted in accordance with the legislative requirements of Proposition 218 and in compliance with the Policy for Conducting Mail Ballot Proceedings as originally adopted by the City Council and the CSD Board on January 22, 2002, and as most recently amended on February 23, 2010.

For FY 2014/15, no increases are proposed for any of the zones, other than in those zones wherein property owners have previously approved an inflation adjustment. The inflation adjustment for FY 2014/15 is 1.14% and is based on the percentage change calculated for the prior calendar year in the Los Angeles-Riverside-Orange County Regional Consumer Price Index (CPI), as published by the Department of Labor's Bureau of Labor Statistics. The table below shows the FY 2013/14 and the FY 2014/15 Notice/Maximum Taxes/Charges for each of the zones. Additional detail is also available in the Preliminary Annual Levy Report (on file with the Secretary of the CSD Board and available from the City's website).

CSD Zone Description		Category	FY 2013/14 Noticed/Maximum Taxes/Charges	FY 2014/15 Noticed/Maximum Taxes/Charges
A	Parks & Community Services	per parcel/dwelling unit	$ 87.50	$ 87.50
C	Arterial Street and Intersection Lighting	per parcel	9.00	9.00
D	Parkway Landscape Maintenance	Charge varies by parcel. Only properties within the housing tract pay per parcel.		
E	Extensive Landscape Maintenance			
	E-7: Centerpointe	per acre	717.42	725.59
	E-8: Promontory Park	per res. parcel per condo (Tr 31889 & 31890)	560.38 198.38	566.76 200.64
M	Improved Median Maintenance	Varies by parcel. Only commercial, industrial, and multifamily projects adjacent to medians pay parcel charges.		
S	Sunnymead Blvd. Maintenance	Varies by parcel. Only parcels with front footage facing Sunnymead Blvd., between Frederick St. & Perris Blvd. pay per front linear foot.		

The Public Hearing allows property owners an opportunity to provide testimony about the continuance of the existing parcel taxes and charges proposed to be collected on the property tax bills for the upcoming fiscal year. Every property owner within the CSD was mailed a notification of tonight's Public Hearing and also provided information on how to obtain specific information related to their property either by reviewing the Preliminary Annual Levy Report (available at the City Clerk's office or on the City's website) or via direct contact with staff.

The following section summarizes the services provided by the CSD to each listed zone, along with the current FY 2013/14 and proposed FY 2014/15 annual parcel taxes/charges:

Zone A is a parcel tax that funds park and community services citywide. All properties within the City boundaries are levied this tax to help offset costs associated with current programs and to provide upkeep on parks and park facilities. The proposed FY 2014/15 maximum parcel tax is $87.50 per dwelling unit (residential), nonresidential parcels (commercial and industrial), and undeveloped parcels. (The current FY 2013/14 maximum parcel tax is $87.50.) The total maximum amount noticed for Zone A for FY 2014/15 was $4,930,800.00.

Zone C is a parcel tax that funds the operation of arterial street lighting and intersection lighting on major roadways throughout the City. All properties within the City are levied this tax except those located within the boundaries of the Edgemont Community Services District. Properties within the Edgemont CSD contribute to an independent District for street light services. For FY 2014/15, the proposed maximum tax for each parcel in the CSD is $9.00. (The current FY 2013/14 maximum parcel tax is $9.00.) The total maximum amount noticed for Zone C for FY 2014/15 was $423,261.00.

To continue the current level of arterial street light services, the General Fund began contributing an amount to fund the revenue shortfall. For FY 2011/12 the amount contributed was $90,000, of which $28,579 was a loan and $61,421 a subsidy to fund the revenue shortfall. In FY 2012/13, the General Fund contributed an additional

$420,000 to fund the revenue shortfall to continue the arterial street light services. The General Fund contributed $288,000 during FY 2013/14. The adopted FY 2014/15 budget allocates an additional contribution of $397,000 to continue the current level of arterial street lighting services.

Zone D provides the revenue for parkway landscape maintenance services to the perimeters, entry statements, and/or medians of designated residential tract developments. The proposed maximum parcel charges for FY 2014/15 are listed in the Zone D Resolution (Attachment 3). The proposed charge for certain tracts may include an inflation adjustment, which has been previously approved by a majority of affected property owners. For FY 2014/15, the CPI adjustment (1.14%) shall be applied to certain tracts as noted on the Zone D Resolution. The total maximum amount noticed for Zone D for FY 2014/15 was $1,340,665.32.

Zone E provides revenue for extensive parkway landscape maintenance of landscaped areas for subzones E-7 and E-8. For FY 2014/15, the CPI adjustment of 1.14% will be applied to each subzone. The proposed maximum parcel charges for the subzones are listed in the Zone E Resolution (Attachment 4). The total maximum amount noticed for Zone E for FY 2014/15 was $393,946.04.

Zone M provides revenue for maintenance for improved medians. Parcel charges for this zone are calculated by determining the proportional obligation for the total median maintenance and administrative costs attributable to the improved median areas associated with the affected commercial/industrial/multifamily properties. The proposed FY 2014/15 maximum parcel charges for Zone M are included in the Zone M Resolution (Attachment 5). The total maximum amount noticed for Zone M for FY 2014/15 was $282,786.43.

Zone S provides the revenue to fund maintenance services for certain improvements along Sunnymead Boulevard between Frederick Street and Perris Boulevard. Parcel charges for this zone are calculated by determining the proportional financial obligation, based on front linear footage, of the properties adjacent to the improvements. The Zone S maximum parcel charge for 2014/15 is $2.988733 per front linear footage, which includes an inflation factor. The total maximum amount noticed for Zone S for FY 2014/15 was $56,885.81. (Current FY 2013/14 maximum parcel charge is $2.955046 per front linear footage).

The CSD Board adopted Resolution No. CSD 2014-08, forming Moreno Valley Community Services District Lighting Maintenance District 2014-01 (“LMD 2014-01”) on May 27, 2014. LMD 2014-01 was established to replace Zone B. No further service charge will be levied for Zone B, but rather will be replaced by the LMD 2014-01 assessment.

On May 27, 2014, the CSD Board adopted Resolution No. CSD 2014-09, forming Moreno Valley Community Services District Landscape Maintenance District 2014-02 (the “Assessment District” or “LMD 2014-02”). Several zones of the Assessment District were established to replace and succeed CSD subzones E-1, E-1A, E-2, E-3, E-3A, E-

4, E-12, E-14, E-15, and E-16; subzone E-4A was eliminated. No further service charge will be levied in connection with the succeeded zones of the CSD, but rather will be replaced by the LMD 2014-02 assessment.

ALTERNATIVES

1. Conduct a Public Hearing and adopt the proposed CSD resolutions. *Approving the proposed parcel taxes for CSD Zones A and C, and parcel charges for Zones M will provide a revenue stream to partially fund park and community services (Zone A), arterial street lighting services (Zone C) and improved median maintenance (Zone M). Approval of the parcel charges for CSD Zones D, E, and S as proposed will provide the CSD funding to continue providing maintenance at the applicable service levels. The County of Riverside requires resolutions be approved annually, prior to levying the CSD parcel taxes and charges on the property tax bills. Approval of these resolutions will satisfy the County requirement.*

2. By not adopting the proposed resolutions, the parcel taxes and charges may not be able to be levied by the County of Riverside. *By not adopting the resolutions, the County may not honor the CSD's request to place the CSD parcel taxes and charges on the County property tax bill. The CSD will not be able to adequately provide services without the necessary funding these taxes and charges provide.*

3. Do not approve or adopt the proposed resolutions, but rather continue the item to a future City Council meeting date. *If there is a delay in authorizing the parcel taxes and charges to be applied on the property tax bill, then the deadline to submit the levy may not be met and additional costs may be charged by the County in order to levy the parcel taxes and charges on the property tax bill.*

FISCAL IMPACT

Property owners pay the CSD parcel taxes and charges as a part of their annual property tax bill. Annual parcel taxes and charges, including CPI adjustments where applied, have been approved by the affected property owners through prior proceedings. The annual inflation factor is based on the percentage change in the CPI for the prior calendar year. For FY 2014/15, the CPI adjustment is 1.14%.

CSD Zones D, E, and S annual parcel charges are based on full-cost recovery and fund program operations that have no impact on the General Fund. Zones A and C parcel taxes and Zone M parcel charges reduce General Fund support required to provide services for these programs. **The funds collected through the CSD annual parcel taxes and charges are restricted funds and may only be used to pay for costs to operate programs for which they are collected within each respective CSD Zone.**

Approving annual parcel taxes and charges less than those proposed may require a decrease to both the level and quality of service from that provided during FY 2013/14. The service levels may be adjusted according to the approved funding level.

CITY COUNCIL GOALS

COMMUNITY IMAGE, NEIGHBORHOOD PRIDE AND CLEANLINESS
CSD landscape maintenance services help enhance community image, neighborhood pride and cleanliness. Residential properties, which have landscaped parkways and/or medians, as maintained by the CSD, help to foster a pleasant environment and neighborhood atmosphere. Proper placement of plant materials helps in the prevention of graffiti.

REVENUE DIVERSIFICATION AND PRESERVATION
The CSD annual parcel taxes and charges comply with the City's goal of revenue diversification and preservation and are based upon actual costs, which include maintenance and administration. The CSD annual taxes and parcel charges support the preservation of the current services provided by the CSD.

NOTIFICATION

On June 6, 2014, property owners of 48,279 parcels were mailed a post card notification of the Public Hearing. Information on the post card was presented in both English and Spanish. A direct link to the Preliminary Annual Levy Report is also on the Special Districts Division's webpage (www.moval.org/sd).

Newspaper advertising was published in The Press-Enterprise on June 6, 2014 for the Public Hearing.

ATTACHMENTS

1. Proposed Resolution for Zone A
2. Proposed Resolution for Zone C
3. Proposed Resolution for Zone D
4. Proposed Resolution for Zone E
5. Proposed Resolution for Zone M
6. Proposed Resolution for Zone S

Prepared By:
Candace E. Cassel
Special Districts Division Manager

Department Head Approval:
Richard Teichert
Chief Financial Officer

Concurred By:
Betsy Adams
Parks & Community Services Director

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RESOLUTION NO. CSD 2014-13

A RESOLUTION OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CALCULATION OF THE MAXIMUM PARCEL TAX FOR PROVIDING ZONE A (PARKS AND COMMUNITY SERVICES) SERVICES DURING FISCAL YEAR 2014/15

WHEREAS, the Moreno Valley Community Services District ("CSD") provides improvements and maintenance for parks and community services within the CSD and provides funding for such services through the collection of the CSD Zone A parcel tax; and

WHEREAS, the Community Services District Law of the State of California, California Government Code Section 61000 et seq. provides that such services may be funded, in whole or in part, by taxes which may be collected on the tax roll in the same manner, by the same persons, at the same time as, and together with and not separately from, the general property taxes collected by the County for the benefit of the CSD; and

WHEREAS, the City Council, acting in its capacity as Board of Directors of the CSD ("CSD Board"), has determined that it is in the best interest of the CSD to have its taxes for Zone A (Parks and Community Services) be so collected on the Riverside County tax roll; and

WHEREAS, the CSD Board has determined that continuing the calculation and application of the tax as previously approved for each assessable parcel of real property or per actual dwelling unit within CSD Zone A will provide the necessary and equitable revenue stream to fund parks and community services by the CSD for Fiscal Year 2014/15; and

WHEREAS, a report identifying each assessable parcel of real property subject to the tax, and the tax which is to be levied against each such parcel for Fiscal Year 2014/15 (the "Report"), is on file in the Office of the City Clerk, available for public inspection, and is incorporated herein by reference; and

WHEREAS, notice of the filing of the report, and of a hearing thereon, has been given as required by law; and

WHEREAS, the CSD Board has held said hearing, at which all persons wishing to be heard were heard, and at which hearing the CSD Board heard and considered all objections and protests, if any.

NOW, THEREFORE, THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

1. The maximum tax rate for Fiscal Year 2014/15 to defray the costs of furnishing parks and community services within the CSD is eighty-seven dollars and fifty cents ($87.50) per assessable parcel of real property or per actual dwelling unit.

2. For Fiscal Year 2014/15, the tax will be levied at $87.50 per assessable parcel of real property or per actual dwelling unit. A lower amount may be levied in any subsequent fiscal year based on projected District expenses for the fiscal year.

3. The tax is hereby confirmed for each parcel of real property within CSD Zone A, as set forth in the Report, as such Report may have been modified by order of the CSD Board.

4. The Chief Financial Officer is hereby authorized to reduce the amount in the report to the extent that the reduction is warranted to avoid over funding the services. Any such reduction shall be spread in a proportionate manner.

5. The taxes set forth in the report, as herein confirmed, shall be collected on the Riverside County tax roll at the same time and in the same manner as ad valorem property taxes and shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for ad valorem taxes; provided, however, the CSD may utilize a direct billing procedure for any tax that cannot be collected on the Riverside County tax roll or may, by resolution, elect to collect the taxes at a different time or in a different manner if necessary to meet its financial obligations, and if so collected, a delinquent penalty of 10% of the tax will attach at 5:00 pm on the date the tax becomes delinquent and interest at 1.5% per month of the delinquent tax will attach on July 1st after the delinquency date and the first of each month thereafter until such tax is paid.

6. As set forth in Resolution CSD 97-01, the existing Zone A parcel taxes are exempt from the requirements of Proposition 218 (Articles XIII C and XIII D of the California Constitution) so long as they are not increased and therefore are not subject to voter ratification at this time.

7. The Secretary of the CSD is hereby ordered to forward certified copies of this Resolution and of the Report to the County of Riverside and to take such actions as are required for the collection of the tax.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley,
Acting in the capacity of President of the
Moreno Valley Community Services District

ATTEST:

_____
City Clerk, acting in the capacity of
Secretary of the Moreno Valley
Community Services District

APPROVED AS TO FORM:

_____
City Attorney, acting in the capacity
of General Counsel of the Moreno
Valley Community Services District

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, Secretary of the Moreno Valley Community Services District, Moreno Valley, California do hereby certify that Resolution No. CSD 2014-13 was duly and regularly adopted by the Board of Directors of the Moreno Valley Community Services District at a regular meeting held on the 24th day of June, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Boardmembers, Vice-President and President)

_____

SECRETARY

(SEAL)

RESOLUTION NO. CSD 2014-14

A RESOLUTION OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CALCULATION OF THE MAXIMUM PARCEL TAX FOR PROVIDING ZONE C (ARTERIAL STREET LIGHTING AND INTERSECTION LIGHTING) SERVICES DURING FISCAL YEAR 2014/15

WHEREAS, the Moreno Valley Community Services District ("CSD") provides for the energy, pole, and maintenance costs for intersection and arterial street lighting services within the CSD and provides funding for such services, in part, through the collection of the CSD Zone C parcel tax; and

WHEREAS, the Community Services District Law of the State of California, California Government Code Section 61000 et seq. provides that such services may be funded, in whole or in part, by taxes which may be collected on the tax roll in the same manner, by the same persons, at the same time as, and together with and not separately from, the general property taxes collected by the County for the benefit of the CSD; and

WHEREAS, the City Council, acting in its capacity as Board of Directors of the CSD ("CSD Board"), has determined that it is in the best interest of the CSD to have its taxes for Zone C (Arterial Street Lighting and Intersection Lighting) services be so collected on the Riverside County tax roll; and

WHEREAS, the CSD Board has determined that continuing the calculation and application of the tax as previously approved for each assessable parcel of real property within CSD Zone C, excluding properties in the Edgemont Community Services District, will provide the necessary and equitable revenue stream to fund the arterial and intersection street lighting services by the CSD for Fiscal Year 2014/15; and

WHEREAS, a report identifying each assessable parcel of real property subject to the tax, and the tax which is to be levied against each such parcel for Fiscal Year 2014/15 (the "Report"), is on file in the Office of the City Clerk, available for public inspection, and is incorporated herein by reference; and

WHEREAS, notice of the filing of the report, and of a hearing thereon, has been given as required by law; and

WHEREAS, the CSD Board has held said hearing, at which all persons wishing to be heard were heard, and at which hearing the CSD Board heard and considered all objections and protests, if any.

NOW, THEREFORE, THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

1. The maximum tax rate for Fiscal Year 2014/15 to defray the costs of furnishing arterial and intersection street lighting services within the CSD is nine dollars ($9.00) per parcel.

2. For Fiscal Year 2014/15, the tax is $9.00 per assessable parcel of real property; however a lower amount may be levied in any subsequent fiscal year based on projected District expenses for the fiscal year.

3. The tax is hereby confirmed for each parcel of real property within CSD Zone C, as set forth in the Report, as such Report may have been modified by order of the CSD Board.

4. The Chief Financial Officer is hereby authorized to reduce the amount in the report to the extent that the reduction is warranted to avoid over funding the services. Any such reduction shall be spread in a proportionate manner.

5. The taxes set forth in the report, as herein confirmed, shall be collected on the Riverside County tax roll at the same time and in the same manner as ad valorem property taxes and shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for ad valorem taxes; provided, however, the CSD may utilize a direct billing procedure for any tax that cannot be collected on the Riverside County tax roll or may, by resolution, elect to collect the taxes at a different time or in a different manner if necessary to meet its financial obligations, and if so collected, a delinquent penalty of 10% of the tax will attach at 5:00 pm on the date the tax becomes delinquent and interest at 1.5% per month of the delinquent tax will attach on July 1st after the delinquency date and the first of each month thereafter until such tax is paid.

6. As set forth in Resolution CSD 97-01, the existing Zone C parcel taxes are exempt from the requirements of Proposition 218 (Articles XIII C and XIII D of the California Constitution) so long as they are not increased and therefore are not subject to voter ratification at this time.

7. The Secretary of the CSD is hereby ordered to forward certified copies of this Resolution and of the Report to the County of Riverside and to take such actions as are required for the collection of the tax.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley,
Acting in the capacity of President of the
Moreno Valley Community Services District

ATTEST:

_____
City Clerk, acting in the capacity of
Secretary of the Moreno Valley
Community Services District

APPROVED AS TO FORM:

_____
City Attorney, acting in the capacity
of General Counsel of the Moreno
Valley Community Services District

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, Secretary of the Moreno Valley Community Services District, Moreno Valley, California do hereby certify that Resolution No. CSD 2014-14 was duly and regularly adopted by the Board of Directors of the Moreno Valley Community Services District at a regular meeting held on the 24th day of June, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Boardmembers, Vice-President and President)

_____

SECRETARY

(SEAL)

RESOLUTION NO. CSD 2014-15

A RESOLUTION OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CALCULATION OF THE MAXIMUM PARCEL CHARGE FOR PROVIDING ZONE D (PARKWAY LANDSCAPE MAINTENANCE) SERVICES DURING FISCAL YEAR 2014/15

WHEREAS, the Moreno Valley Community Services District ("CSD") provides improvements and maintenance for parkway and median landscape within the CSD and provides funding for such services through the collection of the CSD Zone D parcel charge; and

WHEREAS, the Community Services District Law of the State of California, California Government Code Section 61000 et seq. provides that such services may be funded, in whole or in part, by charges which may be collected on the tax roll in the same manner, by the same persons, at the same time as, and together with and not separately from, the general property taxes collected by the County for the benefit of the CSD; and

WHEREAS, the City Council, acting in its capacity as Board of Directors of the CSD ("CSD Board"), has determined that it is in the best interest of the CSD to have its charges for Zone D (Parkway Landscape Maintenance) be so collected on the Riverside County tax roll; and

WHEREAS, the CSD Board has determined that continuing the calculation, including a Consumer Price Adjustment ("CPI") adjustment (if applicable), and application of charge as previously approved by the property owners for each assessable parcel or unit of real property within CSD Zone D will provide the necessary and equitable revenue stream to fund the parkway landscape services by the CSD for Fiscal Year 2014/15; and

WHEREAS, a report identifying each assessable parcel of real property subject to the charge, and the charge which is to be levied against each such parcel for Fiscal Year 2014/15 (the "Report"), is on file in the Office of the City Clerk, available for public inspection, and incorporated herein by reference; and

WHEREAS, notice of the filing of the report, and of a hearing thereon, has been given as required by law; and

WHEREAS, the CSD Board has held said hearing, at which all persons wishing to be heard were heard, and at which hearing the CSD Board heard and considered all objections and protests, if any.

NOW, THEREFORE, THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

1. The maximum charge rate for Fiscal Year 2014/15 to defray the costs of furnishing parkway landscape services within the CSD is on a per parcel basis as defined in the table below.

2. For Fiscal Year 2014/15, the maximum charge that may be levied is identified in the table below. A lower amount may be levied based on projected District expenses for the fiscal year.

Zone D (Parkway Landscape Maintenance)
FY 2014/15 Maximum Parcel Charges

Tract Number	FY 2014/15 Maximum/Noticed Annual Charges	Tract Number	FY 2014/15 Maximum/Noticed Annual Charges
10191/18468	$74.98	20120	$102.16
11848	91.26	20197(1)	57.00
12305(1)	57.00	20272	135.86
12608	207.48	20301(1)	57.00
12773	86.92	20404	112.05
12902	78.23	20525(1)	57.00
13576/19080/19081	34.75	20552(1)	57.00
13585(1)	57.00	20660	114.20
14387/12268(1)	57.00	20715	100.30
15387(1)	57.00	20718	151.15
15433	97.80	20859	70.43
16768	69.53	20869(1)	57.00
16769	66.26	20941	112.03

Tract Number	FY 2014/15 Maximum/Noticed Annual Charges	Tract Number	FY 2014/15 Maximum/Noticed Annual Charges
16770[(1)]	57.00	21113[(1)]	57.00
17033	188.13	21332	104.30
17176[(1)]	57.00	21333	226.28
17334	368.24	21345	123.98
17387[(1)]	57.00	21597	504.86
17457	85.82	21616	403.22
17867[(1)]	57.00	21737	228.44
18283[(1)]	57.00	21806	74.98
18512/21322	87.49	22093	184.31
18784/20906	188.90	22180	263.63
18930	83.66	22276	211.70
19032	206.43	22277	287.13
19141	81.48	22371	311.04
19142[(1)]	57.00	22889	202.13
19143[(1)]	57.00	22999[(1)]	67.00
19208	78.95	23046[(1)]	183.00
19210	73.89	24721[(1)]	57.00
19233[(1)]	57.00	27251-1	496.32
19363[(1)]	57.00	27526	173.99
19434[(1)]	57.00	28882	112.03
19474[(1)]	57.00	29038	65.17
19496	69.53	30027	214.51
19500	79.30	30967	498.86
19509[(1)]	57.00	31129	145.34
19518/18372[(1)]	57.00	31257	1,141.25
19529	76.05	31268	196.80
19533[(1)]	57.00	31269	233.65
19541	101.06	31269-1	320.84
19551	102.45	31284	135.64
19675	86.92	31305	529.41
19685	76.05	31424	233.65
19799	290.52	31591	493.87
19852	73.62	32005	119.53

Tract Number	FY 2014/15 Maximum/Noticed Annual Charges	Tract Number	FY 2014/15 Maximum/Noticed Annual Charges
19862	160.95	32018	73.89
19912	90.16	32625	1,067.40
19937	116.37	32715	974.51
19957	73.62	33436	44.81
20030	108.77	33637	316.99
20032[(1)]	57.00	33962	527.27
20072	94.97	4-Custom Homes	605.18
[(1)]An annual inflation adjustment has not been approved by the property owners.			

3. The maximum charge is hereby confirmed for each assessable parcel of real property within CSD Zone D, as set forth in the Report, as such Report may have been modified by order of the CSD Board.

4. The Chief Financial Officer is hereby authorized to reduce the amount in the report to the extent that the reduction is warranted to avoid over funding the services. Any such reduction shall be spread in a proportionate manner.

5. The charges set forth in the report, as herein confirmed, shall be collected on the Riverside County tax roll at the same time and in the same manner as ad valorem property taxes and shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for ad valorem taxes; provided, however, the CSD may utilize a direct billing procedure for any charge that cannot be collected on the Riverside County tax roll or may, by resolution, elect to collect the charges at a different time or in a different manner if necessary to meet its financial obligations, and if so collected, a delinquent penalty of 10% of the charge will attach at 5:00 pm on the date the charge becomes delinquent and interest at 1.5% per month of the delinquent charge will attach on July 1st after the delinquency date and the first of each month thereafter until such charge is paid.

6. As set forth in Resolution CSD 97-05, the existing Zone D parcel charges are exempt from the requirements of Proposition 218 (Articles XIII C and XIII D of the California Constitution) so long as they are not increased and are therefore are not subject to voter ratification at this time.

7. The Secretary of the CSD is hereby ordered to forward certified copies of this Resolution and of the Report to the County of Riverside and to take such actions as are required for the collection of the charge.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley,
Acting in the capacity of President of the
Moreno Valley Community Services District

ATTEST:

_____
City Clerk, acting in the capacity of
Secretary of the Moreno Valley
Community Services District

APPROVED AS TO FORM:

_____
City Attorney, acting in the capacity
of General Counsel of the Moreno
Valley Community Services District

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, Secretary of the Moreno Valley Community Services District, Moreno Valley, California do hereby certify that Resolution No. CSD 2014-15 was duly and regularly adopted by the Board of Directors of the Moreno Valley Community Services District at a regular meeting held on the 24th day of June, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Boardmembers, Vice-President and President)

_____

SECRETARY

(SEAL)

Attachment 4

RESOLUTION NO. CSD 2014-16

A RESOLUTION OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CALCULATION OF THE MAXIMUM PARCEL CHARGE FOR PROVIDING ZONE E (EXTENSIVE LANDSCAPE MAINTENANCE) SERVICES DURING FISCAL YEAR 2014/15

WHEREAS, the Moreno Valley Community Services District ("CSD") provides improvements for and maintenance of landscaped parkways, open space, and medians within the CSD and provides funding for such services through the collection of the CSD Zone E parcel charges; and

WHEREAS, the Community Services District Law of the State of California, California Government Code Section 61000 et seq. provides that such services may be funded, in whole or in part, by charges which may be collected on the tax roll in the same manner, by the same persons, at the same time as, and together with and not separately from, the general property taxes collected by the County for the benefit the CSD; and

WHEREAS, the City Council, acting in its capacity as Board of Directors of the CSD ("CSD Board"), has determined that it is in the best interest of the CSD to have its charges for Zone E (Extensive Landscape Maintenance) be so collected on the Riverside County tax roll; and

WHEREAS, the CSD Board has determined that continuing the calculation and application of charge as previously approved by the property owners for each assessable parcel within CSD Zone E will provide the necessary and equitable revenue stream to fund landscape maintenance services by the CSD for Fiscal Year 2014/15; and

WHEREAS, a report identifying each assessable parcel of real property subject to the charge and the charge which is to be levied against each such parcel for Fiscal Year 2014/15 (the "Report"), is on file in the Office of the City Clerk, available for public inspection, and is incorporated herein by reference; and

WHEREAS, notice of the filing of the report, and of a hearing thereon, has been given as required by law; and

WHEREAS, the CSD Board has held said hearing, at which all persons wishing to be heard were heard, and at which hearing the CSD Board heard and considered all objections and protests, if any.

NOW, THEREFORE, THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

1. The maximum charge for Fiscal Year 2014/15 to defray the costs of furnishing landscape maintenance services per parcel within the CSD is identified in the table below.

2. For Fiscal Year 2014/15, the maximum charge that may be levied is identified in the table below. A lower amount may be levied based on projected District expenses for the fiscal year.

Zone E (Extensive Landscape Maintenance)

FY 2014/15 Maximum Annual Charge

Zone E	Specific Plan or Major Development	Charge Category	FY 2014/15 Maximum/Noticed Annual Charges
E-7	Centerpointe	Per acre	$725.59
E-8	Promontory Park	Per single family dwelling parcel Per condo unit	566.76 200.64

3. The maximum charge is hereby confirmed for each assessable parcel of real property within CSD Zone E, as set forth in the Report, as such Report may have been modified by order of the CSD Board.

4. The Chief Financial Officer is hereby authorized to reduce the amount in the report to the extent that the reduction is warranted to avoid over funding the services. Any such reduction shall be spread in a proportionate manner.

5. The charges set forth in the report, as herein confirmed, shall be collected on the Riverside County tax roll at the same time and in the same manner as ad valorem property taxes and shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for ad valorem taxes; provided, however, the CSD may utilize a direct billing procedure for any charge that cannot be collected on the Riverside County tax roll or may, by resolution, elect to collect the charges at a different time or in a different manner if necessary to meet its financial obligations, and if so collected, a delinquent penalty of 10% of the charge will attach at 5:00 pm on the date the charge becomes delinquent and interest at 1.5% per month of

the delinquent charge will attach on July 1st after the delinquency date and the first of each month thereafter until such charge is paid.

6. As set forth in Resolution CSD 97-06, the existing Zone E parcel charges are exempt from the requirements of Proposition 218 (Articles XIII C and XIII D of the California Constitution) so long as they are not increased and are therefore are not subject to voter ratification at this time.

7. By its Resolution No. 2014-09, the CSD formed its Moreno Valley Community Services District Landscape Maintenance District 2014-02 (the "Assessment District" or "LMD 2014-02"). Several zones of the Assessment District were established to replace and succeed existing zones of the CSD as identified in the table below. No further service charge will be levied in connection with the succeeded zones of the CSD. Furthermore, any surplus money or property of each succeeded zone shall be transferred to its successor zone of the Assessment District.

Former CSD	LMD 2014-02	Description
E-1	Zone 01	TownGate
E-1A	Zone 01A	Renaissance Park
E-2	Zone 02	Hidden Springs
E-3	Zone 03	Moreno Valley Ranch – West
E-3A	Zone 03A	Lasselle Powerline Parkway
E-4	Zone 04	Moreno Valley Ranch – East
E-4A	Eliminated	
E-12	Zone 05	Stoneridge Ranch
E-14	Zone 06	Mahogany Fields
E-15	Zone 07	Celebration
E-16	Zone 08	Shadow Mountain

8. The Secretary of the CSD is hereby ordered to forward certified copies of this Resolution and of the Report to the County of Riverside and to take such actions as are required for the collection of the charge.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley,
Acting in the capacity of President of the
Moreno Valley Community Services District

ATTEST:

_____
City Clerk, acting in the capacity of
Secretary of the Moreno Valley
Community Services District

APPROVED AS TO FORM:

_____
City Attorney, acting in the capacity
of General Counsel of the Moreno
Valley Community Services District

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, Secretary of the Moreno Valley Community Services District, Moreno Valley, California do hereby certify that Resolution No. CSD 2014-16 was duly and regularly adopted by the Board of Directors of the Moreno Valley Community Services District at a regular meeting held on the 24th day of June, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Boardmembers, Vice-President and President)

_____

SECRETARY

(SEAL)

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Attachment 5

RESOLUTION NO. CSD 2014-17

A RESOLUTION OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CALCULATION OF THE MAXIMUM PARCEL CHARGE FOR PROVIDING ZONE M (COMMERCIAL/INDUSTRIAL/MULTIFAMILY IMPROVED MEDIAN MAINTENANCE) SERVICES DURING FISCAL YEAR 2014/15

WHEREAS, the Moreno Valley Community Services District ("CSD") provides improvements to and maintenance for commercial/industrial/multifamily improved medians within the CSD and provides funding for such services through the collection of the CSD Zone M parcel charges; and

WHEREAS, the Community Services District Law of the State of California, California Government Code Section 61000 et seq. provides that such services may be funded, in whole or in part, by charges which may be collected on the tax roll in the same manner, by the same persons, at the same time as, and together with and not separately from, the general property taxes collected by the County for the benefit of the CSD; and

WHEREAS, the City Council, acting in its capacity as Board of Directors of the CSD ("CSD Board"), has determined that it is in the best interest of the CSD to have its charges for Zone M (Commercial/Industrial/Multifamily Improved Median Maintenance) be so collected on the Riverside County tax roll; and

WHEREAS, the CSD Board has determined that continuing the calculation and application of charge as previously approved by the property owners for each assessable commercial/industrial/multifamily property within CSD Zone M will provide the necessary and equitable revenue stream to fund landscape maintenance to improved medians by the CSD for Fiscal Year 2014/15; and

WHEREAS, a report identifying each assessable parcel of real property subject to the charge and the charge which is to be levied against each such parcel for Fiscal Year 2014/15 (the "Report"), is on file in the Office of the City Clerk, available for public inspection, and is incorporated herein by reference; and

WHEREAS, notice of the filing of the report, and of a hearing thereon, has been given as required by law; and

WHEREAS, the CSD Board has held said hearing, at which all persons wishing to be heard were heard, and at which hearing the CSD Board heard and considered all objections and protests, if any.

NOW, THEREFORE, THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

1. The maximum charge rate for Fiscal Year 2014/15 to defray the costs of furnishing landscape maintenance services to medians within the CSD is identified per parcel in the table below.

2. For Fiscal Year 2014/15, the maximum charge that may be levied is identified in the table below. A lower amount may be levied in any subsequent fiscal year based on projected District expenses for the fiscal year.

Zone M
(Commercial, Industrial and/or Multifamily Median Maintenance)
FY 2014/15 Maximum Charges

Assessor's Parcel Number (APN)	FY 2014/15 Maximum/Noticed Annual Charges	Assessor's Parcel Number (APN)	FY 2014/15 Maximum/Noticed Annual Charges
263111046	$ 2,480.68	479070050	$ 1,723.38
291191024	365.55	482190019	181.20
291192025	476.62	482540030	430.82
292230006	231.71	482700001	414.49
292230055	394.91	482700005	414.49
296280020	1,864.46	484020023	6,360.56
296300005	2,446.10	484020024	7,773.90
296300007	640.49	484020026	3,003.98
297100066	831.60	484030015	1,686.05
297100079	395.60	484030020	661.47
297120002	1,047.73	484030022	661.47
297120003	758.29	484242020	3,187.90
297120011	1,581.95	485081035	337.25
297120012	1,581.95	485081036	237.53
297120016	5,545.61	485081037	75.75
297130039 (1)	798.00	485081038	141.24
297130041 (1)	1,957.00	485081039	77.03
297130042 (1)	1,610.00	485081040	345.39
297130046	2,185.82	485220030	2,154.27
297130064	900.84	485220031	323.09
297140049	1,229.42	486070004	3,182.44
297140050	1,264.25	486070012	277.58
297140052	1,111.92	486070013	275.06
297141001	234.45	486070016	3,182.44
297141002	234.45	486240015	2,919.51
297141003	234.45	486240016	7,573.44
297141004	234.45	486250021	8,698.74
297141005	234.45	486250024	8,397.89
297141006	234.45	486250025	300.81

Assessor's Parcel Number (APN)	FY 2014/15 Maximum/Noticed Annual Charges	Assessor's Parcel Number (APN)	FY 2014/15 Maximum/Noticed Annual Charges
297150056	20,977.03	486280051	10,434.58
297170004	3,884.23	488210028	1,338.62
297170027	1,651.93	488350035	7,345.49
297170067	15,615.29	488350041	34,775.48
297170069	11,584.18	488350047	2,972.73
297170076	1,596.07	488400001	2,246.70
312020017	1,699.45	488400002	132.60
312020018	1,620.00	488400003	1,511.19
312020020	632.11	488400004	405.90
312250046	3,938.62	488400005	375.76
312250048	265.05	488400006	351.66
312270036	2,820.13	488400007	401.87
312360001	1,515.65	488400008	118.52
312360002	713.27	488400009	383.78
312360003	488.34	488400010	307.42
312360004	1,711.71	488400011	74.31
312360005	1,329.20	488400012	144.65
312360006	2,151.98	488400013	920.36
312360007	840.79	488400014	62.26
312360008	792.67	488400015	52.18
312360009	880.50	488400016	273.28
312360010	890.10	488400017	158.72
312360011	714.50	488400018	116.53
316020046	10,239.76	488400019	212.96
316200033	2,252.91	488400020	184.86
316200034	4,791.45	488400021	1,067.05
316200035	2,018.19	488400022	156.71
316210074	2,011.71	488400023	490.29
316210085	1,283.37	488400024	287.31
316210086	1,478.22	488400025	104.45
474120037	3,394.60	488400026	379.79
478070029	8,063.33	488400027	12.01
478430031	2,657.96	488400028	375.74

(1) An annual inflation adjustment has not been approved by the property owners.

3. The maximum charge is hereby confirmed for each assessable parcel of real property within CSD Zone M, as set forth in the Report, as such Report may have been modified by order of the CSD Board.

4. The Chief Financial Officer is hereby authorized to reduce the amount in the report to the extent that the reduction is warranted to avoid over funding the services. Any such reduction shall be spread in a proportionate manner.

5. The charges set forth in the report, as herein confirmed, shall be collected on the Riverside County tax roll at the same time and in the same manner as ad valorem property taxes and shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for ad valorem taxes; provided, however, the CSD may utilize a direct billing procedure for any charge that cannot be collected on the Riverside County tax roll or may, by resolution, elect to collect the charges at a different time or in a different manner if necessary to meet its financial obligations, and if so collected, a delinquent penalty of 10% of the charge will attach at 5:00 pm on the date the charge becomes delinquent and interest at 1.5% per month of the delinquent charge will attach on July 1st after the delinquency date and the first of each month thereafter until such charge is paid.

6. The Secretary of the CSD is hereby ordered to forward certified copies of this Resolution and of the Report to the County of Riverside and to take such actions as are required for the collection of the charge.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley,
Acting in the capacity of President of the
Moreno Valley Community Services District

ATTEST:

_____
City Clerk, acting in the capacity of
Secretary of the Moreno Valley
Community Services District

APPROVED AS TO FORM:

_____
City Attorney, acting in the capacity
of General Counsel of the Moreno
Valley Community Services District

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, Secretary of the Moreno Valley Community Services District, Moreno Valley, California do hereby certify that Resolution No. CSD 2014-17 was duly and regularly adopted by the Board of Directors of the Moreno Valley Community Services District at a regular meeting held on the 24th day of June, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Boardmembers, Vice-President and President)

_____

SECRETARY

(SEAL)

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Attachment 6

RESOLUTION NO. CSD 2014-18

A RESOLUTION OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CALCULATION OF THE MAXIMUM PARCEL CHARGE FOR PROVIDING ZONE S (SUNNYMEAD BOULEVARD MAINTENANCE) SERVICES DURING FISCAL YEAR 2014/15

WHEREAS, the Moreno Valley Community Services District ("CSD") provides improvements and maintenance for certain parkway and median landscaping and improvements along Sunnymead Boulevard, from Frederick Street to Perris Boulevard that were installed in participation with the City of Moreno Valley (City) and the former Redevelopment Agency of the City and provides funding for such services through CSD Zone S; and

WHEREAS, the Community Services District Law of the State of California, California Government Code Section 61000 et seq. provides that such services may be funded, in whole or in part, by charges which may be collected on the tax roll in the same manner, by the same persons, at the same time as, and together with and not separately from, the general property taxes collected by the County for the benefit of the CSD; and

WHEREAS, the City Council, acting in its capacity as Board of Directors of the CSD ("CSD Board"), has determined that it is in the best interest of the CSD to have its charges for Zone S (Sunnymead Boulevard Maintenance for certain improvements along from Frederick Street to Perris Boulevard) be so collected on the Riverside County tax roll; and

WHEREAS, the CSD Board has determined that continuing the calculation and application of the charge as previously approved by the property owners for each assessable parcel within CSD Zone S will provide the necessary and equitable revenue stream to fund ongoing maintenance of certain improvements along Sunnymead Boulevard from Frederick Street to Perris Boulevard by the CSD for Fiscal Year 2014/15; and

WHEREAS, a report identifying each assessable parcel of real property subject to the charge, and the charge which is to be levied against each such parcel for Fiscal Year 2014/15 (the "Report"), is on file in the Office of the City Clerk, available for public inspection, and incorporated herein by reference; and

WHEREAS, notice of the filing of the report, and of a hearing thereon, has been

given as required by law; and

WHEREAS, the CSD Board has held said hearing, at which time all persons wishing to be heard were heard, and at which hearing the CSD Board heard and considered all objections and protests, if any.

NOW, THEREFORE, THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

1. The maximum charge rate for Fiscal Year 2014/15 to defray the costs of ongoing maintenance of certain improvements along Sunnymead Boulevard from Frederick Street to Perris Boulevard within the CSD is $2.988733 per front linear foot.

2. For Fiscal Year 2014/15, the maximum charge will be levied at $2.988733 per front linear foot. A lower amount may be levied in any subsequent fiscal year based on projected District expenses for the fiscal year.

3. The maximum charge is hereby confirmed for each assessable parcel of real property within CSD Zone S, as set forth in the Report, as such Report may have been modified by order of the CSD Board.

4. The Chief Financial Officer is hereby authorized to reduce the amount in the report to the extent that the reduction is warranted to avoid over funding the services. Any such reduction shall be spread in a proportionate manner.

5. The charges set forth in the report, as herein confirmed, shall be collected on the Riverside County tax roll at the same time and in the same manner as ad valorem property taxes and shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for ad valorem taxes; provided, however, the CSD may utilize a direct billing procedure for any charge that cannot be collected on the Riverside County tax roll or may, by resolution, elect to collect the charges at a different time or in a different manner if necessary to meet its financial obligations, and if so collected, a delinquent penalty of 10% of the charge will attach at 5:00 pm on the date the charge becomes delinquent and interest at 1.5% per month of the delinquent charge will attach on July 1st after the delinquency date and the first of each month thereafter until such charge is paid.

6. The Secretary of the CSD is hereby ordered to forward certified copies of this Resolution and of the Report to the County of Riverside and to take such actions as are required for the collection of the charge.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley,
Acting in the capacity of President of the
Moreno Valley Community Services District

ATTEST:

_____
City Clerk, acting in the capacity of
Secretary of the Moreno Valley
Community Services District

APPROVED AS TO FORM:

_____
City Attorney, acting in the capacity
of General Counsel of the Moreno
Valley Community Services District

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, Secretary of the Moreno Valley Community Services District, Moreno Valley, California do hereby certify that Resolution No. CSD 2014-18 was duly and regularly adopted by the Board of Directors of the Moreno Valley Community Services District at a regular meeting held on the 24th day of June, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Boardmembers, Vice-President and President)

_____

SECRETARY

(SEAL)

APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: June 24, 2014

TITLE: A PUBLIC HEARING FOR THE PROLOGIS EUCALYPTUS INDUSTRIAL PARK PROJECT AND RELATED ENVIRONMENTAL IMPACT REPORT. THE PROJECT PROPOSES A GENERAL PLAN AMENDMENT AND A ZONE CHANGE FOR 122 ACRES. THE LAND USE CHANGES ARE REQUIRED FOR DEVELOPMENT OF SIX WAREHOUSE DISTRIBUTION FACILITIES TOTALING 2,244,419 SQUARE FEET. THE DEVELOPER ALSO PROPOSES TENTATIVE PARCEL MAP NO. 35679 TO SUBDIVIDE THE PROJECT SITE INTO SIX PARCELS. A GENERAL PLAN AMENDMENT IS ALSO REQUIRED FOR PROPOSED CHANGES TO THE CITY'S GENERAL PLAN CIRCULATION ELEMENT AND THE MASTER PLAN OF TRAILS. THE SITE IS LOCATED SOUTH OF STATE ROUTE 60 AND EAST OF THE MORENO VALLEY AUTO MALL, AT FIR AVENUE (FUTURE EUCALYPTUS AVENUE) AND BETWEEN PETTIT STREET AND THE QUINCY CHANNEL. THE APPLICANT IS PROLOGIS

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Conduct a public hearing for Prologis Eucalyptus Industrial Park Project and subsequent to the public hearing:

2. Approve Resolution No. 2014-56. A Resolution of the City Council of the City of Moreno Valley, California, Certifying the Final Environmental Impact Report (P07-186) and Adopting the Findings and Statement of Overriding Considerations and Approving the Mitigation Monitoring Program for the Prologis Eucalyptus Industrial Park Project, included as Exhibits A and B.

3. Approve Resolution No. 2014-57. A Resolution of the City Council of the City of Moreno Valley, California, Approving a General Plan Amendment (PA07-0082) from R15, R5, and RA-2 land use designations to Business Park for approximately 71 acres for development of a 2,244,419 square foot industrial park located within Assessor's Parcel Numbers 4880330-011, -012, -013, -017, -018, -019, -020 and -021, as shown on the General Plan Amendment Map included as Exhibit A.

4. Introduce Ordinance No. 880. An Ordinance of the City Council of the City of Moreno Valley, California, Approving a Zone Change (PA07-0081) from Business Park, Business Park Mixed-use, R15, R5, and RA-2 to Light Industrial for approximately 122 acres for development of a 2,244,419 square foot industrial park located within Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021, as shown on the Zone Change Map included as Exhibit A.

5. Approve Resolution No. 2014-58. A Resolution of the City Council of the City of Moreno Valley, California, Approving Master Plot Plan application PA07-0083 and Plot Plan applications PA07-0158 through PA07-0162 for development of the 2,244,419 square foot Prologis Eucalyptus Industrial Park Project within the 122 acres of Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021, subject to the conditions of approval included as Exhibit A.

6. Approve Resolution No. 2014-59. A Resolution of the City Council of the City of Moreno Valley, California, Approving Tentative Parcel Map 35679 (PA07-0084) for development of the 2,244,419 square foot Prologis Eucalyptus Industrial Park Project within the 122 acres of Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021, subject to the conditions of approval included as Exhibit A.

SUMMARY

This report recommends that the City Council conduct a Public Hearing and consider staff's recommendation to approve the Prologis Eucalyptus Industrial Park project and related Environmental Impact Report. Following the Planning Commission Public Hearing on April 24, 2014, the Planning Commission approved a resolution recommending that the City Council approve this project.

DISCUSSION

Background

A Planning Commission Public Hearing for this project was held on March 13, 2014. At the meeting information about the project and the related Final Environmental Impact Report (FEIR) was presented to the Planning Commission by Planning Division staff and representatives from LSA Associates, Inc. who prepared the FEIR. Following the staff report, comments were taken from the applicant and interested parties and residents.

At the public hearing, one speaker identified a letter that had not been addressed in the FEIR. The project was continued to the April 24, 2014 meeting to allow for time to update the FEIR to include the August 31, 2012 letter and responses to the letter.

Planning worked with LSA Associates, Inc. to update the FEIR to address the concerns raised in the letter. The FEIR was redistributed to all agencies and interested parties and published on the City's webpage. Notice of the status of the FEIR and the Planning Commission's April 24, 2014 meeting was published in the newspaper, posted at the project site and sent to all property owners within 300 feet and all interested parties.

A second Planning Commission Public Hearing was held on April 24, 2014. At the meeting updated information about the project and the related FEIR was presented to the Planning Commission by Planning Division staff and representatives from LSA Associates, Inc. Following the staff report, public comments were provided by the applicant, interested parties and residents.

The Planning Commission supported staff's recommendation to restrict development of the two parcels located immediately adjacent to the Auto Mall. Planning condition of approval P3 states that, "No building permits shall be issued for the warehouse distribution buildings approved for Plot Plan PA07-0158 and Plot Plan PA07-0159 during the initial 18 months of this approval."

The Planning Commission voted 4-3 to recommend that the City Council certify the project Environmental Impact Report and approve the Prologis Eucalyptus Industrial Park project subject to expanding the findings in the Statement of Overriding Considerations (SOC) before it was taken to the City Council. The SOC is required by the California Environmental Quality Act (CEQA) when an agency approves a project with potential significant environmental impacts.

Project

The applicant, Prologis, has submitted ten applications for development of the Prologis Eucalyptus Industrial Park Project, which include a General Plan Amendment, Zone Change, Master Plot Plan, related Plot Plans, a Tentative Parcel Map, and an Environmental Impact Report, in order to develop a 2,244,419 square foot industrial park on a 122 acre site (Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021) located South of State Route 60 and east of Moreno Valley Auto Mall, at Fir Avenue (Future Eucalyptus Avenue) and between Pettit Street and the Quincy Channel.

General Plan Amendment

The project site has current General Plan land use designations that include approximately 50 acres of Business Park, 36 acres of R15 (Residential – up to 15 units per acre), 23 acres of R5 (Residential – up to 5 units per acre), and 12 acres of RA-2 (Residential/Agriculture – up to 2 units per acre). The applicant proposes to change the land use designation for the entire project site to BP (Business Park).

Land uses to the north include the adjacent freeway with OC (Office Commercial), R2 (Residential – up to 2 units per acre) and RA-2 zoned land north of the freeway. Land uses to the east include a mix of BP and CC (Community Commercial) zoned land and RA-2 zoned land with an approved warehouse facility located immediately to the east and a developed warehouse facility further to the east between Redlands Boulevard and Theodore Street. Land uses to the south include RA-2 with developed tract homes to the southeast. Land uses to the west include CC (Auto Mall, Moreno Beach Plaza and Stoneridge Towne Centre).

The General Plan Amendment also proposes a change to the Circulation Element to eliminate the connection from Fir Avenue/Future Eucalyptus Avenue to Eucalyptus Avenue/Future Encilia Avenue to the south. The change ensures that traffic generated by existing and proposed non-residential uses would be kept separate from residential areas along Eucalyptus Avenue/Future Encilia Avenue to the south and southeast.

Additionally, the General Plan Amendment proposes changes to the Master Plan of Trails. The proposed change would remove an existing trail segment that runs north/south along the west side of the Quincy Channel between Fir Avenue/Future Eucalyptus Avenue to State Route 60. This trail segment was originally intended to cross the freeway on an overpass at Quincy Street. This overpass is no longer on the City's General Plan Circulation element. Without the overpass, trail would end in a cul-de-sac at State Route 60.

The City's Recreational Trails Board met in February 2012 to discuss replacement of the dead end segment of the trail with a new segment of trail on the north side of Fir Avenue/Eucalyptus Avenue that would run from the Quincy Channel west to the site's western boundary ending at the Fire Station #58. The Board was supportive of the change. The General Plan Amendment would add the new trail segment.

Zone Change

The project site has current zoning designations that include 49.5 acres of BP, 0.5 acre of BPX (Business Park Mixed-use), 36 acres of R15, 23 acres of R5, and 12 acres of RA-2. The applicant proposes to change the zoning for the entire project site to LI (Light Industrial). The proposal would also result in the removal of a portion of the site from the PAKO (Primary Animal Keeping Overlay).

Zoning to the north includes OC, R2 and RA-2 land north of the freeway. Zoning to the east includes LI, CC and RA-2 land. Zoning to the south include vacant and developed RA-2 land. Zoning to the west is C (Commercial) under Specific Plan 209 and CC.

Warehouse distribution uses are permitted in both the BP and LI zones, but the size of the buildings proposed by the project requires a Zone Change to Light Industrial to allow for the warehouse facilities over 50,000 square feet.

Plot Plans

Master Plot Plan PA07-0083 proposes the development of an industrial park with 2,244,419 square feet of warehouse facilities on 122 acres. This application also

includes Building #2 on Parcel 2 of TPM 35679 for development of an 862,035 square foot warehouse distribution building on 39.32 acres with 311 required employee parking spaces and 135 required truck parking spaces.

Plot Plan PA07-0158 for Building #1 on Parcel 1 of TPM 35679 proposes development of a 168,342 square foot warehouse distribution building on 8.84 acres with 100 required employee parking spaces and 21 required truck parking spaces.

Plot Plan PA07-0159 for Building #3 on Parcel 3 of TPM 35679 proposes development of a 160,106 square foot warehouse distribution building on 8.5 acres with 98 required employee parking spaces and 20 required truck parking spaces.

Plot Plan PA07-0160 for Building #4 on Parcel 4 of TPM 35679 proposes development of a 339,015 square foot warehouse distribution building on 15.66 acres with 180 required employee parking spaces and 36 required truck parking spaces.

Plot Plan PA07-0161 for Building #5 on Parcel 5 of TPM 35679 proposes development of a 390,102 square foot warehouse distribution building on 19.29 acres with 173 required employee parking spaces and 53 required truck parking spaces.

Plot Plan PA07-0162 for Building #6 on Parcel 6 of TPM 35679 proposes development of a 325,038 square foot warehouse distribution building on 17.55 acres with 176 required employee parking spaces and 53 required truck parking spaces.

The loading and truck parking areas have been oriented away from adjacent residential zoned parcels and meet or exceed the Municipal Codes minimum buffer distance of 250 feet provided for in the Municipal Code.

All truck courts are screened by perimeter concrete tilt-up walls with a citrus tree row required along the State Route 60 frontage as an extension of the tree plantings along the rear of Fire Station #58. A tree row is also required along the Quincy Channel and southern property lines to soften the visual impact of the project and reflect back on the citrus groves previously on the site.

The project has been conditioned to provide standard parking lot and setback landscape to include ground cover shrubs and trees. Detention/water quality basins will be extensively landscaped. The project's Fir Avenue/Future Eucalyptus Avenue frontage will be developed with curb, gutter, parkway, sidewalk and a segment of multi-use trail. A segment of multi-use trail will also be installed on the west side of the Quincy Channel from Fir Avenue/Future Eucalyptus Avenue south to Eucalyptus Avenue/Future Encilia Avenue.

Tentative Parcel Map

Tentative Parcel Map No. 35679 proposes to re-configure the eight parcels located within the project site into six parcels with lettered lots to convey property to Caltrans for future development and to the City for public streets.

Site

The project site is comprised of vacant land that is mostly level and at grade with Fir Avenue/Future Eucalyptus Avenue and at or below grade of adjacent State Route 60. There are no trees, rock outcroppings or existing structures located within the limits of the project site. The project site includes a portion of the Quincy Channel which includes some riparian vegetation.

Surrounding Area

The project is located in an area that includes a mix of business park, office, commercial, residential and agricultural uses.

Developed land within proximity to the project site includes the Moreno Valley Auto Mall and Moreno Beach Plaza (Walmart) center to the west at Moreno Beach Drive, the 800,430 square foot regional headquarters for ALDI Foods (under construction) to the immediate east, and the 1.8 million square foot Highland Fairview Business Park (Skechers) warehouse facility further to the east between Redlands and Theodore and large lot subdivisions in the RA-2 zone across the channel from the project site.

Access/Parking

The project site will be accessed directly from Fir Avenue/Future Eucalyptus Avenue via Moreno Beach Boulevard or Redlands Boulevard and State Route 60. This portion of Fir Avenue/Future Eucalyptus Avenue, including the bridge crossing at the Quincy Channel would be constructed by the applicant/developer as a condition of the project.

The driveways and interior drive aisles associated with the project have been approved by the Fire Prevention Bureau for fire truck access and turnaround. The site has also been designed for adequate truck maneuvering and turnaround within the designated loading zones. The project as designed satisfies all parking requirements of the City's Municipal Code.

Design/Landscaping

Site design of the proposed warehouse distribution facility is consistent with requirements of the City's Municipal Code.

The architectural design of the buildings is concrete tilt-up construction. Building and wall colors include earthtones, with varying amounts of accent colors and vertical features to break up the architecture of building. Roof top equipment will be screened from public view by parapet walls.

Staff worked with the applicant to ensure that all sides of the buildings include architectural treatment. The loading bays and trailer storage areas have been screened from view. The screen walls are of concrete tilt-up construction which will match the building designs and colors.

Landscaping for the project as proposed is at around 18% of the site area including the water quality/detention basins. The City's Municipal Code does not require a minimum percentage of landscape on a site. Instead, there are requirements for landscape setback areas along perimeter streets, parking lot landscape, street trees and landscape treatments around the perimeter of the buildings where visible from the public right-of-way. The project as designed meets the City's current landscape criteria.

Signs are not a part of this approval and would be reviewed and approved under separate administrative permit.

This project design conforms to all development standards of the Light Industrial zone and the design guidelines for industrial uses as required within the City's Municipal Code.

REVIEW PROCESS

The project was originally reviewed by the Project Review Staff Committee (PRSC) in September 2007. Modifications were required to the plot plan exhibits and preliminary grading plan.

Revised plans were submitted in January and August 2008 and again in July and November 2011 and July and October 2012. Upon review of a final draft of the site plan and completion of the Final Environmental Impact Report in early 2014, a determination was made to schedule this project for a Planning Commission public hearing.

Community outreach efforts by the applicant in 2012 included mail distribution of project brochures to area residents, neighborhood walks to pass out brochures and open house invitations for an open house held in August 2012 at the Moreno Valley Ranch Golf Club.

ENVIRONMENTAL

Initial Study/Notice of Preparation

An Initial Study was completed after all discretionary applications were deemed complete. Based on the information within the Initial Study, an Environmental Impact Report (EIR) was recommended to be prepared. A Notice of Preparation for the EIR was issued on February 4, 2008, with the public comment period beginning on February 4, 2008 and ending on March 4, 2008. A public meeting to receive input on the issues to be covered by the EIR was held at City Hall on February 13, 2008.

Draft Environmental Impact Report

Subsequent to that meeting, draft environmental documents were prepared by the applicant's consultant LSA Associates, Inc. and submitted to the City.

City staff and the City's peer consultant reviewed the draft environmental documents for compliance with the California Environmental Quality Act (CEQA) Guidelines and required revisions to address identified questions and concerns. After revisions were

incorporated into the document, the Draft EIR was circulated for a 45-day public review period, starting on July 18, 2012, and ending on September 4, 2012.

The Draft EIR was sent to all required State and local agencies and interested parties on July 17, 2012, as well as to the City's Environmental and Historical Preservation Board. Thirteen comment letters were provided during the 45-day review period.

Final Environmental Impact Report

Responses to the thirteen comments received during the 45 day review period are included in the Response to Comments. The Response to Comments and related documents were mailed to all interested parties and responsible agencies on February 26, 2014, to allow for their review prior to the Planning Commission hearing, within the minimum notice period of 10 days required by CEQA. As was the case with the Draft Environmental Impact Report (DEIR), the draft Final Environmental Impact Report (FEIR) was provided for public review at City Hall, the City Library and posted on the City's website.

As discussed previously, a comment letter and appropriate responses were added to the FEIR following the March 13, 2014 Planning Commission hearing. The FEIR was re-distributed to all commenting agencies and interested parties in advance of the April 24, 2014 public hearing.

Additional questions were raised at the March 13, 2014 Planning Commission hearing about the City's documentation of the SB 18 Tribal Consultation process as referenced in Appendix B. The status of the City's interaction with some of the listed tribal groups has been updated in Appendix B to more accurately describe the City's efforts to satisfy consultation as prescribed by State law.

Significant and Unavoidable Impacts

Analysis presented in the FEIR indicates that the proposed project will have a number of potentially significant impacts. The FEIR includes a number of proposed mitigation measures to reduce or eliminate potential significant impacts. Even with proposed mitigation, a number of potential impacts cannot be reduced to a less than significant level. As identified in the FEIR document, these impacts are considered to be significant and unavoidable.

Where a project's impacts cannot be reduced to less than significant levels, CEQA allows a decision making body to consider a statement of overriding considerations and findings. CEQA requires the decision making agency to balance the economic, legal, social, technological or other benefits of a proposed project against its unavoidable environmental impacts when determining whether to approve the proposed project. This would include project benefits such as the creation of jobs or other beneficial project features versus project impacts that cannot be mitigated to less than significant levels. If the decision making body determines that the benefits of a proposed project outweigh the unavoidable adverse environmental effects, it may approve a statement of overriding considerations and approve the project.

The Planning Commission recommended Certification of the FEIR on April 24, 2014 subject to expanding the CEQA findings in the Statement of Overriding Considerations. Planning staff worked with LSA Associates, Inc. to provide more detailed facts in support of the findings in the in the statement of overriding considerations. The expanded language is attached to the staff report as Exhibit A to Attachment 2. A strikeout/underline version of the revised findings is included for reference as Attachment 15.

Mitigation Measures

The EIR includes mitigation measures intended to reduce project-specific and cumulative impacts for Air Quality, Biological Resources, Cultural Resources, Hydrology and Water Quality, Noise, Transportation, and Greenhouse Gases and Global Climate Change. All other environmental effects evaluated in the FEIR are considered to be less than significant, or can be adequately mitigated below significant thresholds.

Mitigation measures are included to reduce the environmental impacts where possible, even where the impacts could not be reduced to less than significant levels. All mitigation measures have also been included as conditions of approval for the project.

Approval and Certification

The City Council will take public testimony on the FEIR and project. Before the proposed project can be acted upon, the City Council will need to review the final environmental document before making a decision to either certify or reject the FEIR and project Mitigation Monitoring Program.

ALTERNATIVES

1. Certify the Environmental Impact Report and approve the applications for the Prologis Eucalyptus Industrial Park project. **Staff recommends this alternative.**

2. Do not Certify the Environmental Impact Report and Deny the applications for the Prologis Eucalyptus Industrial Park Project. **Staff does not recommend this alternative**.

FISCAL IMPACT

Not applicable.

CITY COUNCIL GOALS

Not applicable.

NOTIFICATION

A notice of the public hearing was published in the newspaper, posted at required City locations and at the project site, and mailed to property owners within 300 feet of the proposed project. Notice was also provided to all interested parties that requested a notice.

As of the date of report preparation, staff had received no public inquiries in response to the noticing for the City Council public hearing for this project.

ATTACHMENTS

1. Public Hearing Notice
2. Proposed Resolution
   Exhibit A to ATT 2 – Statement of Overriding Considerations
   Exhibit B to ATT 2 – Mitigation Monitoring Program
3. Proposed Resolution
   Exhibit A to ATT 3 – General Plan Amendment Map
4. Proposed Ordinance
   Exhibit A to ATT 4 – Zone Change Map
5. Proposed Resolution
   Exhibit A to ATT 5 - Plot Plan Conditions of Approval
6. Proposed Resolution
   Exhibit A to ATT 6 – Tentative Parcel Map 35679 Conditions of Approval
7. Architectural Plans
8. Preliminary Grading Plan
9. Tentative Parcel Map 35679
10. Aerial Map
11. Public Comment letters – March 13, 2014 Planning Commission meeting
12. Public Comment letters – April 24, 2014 Planning Commission meeting
13. Responses to April 24, 2014 comment letters
14. Planning Commission Staff Report – March 13, 2014
15. Planning Commission Staff Report – April 24, 2014
16. Planning Commission minutes from March 13, 2014 and April 24, 2014 meetings
17. Revisions to CEQA Findings and Statement of Overriding Considerations
18. Final Environmental Impact Report
19. Draft Environmental Impact Report

Prepared By:
Jeff Bradshaw
Associate Planner

Department Head Approval:
John C. Terell, AICP
Community & Economic Development Director

Concurred By:
Chris Ormsby
Interim Planning Official

Attachment 1

Notice of PUBLIC HEARING

This may affect your property. Please read.

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

CASE: PA07-0081 - Zone Change
PA07-0082 - General Plan Amendment
PA07-0083 - Master Plot Plan including Building 2
PA07-0084 - Tentative Parcel Map 35679
PA07-0158 - Plot Plan for Building 1
PA07-0159 - Plot Plan for Building 3
PA07-0160 - Plot Plan for Building 4
PA07-0161 - Plot Plan for Building 5
PA07-0162 - Plot Plan for Building 6
P07-186 - Environmental Impact Report

APPLICANT: Prologis

OWNER: Prologis

REPRESENTATIVE: Prologis

LOCATION: South of State Route 60 and east of Moreno Valley Auto Mall, at Fir Avenue (Future Eucalyptus Avenue) and between Pettit Street and the Quincy Channel.

PROPOSAL: General Plan Amendment for portion of site from R15, R5 and R2 to Business Park and Zone Change from existing Business Park, Business Park Mixed-use, R15, R5, and RA-2 zoning to Light Industrial for 122 acres. The land use changes are required for development of six distribution warehouse facilities totaling 2,244,419 square feet with building sizes that range from 160,106 square feet to 862,035 square feet. The applicant also proposes Tentative Parcel Map No. 35679 to subdivide the project site into six parcels. A General Plan Amendment is also required for proposed changes to the City's circulation element and the Master Plan of Trails. Approval of this project will require certification of an EIR.

ENVIRONMENTAL DETERMINATION: Environmental Impact Report

COUNCIL DISTRICT: 3

Any person interested in any listed proposal can contact the Community & Economic Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 6:00 p.m., Monday through Thursday and 2nd and 4th Fridays from 7:30 a.m. to 1:30 p.m.), or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

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

The City Council, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

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

LOCATION N ∅

CITY COUNCIL HEARING

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

DATE AND TIME: June 24, 2014 at 6 PM

CONTACT PLANNER: Jeff Bradshaw

PHONE: (951) 413-3224

Item No. E.6

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RESOLUTION NO. 2014-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (P07-186) AND ADOPTING THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS AND APPROVING THE MITIGATION MONITORING PROGRAM FOR THE PROLOGIS EUCALYPTUS INDUSTRIAL PARK PROJECT, INCLUDED AS EXHIBITS A AND B

Section 1:

WHEREAS, the applicant, Prologis, submitted applications for the Prologis Eucalyptus Industrial Park which include an Environmental Impact Report (P07-186), a General Plan Amendment (PA07-0082), a Zone Change (PA07-0081), Master Plot Plan PA07-0083 and related Plot Plans for a total of six buildings. The development of the industrial park include a total of 2,244,419 square feet of warehouse distribution space on 122 acres (this application also includes an 862,035 square foot warehouse facility on 39.32 acres), Plot Plan PA07-0158 for a 168,342 square foot warehouse distribution building on 8.84 acres, Plot Plan PA07-0159 for a 160,106 square foot warehouse distribution building on 8.5 acres, Plot Plan PA07-0160 for a 339,015 square foot warehouse distribution building on 15.66 acres, Plot Plan PA07-0161 for a 390,102 square foot warehouse distribution building on 19.29 acres, Plot Plan PA07-0162 for a 325,038 square foot warehouse distribution building on 17.55 acres, and Tentative Parcel Map 35679 (PA07-00084). A General Plan Amendment is also required for proposed changes to the City's Circulation Element and the Master Plan of Trails. The above applications shall not be approved unless the Final Environmental Impact Report (P07-186) is certified and approved; and

WHEREAS, the applicant, Prologis, and the environmental consultant, LSA Associates, worked with the City in the preparation of an Initial Study checklist and a Notice of Preparation (NOP). A Notice of Completion and Environmental Document Transmittal was filed with the State Clearinghouse on February 4, 2008 for the Notice of Preparation (NOP) of a Draft EIR for the project. The public review period of the NOP was February 4, 2008 through March 4, 2008. A public scoping meeting was held in connection with the NOP on February 13, 2008 in the Council Chamber at City Hall; and

WHEREAS, the applicant, Prologis, and the environmental consultant, LSA, worked with the City in the review of NOP response comments for the preparation of a Draft Environmental Impact Report (EIR) for this project. The Draft EIR was circulated to the public and to responsible agencies for comments for a 45 day period beginning on July 18, 2012 and ending on September 4, 2012; and

WHEREAS, the City has prepared responses to comments on the Draft EIR received during the 45 day comment period, which have been included in the Final EIR;

WHEREAS, on March 1, 2014 and April 12, 2014, the City published a notice in the local newspaper (Press Enterprise) and distributed copies of the draft Final EIR to the State Clearinghouse, local agencies and other interested parties; and

WHEREAS, the draft and final EIR concerning the proposed Prologis Eucalyptus Industrial Park Project were prepared in sufficient detail and duly circulated in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the City of Moreno Valley Rules and Procedures to Implement CEQA; and

WHEREAS, since July 18, 2012, copies of the draft EIR have been made available to the public at the City's offices, on the City's website and at the City's public

library; and

WHEREAS, the Final EIR includes a review of potential impacts associated with the implementation of the Prologis Eucalyptus Industrial Park Project, including, but not limited to Aesthetics, Agricultural Resources, Air Quality, Land Use and Planning, and Transportation; and

WHEREAS, a Mitigation Monitoring Program has been completed to ensure that all of the mitigation measures outlined in the final EIR are implemented; and

WHEREAS, A Final EIR, (including the Draft EIR, and responses to comments), has been completed and is being recommended for certification, prior to the approval of discretionary permits related to the project; and

WHEREAS, on March 13, 2014**,** the Planning Commission conducted a public hearing to consider the Final EIR for the proposed project and continued the item to their April 24, 2014 agenda; and

WHEREAS, on April 24, 2014**,** the Planning Commission conducted a public hearing to consider the Final EIR for the proposed project and recommended City Council approval; and

WHEREAS, on June 24, 2014**,** the City Council conducted a public hearing to consider the Final EIR for the proposed project; and

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

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

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

B. Based upon substantial evidence presented to this City Council during the above-referenced meeting on June 24, 2014, including written and oral staff reports, and the record from the public hearing, this City Council hereby specifically finds as follows:

1. Independent Judgment and Analysis – The Final Environmental Impact Report represents the City's independent judgment and analysis.

   FACT: A public hearing was conducted by the City Council on June 24, 2014, during which opportunity was given to address the adequacy of the Final Environmental Impact Report. All comments on the Final EIR raised during the public and agency comment period and at the Public Hearing(s) on the project were considered by the City Council.

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

1. CERTIFYS that the Final Environmental Impact Report (EIR) for the Prologis Eucalyptus Industrial park Project on file with the Community & Economic Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the City Council reviewed and considered the information contained in the Final EIR and that the Final EIR reflects the City's independent judgment and analysis; and

2. ADOPTS the Findings and Statement of Overriding Considerations regarding the Final EIR for the Prologis Eucalyptus Industrial Park Project, attached hereto as Exhibit A; and

3. APPROVES the Mitigation Monitoring Program for the Final EIR for the proposed Prologis Eucalyptus Industrial Park Project, attached hereto as Exhibit B.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2014-56 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 24th day of June, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

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Facts, Findings and Statement of Overriding Considerations Regarding the Environmental Effects and the Approval of the ProLogis Eucalyptus Industrial Park (State Clearinghouse No. 2008021002)

I. INTRODUCTION

The City Council of the City of Moreno Valley (this "Council"), in certifying the EIR for the Prologis Eucalyptus Industrial Park and approving Tentative Parcel Map 35679 and a Site Plan authorizing the construction of up to approximately 2,244,638 square feet of distribution warehouse space (the "Project"), makes the Findings described below and adopts the Statement of Overriding Considerations presented at the end of the Findings. The Environmental Impact Report ("EIR") was prepared by the City of Moreno Valley ("City") acting as lead agency pursuant to the California Environmental Quality Act ("CEQA"). Hereafter, unless specifically identified, the Notice of Preparation ("NOP"), Notice of Availability & Completion ("NOA/NOC"), Draft EIR ("DEIR"), Technical Studies, Final EIR containing Responses to Comments and textual revisions to the Draft EIR ("FEIR"), and the Mitigation Monitoring and Reporting Program ("MMRP") will be referred to collectively herein as the "EIR." These Findings are based on the entire record before this Council, including the EIR. This Council adopts the facts and analyses in the EIR, which are summarized below for convenience. The omission of some detail or aspect of the EIR does not mean that it has been rejected by this Council.

II. PROJECT SUMMARY

A. PROJECT DESCRIPTION

1. Site Location

The Project is located in the eastern portion of the City of Moreno Valley. The Project site consists of ten parcels totaling approximately 122.8 net acres located south of and adjacent to SR-60, east of Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel.

The Project site is vacant and supports mainly weedy vegetation. The major road that provides access to the Project site is Eucalyptus Avenue. Land adjacent to the Project site includes vacant land east and south of the proposed Project site, SR-60 to the north, and the Moreno Valley Auto Mall and the City

of Moreno Valley Fire Station No. 58 northwest of the Project site. Existing single-family residential uses are located approximately 50 feet southeast of the southeastern corner of the Project site.

2. Project Description

The Project site is approximately 122.8 acres in size. The proposed Project includes the construction and operation of a warehouse facility comprising six buildings consisting of a total of approximately 2,244,638 square feet. The Project site is divided into northern and southern areas. The northern area, north of the future Eucalyptus Avenue, would contain approximately 1,030,377 square feet of warehouse uses divided between two buildings (No. 1 and 2). Development in the southern area, south of the future Eucalyptus Avenue, would consist of approximately 1,214,261 square feet of warehouse uses divided among four separate buildings (No. 3 through 6). The master and individual building plans, including grading, landscaping, elevations, and selected line of sight plans. The proposed Project includes the construction of asphalt/concrete surfaces in parking and driving areas, and landscaping along the perimeter and roadway frontages.

The Project site is currently designated Residential in the City's General Plan. The site is zoned as Business Park (BP), Business Park/Mixed Use (BPX), Residential 15 District (R15), Residential 5 District (R5), and Residential Agriculture 2 (RA-2). The zoning is not consistent with the existing General Plan land use and the Project is not consistent with the General Plan and zoning. Therefore the Project will require a General Plan Amendment which would change the designation to Business Park and a Zone Change that would change the zoning of the site to Light Industrial (LI).

3. Actions Covered by the EIR

The EIR will support the following discretionary and non-discretionary approvals:

- General Plan Amendment to amend the Land Use Element resulting in a change of land use designations for the southern portion of the project site (approximately 71.3 acres) from Residential 15, Residential 5, and Residential Agriculture to Business Park.
- General Plan Amendment to amend the Circulation Element including (1) elimination of undeveloped Quincy Street from Eucalyptus Avenue to Encilia Avenue; and (2) realignment of Encilia Avenue from its current alignment such that its westerly terminus is located at Moreno Beach Drive instead of the current General

Plan westerly terminus at Eucalyptus Avenue. The segment between Quincy Channel and Moreno Beach Drive would be classified as a Collector.

- Change of Zone resulting in a change from Business Park (BP), Business Park Mixed-Use (BPX), Residential 15 (R15), Residential 5 (R5), and Residential Agriculture (RA-2) to Light Industrial (LI) on the project site.
- Modification of the Primary Animal Keeping Overlay (PAKO) zone district per the recommended change of zone.
- Modification of the Master Plan of Trails to eliminate trail segment along the west side of the Quincy Channel north of the future Eucalyptus Avenue and add a segment along the north side of Eucalyptus Avenue from the Quincy Channel to the west boundary of the project site.
- Approval of a Master Plot Plan and five related Plot Plans.
- Tentative Parcel Map approval.
- Certification of the Environmental Impact Report.
- Final Parcel Map, public improvement agreement, and related securities approval.
- Issuance of an encroachment permit for any construction work done in any City-controlled ROW. Encroachment permit issuance requires approval of improvement plans, public improvement agreement execution with securities posted, and satisfying those conditions of approval required prior to grading.
- Approval of a Storm Water Pollution Prevention Plan (SWPPP) to accommodate site runoff during construction.
- Approval of a Preliminary Water Quality Management Plan (P-WQMP) and Final Water Quality Management Plan (F-WQMP) to mitigate for post-construction runoff flows (non-discretionary).
- Issuance of a Grading Permit that requires approval of a grading plan, approval of the final drainage study, approval of the F-WQMP, obtaining an Notice of Intent and Water Discharge Identification Number, obtaining a WQMP#, and satisfying those conditions of approval required prior to grading (non-discretionary).

- Issuance of a Building permit. The comprehensive building permit includes building, plumbing, mechanical, and electrical permits (non-discretionary).

Approvals and permits required by other agencies include:

- Approval from the City and Riverside County Flood Control and Water Conservation District (RCFCWCD) to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened
- Approval of Quincy Channel improvements from the RCFCWCD
- A Section 404 Permit from the U.S. Army Corps of Engineers (USACE)
- A Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB)
- A Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW)
- Encroachment permits from Caltrans for any construction work done in any State-controlled right of way(i.e., SR-60)

B. PROJECT OBJECTIVES

The Project Objectives include the following:

- Provide industrial warehouse facilities that meet the substantial and unmet demands of businesses located in the City and County;
- Provide new industrial development that is attractive and minimizes conflicts with the surrounding existing uses;
- Provide a variety of new employment opportunities for the citizens of Moreno Valley and surrounding communities;
- Encourage warehouse distribution services that take advantage of the area's close proximity to various freeways and transportation corridors;
- Encourage new development consistent with the capacity and municipal service capabilities;

- Provide infrastructure improvements to meet phased Project needs in an efficient and cost-effective manner;
- Cluster industrial warehouse uses near access points to the state highway system to reduce traffic congestion on surface streets and to reduce air pollutant emissions from vehicle sources;
- Develop land uses that provide the City with a positive revenue/cost ratio and provide needed infrastructure in a timely fashion;
- Address community circulation, both vehicular and pedestrian, utilizing available capacity within the existing circulation system, and provide fair share improvements to various future-year deficient intersection or road segments; and
- Reduce peak hour vehicle trips, energy and water consumption compared to existing General Plan land uses.

III. ENVIRONMENTAL REVIEW AND PUBLIC PARTICIPATION

The City has conducted an extensive review of this Project which included the DEIR, FEIR and supporting technical studies, along with a public review and comment period first during the circulation of the Notice of Preparation/Initial Study and then through the circulation of the DEIR. The following is a summary of the environmental review of this Project:

- On February 4, 2008, the City circulated a Notice of Preparation ("NOP") and the Initial Study that identified the environmental issues that the City anticipated would be analyzed in the Project's DEIR to the State Clearinghouse, responsible agencies, and other interested parties.
- On February 13, 2008, the City conducted a public scoping meeting to allow members of the public to provide comments and input regarding the scope and content of the DEIR.
- The NOP public review period ran for 30 days, from February 4 to March 4, 2008. Written comments on the NOP were received from 22 different agencies, organizations, and individuals. The scope of the issues identified in the comments expressing concern included potential impacts associated with:

- Change in use from established General Plan and zoning designations. This issue was discussed in Section 4.1, Aesthetics, and Section 4.8, Land Use, of the DEIR;

- Short-term and long-term air pollutant emissions including dust and diesel particulates from truck exhaust that could negatively affect nearby residential uses. This issue was discussed in Section 4.3, Air Quality, of the DEIR;

- Short-term and long-term noise impacts that could affect nearby residential uses. These issues were discussed in Section 4.9, Noise, of the DEIR;

- Potential impacts to future planned school sites were addressed in Section 4.8, Land Use, of the DEIR;

- Potential water-related impacts (drainage, water quality of runoff from the project) were addressed in Section 4.7, Hydrology and Water Quality, in the DEIR;

- Project truck traffic causing congestion on local roads, intersections, and freeway ramps, primarily on Redlands Boulevard, and impacts to vehicular, bicycle, and pedestrian safety. These issues were discussed in Section 4.11, Transportation, of the DEIR;

- Impacts to aesthetics from loss of views, loss of neighborhood character, and increased night lighting as this area transitions from previously planned residential and business park uses to industrial uses along the south side of SR-60. These issues were discussed in Section 4.1, Aesthetics, and 4.8, Land Use, of the DEIR; and

- Potential loss of biological or cultural (archaeological) resources by grading and development of the site, and suggestions to consult with local Native American tribes per SB 18. These issues were discussed in Section 4.4, Biological Resources, and 4.5, Cultural Resources, of the DEIR.

- Based on the Initial Study, included in the DEIR in Appendix A, and comments received pursuant to the NOP, it was determined that some issues need not be addressed in depth in the DEIR because previous studies of other analyses provided sufficient information,

analysis, and mitigation to conclude that there was little or no potential for significant impacts. These environmental topics included: (1) Geology and Soils; (2) Mineral Resources; (3) Public Services; (4) Recreation; and, (5) Forest Resources.

- As required by the California Environmental Quality Act (CEQA) Guidelines Section 15087, a Notice of Completion (NOC) of the Draft EIR State Clearinghouse No. 2008021002 for the Eucalyptus Industrial Park project was filed with the State Clearinghouse on July 17, 2012, and the Notice of Availability (NOA) of the Draft EIR was filed with the Riverside County Clerk on July 18, 2012.

- The Draft EIR was circulated for public review for a period of 48 days, from July 18, 2012 to September 4, 2012. Copies of the Draft EIR were distributed to all Responsible Agencies and to the State Clearinghouse in addition to various public agencies, citizen groups, and interested individuals. Copies of the Draft EIR were also made available for public review at the City Planning Department, at one area library, and on the internet. A total of thirteen (13) comment letters were received on the DEIR. Ten of the comment letters received were from Federal, State, regional, or local agencies. Three comment letters were received from private organizations or conservation groups – no letters were received from individuals. The City prepared specific responses to all comments. The responses to comments are included in Section 2.0 of the FEIR.

- On April 12, 2014 in accordance with *Public Resources Code* Section 21092.5, the City provided written responses to public agencies that commented on the DEIR.

- On June 13, 2014, Notice of the City Council hearing to consider the Project was provided in the following newspaper(s) of general and/or regional circulation: Press Enterprise.

- On June 24, 2014, this Council held a public hearing to consider the Project and staff recommendations. The City, after considering written comments and oral testimony on the EIR, determined that no new information was presented that would require recirculation of the EIR. Following public testimony, submission of additional written comments, and staff recommendations, this Council certified the EIR, adopted these Facts, Findings and the Statement of Overriding Considerations, and the further recommendations in the Staff Report, and approved the Project (collectively the "Approvals").

IV. INDEPENDENT JUDGMENT FINDING

The Applicant retained the independent consulting firm of LSA Associates, Inc. ("LSA") to prepare the EIR for the Project. LSA has prepared the EIR under the supervision, direction and review of the City with the assistance of an independent peer review (Willdan Engineering). The City of Moreno Valley is the Lead Agency for the preparation of the EIR, as defined by CEQA CPRC Section 21067 as amended. The City Council has received and reviewed the EIR prior to certifying the EIR and prior to making any decision to approve or disapprove the Project.

Finding: The EIR for the Project reflects the City's independent judgment. The City has exercised independent judgment in accordance with *Public Resources Code* Section 21082.1(c) (3) in directing the consultant in the preparation of the EIR, as well as reviewing, analyzing, and revising material prepared by the consultant.

A. GENERAL FINDING ON MITIGATION MEASURES

In preparing the Approvals for this Project, City staff incorporated the mitigation measures recommended in the EIR as applicable to the Project. In the event that the Approvals do not use the exact wording of the mitigation measures recommended in the EIR, in each such instance, the adopted Approvals are intended to be identical or substantially similar to the recommended mitigation measure. Any minor revisions were made for the purpose of improving clarity or to better define the intended purpose.

Finding: Unless specifically stated to the contrary in these findings, it is this Council's intent to adopt all mitigation measures recommended by the EIR which are applicable to the Project. If a measure has, through error, been omitted from the Approvals or from these Findings, and that measure is not specifically reflected in these Findings, that measure shall be deemed to be adopted pursuant to this paragraph. In addition, unless specifically stated to the contrary in these Findings, all Approvals repeating or rewording mitigation measures recommended in the EIR are intended to be substantially similar to the mitigation measures recommended in the EIR and are found to be equally effective in avoiding or lessening the identified environmental impact. In each instance, the Approvals contain the final wording for the mitigation measures.

V. ENVIRONMENTAL IMPACTS AND FINDINGS

City staff reports, the EIR, written and oral testimony at public meetings or hearings, these facts, findings, and statement of overriding considerations, and other information in the administrative record, serve as the basis for the City's environmental determination.

The detailed analysis of potentially significant environmental impacts and proposed mitigation measures for the Project is presented in Section 4.0 of the DEIR and Section 3.0 of the FEIR. Responses to comments on the DEIR, along with copies of the comments, are provided in Chapter 2.0 of the FEIR.

The EIR evaluated thirteen major environmental categories for potential impacts including Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Population and Housing, Transportation, Utilities and Service Systems, and Greenhouse Gases and Global Climate Change. Both Project-specific and cumulative impacts were evaluated. Of these thirteen major environmental categories, this Council concurs with the conclusions in the EIR that the issues and sub issues discussed in Sections V.A and V. B below either are less-than-significant without mitigation or can be mitigated below a level of significance. For the remaining potential environmental impacts that cannot feasibly be mitigated below a level of significance discussed in Section V.C, overriding considerations exist which make these potential impacts acceptable to this Council.

A. LESS-THAN-SIGNIFICANT ENVIRONMENTAL IMPACTS NOT REQUIRING MITIGATION

The Moreno Valley City Council hereby finds that the following potential environmental impacts of the Project are less-than-significant and therefore do not require the imposition of mitigation measures.

1. <u>Aesthetics</u>

a. Light and Glare

Potential Significant Impact: Whether the Project would create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Findings: Potential impacts of the Project related to light and glare are discussed in detail in Section 4.1 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will

not result in significant impacts related to light and glare with the adherence to established City ordinances and development guidelines, therefore, no mitigation is required.

Facts in Support of the Findings: Section 4.1 identifies no sources of light or glare on the Project site. Development of the Project site would introduce new sources of light and glare into the area in the form of street lighting, parking lot lighting, and security lighting for the buildings. Lighting within loading areas (areas within the public view include the loading areas of Buildings 1, 2, and 3) will be directed downward so as to not Project lighting into the sky. The overall increase in ambient light in the area is expected to be incremental with compliance with the City's development standards for lighting. The proposed Project will incrementally increase the amount of daytime glare in the Project area from introducing windows and metal fixtures into the area. All development in the City, which includes light generated from warehouse buildings and parking lots, is required to adhere to lighting requirements contained in the City's Municipal Code. The Project is consistent with General Plan policies and Municipal Code requirements regarding light and glare, therefore, no impacts associated with this issue would occur and no mitigation is required (DEIR, pgs. 4.1-8 to 4.1-9).

b. Light and Glare

Potential Significant Impact: Whether the Project would create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Findings: Potential impacts of the Project related to light and glare are discussed in detail in Section 4.1 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to light and glare with the adherence to established City ordinances and development guidelines, therefore, no mitigation is required.

Facts in Support of the Findings: Section 4.1 identifies no sources of light or glare on the Project site. Development of the Project site would introduce new sources of light and glare into the area in the form of street lighting, parking lot lighting, and security lighting for the buildings. Lighting within loading areas (areas within the public view include the loading areas of Buildings 1, 2, and 3) will be directed downward so as to not Project lighting into the sky. The overall increase in ambient light in the area is expected to be incremental with compliance with the City's development standards for lighting. The proposed Project will incrementally increase the amount of daytime glare in the Project area from introducing windows and metal fixtures into the area. All development in the City, which includes light generated from warehouse buildings and parking lots, is required to adhere to lighting requirements contained in the City's Municipal Code. The Project is consistent with General Plan policies and

Municipal Code requirements regarding light and glare, therefore, no impacts associated with this issue would occur and no mitigation is required (DEIR, pgs. 4.1-8 to 4.1-9).

2. Air Quality

a. Construction-Chronic Health Risk Impacts

Potential Significant Impact: Whether the Project would expose sensitive receptors to substantial pollutant concentrations.

For Maximum Individual Cancer Risk (MICR), the applicable thresholds are:

- An increased cancer risk greater than 10 in 1 million (1.0×10^{-5}) at any receptor location; or
- A cancer burden greater than 0.5.

For non-cancer chronic Hazard Index (HI); the applicable threshold is:

- A cumulative increase for any target organ system exceeding 1.0 at any receptor location.

Findings: Potential impacts of the Project related to construction-chronic health risks are discussed in detail in Section 4.3 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to sensitive receptor health risks and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.3 of the DEIR, the only toxic air pollution emissions in any significant quantity associated with the construction of the Project occur from diesel-powered equipment exhaust. A screening health risk assessment was performed according to the published Office of Environmental Health Hazard Assessment (OEHHA) health risk techniques.[1] According to the health risk assessment, the cancer risk due to construction of the Project is less than the threshold of 10 in 1 million. Therefore, health risks would be less than significant and no mitigation is required. (DEIR, pgs. 4.3-13 to 4.3-14)

b. Operational-Acute Health Risk Emission Impacts

Potential Significant Impact: Whether the Project would expose sensitive receptors to substantial pollutant concentrations.

For MICR, the applicable thresholds are:

[1] OEHHA, *Air Toxics Hot Spots Program Risk Assessment Guidelines*, August 2003, Appendix D, *Risk Assessment Procedures to Evaluate Particulate Emissions from Diesel-Fueled Vehicles*.

- An increased cancer risk greater than 10 in 1 million (1.0×10^{-5}) at any receptor location; or

For non-cancer chronic and acute HI; the applicable threshold is:

- A cumulative increase for any target organ system exceeding 1.0 at any receptor location.

Findings: Potential impacts of the Project related to operational-acute health risks are discussed in detail in Section 4.3 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to operational-acute health risks and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.3 of the DEIR, a screening level health risk assessment was performed for the operational emissions associated with the proposed Project based on the SCAQMD's *Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis* guidance. The operations expected to occur at this facility will not emit any toxic chemicals in any significant quantity other than vehicle exhaust. According to the health risk assessment the nearest residences would experience a cancer risk of 4.33 in 1 million, which is below the 10 in 1 million threshold. The nearest residences would also experience a chronic HI of 0.0016 and an acute HI of 0.0000088. Both the chronic and acute HI would be below the chronic and acute HI threshold of 1.0. Since the operational phase of the proposed Project would not exceed any of the long-term acute health risk assessment thresholds, a less than significant impact would occur. No mitigation is required. (DEIR, pgs. 4.3-14 to 4.3-18)

c. Operational-Carcinogenic and Chronic Health Risk Emission Impacts

Potential Significant Impact: Whether the proposed Project would expose sensitive receptors to substantial pollutant concentrations.

For MICR, the applicable thresholds are:

- An increased cancer risk greater than 10 in 1 million (1.0×10^{-5}) at any receptor location; or

For non-cancer health risk HI; the applicable threshold is:

- A cumulative increase for any target organ system exceeding 1.0 at any receptor location.

Findings: Potential impacts of the Project related to operational-carcinogenic and chronic health risk emission impacts are discussed in detail in Section 4.3 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to health risks related to operational emissions and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.3 of the DEIR, the closest residences to the Project would be exposed to a lifetime inhalation cancer risk of no more than 4.33 in 1 million, a 30-year inhalation cancer risk of no more than 3.88 in 1 million, and nearby workers a 40-year career inhalation cancer risk of no more than 1.5 in 1 million. The chronic health risk index is significantly less than the threshold of 1.0, in this case 0.0016 for residents and workers. No significant carcinogenic or chronic health risks would occur from Project-related traffic. No significant health risk would occur from Project-related truck traffic, and no mitigation is necessary. (DEIR, pg. 4.3-18)

d. Air Quality Impacts to Adjacent Future Development

Potential Significant Impact: Whether the proposed Project would expose sensitive receptors to substantial pollutant concentrations.

Findings: Potential impacts of the Project related to air quality impacts to adjacent future developments are discussed in detail in Section 4.3 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to air quality impacts to adjacent future development and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.3 of the DEIR, based on the land use assumptions for the future L-Aquila D'Pietra (LADP) Project, residential development would be located along the southern Project boundary between the proposed Project and the proposed LADP. It is anticipated that the proposed Project site would be fully developed prior to the occupation of any dwelling units in LADP; therefore, no construction-related air quality impacts to adjacent sensitive receptors would result from development of the proposed Project.

The primary health risk is from heavy-duty truck emissions is diesel particulate exhaust. According to the screening-level assessment, the future residential units south of the Project site would be exposed to an unmitigated inhalation cancer risk of approximately 4.3 in 1 million, which is less than the threshold of 10 in 1 million. The corresponding chronic and acute hazard indices would be approximately 0.0016 and 0.000088, which is less than the threshold of 1.0 for the chronic hazard index and acute hazard index. Since the screening-level analysis overall Project health risks are below established thresholds, any

detailed assessment would also produce less than significant health risk levels. Therefore, a less than significant impact associated with future uses that may occupy adjacent properties subsequent to development of the proposed Project would occur. No mitigation is required. (DEIR, pgs. 4.3-18 to 4.3-19)

e. Long-Term Microscale (CO Hotspot) Impacts

Potential Significant Impact: Whether the proposed Project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. For CO, the applicable thresholds are:

- California State one-hour CO standard of 20.0 ppm; and
- California State eight-hour CO standard of 9.0 ppm.

Findings: Potential impacts of the Project related to long-term microscale emissions are discussed in detail in Section 4.3 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to long-term microscale emissions and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.3 of the DEIR, the highest one-hour CO concentration experienced at any of the intersections in the Project vicinity would not exceed the one hour CO State standard of 20 ppm. Based on the *Air Quality Analysis* prepared for the proposed Project, the proposed Project would contribute, at most, a 0.1 ppm increase to the one-hour CO concentrations for all scenarios. This is below the 1.0 ppm increase threshold. Also the highest eight-hour CO concentration experienced at any of the intersections in the Project vicinity would not exceed the eight-hour CO state standard of 35 ppm. Based on the *Air Quality Analysis* prepared for the proposed Project, the proposed Project would contribute, at most, a 0.1 ppm increase to the eight-hour CO concentrations for all scenarios. This is below the 0.45 ppm increase threshold. Since the proposed Project would not exceed the one-hour or eight-hour CO concentration standards, it is reasonable to conclude that no CO hot spots would occur. Therefore, the proposed Project would not have a significant impact on local air quality for CO and no mitigation measures would be required. (DEIR, pgs. 4.3-19 to 4.3-20)

f. Odors

Potential Significant Impact: Whether the Project would create objectionable odors affecting a substantial number of people.

Findings: Potential impacts of the Project related to objectionable odors are discussed in detail in Section 4.3 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts due to objectionable odors and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.3 of the DEIR, the Project does not propose land uses typically associated with emitting objectionable odors. Potential odors during Project construction may result from heavy equipment exhaust and the application of asphalt and architectural coatings. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less-than-significant. Project-related operational odor sources such as vehicle exhaust and routine painting/ maintenance activities are typical of industrial/commercial activities and would be localized to the immediate Project vicinity, with little or no off-site effects. Accordingly, impacts related to objectionable odors will be less-than-significant and no mitigation is required. (DEIR, pg. 4.3-20)

3. Biological Resources

a. Habitat Fragmentation/Wildlife Movement

Potential Significant Impact: Whether the Project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Findings: Potential impacts of the Project related to habitat fragmentation and wildlife movement are discussed in detail in Section 4.4 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts to habitat and wildlife movement and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.4 of the DEIR, the proposed Project site is isolated from regional wildlife corridors by existing barriers including urban development, agricultural uses, and roadways. Land uses adjacent to the Project site include fallow agricultural land to the south and east, commercial uses to the west, and residential uses to the north across SR-60. Due to the nature of development occurring in the Project area and the current condition of the Project site, it is highly unlikely that the Project site is utilized as a wildlife movement corridor, with the exception of the Quincy Channel. The proposed Project will not affect the majority of Quincy Channel, thus allowing wildlife to continue using the existing channel to traverse the site. The quality of on-site habitat has been diminished

due to the previous and frequent ground disturbance and past agricultural activities. In addition, the existing roadways and infrastructure features further isolate the Project site from natural areas. Due to the disturbed condition of the Project site, the nature of development to the southeast and west, the intervening presence of roadways and infrastructure, and adherence to City development standards identified in the Municipal Code, development of the proposed Project will not result in significant habitat fragmentation or substantially affect established wildlife corridors or wildlife movement. A less than significant impact would result and no mitigation is required. (DEIR, pg. 4.4-23)

b. Adopted Policies and Ordinances

Potential Significant Impact: Whether the Project would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Findings: Potential impacts of the Project related to adopted policies and ordinances are discussed in detail in Section 4.4 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in conflict with local policies or ordinances and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.4 of the DEIR, city policies or ordinances identified in the General Plan protecting biological resources include: mitigation of impacts to riparian areas or other natural sensitive communities (Policy 7.4.1), preservation of natural drainage courses in their natural hydrological state (Policy 7.4.3), and City fulfillment of obligations set forth within any agreements and permits related to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) implementation (Policy 7.4.5).

The Quincy Channel, located adjacent and to the east of the proposed Project site, is considered a sensitive natural habitat due to the value it provides as nesting sites and foraging sites for migratory birds. The proposed Project would be designed to minimize encroachment into this natural area through setback requirements established in Sections 9.16.120 and 9.05.040 of the City's Municipal Code, thus preserving this habitat area in its natural state pursuant to the City's General Plan. At the northeast corner of Building 2, the development plans call for a minimum setback from Quincy Channel due to the topography and alignment of the creek. From that point, the plan provides a setback and landscaped buffer area between the drainage area and the structures proposed on the site that widens and varies from 25 to 50 feet (including the flood control access road). Therefore, the proposed Project would not conflict with local policies or ordinances protecting biological resources and a less than significant impact would occur. No mitigation is required. (DEIR, pg. 4.4-24)

c. Adopted Habitat Conservation Plans

Potential Significant Impact: Whether the Project would conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Findings: Potential impacts of the Project related to adopted habitat conservation plans are discussed in detail in Section 4.4 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in conflicts with local habitat conservation plans and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.4 of the DEIR, the Project site is located within the Western Riverside County MSHCP, however, the Project site is not within any MSHCP criteria cell or habitat linkage. Furthermore, the Project site is not located within an MSHCP mammal or amphibian survey area; a Narrow Endemic Plant Species Survey Area or Criteria Area Plant Species Survey Area; or a riparian, wetland, or vernal pool habitat/species survey area. A habitat assessment for the burrowing owl is required under the MSHCP. While the Project site is not within any MSHCP conservation areas, the Project is still subject to provisions of the MSHCP. In particular, the Project applicant will be required to provide payment of mitigation fees and adhere to the requirements established in the MSHCP. Pursuant to agreements with the USFWS and the CDFG, the payment of the mitigation fee prior to the issuance of a building permit by the City, and compliance with applicable provisions of the MSHCP provides full mitigation under CEQA, FESA, and CESA for impacts to the species and habitats covered by the MSHCP. Therefore, development of the proposed Project will not conflict with the provisions of the MSHCP. A less than significant impact would occur and no mitigation is required.

In addition to the MSHCP, the Project site is within the boundaries of the Stephens Kangaroo Rat Habitat Conservation Plan (SKR HCP) established by the County of Riverside. Development of the proposed Project will not conflict with the provisions of the SKR HCP. The payment of a local mitigation fee prior to issuance of a grading permit by the City will be required. There are no other requirements for the Project under the SKR HCP and a less than significant impact would occur with payment of the fee and no further mitigation is required. (DEIR, pg. 4.4-24)

d. Endangered and Threatened Species

Potential Significant Impact: Whether the Project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as endangered or threatened in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).

Findings: Potential impacts of the Project related to endangered and threatened species are discussed in detail in Section 4.4 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts to endangered or threatened species and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.4 of the DEIR, no species listed by the State and/or Federal Government as Endangered or Threatened was identified on site during the field surveys; however, Swainson's hawk, a State-listed species, and Stephens' kangaroo rat, a federally and State-listed species, have a low potential to occur on the site.

The Project site is not located within any USFWS designated critical habitat . Swainson's hawk would be expected to occur on the site, if at all, only during migration as foraging individuals. Swainson's hawk is covered by the MSHCP. Mitigation for covered species consists of participation in the MSHCP.

The Project site is also within the SKR HCPFee Area. The proposed Project site is not within an SKR Core Area. The SKR HCP provides Take Authorization for the SKR within its boundaries, and no surveys or additional measures are required other than paying a development fee prior to issuance of a grading permit by the City. In the absence of a significant impact, no mitigation is warranted. (DEIR, pg. 4.4-25)

e. Cumulative Biological Impacts

Potential Significant Impact: Whether the Project in connection with past, current, and probably future projects would incrementally effect biological resources.

Findings: Potential impacts of the Project related to cumulative biological impacts are discussed in detail in Section 4.4 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant cumulative impacts to biological resources and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.4 of the DEIR, the proposed Project would not make a cumulatively considerable contribution to impacts on endangered or threatened species, riparian

habitat or natural plant communities, jurisdictional waters, habitat fragmentation, wildlife movement, local policies and ordinances, or habitat conservation plans. There are no projects that would, in combination with the proposed Project, produce a significant impact to non-listed sensitive species. Therefore, there are no significant cumulative impacts anticipated to occur that are associated with biological resources. With implementation of Project-level Mitigation Measures 4.4.6.1 through 4.4.6.3, the Project's contribution to cumulative biological impacts will not be cumulatively considerable and no additional mitigation is required. (DEIR, pgs 4.4-30 to 4.4-31)

4. Cultural Resources

a. Historical Structures and Features

Potential Significant Impact: Whether the Project would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

Findings: Potential impacts of the Project related to historical structures and features are discussed in detail in Section 4.5 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts to historical structures and features and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.5 of the DEIR, no structures or unique features are currently located within the Project limits. An online title search was conducted and historic maps were reviewed to determine the potential for structures and/or the remains of former sites of buildings or resources within the Project limits. No evidence of past structures or historic features was identified, nor was evidence of such structures identified during the on-site cultural resource survey or the records search. As no evidence has been identified to suggest the presence of past or current structures on site, no impacts related to historic structures or features will occur. In the absence of a significant impact, no mitigation is warranted. (DEIR, pg.4.5-5)

b. Human Remains

Potential Significant Impact: Whether the Project would disturb any human remains, including those interred outside of formal cemeteries.

Findings: Potential impacts of the Project related to human remains are discussed in detail in Section 4.5 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts to human remains and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.5 of the DEIR, the Project site was utilized for agricultural production. No evidence suggesting the Project site has been utilized in the past for human burials has been identified.[2] In the unlikely event human remains are discovered during grading or construction activities, State law (Health and Safety Code §7050.5) requires that no further disturbance shall occur until the County Coroner has made determination of the origin and disposition pursuant to Public Resources Code 5097.98. Because adherence to provisions of Health and Safety Code §7050.5 is required of all development projects, and because adherence to the requirements in State law sufficiently mitigates for potential impacts to human remains, no significant impact related to this issue will occur. Because potential impacts associated with this issue are less than significant, no mitigation is required. (DEIR, pg. 4.5-5)

c. Cumulative Cultural Resources

Potential Significant Impact: Whether the Project in connection with past, current, and probable future projects would have a cumulative significant impact on cultural resources.

Findings: Potential impacts of the Project related to cumulative cultural resources are discussed in detail in Section 4.5 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant cumulative impacts to cultural resources and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.5 of the DEIR, on-site sediments and cumulative archaeological and paleontological discoveries elevate the potential for the on-site presence of archaeological and paleontological resources. The proposed Project includes measures to identify, recover, and/or record any archaeological or paleontological resource that may occur within the Project limits. Although unlikely to occur, potential impacts associated with human remains would be reduced to a less than significant level through adherence to existing State law. There are no projects that would, in combination with the proposed Project, result in any significant cumulative impacts on historical, archaeological, or paleontological resources, or cumulative impacts to human remains. Therefore, the Project will not make a significant contribution to any cumulatively considerable impacts associated with cultural resources, and no mitigation is required. (DEIR, pg. 4.5-8)

5. Hazards and Hazardous Materials

[2] *Chapter 5.10 Cultural Resources*, City of Moreno Valley General Plan Final EIR, July 2006.

a. Routine Transport, Use, or Disposal of Hazardous Materials and Reasonable Foreseeable Upset and Accident Conditions

Potential Significant Impact: Whether the Project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Also, whether the Project would create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials.

Findings: Potential impacts of the Project related to routine transport, use or disposal of hazardous materials and/or the risk of upset or accidental release of hazardous materials into the environment are discussed in detail in Section 4.6 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to routine transport, use or disposal of hazardous materials and, therefore, no mitigation is required.

Facts in Support of the Findings: Two *Phase I Environmental Site Assessments* (ESAs) were prepared for the proposed Project site. During the on-site inspection, no hazardous materials handling, storage, or disposal areas were observed. Additionally, no evidence of stressed vegetation, discolored water, or pools of liquid was observed during the on-site reconnaissance. However, because the Project site has been historically utilized for agricultural production and because of the close proximity to SR-60, soil samples were taken in various parts of the Project site to further evaluate the potential contamination on the site. Laboratory results indicated no detectable concentrations of hydrocarbon compounds in the samples collected. However, there were detectable concentrations of organochlorine pesticides and PCBs in samples collected from possible drainage accumulation and pesticide usage on site. These concentrations were within the allowable Preliminary Remedial Goals (PRGs) for the Project.

During the Project's construction and operation, it is likely that materials such as fuels, lubricants, solvents, cleansers, and paints will be transported to and from the site. The use and transport of these materials and all potentially hazardous materials would be handled according to the appropriate State and Federal regulations. Adherence to existing regulations as they relate to the handling and transport of potentially hazardous materials during construction would reduce impacts associated with this issue to a less than significant level and no mitigation is required. (DEIR, pgs. 4.6-6 through 4.6-11)

b. Hazardous Material Sites

Potential Significant Impact: Whether the Project would be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Findings: Potential impacts of the Project related to hazardous material sites are discussed in detail in Section 4.6 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts due to hazardous material sites and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.6 of the DEIR, a database review was conducted for both of the Phase 1 ESAs conducted for the Project site. Based on the database review, the Project site is not included on the State of California Hazardous Waste and Substances Site List (Cortese list) pursuant to the California Code (Section 65962.5). The Project site is not listed in the NPL; Corrective Action Order Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) list; Emergency Response Notification System (ERNS) list; Resource Conservation and Recovery Act System; Toxic Release Inventory System (TRIS); CAL-SITES Database for Annual Work Plan; California Department of Toxic Substances Control (DTSC); Regional Water Quality Control Board (RWQCB); California Waste Management Board (CWMB); Solid Waste Information System (SWIS); Waste Management Units Database System (WMUDS); California Border Zone Properties (Deed Restriction Properties); DTSC Hazardous Waste and Substances Site List (Cortese list); or any Leaking Underground Storage Tank (LUST) database.

Because the Project site is not identified on a list of hazardous materials sites, the potential that the development of the site would create a significant hazard to the public or environment is less than significant. In addition, the results of the site investigations performed by RM Environmental indicate that no significant amount of any hazardous material exists on site. Therefore, impacts associated with this issue are less than significant and no mitigation would be required. (DEIR, pgs. 4.6-11 through 4.6-12)

c. Existing or Proposed Schools

Potential Significant Impact: Whether the Project would create hazardous emissions or handle acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Findings: Potential impacts of the Project related to existing or proposed schools are discussed in detail in Section 4.6 of the DEIR. Based on the entire record before us, this Council finds that development of

the Project will not result in significant impacts related to existing or proposed schools and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.6 of the DEIR, at the time the NOP for the proposed Project was released, the Moreno Valley Unified School District (MVUSD) had identified three potential school sites within the Project vicinity. Of these potential school sites, High School #5 was the closest planned school to the Project site as it was to be located on the adjacent parcel east of the Project site. Due to MVUSD concerns regarding the placement of schools in areas that may be rezoned with warehousing uses, MVUSD has made a decision to abandon the development of these school facility projects on the identified sites.[3] Therefore, no planned school facilities would be located adjacent to or within 0.25 mile of the Project site. Since there are no schools planned, proposed, or operating within 0.25 mile of the Project site, no impacts associated with this issue would occur and no mitigation is required. (DEIR, pgs. 4.6-12 through 4.6-13)

[3] *Resolution No. 2007-08-8,* Board of Education of the Moreno Valley Unified School District, April 15, 2008.

d. Emergency Response Plan

Potential Significant Impact: Whether the Project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Findings: Potential impacts of the Project related to emergency response plans are discussed in detail in Section 4.6 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to emergency response plans and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.6 of the DEIR, in February 2006, the County of Riverside, in cooperation with the cities and special districts, completed its Emergency Operations Plan (EOP). The EOP establishes the emergency organization, assigns tasks, specifies general procedures, and provides for coordination of planning efforts of the various emergency staff and resources.

Construction activities that may temporarily restrict vehicular traffic would be required to implement adequate measures to facilitate the passage of people and vehicles through/around any required road closures. During the operational phase of the proposed Project, on-site access for fire and emergency vehicles would be required to comply with standards established by the City Public Works Department. The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to Fire Department standards. As required of all development in the City, the operation of the proposed Project would be required to conform to applicable Uniform Fire Code standards. The submittal of such plans would be considered a condition of approval, which would be part of the permitting process initiated by the applicant and approved by the City in accordance with City standards. As with any development, access to and through the Project would be required to comply with the required street widths, as determined in the General Plan Circulation Element, and the Uniform Fire Code. Therefore, implementation of the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No significant impact would occur and no mitigation is required. (DEIR, pg. 4.6-13)

e. Wildland Fires

Potential Significant Impact: Whether the Project would expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildland.

Findings: Potential impacts of the Project related to wildland fires are discussed in detail in Section 4.6 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to wildland fires and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.6 of the DEIR, the Project site is not located within a "High Fire Hazard Area" or within an area susceptible to wildfires identified by the City of Moreno Valley. Areas surrounding the Project site consist of urban, built, and open space. Because of lack of abundant vegetation and the extensive amount of development within the vicinity of the Project site, on-site and adjacent areas do not have the capability to support a wildfire. The proposed uses on site do not typically create a fire hazards nor are they subject to wildland fire hazards due to the type of construction materials used. The Project will be designed and constructed to comply with adopted standards and guidelines for fire protection. Irrigated landscaping will surround Project buildings, and are required to include fire suppression features by law. Due to the location of the fire station adjacent to the Project in the northwest corner and the low probability that the Project site would be subject or susceptible to wildland fires, no significant impact related to this issue would occur. No mitigation is required. (DEIR, pgs. 4.6-13 through 4.6-14)

f. Cumulative Impacts from Hazards and Hazardous Materials

Potential Significant Impact: Whether the Project in connection with past, current, and probable future projects would cumulatively increase the risk of hazardous materials and exposure to hazardous materials.

Findings: Potential impacts of the Project related to cumulative hazardous materials impacts are discussed in detail in Section 4.6 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to cumulative hazardous materials and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.6 of the DEIR, the proposed Project would not result in significant cumulative impacts associated with the routine transport, use, and disposal of hazardous materials; or the emission or handling of hazardous substances. As areas of the eastern portion of Moreno Valley continue to develop, the amount of truck traffic is expected to increase in proportion to the amount of industrial or commercial development that take place in the area. The trucks traveling in the area of the Project and the surrounding areas may contain hazardous materials as well as contribute to emission in the cumulative area. Accidental spills and leaks are unplanned occurrences. It is impossible to predict the occurrences of such events and the likelihood of such events occurring in close proximity to

each other at the same time is very small; therefore, such events cannot be considered cumulatively significant.

As anticipated in the City's General Plan, demographic increases, continued retail and service demands, and the availability of vacant property will lead to the new residential, commercial, and industrial development in the City and surrounding area. While the project-specific hazardous material impacts of individual development projects will be addressed separately in future CEQA documents, anticipated future development will contribute, through increases in the number of locations that sell, store, transport, or dispose of hazardous materials, to a cumulative increase in risk for hazardous material incidents. As with the proposed Project, it is anticipated that future development projects will be required to adhere to applicable local, State, and Federal requirements that regulate the use, release, storage, sale, and transport of hazardous materials. Such compliance would ensure that the proposed Project will not make a significant contribution to a cumulatively considerable impact in this regard, and no mitigation measures for cumulative impacts are required. (DEIR, pg. 4.6-14)

6. Hydrology, Drainage, and Water Quality

a. Groundwater

Potential Significant Impact: Whether the Project would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level

Findings: Potential impacts of the Project related to groundwater are discussed in detail in Section 4.7 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to groundwater and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.7 of the DEIR, the proposed Project would obtain water service from the EMWD. It is anticipated that the proposed Project would primarily utilize imported water purchased from Metropolitan. In the event that imported water is not available, this imported water would be supplemented by local groundwater sources.

The implementation of the existing West San Jacinto Groundwater Basin Management Plan would ensure that local groundwater resources are conserved and groundwater overdraft does not occur. If the use of groundwater supplies was necessary, the proposed Project would be required to comply with any future water use restricting regulations further minimizing impacts to groundwater supply.

As identified in the City's General Plan, the proposed Project would not interfere with groundwater recharge as the Project site is not identified as a groundwater recharge area.[4] Therefore, the proposed Project would not interfere with groundwater recharge activities. Impacts associated with this issue are less than significant and no mitigation measure is required. (DEIR, pg. 4.7-14)

b. Flooding-Related Impacts

Potential Significant Impact: Whether the Project would place within a 100-year flood hazard area structures that would impede or redirect flood flows.

Findings: Potential impacts of the Project related to flooding are discussed in detail in Section 4.7 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to flooding and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.7 of the DEIR, flooding in the City of Moreno Valley could result from intense storms resulting in rapid runoff. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) identify areas subject to flooding during the 100-year storm.[5] Based on these FIRMs and the Project site does not fall within a 100-year flood zone.[6] The proposed Project is industrial in nature and the implementation of the proposed Project would not result in the placement of housing within a 100-year floodplain. Because the Project site does not lie within a 100-year floodplain and does not include housing, impacts related to this issue are less than significant. No further discussion or mitigation is required. (DEIR, pgs. 4.7-14 through 4.7-17)

c. Drainage Pattern-Related Impacts

Potential Significant Impact: Whether the Project would substantially alter the existing local drainage patterns of the site and substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion, siltation, or flooding on or off site.

Findings: Potential impacts of the Project related to drainage patterns are discussed in detail in Section 4.7 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to drainage patterns and, therefore, no mitigation is required.

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4 *Section 5.7 Hydrology/Water Quality*, City of Moreno Valley General Plan Final Program EIR, City of Moreno Valley, July 2006.

5 The term "100-year" is a measure of the size of the flood, not how often it occurs. The "100-year flood" is a flooding event that has a one percent chance of occurring in any given year.

6 FEMA DFIRM Data, 2008.

Facts in Support of the Findings: According to Section 4.7 of the DEIR, the proposed Project would alter the existing drainage patterns and affect surface runoff; however, several BMPs would be designed and installed on site to minimize these alterations, resulting in a less than significant impact. Development of the Project site would result in increased impervious surfaces in the form of roadways, parking lots, and industrial warehouse buildings. The proposed Project incorporates six detention/sedimentation basins for both water quality and quantity control purposes. The Project would also include vegetated swales, detention/sedimentation basins, and sand filters.

Under post-development conditions, all on-site flows would be routed to Quincy Channel. This drainage pattern would mimic the existing drainage pattern, which has flows draining to the Quincy Channel and the unnamed dry wash to the south. Since the unnamed dry wash connects to Quincy Channel farther south of the Project, all flows under existing conditions drain into Quincy Channel. Flows in Quincy Channel are routed to the Perris Valley Storm Drain where flows continue onto the San Jacinto River and eventually reach Lake Elsinore.

Increased runoff from the site could result in substantial erosion of local drainage ways and siltation of downstream receiving waters. However, with the proposed drainage system installed on site, the proposed Project would not produce any post-development peak flow leaving the site larger than the pre-development peak flows leaving the site for the analyzed storms. In addition, because the implementation of various BMPs will reduce off-site flow velocity and volume, erosional runoff and silt volumes would be minimized to the greatest extent practical. Because the proposed Project would maintain existing drainage patterns on site and implement BMPs that would minimize erosion and generation of silt on site, impacts associated with this issue are less than significant and no mitigation measures are required. (DEIR, pg. 4.7-17)

d. Hydrology and Water Quality Cumulative Impacts

Potential Significant Impact: Whether the Project in connection with past, current, and probable future projects would have significant cumulative impacts on hydrology and water quality.

Findings: Potential impacts of the Project related to cumulative hydrology and water quality impacts are discussed in detail in Section 4.7 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant cumulative impacts to hydrology and water quality and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.7 of the DEIR, increases in the amount and extent of development in the City and surrounding areas will increase the potential for pollutants in runoff, which in turn would affect water quality. The Project's water quality impacts will be mitigated through on-site detention/sedimentation basins and other water pollution control mechanisms such as vegetated swales, sand filters, and storm drain inlet filters. Similar requirements will be placed on all other development in the Project vicinity by the City and the RWQCB, further reducing the potential for cumulative impacts. Since all development within the City is required to account and mitigate for their individual water quality impacts before runoff leaves each individual site, it is reasonable to conclude that water quality would be maintained throughout the cumulative area. Adherence to NPDES, SWPPP, and WQMP requirements will reduce any such cumulative water quality impact to a less than significant level.

Groundwater recharge policies and practices implemented by the RWQCB and local agencies will ensure groundwater supplies are maintained at appropriate levels. As such, no significant cumulative groundwater supply impacts are anticipated to occur with the development of the proposed Project.

The drainage system for the proposed Project would be designed so that runoff from the Project site after Project development is directed to on-site treatment BMPs and flow volumes would be equal to or less than historic conditions at any given discharge location. This same requirement will be placed on all other development in the vicinity of the Project site by the City of Moreno Valley. Therefore, the proposed Project will not make a significant contribution to any cumulatively considerable impacts related to drainage or water quality and no mitigation is required. (DEIR, pgs. 4.7-28 through 4.7-29)

8. Land Use and Planning

a. Physically Divide an Established Community

Potential Significant Impact: Whether the Project would physically divide an established community.

Findings: Potential impacts of the Project related to the physically dividing an established community are discussed in detail in Section 4.8 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts due to a physical divide of an established community and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.8 of the DEIR, land uses adjacent to the Project site include residential uses to the southeast, vacant land to the south, commercial uses to the west, SR-60 and residential uses to the north, and active hay/alfalfa production uses to the east. The Project site

does not contain any existing housing, nor does the site complement or constitute part of a community or neighborhood. Based on this information, the proposed Project will physically divide an existing established community. No impact related to this issue would occur; therefore, no mitigation is required. (DEIR, pgs. 4.8-4 through 4.8-5)

b. Conflict with Any Applicable Habitat or Natural Community Conservation Plan

Potential Significant Impact: Whether the Project would conflict with any applicable habitat conservation plan or natural community conservation plan.

Findings: Potential impacts of the Project related to the conflict with any applicable habitat conservation plan are discussed in detail in Section 4.8 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts due to a conflict with any applicable habitat or natural community conservation plan and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.8 in the DEIR, the Project site is located within the MSHCP area.[7]. The Project site is not within an MSHCP criteria cell or habitat linkage. Furthermore, the Project site is not located within an MSHCP mammal or amphibian survey area, Narrow Endemic Plant Species Survey Area (NEPSSA), Criteria Area Plant Species Survey Area (CAPSSA), or a riparian, wetland, or vernal pool habitat/species survey area.[8]

While the Project site is not within any conservation area delineated in the MSHCP, the Project is still subject to provisions of the MSHCP. In particular, the Project proponent will be required to provide payment of mitigation fees and adhere to the requirements established in the MSHCP. Pursuant to agreements with the USFWS and the CDFW, the payment of the mitigation fees and compliance provisions of the MSHCP provides full mitigation under the CEQA, FESA, and CESA for impacts to the species and habitats covered by the MSHCP. Since the City has adopted the MSHCP and its requirements and provisions, and since the Project is within the City, the proposed Project would be required to adhere to applicable MSHCP requirements and fees. Therefore, the proposed Project would not conflict with any applicable HCP and no significant impact associated with this issue would occur. No mitigation would be required. (DEIR, pg. 4.8-4)

c. Cumulative Land Use Impacts

Potential Significant Impact: Whether the Project in connection with past, current, and foreseeable future projects would incrementally affect biological resources.

Findings: Potential impacts of the Project related to cumulative land use impacts are discussed in detail in Section 4.8 of the DEIR. Based on the entire record before us, this Council finds that development of

[7] City of Moreno Valley General Plan Final Program EIR, Figure 5.9-4 Reche Canyon/Badlands Area.
[8] http://www.rctlma.org/gis/rciprepgen.html, site accessed December 4, 2007.

the Project will not result in significant cumulative impacts related to land uses and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.8 of the DEIR, implementation of the proposed Project represents establishment of new land uses within the currently undeveloped Project site that would result in an intensification of permitted land uses associated with a land use change from Business Park and Residential to Light Industrial uses, changes to the General Plan Circulation Element, and the loss of the Primary Animal Keeping Overlay (PAKO) associated with the RA-2 zone. However, the proposed Project is generally consistent with regional plans and planning efforts, although it is not fully consistent with the SCAG's RTP and Compass Blueprint Plan because it eliminates some housing in favor of industrial employment uses. It will incrementally improve the City's long-standing jobs/housing ratio, which is also a regional goal of the various SCAG plans. It is also not consistent with existing General Plan land use designations, objectives and policies, nor is it consistent with existing zoning designations on the site. For these reasons, a General Plan Amendment and Zone Change are proposed for consideration by the City.

The proposed changes in land use will also result in a loss of up to 584 (R-15) multi-family residential units, many of which could have contributed to the City's affordable housing supply at some point in the future. However, this was determined to be a less than significant Project impact on local housing because the City's Housing Element identifies over twice as much potential affordable housing as the City's RHNA allocation, so it will not make a significant contribution to a cumulatively considerable impact on regional housing.

The Project would also not make a similar cumulatively considerable land use impact relative to dividing an established community or conflicting with an approved habitat conservation plan and no mitigation is required. (DEIR, pgs. 4.8-17 to 4.8-18)

8. <u>Noise</u>

a. Airport Noise

Potential Significant Impacts: Whether a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would results in exposure of people residing or working in the Project area to excessive noise levels. Or if a Project within the vicinity of a private airstrip, would expose people residing or working in the Project area to excessive noise levels.

Findings: Potential impacts of the Project relating to airport noise are discussed in detail in Section 4.9 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to airport noise will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.9 of the DEIR, the proposed Project site is located approximately 5 miles northeast of the March Air Reserve Base. Aircraft operations from the airport currently contribute intermittent single-event noise. However, the proposed Project is not identified as being within the noise or safety contours delineated for the MARB Airport. The proposed Project is not located within two miles of a public or private airport; therefore, the proposed Project would not have the potential to expose people to excessive noise levels from airport operations and no impact regarding this issue would occur with implementation of the proposed Project. No mitigation is required. (DEIR, pg. 4.9-10)

b. Ground-Borne Vibrations

Potential Significant Impact: Whether the Project would result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

Findings: Potential impacts of the Project relating groundborne vibration and groundborne noise are discussed in detail in Section 4.9 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to ground-borne vibration and groundborne noise will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.9 of the DEIR, the Project site is not located near steel-wheeled trains. Additionally, roadways in the Project area are either paved or would be paved and would not result in traffic driving over rough roads. Construction activities for the Project site do not include blasting or pile driving. The primary vibratory source during the construction of the proposed Project would be large bulldozers. Based on published data, typical bulldozer activities generate an approximate vibration level of 0.089 in/sec at a distance of 25 feet. At the distance of the nearest residence to the Project boundary (about 50 feet) the estimated vibration level will be 0.0415 in/sec. While heavy-duty earthmoving equipment would be used during the construction phase of the Project, the level of vibration would not be excessive or permanent, nor would it exceed the level at which building damage typically occurs. Therefore, impacts from construction-related groundborne vibration construction would be less than significant and no mitigation is required. (DEIR, pg. 4.-11)

c. Long-Term Traffic Noise

Potential Significant Impact: Whether the Project would result in a substantial temporary, periodic, and/or permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project.

Findings: Potential impacts of the Project related to long-term noise are discussed in detail in Section 4.9 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to long-term noise will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.9 of the DEIR, the *Noise Impact Analysis* (Appendix H) indicates that implementation of the proposed Project would result in relatively minor changes in traffic noise levels except along Eucalyptus Avenue between Moreno Beach Drive and Driveway A. The largest Project-related increase in traffic noise would be along Eucalyptus Avenue/Fir Avenue between Auto Mall Drive and Redlands Boulevard. This segment would experience a 13.6 dBA increase over the baseline (with the Project) scenario and a 13.3 dBA increase over the baseline (with the Project) scenario in opening year (2012). In addition, the roadway segment along Eucalyptus Avenue between Moreno Beach Drive and Auto Mall Drive would experience a 4.5 dBA increase over the baseline scenario in 2012. However, no noise-sensitive uses exist or are planned near either roadway segment.

For the Project build out year (2035) analysis, the greatest increase in noise levels is along Eucalyptus Avenue between Auto Mall Drive and Redlands Boulevard, where an increase of up to 1.3 dBA is predicted, with the ambient noise level predicted to be 71.6 dBA at 50 feet from the centerline of the street. In addition, the greatest increases in noise levels associated with the General Plan Build Out Year is along Eucalyptus Avenue between Auto Mall Drive and Redlands Boulevard, where an increase of up to 0.9 dBA is predicted, with the ambient noise level predicted to be 73.0 dBA at 50 feet from the centerline of the street. However, no noise-sensitive uses exist or are planned near the roadway segment. Therefore, noise impacts at the roadway segments where an increase of more than 3.0 dBA would occur are considered less than significant because there are no sensitive receptors located along the roadway segments that would be affected. All other roadway segments would have an increase in noise of less than 3.0 dBA, which would not be perceptible to the human ear in an outdoor environment. Therefore, impacts would be less than significant and no mitigation measures would be required for off-site areas. (DEIR, pgs. 4.9-11 to 4.9-19)

d. Long-Term Operational Noise

Potential Significant Impact: Whether the Project would cause exposure of persons to or generation of noise levels in excess of standards established in the City of Moreno Valley General Plan, Moreno Valley Municipal Code, or applicable standards of other agencies.

Findings: Potential impacts of the Project related to long-term operational noise are discussed in detail in Section 4.9 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to long-term operational noise will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.9 of the DEIR, potential long-term stationary noise impacts would primarily be associated with operations at the proposed warehouse and the light industrial uses. The proposed on-site uses would generate noise from truck delivery, loading/unloading activities at the loading areas, and other noise-producing activities within the parking lot. Through distance divergence, attenuation, and building shielding these sources of noise would be reduced to less than significant levels; and no mitigation is required. (DEIR, pgs. 4.9-20 to 4.9-22)

e. Noise Impacts to Adjacent Future Development

Potential Significant Impact: Whether the Project would result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project.

Findings: Potential impacts of the Project related to noise impacts to adjacent future development are discussed in detail in Section 4.9 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to noise impacts to adjacent future development and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.9 of the DEIR, based on the land use assumptions for the future LADP Project, residential development would be located along the southern Project boundary between the proposed Project and the proposed LADP. It is anticipated that the proposed Project site would be fully developed prior to the occupation of any dwelling units in LADP; therefore, no construction-related noise impacts to future adjacent sensitive receptors would result from development of the proposed Project. Also, the proposed on-site uses would generate noise from truck delivery, loading/unloading activities at the loading areas, and other noise-producing activities within the parking lot. Through distance divergence, attenuation, and building shielding these sources of noise

would be reduced to less than significant levels. Therefore, a less than significant impact would occur to adjacent future development and no mitigation is required. (DEIR, pgs. 4.9-23 to 4.9-24)

f. Cumulative Noise Impacts

Potential Significant Impact: Whether the Project in connection with past, current, and probable future Project would cause cumulative noise impacts within the City of Moreno Valley.

Findings: Potential impacts of the Project related to cumulative noise are discussed in detail in Section 4.9 of the DEIR. Based on the entire record before us, this Council finds that no significant cumulative impacts related to noise will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: Construction crew commutes and the transport of construction equipment, materials, and fill to the site for the proposed Project would incrementally increase noise levels on access roads leading to the site. Secondary sources of noise would include noise generated during excavation, grading, and building erection on the Project site. Although it is unlikely that adjacent properties will be developed at the same time as the proposed Project, if adjacent properties are developed at the same time as the proposed Project, implementation of the stated mitigation measures in Section 4.9 of the DEIR would render the cumulative impacts of the proposed Project to less than significant levels.

Section 4.9 of the DEIR compared cumulative noise levels that would occur both with and without the Project. According to the analysis the proposed Project would not expose sensitive uses located adjacent to area roadways to excessive noise levels. The future roadway noise assessment concludes that there will be no significant roadway noise impacts associated with cumulative and cumulative plus Project conditions. Therefore, there are no projects that would, in combination with the proposed Project, produce significant noise impacts to sensitive land uses from on-site operational noise. Thus, no cumulatively considerable noise impacts are expected to occur in this area, and the proposed Project will not make a significant contribution to cumulative noise impacts, so no mitigation measures are required. (DEIR, pg. 4.9-27)

9. <u>Population and Housing</u>

a. Population Growth

Potential Significant Impact: Whether the Project would induce substantial population growth in an area, either directly (e.g., new homes and businesses) or indirectly (e.g., extension of roads and infrastructure).

Findings: Potential impacts of the Project related to population growth are discussed in detail in Section 4.10 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to population growth will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.10 of the DEIR, the development of the proposed on-site warehouse distribution uses would create new jobs in the local economy. The proposed Project would generate up to 1,532 job opportunities.[9] The new employment opportunities resulting from development of the proposed warehouse uses would improve the City's current jobs-to-housing ratio by providing jobs to local residents. While the places of residence of the persons accepting employment provided by the proposed uses is uncertain, due to the City's projected jobs-to-housing ratio, it is reasonable that a large percentage of these jobs would be filled by persons already living within the City or Project area; therefore, no significant increase in population of the City would result from the development or operation of the proposed on-site uses. In the absence of a significant impact, no mitigation is required. (DEIR, pgs. 4.10-3 to 4.10-5)

b. Displace Substantial Housing/People

Potential Significant Impact: Whether the Project would displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere.

Findings: Potential impacts of the Project related to displacement of housing or people are discussed in detail in Section 4.10 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to displacement of housing or people will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.10 of the DEIR, the Project site has not been historically utilized for residential uses, and no residential structures are currently located within the Project limits. The construction and operation of the proposed on-site uses would neither displace existing housing or residents nor require the construction of replacement housing elsewhere in the City. However, the areas currently zoned for residential uses on the site could support up to 681 units. Approximately 80

[9] 1 employee/1,465 square feet of warehouse use × 2,244,419 square feet of warehouse uses = 1,532 employees.

percent of that potential new housing was in the R15 category, which is considered high enough density to support affordable housing programs. In addition, a portion of the Project site is shown in the latest Housing Element for the City (2008–2014) as a potential location for affordable housing in the future (2011 Housing Element, Vacant Properties Inventory). Development of the site as proposed could eliminate as many as 681 housing units from the site, with 80 percent of those units (548) at a density that is generally accepted as helping to promote housing affordability (15 units per acre) on a regional level. These changes may incrementally hinder the City's ability to achieve its affordable housing goals in the future. However, the proposed Project would not reduce the City's potential pool of affordable housing to below its RHNA number; therefore, it would not create a significant impact related to the City's Housing Element, and no mitigation is required. (DEIR, pg. 4.10-6)

c. Cumulative Population and Housing Impacts

Potential Significant Impact: Whether the Project could cause an increase in population that is substantial in relation to the past, current, and probable future projects.

Findings: Potential impacts of the Project related to cumulative impacts of the proposed Project on housing or population are discussed in detail in Section 4.10 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to cumulative impacts on housing or population will occur as a result of development of the Project and, therefore, no mitigation is required.

Fact Supporting the Findings: The project includes development of 2.2 million square feet of new industrial uses, but would eliminate the potential for up to 681 new residential units, most of which would be in the R15 category, which can support affordable housing programs. The proposed industrial uses would provide additional employment opportunities for City and area residents. The proposed project, together with the other developments identified in Chapter 3, will serve existing and future cumulative demands for both housing and employment within the City. The proposed uses would not induce significant population or housing growth in areas where growth was not previously anticipated.

10. <u>Transportation</u>

a. Air Traffic Patterns

Potential Significant Impact: Whether the Project would result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

Findings: Potential impacts of the Project related to air traffic patterns are discussed in detail in Section 4.11 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to air traffic patterns will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.11 of the DEIR, the proposed Project site is located approximately 5.5 miles northwest of the March Air Reserve Base and is not within the designated safety zones or the flight paths established for this facility.[10] The proposed Project does not consist of any uses that would cause changes to air traffic volumes or otherwise affect air traffic patterns. Additionally, the proposed Project does not include any visual, electronic, or physical hazards to aircraft in flight and is not anticipated to disrupt or alter air traffic patterns, including either an increase in traffic levels or a change in location. As such, no impacts associated with this issue would occur and no mitigation is required. (DEIR, pg. 4.11-16)

b. Design Features or Incompatible Uses

Potential Significant Impact: Whether the proposed Project would substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Findings: Potential impacts of the Project related to design features or incompatible uses are discussed in detail in Section 4.11 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to design features or incompatible uses will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.11 of the DEIR, roadway improvements in and around the Project site would be designed and constructed to satisfy all City requirements for street widths, corner radii, intersection control as well as incorporate design standards tailored specifically to site access requirements.

The final design of all roadways and intersections within the Project site access would be reviewed by a licensed professional civil engineer to ensure adequate safety when traveling to and from the Project site. The proposed Project does not include any sharp curves or dangerous intersections in its design. Adherence to applicable existing requirements of the City of Moreno Valley consistent with the City's

[10] March Air Reserve Compatibility Plan, December 29, 2004. http://www.rcaluc.org/filemanager/plan/old//March%20Air%20Reserve%20Base%20(MARB).pdf. Accessed June 3, 2008.

Circulation Element Objectives 5.1 (create a safe, efficient, and neighborhood-friendly street system), 5.5 (maximize efficiency of the local circulation system by using appropriate policies and standards to design, locate, and size roadways), and 5.11 (eliminate obstructions that impede safe movement of vehicles, bicyclists, and pedestrians) and other agencies would reduce impacts associated with this issue to a less than significant level and no mitigation is required. (DEIR, pgs. 4-17)

c. Inadequate Emergency Access

Potential Significant Impact: Whether the Project would result in inadequate emergency access.

Findings: Potential impacts of the Project related to emergency access are discussed in detail in Section 4.11 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to emergency access will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.11 of the DEIR, the developers of the proposed Project would be required to design, construct, and maintain structures, roadways, and facilities to provide for adequate emergency access and evacuation. Construction activities, which may temporarily restrict vehicular traffic, would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. The proposed Project design would be submitted to and approved by the City's Fire and Police Departments prior the issuance of building permits. Adherence to applicable existing requirements of the City of Moreno Valley and other agencies would reduce impacts associated with this issue to a less than significant level and no further discussion is required. (DEIR, pgs. 4.11-17 to 4.11-18)

d. Inadequate Parking Capacity

Potential Significant Impact: Whether the Project would result in inadequate parking capacity.

Findings: Potential impacts of the Project related to parking capacity are discussed in detail in Section 4.11 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to parking capacity will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.11 of the DEIR, the preliminary site plan indicates that 1,091 automobile parking spaces are provided, which includes spaces for employees, drivers, and handicap spaces, and is well above the minimum requirement of 562 spaces. The design of

the proposed Project would be required to comply with parking standards prior to final site plan approval. Adherence to parking standards contained in the Zoning Code would ensure that the proposed Project would not result in inadequate parking capacity. Impacts associated with parking capacity are less than significant and no mitigation is required. (DEIR, pg. 4.11-18)

e. Alternative Transportation

Potential Significant Impact: Whether the proposed Project would conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Findings: Potential impacts of the Project related to alternative transportation are discussed in detail in Section 4.11 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to alternative transportation will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.11 of the DEIR, the design of the Project would be required to adhere to applicable City of Moreno Valley standards that support and/or facilitate alternative modes of transportation, including but not limited to pedestrian pathways and sidewalks consistent with the City's Circulation Element Objective 5.8. Through the City's Project review process, policies, plans, and/or programs supporting alternative transportation would be reviewed and incorporated as applicable. Consequently, a less than significant impact would occur as a result of the proposed Project and no mitigation is required. (DEIR, pg. 4.11-18)

11. Utilities and Service Systems

a. Solid Waste Facilities

Potential Significant Impact: Whether the Project would be served by a landfill with insufficient permitted capacity to accommodate the Project's solid waste disposal needs.

Findings: Potential impacts of the Project related to solid waste facilities are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to solid waste facilities will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, based on a solid waste generation of 0.006 pound per square foot per day for industrial uses, the proposed Project is anticipated

to generate approximately 6.73 tons of solid waste per day (2,456 tons/year). Solid waste from the proposed Project would be hauled by Waste Management of Inland Valley and transferred to the Badlands Sanitary Landfill, located in Moreno Valley, northeast of the Project site. The volume of solid waste generated by the proposed Project per day represents 0.17 percent of the current permitted throughput and 0.29 percent of the current surplus capacity at the Badlands Sanitary Landfill. As adequate daily surplus capacity exists at the receiving landfill, development of the proposed Project would not significantly affect current operations or the expected lifetime of the landfill serving the Project area. No significant solid waste disposal impact would occur and no mitigation is required. (DEIR, pgs. 4.12-3 to 4.12-4)

b. Solid Waste Reduction

Potential Significant Impact: Whether the Project would fail to comply with applicable Federal, State, and local statutes and regulations related to solid waste.

Findings: Potential impacts of the Project related to solid waste reduction are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to solid waste reduction will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the proposed Project would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the Project include paper products, glass, aluminum, and plastic.

Additionally, the proposed Project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the Badlands Sanitary Landfill is reduced in accordance with existing regulations. Impacts are considered less than significant and require no mitigation. (DEIR, pg. 4.12-4)

c. Solid Waste Cumulative Impacts

Potential Significant Impact: Whether the Project in connection with past, current, and probable future projects would have an incremental impact on solid waste.

Findings: Potential impacts of the Project related to cumulative solid waste are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant cumulative impacts related to solid waste will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the Badlands Sanitary Landfill has an estimated closure date of 2016, the City's waste hauler will also use other County landfills in the area (e.g., Lamb Canyon Landfill and El Sobrante Landfill). The estimated closure date of the Lamb Canyon Landfill is 2023 and the estimated closure date of the El Sobrante Landfill is 2030. With planned expansion activities of landfills in the Project vicinity and projected growth rates contained

within the City's General Plan EIR, sufficient landfill capacity would exist to accommodate future disposal needs through City build out in 2030. Therefore, build out of the City General Plan would not create demands for solid waste services that would exceed the capabilities of the County's waste management system. Consequently, cumulative impacts associated with solid waste within the City would be considered less than significant and no mitigation is required. (DEIR, pg. 4.12-5)

d. Construction or Expansion of Water Treatment Facility

Potential Significant Impact: Whether the Project would require the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

Findings: Potential impacts of the Project related to construction or expansion of water treatment facilities are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts that would cause the construction or expansion of water treatment facilities will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the water demand required for the proposed Project totals 0.04 and 0.03 percent of the 2015 and 2035 projected Eastern Municipal Water District (EMWD) supplies. The amount of water demand would be within the existing available supply even with a reduction in deliveries from the State Water Project (SWP). Imported sources of water will be supplemented by an increase in desalination of brackish groundwater, recycled water use, and water use efficiency, and implementation of aggressive conservation measures by the EMWD. The proposed Project would not require the construction of new water treatment facilities or expansion of existing facilities, which could cause significant environmental effects. Impacts related to this issue would be less than significant and no mitigation is required. (DEIR, pgs. 4.12-15 to 4.12-16)

e. Adequate Water Supply

Potential Significant Impact: Whether the Project would have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed.

Findings: Potential impacts of the Project related to adequate water supply are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to adequate water supply will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the anticipated water demand for the proposed Project is substantially less than what is identified for the General Plan land uses and what was used in the formulation of the 2010 Urban Water Management Plan. The water demand required for the proposed Project would total 0.05 and 0.04 percent of the EMWD's 2015 and 2035 supplies. The Project's water consumption represents substantially less than 1 percent of the consumption yearly capacity and because the EMWD indicates that water to service the Project's proposed industrial uses is available, no significant water supply impacts would occur with implementation of the industrial use, and no mitigation would be necessary. (DEIR, pg. 4.12-17 to 4.12-22)

f. Cumulative Impacts to Water Supply Services

Potential Significant Impact: Whether the Project in connection with past, current, and probable future projects would have a cumulative impact to water supply services.

Findings: Potential impacts of the Project related to cumulative water supply services are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant cumulative impacts related to water supply services will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the projected demand for the EMWD service area for the year 2015 is 213,900 acre-feet per year (AFY). The cumulative projects including the proposed Project would make up approximately 0.11 percent of the projected demand for 2015. For the year 2035, the EMWD service area projected demand is 302,200 AFY. The proposed Project would consist of 0.63 percent of the Project water demand. As the cumulative projects including the proposed Project constitute less than one percent of the projected water demand in both 2015 and 2025, the cumulative impact of the proposed Project would be less than significant.

Metropolitan Water District (Metropolitan) will continue to rely on the plans and policies outlined in its Regional Urban Water Master Plan (RUWMP) and Integrated Regional Water Plan (IRP) to address water supply shortages and interruptions (including potential shut downs of SWP pumps) to meet water demands. Metropolitan has also analyzed the reliability of water delivery through the SWP and the Colorado River Aqueduct. Metropolitan's IRP and RUWMP conclude that, with the storage and transfer programs developed by Metropolitan, there will be a reliable source of water to serve its member agencies' needs through 2035. The EWMD is a member agency of Metropolitan and would have water supplies for projected growth through 2035 in wet, dry, and multiple-dry years, so cumulative impacts to water supply would be less than significant. The proposed Project would connect to existing conveyance

infrastructure and adequate treatment capacity is available, so the proposed Project would not make a significant contribution to any cumulatively considerable impacts on water supply or infrastructure and no mitigation is required. (DEIR, pg 4.12-22)

g. Wastewater Treatment Requirements

Potential Significant Impact: Whether the Project would exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB).

Findings: Potential impacts of the Project related to wastewater treatment requirements are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to wastewater treatment requirements will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the proposed Project would result in a connection to the sewer line underlying the future Eucalyptus Avenue. The EMWD expects this sewer to be in service once it is necessary for demand expected from the proposed Project. It is anticipated that all wastewater generated by the proposed Project would be routed to and treated by the Moreno Valley Regional Water Reclamation Facility (MVRWRF). The MVRWRF is a Publically Owned Treatment Works (POTW), so operational discharge flows treated at the MVRWRF would be required to comply with the Waste Discharge Requirements (WDRs) for that facility. Compliance with condition or permit requirements established by the City and WDRs at the MVRWRF would ensure that discharges into the wastewater treatment facility system from the operation of the proposed Project would not exceed applicable Santa Ana RWQCB wastewater treatment requirements. Expected wastewater flows from the proposed Project will not exceed the capabilities of the serving treatment plant, so no significant impact related to this issue would occur and no mitigation would be required. (DEIR, pg. 4.12-24)

h. Wastewater Treatment Capacity and/or New or expanded Wastewater Treatment Facilities

Potential Significant Impact: Whether the Project would result in a determination by the wastewater treatment provider, which serves or may serve the Project, that it lacks adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments.

Also, whether the proposed Project would require the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Findings: Potential impacts of the Project related to wastewater capacity are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to wastewater capacity will occur as a result of development of the Project and no new wastewater treatment facilities or expansion of existing facilities would be required, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the proposed Project would result in a connection to the sewer line underlying the future Eucalyptus Avenue. The EMWD expects this sewer to be in service once it is necessary for demand expected from the proposed Project. It is anticipated that all wastewater generated by the proposed Project would be routed to and treated by the MVRWRF. The MVRWRF is a POTW, so operational discharge flows treated at the MVRWRF would be required to comply with the WDRs for that facility. Compliance with condition or permit requirements established by the City and WDRs at the MVRWRF would ensure that discharges into the wastewater treatment facility system from the operation of the proposed Project would not exceed applicable Santa Ana RWQCB wastewater treatment requirements. Expected wastewater flows from the proposed Project will not exceed the capabilities of the serving treatment plant, so no significant impact related to wastewater would occur and no mitigation would be required. (DEIR, pg. 4.12-25)

i. Cumulative Impacts to Wastewater Facilities

Potential Significant Impact: Whether the Project in connection with past, current, and probable future projects would result in cumulative impacts to wastewater facilities.

Findings: Potential impacts of the Project related to cumulative wastewater facilities are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant cumulative impacts related to wastewater facilities will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the proposed Project would not have a cumulatively significant impact on wastewater infrastructure because the proposed Project would not require the expansion of existing infrastructure; only connections to existing infrastructure would be required by the Project. By adhering to the wastewater treatment requirements established by the Santa Ana RWQCB through the NPDES permit, wastewater from the Project site that is processed through the MVRWRF would meet established standards. As the wastewater from all development within the service area of the MVRWRF would be similarly treated under the NPDES, no cumulatively significant exceedance of Santa Ana RWQCB wastewater treatment requirements would occur.

The proposed Project would not result in significant impacts to wastewater treatment or wastewater treatment facilities. The MVRWRF also plans expand the capacity of the wastewater facility. The ultimate expansion of the MVRWRF will allow it to process 41 mgd of wastewater. The wastewater generation of the listed cumulative projects represents 4.8 percent of the future capacity of the 2013 expansion and 2.5 percent of the ultimate expansion of the MVRWRF. The projected wastewater generation of the cumulative projects represents a small percentage of the average wastewater capacity and, because there are no projects that would, in combination with the proposed industrial uses, result in any significant impact related to wastewater treatment or cause significant environmental effects, the Project will not make a significant contribution to any cumulatively considerable impacts associated with wastewater and no mitigation is required. (DEIR, pg. 4.12-26)

11. Global Climate Change

a. Greenhouse Gas Plan, Policy, Regulation Consistency

Potential Significant Impact: Whether the Project would conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

Findings: Potential impacts of the Project related to greenhouse gas plans, policies, or regulation consistency are discussed in detail in Section 4.13 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related greenhouse gas plans, policies or regulations will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.13 of the DEIR, the proposed Project includes a variety of physical attributes and operational programs that would generally contribute to a reduction in operational-source pollutant emissions including GHG emissions. Future development that would occur under the proposed Project would be consistent with state and local greenhouse gas emission reduction strategies and policies. The Project would implement appropriate GHG reduction strategies and would ensure that it does not conflict with or impede implementation of reduction goals identified in AB 32, Governor's Executive Order S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor. In addition, the Project would also be subject to all applicable regulatory requirements, which would also reduce the GHG emissions of the Project. Therefore, the proposed Project would not conflict with any applicable plan, program, policy, or regulation related to the reduction of GHG emissions. Impacts are considered less than significant and no mitigation is required. (DEIR, pgs. 4.13-10 to 4.13-17)

B. ENVIRONMENTAL IMPACTS MITIGATED TO A LEVEL OF LESS-THAN-SIGNIFICANT

Public Resources Code Section 21081 states that no public agency shall approve or carry out a project for which an EIR has been completed which identifies one or more significant effects unless the public agency makes one or more of the following findings:

I. Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

II. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

III. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the EIR, and overriding economic, legal, social, technological, or other benefits of the Project outweigh the significant effects on the environment.

Certain of the following issues from the environmental categories analyzed in the EIR, including biological resources, cultural and paleontological resources, hydrology, drainage, and water quality, noise (short-term construction), transportation (local intersections), utilities, and global climate change (individually and cumulatively) were found to be potentially significant, but can be mitigated to a less-than-significant level with the imposition of mitigation measures. This Council hereby finds pursuant to *Public Resources Code* Section 21081 that all potentially significant impacts listed below can and will be mitigated to below a level of significance by imposition of the mitigation measures in the EIR; and that these mitigation measures are included as Conditions of Approval and set forth in the Mitigation Monitoring and Reporting Program (MMRP) adopted by this Council. Specific findings of this Council for each category of such impacts are set forth in detail below.

1. <u>Air Quality</u>

a. Localized Construction Equipment Exhaust Emissions Impacts

Potentially Significant Impact: The EIR evaluated and concluded that the Project has the potential to exceed short-term construction thresholds.

Finding: Implementation of the following mitigation measures will reduce the potential adverse impacts to sensitive or special status species to less than significant:

4.3.6.3A *Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).*

4.3.6.3B *Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that construction access roads shall be paved at least 100 feet onto the site from the main road.*

4.3.6.3C *Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.*

Facts in Support of the Finding: SCAQMD has developed LST methodology that can be used to determine whether or not a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable Federal or State ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area. The emissions of concern from construction activities are NOX, CO, PM_{10}, and $PM_{2.5}$ resulting from on-site combustion emissions from construction equipment and on-site fugitive PM_{10} dust from construction site preparation activities.

According to Section 4.3 of the DEIR, the air pollutant emission rates for the proposed construction activities are below the localized construction thresholds at the nearest sensitive receptor for CO, NO_X, PM_{10}, and $PM_{2.5}$. Thus, no mitigation is required. However, implementation of **Mitigation Measures 4.3.6.2A through 4.3.6.2M** and the incorporation of these additional requirements as **Mitigation Measures 4.3.6.3A through 4.3.6.3C** are designed to track both standard requirements and mitigation measures as part of the project's Mitigation Monitoring and Reporting Program (MMRP). Therefore, impacts related to construction exhaust emissions are less than significant. (DEIR, pgs. 4.3-29 to 4.3-30)

2. Biological Resources

a. Candidate, Non-listed Sensitive, or Other Special Status Species

Potential Significant Impact: The EIR evaluated and concluded that the Project has the potential to affect migratory bird species and 15 non-listed special status species, including burrowing owl.

Finding: Implementation of the following mitigation measures will reduce the potential adverse impacts to sensitive or special status species to less than significant:

4.4.6.1A *If tree removal or clearing and grubbing activities must take place during the general nesting season (February 1 through August 31), a nesting bird survey shall be conducted within seven (7) days prior to any vegetation disturbance activities. If passerine birds are found to be nesting or there is evidence of nesting behavior inside the impact area, an exclusion buffer, to be determined by the appropriate agency (e.g. the City, County, and/or CDFG), shall be set in place around the nest where no vegetation disturbance will be permitted. For raptor species, such as hawks and owls, this buffer may be as large as 500 feet. A qualified biologist shall closely monitor nests until it is determined that they are no longer active, at which time construction activity in the vicinity of nests may continue.*

4.4.6.1B *Prior to site grading, a pre-construction survey shall be required for the burrowing owl to confirm the presence/absence of this species from the site. The survey shall be conducted by a qualified biologist within 30 days prior to ground disturbance, and in accordance with MSHCP survey requirements, to avoid direct take of burrowing owls. If burrowing owls are determined to occupy the project site or immediate vicinity, the City of Moreno Valley Planning Department shall be notified and avoidance measures as identified in Mitigation Measure 4.4.6.1C shall be implemented. Implementation of avoidance measures shall be executed pursuant to the MSHCP, the California Fish and Game Code, and the MBTA, and according the Burrowing Owl Survey Protocol and Mitigation Guidelines (CBOC 1993) and reviewed the City of Moreno Valley, the County of Riverside, and/or by the CDFG.*

4.4.6.1C *As recommended in the BUOW Survey and Mitigation Guidelines prepared by the CBOC, no disturbance to an occupied burrow shall occur within approximately 160 feet*

of an occupied burrow during the non-breeding season (September 1 through January 31), or within approximately 250 feet of an occupied burrow during the breeding season (February 1 through August 31). For unavoidable impacts, passive relocation of burrowing owls shall be implemented. Passive relocation shall be conducted by a qualified biologist in accordance with procedures set forth by the MSHCP and California Burrowing Owl Consortium. Passive relocation of occupied burrows supporting a breeding pair of burrowing owls shall be conducted outside of the breeding season pursuant to the California Fish and Game Code and the MBTA.

Facts in Support of the Finding: According to Section 4.4 of the DEIR, one non-listed special status species, grasshopper sparrow, was observed on the site during the burrowing owl survey. Fourteen other non-listed special status species, including burrowing owl, have a low to moderate potential to occur on the site based on existing habitat quality. None of these species is listed as Threatened or Endangered under State or Federal law, all are relatively widespread, and the site does not contain high quality habitat for any of them. Therefore, any impacts to these species by the Project would not be considered significant. Neither additional surveys nor additional conservation measures for these species will be required for the proposed Project, with the exception of burrowing owl.

The planning area may support habitat for bird species protected under the California Fish and Game Code and Migratory Bird Treaty Act (MBTA). If clearing and grubbing activities take place during the general bird nesting season (February 1 through August 31), potential impacts to bird species protected under the California Fish and Game Code and MBTA may occur, therefore **Mitigation Measure 4.4.6.1A** is required.

The Project site also contains habitat suitable to support the burrowing owl. Although burrowing owl was not found on the site during the focused survey, the species is highly mobile, so there is a potential that at some future date prior to Project development, this species may occupy the site. This is a potentially significant impact requiring **Mitigation Measures 4.4.6.1B and 4.4.6.1C.** Implementation of the above-listed mitigation measures would reduce impacts to migratory bird species and non-listed sensitive species to a less than significant level. (DEIR, pgs. 4.4-25 to 4.4-27).

b. Riparian Habitat or Other Sensitive Natural Communities

Potential Significant Impact: The EIR evaluated and concluded that the Project has the potential to permanently affect 0.36 acre of riparian/riverine habitat and to temporarily affect 0.35 acre of riparian/riverine habitat.

Finding: Implementation of the following mitigation measures will reduce the potential adverse impacts to riparian habitat or other sensitive natural communities to less than significant:

4.4.6.2A *As outlined in the project's Determination of a Biologically Equivalent or Superior Preservation (DBESP) report, the project applicant shall compensate for the temporary and permanent impact on and loss of jurisdictional waters and streambeds by providing a minimum 2:1 off-site replacement of equivalent riverine/riparian habitat prior to project construction. Offsite restoration, enhancement, and/or land purchase mitigation for the drainage impacts will occur at an offsite location through one or more of the following: an USACE approved mitigation bank, through an in lieu fee mitigation program, and/or land purchase and conservation. CDFW and USFWS will need to provide concurrence that this mitigation is equivalent or superior to that proposed for impact through their review and acceptance of the DBESP.*

4.4.6.2B *Riparian/riverine resources that are temporarily impacted by project construction shall be returned to their preconstruction contours and hydroseeded, as outlined in the DBESP.*

Facts in Support of the Findings: According to Section 4.4 of the DEIR, the Project site consists of highly disturbed land from which most natural vegetation has been removed by regular disking for weed abatement and historical citrus cultivation. No special status species plants were recorded on site within the southern and western drainages due to the site's long-standing disturbances and the fact that on-site soils may not be capable of supporting most sensitive plant species.

However, implementation of the proposed Project would result in permanent impacts on 0.36 acre of riparian/riverine areas as a result of the construction of the detention basins, and drain outlets. In addition to permanent impacts, the proposed Project would result in temporary impacts on 0.35 acre of riparian/riverine areas associated with construction activities. Minimal intrusion into the drainages would be necessary and no construction is anticipated in the drainages themselves.

Following construction, temporary impact areas would be restored to their pre-construction contours and revegetated per a Habitat Mitigation and Monitoring Plan (HMMP) to be written for the Project site. The HMMP would be developed to address temporary impacts on riverine/riparian areas subject to jurisdiction under the MSHCP, waters of the United States subject to jurisdiction under Section 404 of the Clean Water Act (CWA), waters of the state subject to jurisdiction under Section 401 of the CWA, and

jurisdictional streambeds subject to jurisdiction under Sections1600–1616 of the California Fish and Game Code. Therefore, the proposed mitigation design is directed at providing adequate mitigation based on impacts on the largest jurisdictional area (namely, CDFW jurisdictional streambeds). Because implementation of the proposed Project would have impacts on riparian/riverine areas on site, mitigation would be required. Implementation of the **Mitigation Measures 4.4.6.2A and 4.4.6.2B** would reduce impacts to riparian habitat to a less than significant level. (DEIR, pgs. 4.4-29 to 4.4-27)

c. Jurisdictional Waters/Wetlands

Potential Significant Impact: The EIR evaluated and concluded that the Project has the potential to permanently affect 0.051 non-wetland waters of the United States (US) and 0.362 acre of CDFW jurisdictional area, and to temporarily affect 0.054 acre of non-wetland waters of the U.S. and 0.33 acre of CDFW jurisdictional area.

Findings: Implementation of the following mitigation measures will reduce the potential adverse impacts to jurisdictional waters and wetlands to less than significant:

4.4.6.3A *The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE, a Section 401/Porter-Cologne Water Quality Certification from the RWQCB, and a Section 1602 Streambed Alteration Agreement from the CDFW. Offsite restoration, enhancement, and/or land purchase mitigation of jurisdictional drainage impacts will occur at an off-site location through one or more of the following: an USACE approved mitigation bank, through an in-lieu fee mitigation program, and/or land purchase and conservation.*

Facts in Support of the Findings: According to Section 4.4 of the DEIR, there is a clear connection to drainages associated with the San Jacinto watershed, and all three drainages (western, southern, and eastern) located on or adjacent to the Project site are determined to be jurisdictional waters of the United States. Implementation of the proposed Project would result in permanent impacts to 0.051 acre (354 linear feet) of non-wetland waters of the US and waters of the State and 0.362 acre (440 linear feet) of state streambed associated with the eastern, southern, and western drainages. In addition to permanent impacts, the proposed Project would result in temporary impacts to 0.054 acre (332 linear feet) of non-wetland waters of the US and waters of the State and 0.33 acre (547 linear feet) of State streambed associated with construction activities. This is a significant impact requiring mitigation.

The proposed on-site restoration of temporary impact areas and the long-term enhancement of off-site riparian/riverine habitat managed by Santa Ana Water Authority provides adequate mitigation for identified impacts to on-site jurisdictional areas. Implementation of the recommended **Mitigation Measure 4.4.6.3A** would reduce impacts to jurisdictional waters to less than significant levels. (DEIR, pgs. 4.4-29 to 4.4-30)

3. Cultural Resources

a. Prehistoric Cultural Resources

Potential Significant Impact: The EIR evaluated and concluded that the Project could have an adverse effect on significant archaeological resource pursuant to Section 15064.5.

Finding: Implementation of the following mitigation measures will reduce the impact to unique archaeological resources to less than significant:

4.5.6.1A *Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a Cultural Resources Monitoring Agreement has been secured for qualified Tribal representatives, and that a professional archaeological monitor meeting Secretary of Interior standards has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and Tribal representatives shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.*

4.5.6.1B *Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that appropriate Native American representative(s), Project Archaeologist, and the Tribal representative(s) shall be allowed to monitor and have received a minimum of 30 days advance notice of all mass grading and trenching activities. During grading and trenching operations, the Tribal representatives and the project archaeological monitor shall observe all mass grading and trenching activities per the Cultural Resources Monitoring Agreement. If the Tribal representatives suspect that an archaeological resource may have been unearthed, the archaeologist, in consultation with the tribal representative, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a*

determination of significance pursuant to California Public Resources Code Section 21083.2.

4.5.6.1C *If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared and by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the Project site to the culturally affiliated Native American tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include the Pechanga Bands curatorial facility.*

4.5.6.1D *Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:*

"If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find."

4.5.6.1E *If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public*

Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.

Facts in Support of the Finding: Based on Section 4.5 of the DEIR, a reconnaissance pedestrian-survey for the Project site was conducted in November 2007. Although the Project site is located within the Moreno Hills Complex, no archaeological resources were identified on the Project site during the field survey, and the cultural resource assessment concluded the Project would have no significant impacts; however, there is a potential for Project grading to disturb previously undiscovered cultural resources. While there is no recorded or surface evidence that archaeological resources are present on site, the Project is located in an area with a high potential of containing prehistoric archaeological resources. Therefore, a potential exists that excavation and construction activities may uncover previously undetected prehistoric or historic cultural resources. This is a potentially significant impact under CEQA and requires mitigation. Adherence to the above **Mitigation Measures 4.5.6.1A** through **4.5.6.1E** would reduce potential impacts to archaeological resources to a less than significant level. (DEIR, pgs. 4.5-6 to 4.5-7)

b. Paleontological Resources

Potential Significant Impact: The EIR evaluated and concluded that the Project could have an adverse effect on significant paleontological resource or site or unique geologic feature.

Findings: Implementation of the following mitigation measures will reduce the impact to unique paleontological resource or unique geologic feature to less than significant:

4.5.6.2A *Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include the provision of a trained paleontological monitor during on-site soil disturbance activities. The monitoring for paleontological resources shall be conducted during the rough-grading phase of the project. In the event that*

paleontological resources are unearthed or discovered during excavation, Mitigation Measure 4.5.6.2C shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional action is required.

4.5.6.2B *The paleontological monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples of soil shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.*

4.5.6.2C *If paleontological resources are unearthed or discovered during excavation of the project site, the monitoring for paleontological resources shall be conducted on a full-time basis for the duration of the rough-grading of the project site. The following recovery processes shall apply:*

- *Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.*
- *All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.*
- *A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.*
- *All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.*

4.5.6.2D *Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:*

"If any suspected paleontological resources are discovered during ground-disturbing activities, the construction supervisor is obligated to halt work in a 100-foot radius

around the find and call a qualified paleontologist to the site to assess the significance of the find. A qualified paleontologist shall evaluate the suspected resource. If the paleontologist determines that the find is not unique, construction shall be permitted to proceed. However, if the paleontologist determines that further information is needed to evaluate significance, the City of Moreno Valley shall be notified and a treatment plan shall be prepared and implemented in consultation with the City to protect the identified paleontological resource(s) from damage and destruction."

Facts in Support of the Findings: According to Section 4.5 of the DEIR, the proposed Project site is located within an area that has a high potential to contain near-surface Pleistocene fossils.[11] The paleontological literature search indicated that there is potential for significant, nonrenewable resources that to encountered during onsite construction activities. Therefore, a paleontological resources impact mitigation program (PRIMP), including excavation monitoring by a qualified paleontologist, is recommended for earthmoving activities in Pleistocene sediments on the Project site with potential to contain significant, nonrenewable paleontological resources. Although no paleontological resources were identified on site during the field survey, because of the location of the Project site and associated sensitivity for paleontological resources, the potential exists that paleontological resources maybe uncovered during construction. Adherence to the **Mitigation Measures 4.5.6.2A through 4.5.6.2D** will reduce potential impacts to paleontological resources to a less than significant level. (DEIR, pgs. 4.5-7 to 4.5-8)

4. Hydrology, Drainage, and Water Quality

a. Construction-Related Water Quality Impacts

Potential Significant Impact: The EIR evaluated and concluded that the Project could violate water quality standards or waste discharge requirements during construction phases of the Project in form of increased soil erosion, sedimentation, or storm water discharges.

Findings: Implementation of the following mitigation measures will reduce the impact to construction-related water quality to less than significant:

4.7.6.1A *Prior to grading plan approval and the first issuance of a grading permit by the City, the project applicant shall provide evidence to the City that a Notice of Intent (NOI) has been filed with the Regional Water Quality Control Board for coverage under the State*

[11] Ibid.

NPDES General Construction Permit for discharge of storm water associated with construction activities.

4.7.6.1B *Prior to grading plan approval and the first issuance of a grading permit by the City, the project applicant shall submit to the City of Moreno Valley a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. Additionally, the SWPPP shall identify structural and nonstructural BMPs to control sediment and nonvisible discharges from the site. BMPs to be implemented in the SWPPP may include (but shall not be limited to) the following:*

- *Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs will be periodically inspected during construction, and repairs will be made when necessary as required by the SWPPP.*
- *No materials of any kind shall be placed in drainage ways.*
- *Materials that could contribute nonvisible pollutants to storm water must be contained, elevated, and placed in temporary storage containment areas.*
- *All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected per RWQCB standards to eliminate any discharge from the site. Stockpiles will be surrounded by silt fences.*
- *The SWPPP will include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.*
- *Additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary.*
- *The SWPPP will be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time.*

In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

4.7.6.1C *Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that the following provisions have been added to construction contracts for the project:*

- *The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and submitted to the City for inspection. In addition, the Contractor will also be required to maintain an inspection log and have the log on site to be reviewed by the City of Moreno Valley and the representatives of the Regional Water Quality Control Board.*

Facts in Support of the Findings: According to Section 4.7 of the DEIR, the construction and grading phases of the project site would require the disturbance of surface soils and removal of existing orange groves and vegetative cover. During the construction period, grading and excavation activities would result in exposure of soil to storm runoff, potentially causing erosion and sediment in runoff. If not managed through Best Management Practices (BMPs), the runoff could cause erosion and increased sedimentation in local drainage ways such as the Quincy Channel. The potential for chemical releases is present at most construction sites in the form of fuels, solvents, glues, paints, and other building construction materials. However, implementation of construction practices and adherence to existing water quality regulations and **Mitigation Measures 4.7.6.1A** through **4.7.6.1C** would reduce these impacts to a less than significant level. (DEIR, pgs. 4.7-21 to 4.7-23)

b. Operational-Related Water Quality Impacts

Potential Significant Impact: The EIR evaluated and concluded that the Project could violate water quality standards or waste discharge requirements during the operational phases of the project in the form of increased soil erosion, sedimentation, or urban runoff.

Findings: Implementation of the following mitigation measure will reduce the impact to operational-related water quality to less than significant:

4.7.6.2A *Prior to grading plan approval and the first issuance of a grading permit by the City, the project applicant shall receive approval from the City of Moreno Valley for a Final Water Quality Management Plan (F-WQMP). The F-WQMP shall specifically identify*

pollution prevention, site design, source control, and treatment control BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality to the maximum extent practicable. BMPs to be implemented in the F-WQMP may include (but shall not be limited to) the following:

- *Required landscaped areas shall not use decorative concrete or impervious surfaces.*
- *Landscape plans shall incorporate native and drought-tolerant plants, trees, and shrubs. Landscaping shall be maintained weekly and maintenance contractor will properly dispose of all landscape wastes.*
- *Irrigation systems shall be inspected monthly by the landscape contractor to check for overwatering, leaks, or excessive runoff to paved areas. Timers will be used to prevent overwatering.*
- *Signage will be inspected and maintained twice a year for legibility.*
- *Outdoor Loading/Unloading truck docks shall be kept in a clean and orderly condition with weekly inspections, continuous monitoring and immediate cleanup of spills.*
- *Parking area maintenance shall be swept or vacuumed at least quarterly, if there is any trash or debris in between the routine sweeping, it shall be swept or vacuumed immediately.*
- *Trash enclosures will be inspected and maintained weekly or as needed by maintenance contractor.*
- *On-site extended detention/sedimentation basins and sand filters will treat all of the site's runoff via vegetated swales and will be maintained and inspected at least twice a year and prior to October 1.*
- *Additional BMPs will be documented in the WQMP and utilized if necessary.*

In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

Facts in Support of the Findings: According to Section 4.7 of the DEIR, the proposed Project would result in the conversion of existing on-site permeable surfaces to impermeable surfaces, thereby altering the current drainage pattern. Upon development of the proposed on-site uses, storm runoff from the roadways, parking lots, and buildings may carry a variety of pollutants such as sediment, pathogens, petroleum products, commonly utilized construction materials, landscaping chemicals, and (to a lesser extent) trace metals such as zinc, copper, lead, cadmium, and iron, which may lead to the degradation of storm water in downstream channels. These impacts to water quality are considered significant impacts that require mitigation. **Mitigation Measure 4.7.6.2A** has been identified to reduce impacts to water quality to less than significant.

The proposed Project would also incorporate on-site drainage that would have hydrodynamic infrastructure components that would meet City and County water quality requirements. Through the use of site design BMPs, source control BMPs, and treatment control BMPs, the resulting pollutant loads coming from the proposed Project would be reduced thereby ultimately reducing pollutants discharged from urban storm water runoff to surface water bodies. Because adherence to the requirements of the NPDES permit, which include implementation of the BMPs outlined in the WQMP, would be required by the City during the operation of the proposed Project, potential water quality impacts resulting from storm water and urban runoff would be reduced to a less than significant level. (DEIR, pgs. 4.7-23 to 4.7-26)

c. Drainage Capacity-Related Impacts

Potential Significant Impact: The EIR evaluated and concluded that the Project could create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

Findings: Implementation of the following mitigation measure will reduce the impact to drainage to less than significant:

4.7.6.3A *Prior to the approval of a rough grading plan, the project proponent shall receive approval on a project-specific Final Hydrology Study, with supporting engineering calculations, from the City Engineer. The Final Hydrology Study shall incorporate relevant requirements identified by the City, and/or site-specific geotechnical investigations.*

Facts in Support of the Findings: According to Section 4.7 of the DEIR, development and operation of the proposed Project would result in the generation of the additional storm water flows that would be

above those generated in existing site conditions. With the construction and maintenance of adequate storm water drainage systems, through the adherence of **Mitigation Measure 4.7.6.3A**, impacts would be less than significant. In addition, the design and installation of the proposed drainage improvements will be required to adhere to applicable City and County standards. (DEIR, pgs. 4.7-26 to 4.7-28)

5. Noise

a. Short-Term Construction Noise

Potential Significant Impact: The EIR evaluated and concluded that noise levels from grading and other construction activities for the proposed Project may range up to 91 dBA at the closest residences southeast of the Project site for very limited times when construction occurs near the Project's boundary. Construction-related noise impacts from the proposed Project would be potentially significant.

Finding: Implementation of the following mitigation measures will reduce potential short-term construction noise impacts to less than significant:

4.9.6.1A *During all project site excavation and grading on site, the project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.*

4.9.6.1B *The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site.*

4.9.6.1C *The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest to the project site during all project construction.*

4.9.6.1D *During all project site construction activities at Building 6 (i.e., closest to existing residences), the construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 6:00 a.m. and 8:00 p.m. on weekdays and between the hours of 7:00 a.m. to 8:00 p.m. on weekends and holidays, unless written approval is obtained from the City Building Official or City Engineer for specific construction activities that must be conducted outside of the permitted time periods.*

Facts in Support of the Finding: According to Section 4.9 of the DEIR, two types of short-term noise impacts could occur during the construction of the Project. First, construction crew commutes and the

transport of construction equipment and materials to the site for the proposed Project would incrementally increase noise levels on access roads leading to the site. The second type of short-term noise impact is related to noise generated during excavation, grading, and building erection on the Project site. Construction of the proposed Project is expected to require the use of scrapers, bulldozers, and water and pickup trucks. The site preparation phase, which includes excavation and grading of the site, tends to generate the highest noise levels, because the noisiest construction equipment is earthmoving equipment. Earthmoving equipment includes excavating machinery such as backfillers, bulldozers, draglines, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve one or two minutes of full-power operation followed by three to four minutes at lower power settings. The maximum noise level generated by each scraper on the proposed Project site is assumed to be approximately 87 dBA L_{max} at 50 feet from the scraper. Each bulldozer would generate approximately 85 dBA Lmax at 50 feet. The maximum noise level generated by water and pickup trucks is approximately 86 dBA L_{max} at 50 feet from these vehicles. Each doubling of the sound sources with equal strength increases the noise level by three (3) dBA. Assuming that each piece of construction equipment operates at some distance from the other equipment, the worst-case composite noise level during this phase of construction would be 91 dBA L_{max} at a distance of 50 feet from the active construction area.

The nearest noise-sensitive receptor locations to the Project site are existing residences approximately 50 feet to the southeast. These nearest residents may be subject to short-term, intermittent, maximum noise reaching 91 dBA L_{max}, generated by construction activities on the Project site. This noise level would exceed the City's exterior noise standard of 60 dBA[12] CNEL for residential uses. However, no significant construction noise impacts would occur if construction of the proposed Project would occur within the permitted hours of 6:00 a.m. to 8:00 p.m. of any working day, and within the permitted hours of 7:00 a.m. and 8:00 p.m. on Sundays and Federal holidays. Compliance with the construction hours specified in the City's Municipal Code would result in construction noise impacts that are less than significant. While impacts would be considered less than significant as long as construction activities occur within the designated hours identified in the City's Municipal Code, mitigation measures have been identified to reduce the noise levels that would expose nearby sensitive receptors to noise levels in excess of the City's noise standards.

[12] *Chapter 11.80.030 Table 11.80.030-2, City of Moreno Valley Municipal Code,* City of Moreno Valley.

With adherence to the City's designated construction hours and with implementation of the proposed **Mitigation Measures 4.9.6.1A through 4.9.6.1D**, potential short-term construction noise impacts would be reduced below the level of significance. (DEIR, pgs. 4.9-25 to 4.9-27)

6. <u>Transportation</u>

a. Future Year 2035 with Project Conditions (Intersection) Traffic and Level of Service

Potential Significant Impact: The EIR evaluated and concluded that the Project could cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

Findings: Implementation of the following mitigation measures will reduce the impact related to future traffic LOS to less than significant:

4.11.6.4A. *Prior to issuance of a Certificate of Occupancy the project applicant shall construct the following traffic improvements:*

- *Redlands Boulevard/SR-60 Westbound Ramps. Install a traffic signal. This improvement is currently approved, and permitted by Caltrans. If not otherwise completed prior to project opening, the required traffic signal shall be constructed by the Applicant prior to issuance of the first Certificate of Occupancy.*
- *Redlands Boulevard/Fir Avenue/Eucalyptus Avenue. If not otherwise completed prior to project opening, prior to issuance of the first Certificate of Occupancy, the Applicant shall construct the following improvements: Install a traffic signal and add a northbound left-turn lane and a southbound left-turn lane.*

If the improvements are constructed by others prior to the Certificate of Occupancy, the applicant shall pay its fair share towards the improvements through the City's DIF program.

4.11.6.4B *Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program:*

- ***Moreno Beach Drive/SR-60 Eastbound Ramps.*** *The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the*

design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location. This project is scheduled to go into construction by the end of this year and completed by the end of 2013.

- ***Redlands Boulevard/SR-60 Westbound Ramps.*** *Install a traffic signal. This improvement is currently approved, and permitted by Caltrans. If not otherwise completed prior to project opening, the required traffic signal shall be constructed by the Applicant prior to issuance of the first Certificate of Occupancy.*

- ***Redlands Boulevard/Fir Avenue/Eucalyptus Avenue****. If not otherwise completed prior to project opening, prior to issuance of the first Certificate of Occupancy, the Applicant shall construct the following improvements: Install a traffic signal. This improvement is listed in the City's DIF program. Add a northbound left-turn lane and a southbound left-turn lane.*

4.11.6.4C *Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program:*

- ***Moreno Beach Drive/SR-60 Eastbound Ramps.*** *The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/Cottonwood Avenue.*** *Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/Alessandro Boulevard.*** *Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/SR-60 Westbound Ramps.*** *Install a traffic signal. This improvement is listed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. Add a northbound through lane. The Redlands Boulevard/SR-60 Interchange reconstruction would implement the*

northbound through lane. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.

- ***Redlands Boulevard/SR-60 Eastbound Ramps.*** *The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF would mitigate the significant impact at this location.*
- ***Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.*** *Install a traffic signal. Add a westbound right-turn lane and provide overlap phasing for the westbound right turns. Add a westbound left-turn lane and an eastbound left-turn lane. These improvements are programmed in the City's DIF program. Add a northbound left-turn lane a southbound through lane and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.*
- ***Redlands Boulevard/Eucalyptus Avenue.*** *Add a southbound right-turn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMFs would mitigate the significant impact at this location.*
- ***Redlands Boulevard/Alessandro Boulevard.*** *Add a southbound left-turn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMFs would mitigate the significant impact at this location.*

4.11.6.4D *Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program. At some locations, the DIF and TUMFs would not fully mitigate the projects impact. For these locations, additional improvements shall be implemented by the project applicant prior to the issuance of a certificate of occupancy for the project:*

- ***Nason Street/Eucalyptus Avenue.*** *Add a northbound right-turn lane. This improvement is programmed in the City's DIF; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair*

share (calculated to be 1.76%) toward restriping the westbound approach to provide dual left-turn lanes

- ***Nason Street/Alessandro Boulevard.*** *Add an eastbound through lane and a westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 1.4%) toward modification of the traffic signal to provide overlap phasing for the eastbound right-turn lane.*

- ***Moreno Beach Drive/SR-60 Westbound Ramps.*** *The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/SR-60 Eastbound Ramps.*** *The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/Eucalyptus Avenue.*** *Convert the existing eastbound through lane to a left-turn lane and the eastbound right-turn lane to a shared through/right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 8.63%) toward modification of the traffic signal to provide right-turn overlap phasing for the westbound right turn.*

- ***Moreno Beach Drive/Cottonwood Avenue.*** *Add a southbound through lane. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/Alessandro Boulevard.*** *Add 2 southbound through lanes, 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/SR-60 Westbound Ramps.*** *Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact.*

- ***Redlands Boulevard/SR-60 Eastbound Ramps.*** *The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.*** *Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, and a westbound right-turn lane with overlap phasing. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, southbound left-turn lane, northbound through lane, northbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/Eucalyptus Avenue.*** *Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a northbound left-turn lane and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/Alessandro Boulevard.*** *Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.*

4.11.6.4E *Prior to issuance of building permits, the project applicant shall implement the following improvements, either through fees paid to the City of Moreno Valley based on the City's DIF*

system and the County's TUMF program, or through a fair-share contribution to the City of Moreno Valley as noted below:

- ***Nason Street/Eucalyptus Avenue.*** *Add a northbound right-turn lane and an eastbound right-turn lane. These improvements are programmed in the City's DIF; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in* ***Mitigation Measure 4.11.6.4D*** *would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.6%) toward modification of the traffic signal to provide right-turn overlap phasing for the eastbound and northbound right turns.*

- ***Nason Street/Alessandro Boulevard.*** *Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in* ***Mitigation Measure 4.11.6.4D*** *would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.35%) toward the addition of an eastbound left-turn lane and modification of the traffic signal to provide overlap phasing for the westbound right-turn lane.*

- ***Moreno Beach Drive/SR-60 Westbound Ramps.*** *The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/SR-60 Eastbound Ramps.*** *The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/Eucalyptus Avenue.*** *Restripe eastbound approach to dual left-turn lanes and add a northbound through lane, a westbound through lane, and a southbound right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this*

intersection. Implementation of the improvements identified for this intersection in ***Mitigation Measure 4.11.6.4D*** *would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 5.17%) toward modification of the traffic signal to provide right-turn overlap phasing for the southbound right-turn lane.*

- ***Moreno Beach Drive/Cottonwood Avenue.*** *Add a southbound through lane, a northbound through lane, an eastbound left-turn lane, an eastbound through lane, a westbound through lane, and a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/Alessandro Boulevard.*** *Add 2 southbound through lanes, add 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Auto Mall Drive/Eucalyptus Avenue.*** *Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/SR-60 Westbound Ramps.*** *Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. Therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/SR-60 Eastbound Ramps.*** *The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.*** *Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, a westbound right-turn lane with overlap phasing, and a southbound right-turn lane with overlap phasing. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, a southbound left-turn lane, a northbound*

through lane, a northbound left-turn lane, and a northbound right-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the TUMF would also partially mitigate the significant impact at this location. In addition, the project shall pay a fair share (calculated to be 10.44%) of the cost of adding a southbound left-turn lane.

- ***Redlands Boulevard/Eucalyptus Avenue.*** *Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a northbound left-turn lane, a northbound through lane, a southbound left-turn lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/Cottonwood Avenue.*** *Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a northbound through lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/Alessandro Boulevard.*** *Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, a southbound through lane, a westbound through lane, and an eastbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.*

4.11.6.4F *If the Encilia Avenue and Quincy Street Connection plan is implemented as part of the proposed project, then prior to issuance of building permits, the project applicant shall implement the following improvements: In addition to those identified in* ***Mitigation Measure 4.11.6.4E****, either through fees paid to the City of Moreno Valley based on the City's DIF*

system and the County's TUMF program, or through a fair-share contribution to the City of Moreno Valley as noted below:

- ***Moreno Beach Drive/Eucalyptus Avenue.*** *Restripe the southbound shared through/right-turn lane to a southbound through lane. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would mitigate the impacts of the project at this intersection.*
- ***Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.*** *Pay the fair share (calculated to be 10.84%) to add a southbound right-turn lane.*
- ***Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue.*** *Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program. In addition, add a northbound left-turn lane, northbound through lane, southbound left-turn lane, and a southbound through lane. These improvements are programmed in the TUMF program. Therefore, payment of the DIF and TUMF would fully mitigate the impact of the project at this intersection.*
- ***Moreno Beach Drive/Encilia Avenue.*** *Install a traffic signal, add a northbound through lane, southbound left-turn lane, and a southbound through lane. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would mitigate the impacts of the project at this intersection.*

Facts in Support of the Findings: Future Year (2035) with Project conditions considers the addition of traffic generated by the proposed project to Future Year (2035) Baseline conditions. The addition of project traffic to the Future Year (2035) scenario would result in conditions exceeding City and Caltrans LOS standards at twelve intersections.

All of the intersections that are forecast to experience a deficient LOS with the proposed project would also operate with a deficient LOS without the proposed project. Although the proposed project does not cause these intersections to operate at an unsatisfactory LOS, it does contribute to the worsening of the intersections' LOS and therefore mitigation would be required to offset the cumulative impact of the project.

Freeway mainline and ramp junctions were evaluated in the Future Year 2035 plus Project condition. Nine segments are forecast to operate at an unsatisfactory level of service in the Future Year 2035 Cumulative plus Project condition. The Traffic Study for the proposed Project also analyzes the Future

Year 2035 plus Project conditions a.m. and p.m. peak hour ramp merge-diverge volumes and levels of service for the freeway segments on SR-60. Nine ramp junctions are forecast to operate at an unacceptable level of service in the future Year 2035 plus Project condition. (DEIR pgs. 4.11-25 to 4.11-27)

According to Section 4.11 in the DEIR, with the implementation of the recommended improvements, the minimum level of service standards would be maintained for the Future Year (2035) with Project scenario and impacts would be reduced to a less than significant level for all identified intersections. In addition, reconstruction of the interchanges at the location of the deficient freeway ramp intersections identified in **Mitigation Measure 4.11.6.2D** are already programmed into the TUMF program. It is anticipated that by future year (2035) improvement to the identified freeway ramps and intersections would be built through the TUMF process and coordination by Caltrans, WRCOG, and the City of Moreno Valley. Because the project would pay its fair-share cost associated with these improvements and because such improvements are anticipated to be constructed by the future year (2035), impacts associated with this issue are less than significant after the identified mitigation measures have been implemented. (DEIR, pg. 4.11-35)

b. General Plan Build Out With Project Conditions (Intersection) Traffic and Level of Service Impacts

Potential Significant Impact: The EIR evaluated and concluded that the Project could cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

Findings: Implementation of **Mitigation Measure 4.11.6.4E** will reduce the impact related to General Plan buildout to less than significant.

Facts in Support of the Findings: General Plan Build Out with project conditions considers the addition of traffic generated by the proposed project to General Plan Build Out baseline conditions. An intersection LOS analysis was conducted to determine General Plan Build Out intersection performance. The addition of project traffic to the General Plan Build Out scenario would result in conditions exceeding City and Caltrans LOS standards at 13 intersections.

All of the intersections that are forecast to experience a deficient LOS with the proposed project would also operate with a deficient LOS without the proposed project. Although the proposed project does not cause these intersections to operate at an unsatisfactory LOS, it does contribute to the worsening of the intersections' LOS and therefore mitigation would be required to offset the cumulative impact of the project. (DEIR, pg. 4.11-28)

According to Section 4.11of the DEIR, with the implementation of the recommended improvements, the minimum level of service standards would be maintained for the General Plan Build Out with Project scenario and impacts would be reduced to a less than significant level for all identified intersections. However, as noted previously, improvements to the freeway intersections and infrastructure are under the authority of Caltrans. In addition, the deficient freeway ramp intersections identified in **Mitigation Measure 4.11.6.2E** are already programmed into the TUMF program. It is anticipated that by the General Plan Build Out, improvements to the identified freeway ramps and intersections would be built through the TUMF process and coordination by Caltrans, WRCOG, and the City of Moreno Valley. Because the project would pay its fair-share cost associated with these improvements and because such improvements are anticipated to be constructed by the future year (2035), impacts associated with this issue are less than significant after the identified mitigation measures have been implemented. (DEIR, pg. 4.11-37)

7. Utilities and Service Systems

a. Storm Water Drainage Requirements

Potential Significant Impact: The EIR evaluated and concluded that the Project could result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Findings: Implementation of the following mitigation measures will reduce the impact to storm water drainage to less than significant:

4.7.6.3A *Prior to the approval of associated project rough grading plan, the project proponent shall receive approval on a project-specific Final Hydrology Study, with supporting engineering calculations, from the City Engineer. The Final Hydrology Study shall incorporate relevant requirements identified by the City, and/or site-specific geotechnical investigations.*

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the proposed Project would route storm water flows from the Project site into Quincy Channel after flows are routed through a combination of water quality basins and sand filters. Due to the installation of impervious surfaces on the Project site, the post-development flows would be higher than the pre-development flows. To avoid a significant impact to the existing drainage capacity, the post-development flows coming from the

proposed Project site are required to be equal to or less than pre-development flows.[13] To reduce flows to below or equal to pre-development conditions, the on-site storm water flows would be routed to the on-site detention basins[14] before flows are routed off site. While the increase in impervious surfaces attributable to the proposed Project would contribute to a greater volume and higher velocity of storm water flows, the proposed Project's water quality basins would accept and accommodate runoff that would result from project construction at pre-project conditions.

As identified in the Preliminary Hydrology Calculations[15] prepared for the Project, to adequately contain and store the greatest volume that would be generated, the Project site would require a minimum storage volume of 13.6 acre-feet. The proposed amount of storage area (20.3 acre-feet) is greater than the required amount of storage area. Based on this, it appears there is excess capacity of 6.7 acre-feet (20.3 acre-feet – 13.6 acre-feet = 6.7 acre-feet) of storage area available from the on-site detention basins; therefore, the proposed Project appears to have adequate drainage capacity that would result in post-development flows being reduced to pre-development flows before leaving the Project site. However, to ensure that impacts associated with on-site drainage capacity are reduced to a less significant level, the **Mitigation Measure 4.7.6.3A** has been identified to reduce potential impacts to less than significant levels. (DEIR, pgs. 4.12-16 to 4.12-17)

8 Global Climate Change

a. Greenhouse Gas Emissions

Potential Significant Impact: The EIR evaluated and concluded that the Project could have an adverse effect due to the generation of greenhouse gas emissions (GHGs).

Findings: Implementation of the following mitigation measures will reduce the impact related to greenhouse gas emissions to less than significant:

4.13.6.1A *Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that building features have been incorporated in building*

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[13] As part of the MS4 Permit issuance requirements, projects must identify any Hydrologic Conditions of Concern and demonstrate that changes to hydrology are minimized to ensure that post-development runoff rates and velocities from a site do not adversely affect downstream erosion, sedimentation, or stream habitat.

[14] A detention basin is an area where excess storm water is stored or held temporarily and then slowly drains when water levels in the receiving channel recede. In essence, the water in a detention basin is temporarily detained until additional room becomes available in the receiving channel.

[15] *Preliminary Hydrology Calculations for ProLogis Park Moreno Valley-Eucalyptus TPM 35679*, Thienes Engineering, November 4, 2008.

plans as required by Title 24 of the California Code of Regulations. These features include but are not limited to the following:

- *Exterior windows shall utilize window treatments for efficient energy conservation.*
- *Per CALGreen Code requirements, water-efficient fixtures and appliances, including but not limited to low-flow faucets, dual-flush toilets minimizing water consumption by 20 percent from the Building Standards Code baseline water consumption shall be used.*
- *Per CALGreen Code requirements, a Commissioning Plan shall be prepared and all building systems (e.g., heating, ventilation, and air-conditioning [HVAC], irrigation systems, lighting, and water heating) shall be commissioned by the Commissioning Authority.*
- *Per CALGreen Code, restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.*

4.13.6.1B *Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been incorporated into the design and construction of the project:*

- *Use of locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project.*
- *Use of "Green Building Materials," such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project.*
- *Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption, and therefore, GHG emissions.*
- *Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants.*
- *Design the project building to exceed the California Building Code's (CBC) Title 24 energy standard, including, but not limited to, any combination of the following:*

- *Increase insulation such that heat transfer and thermal bridging is minimized.*
- *Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.*
- *Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment.*

- *Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping.*
- *Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings.*
- *Install light-colored "cool" roof) and cool pavements.*
- *Install energy-efficient heating and cooling systems, appliances and equipment, and control systems.*
- *Install solar or light-emitting diodes (LEDs) for outdoor lighting for auto parking areas.*

4.13.6.1C *Prior to the issuance of occupancy permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been be incorporated into the operation of the project:*

- *The project applicant shall use less than 3,900 Global Warming Potential (GWP) hydrofluorocarbon (HCF) refrigerants or natural refrigerants (ammonia, propane, carbon dioxide [CO_2]) for refrigeration and fire suppression equipment.*
- *Provide vegetative or man-made exterior wall shading devices for east-, south-, and west facing walls with windows.*
- *Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate:*
  - *Install drought-tolerant plants for landscaping.*

- *Use reclaimed water for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water.*
- *Install water-efficient irrigations systems, such as weather-based and soil-moisture-based irrigation controllers and sensors for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance.*

- *Provide employee education about reducing waste and available recycling services.*

Facts in Support of the Findings: Future development that could occur on the proposed Project site could generate GHG emissions during construction and operation activities. It is anticipated that the majority of energy consumption (and associated generation of GHG emissions) would occur during the project's operation (as opposed to its construction). The total GHG emissions over the entire construction process are expected to be 2,700 metric tons. Based on a comparison of the proposed Project to the South Coast Air Quality Management District tiered interim GHG significance criteria, the most applicable screening threshold listed is the Industrial at 10,000 ton per year (tpy) CO_2e. The long-term project operational GHG emissions for the proposed Project are 79,000 tpy CO_2e and exceed this threshold; therefore, the project operational GHG emissions are significant. In order to ensure that the proposed Project complies with and would not conflict with or impede the implementation of reduction goals identified in AB 32, the Governor's EO S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor, **Mitigation Measures 4.13.6.1A** through **4.13.6.1C** shall be implemented. The mitigation measure would contribute to a reduction in GHG emissions from energy, mobile, and water usage sources. With implementation of the identified mitigation measures, the proposed Project's GHG emissions would be reduced to less than significant levels.

C. ENVIRONMENTAL IMPACTS NOT FULLY MITIGATED TO A LEVEL OF LESS-THAN-SIGNIFICANT

The Moreno Valley City Council finds the following environmental impacts identified in the EIR remain significant even after application of all feasible mitigation measures: aesthetics (individually and cumulative), agricultural resources (individually and cumulative), air quality (individually and cumulative), cumulative population and housing, and transportation. In accordance with CEQA Guidelines Section 15092(b)(2), the City Council of the City of Moreno Valley cannot approve the Project unless it first finds (1) under *Public Resources Code* Section 21081(a)(3), and CEQA Guidelines Section 15091(a)(3), that specific economic, legal, social technological, or other

considerations, including provisions of employment opportunities to highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the EIR; and (2) under CEQA Guidelines section 15092(b), that the remaining significant effects are acceptable due to overriding concerns described in the CEQA Guidelines Section 15093 and, therefore, a statement of overriding considerations is included herein.

1. Aesthetics (Individual and Cumulative Impacts)

a. Scenic Vistas

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could have adverse effects on one or more scenic vistas, notably views of the Box Springs Mountains, the Badlands, Moreno Peak, and the Russell Mountains.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts to scenic vistas will remain significant and unavoidable.

Facts in Support of the Finding: According to Section 4.1 of the DEIR, the nearest sensitive permanent visual receptor to the Project would be the existing single-family residences to the southeast across future Encilia Avenue. In general, views for the residences southeast of the site will change from vacant land to industrial buildings with extensive landscaping including rows of citrus trees to help provide a visual buffer. Permanent views for residences north of SR-60 and transient views for travelers on SR-60 will change as the tops of the proposed industrial buildings will partially block views of the mountains to the south. Despite the provision of ornamental landscaping and citrus trees along the northern, western, and southern boundaries, implementation of the proposed Project would obstruct background views of the distant Box Springs Mountains for residences southeast of the Project, foreground and midground views of travelers on SR-60, and background views of the Mount Russell Range for residences north of SR-60 and along Pettit Street. This obstruction of views is a significant visual impact of the proposed Project. The sizes, heights, and general locations of buildings on the site are limited by the types of uses being proposed as part of this Project. Therefore, there is no feasible mitigation available to reduce impacts related to the loss of this viewshed. Since there is no feasible mitigation available to reduce adverse effects on scenic vistas, impacts associated with this issue would remain significant and unavoidable. (DEIR, pgs. 4.1-9 to 4.1-17)

b. Scenic Resources and Scenic Highways

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could have adverse effects on one or more scenic vistas, including views of the Box Springs Mountains and the Badlands for both residents and travelers on SR-60.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts to scenic vistas and scenic highways will remain significant and unavoidable.

Facts in Support of the Finding: According to Section 4.1 of the DEIR, the City of Moreno Valley identifies SR-60 as a local scenic road.[16] According to the City's General Plan, the man-made environment is equally important as natural landforms in terms of scenic values (e.g., buildings, landscaping and signs). Agricultural uses, such as citrus groves, are one example of a man-made environment that constitutes a visually pleasing feature.

Existing views for motorists traveling eastbound and westbound on SR-60 consist of noise attenuation walls, commercial and residential development, landscaping, parking lots, open space, and orange groves in addition to the mountains and badlands in the distance. Development of the proposed Project would alter the existing view by introducing large industrial buildings adjacent to the freeway. Existing eastbound views on SR-60 would be altered with the development of the proposed Project. Motorists would still view noise attenuation walls, urban development, landscaping, and scattered trees as they look to the south, although these views would be of short duration for motorists traveling at normal freeway speeds.

The proposed Project would have highly reflective surfaces at the taller (43 feet) glass veneered office towers, but would not result in development along ridge lines. The proposed Project would result in an increased number of large bulk structures, but would include colors and materials that are compatible with the existing environment. The proposed ornamental landscaping and citrus trees would provide some visual screening. However, the proposed Project would result in the obstruction of most of the Mount Russell Range for motorists traveling on SR-60, so the proposed buildings would obstruct the view of a scenic feature. The proposed Project meets criteria in both the moderate and major visual intrusion categories. In an overabundance of caution, the worst-case scenario is utilized. Therefore, it is anticipated that based on Project design features, the proposed Project would have a major visual intrusion (i.e., significant impact) for motorists traveling on SR-60. Incorporation of the proposed building façades and

[16] *Conservation Element, Figure 7-2 Major Scenic Resources,* City of Moreno Valley General Plan, adopted July 11, 2006.

ornamental landscaping design features will soften the visual appearance of the buildings from SR-60; however, the obstruction of local views will still be significant, and there are no feasible mitigation measures available that would reduce these impacts to less than significant levels. Therefore, impacts associated with this issue would remain significant and unavoidable. (DEIR, pgs. 4.1-17 to 4.1-19)

c. Existing Visual Character or Quality of Site and its Surroundings

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could have adverse effects that change the general character of the Project site (e.g., loss of open area), the components of the visual settings (e.g., landscaping and architectural elements), and the visual compatibility between proposed site uses and adjacent land uses.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts to the existing visual character of the site will remain significant and unavoidable.

Facts in Support of the Finding: The significance of visual impacts is inherently subjective as individuals respond differently to changes in the visual characteristics of an area. Development of the proposed Project would change the existing character of the Project site from open space to a more urbanized setting with large industrial buildings. The change in the character of the site would constitute a significant alteration of the existing visual character of the Project site.

According to Section 4.1 of the DEIR, the proposed Project features a variety of architectural elements including façade accents such as corner treatments and roof trim. The Project also provides variation in wall planes that serve to avoid an institutional appearance and break up the bulk of the buildings. This variation would create shadow lines at various times of the day. The proposed ornamental landscaping would replace the scattered weedy vegetation. Landscaping on the site would be provided in accordance with City Municipal Code Chapter 9.17, which requires the installation of landscaping on site and the planting of one tree for every 30 linear feet of building dimension that is visible from the parking lot or public right-of-way. As part of conditions of approval for the proposed Project, orange trees would be planted on the northern portion of the Project site adjacent to SR-60 and along the perimeter of the proposed Project site adjacent to the public right-of-way or residential zoning.

Since the Project site is currently vacant, suburban development of any type would cause a fundamental change in the visual characteristics of the Project site. In addition, the site is currently planned for industrial, business park, single-family, and multifamily uses, which would be different in appearance from the proposed industrial warehouse buildings. Of these uses, the lower density housing (R2) is currently designated adjacent to the existing residences southeast of the Project site.

The proposed Project would replace the existing vacant parcel and citrus groves with development that is visually compatible with the existing commercial development to the west and the existing and the approved Ridge industrial development to the east, but it will not be compatible with the residential uses to the southeast or farther to the north across SR-60.

Incorporation of the proposed building façades and landscaping design features will soften the visual appearance of the buildings from both SR-60 and nearby residences; however, the fundamental change in visual character of the area will still be significant. Even with compliance with the City's General Plan and Municipal Code development guidelines for industrial development, including the 250-foot buffer between industrial and residential land uses, the anticipated fundamental change in views expected in this area will be significant. Due to the heights and masses of buildings needed to accommodate the proposed land uses, no feasible mitigation is available that would reduce these potential impacts to less than significant levels. Therefore, impacts associated with this issue would remain significant and unavoidable. (DEIR, pgs. 4.1-19 to 4.1-21)

d. Cumulative Aesthetics Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could in connection with past, present, and probable future projects adversely affect one or more scenic vistas.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this cumulative impact to a level of less than significant. Accordingly, Project-related cumulative impacts to scenic vistas will remain significant and unavoidable.

Facts in Support of the Finding: The development of the proposed Project would partially obstruct views of surrounding mountain ranges from current vantage points near the Project structures. However, vistas would not be completely obstructed from viewpoints through parking circulation areas, openings between rows of buildings or trees, or at the end of vehicular rights-of-way. Development of lands within the City, particularly along SR-60, would result in the cumulative conversion from open space to a more urbanized land use. The proposed Project would continue a recent development trend in the City to expand industrial uses along the south side of SR-60 east of the City's Auto Center. This development trend has not yet been incorporated into the City's General Plan. The proposed Project, in conjunction with other cumulative projects, would be developed in a manner consistent with existing development trends in the City. Since other cumulative projects in the area would include similar distribution uses, it can be anticipated that such uses would have a similar design and massing as the proposed Project. Since

the proposed Project would obstruct views of the surrounding mountains, it can be reasonable to conclude that similar warehouse distribution uses would also obstruct views of the surrounding mountains. In addition, General Plan Policy 7.7.4 in the Conservation Element requires the designation of SR-60 as a local scenic roadway. Therefore, the proposed Project, in combination with other cumulative projects in the eastern portion of the City and along SR-60 would have a cumulatively significant and unavoidable impact on aesthetics (i.e., views and scenic resources) in this portion of the City. (DEIR, pgs. 4.1-21 to 4.1-22)

2. Agricultural Resources (Individual and Cumulative Impacts)

a. Conversion of State Designated Farmland

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could impact 82.5 acres of Prime Farmland.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts to state designated farmland will remain significant and unavoidable.

Facts in Support of the Finding: Section 4.2 of the DEIR identifies several potential agricultural conservation measures contained in the City's General Plan that include: enrolling productive agricultural land into a Williamson Act Contract; providing protection to ongoing agricultural operations from complaints and nuisance complaints from adjacent new development; protecting productive agricultural land subject to conversion through the purchase of or transfer of its development rights; purchasing conservation easements on existing agricultural land to ensure that the land is never converted to urban uses; and donating funds to a regional or statewide program that promotes and implements the use of agricultural land conservation easements.

The potential agricultural conservation measures identified in the DEIR are not considered to be feasible by the City for the following reasons:

Williamson Act Contracts: Williamson Act contracts are entered into voluntarily by property owners and the City cannot force owners to participate in this program. In addition, Williamson Act contracts will result only in temporary preservation of agricultural land since property owners have the option of non-renewal of these contracts at any time after the ten-year contract period ends.

Protecting Existing Agricultural Operations: Providing protection for ongoing agricultural activities from new developments, such as buffers between agricultural operations and new development or requiring the notification and disclosure of agricultural activities to the purchasers adjacent properties, will not permanently protect agricultural land.

Transfer of Development Rights, Conservation Easements, or Agricultural Conservation Bank: The purchase or transfer of development rights, purchase of conservation easements, or donation of funds to assist in the conservation of agricultural land would need to be implemented to ensure the preservation of agricultural land. As stated previously, the City anticipates the conversion of agricultural land within the City and does not set aside land for permanent preservation. The current General Plan does not include any agricultural designations. The City allows agricultural uses in all land use designations as an interim use until such time as the land is developed per the vision identified in the General Plan. One of the goals stated in the City's recent General Plan is the "…orderly conversion of agricultural lands." For this reason, the City expects that the majority of the land within the City will be converted to urban uses, although some agriculture will continue as interim uses, as allowed by the City's Development Code for all zoning categories. The existing and continued reduction in productive agricultural operations within the City is produced by several factors including; urbanization in the City and Inland Empire resulting in dramatically increasing land prices; high water and labor costs; environmental regulation (e.g., insects, odors, groundwater contamination, and solid waste removal); and competition from Kern County and the Central Valley with lower land costs and reduced regulations. (DEIR, pgs. 4.1-10 to 4.1-14)

The City has determined that these measures are economically infeasible and that they are contrary to the City's vision (as stated in its General Plan) for the Project site and alternative mitigation has not been identified, and impacts related to this issue remain significant and unavoidable. (DEIR, pgs. 4.2-6 to 4.2-9)

b. Conversion of Farmland to a Non-Agricultural Use

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would result in the development of industrial uses on land that has historically been utilized for citrus production.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts from the conversion of farmland to a non-agricultural use will remain significant and unavoidable.

Facts in Support of the Finding: According to Section 4.2 of the DEIR, the Project site has historically been in agricultural production and was most recently used to grow citrus. The conversion of the Project site to a non-agricultural use is a result of various economic and demographic factors. Increased cost for water and a continuing demand for housing and other development in the City and region are the primary reasons for this agricultural land conversion. A LESA model was also used to evaluate the site. It was determined that the Project LESA score is 85.3, which is considered significant. The Project does not include design features that would prevent the existing agricultural operations in the area from continuing. The Project would convert land that was previously used for agriculture and the development of the proposed Project may contribute to the conversion of adjacent lands. However, the Project is a logical extension of development in the City and does not create leapfrog development or islands of agricultural land that would be difficult to farm. The City recognizes development pressures within the City, and that these pressures will increase as the City continues to build out. Additionally, while the Project would not directly cause the conversion of adjacent agricultural land to non-agricultural uses because in has lied fallow for several years, it would contribute to development pressure within the City that could potentially lead to the conversion of agricultural land off site. However, as stated in the previous discussion of these Findings regarding the conversion of state designated farmland, the City has determined the agricultural conservation measures identified by the City are economically infeasible and that they are contrary to the City's vision (as stated in its General Plan) for the Project site and alternative mitigation has not been identified. Therefore, impacts associated with this issue remain significant and unavoidable. (DEIR, pgs. 4.1-9 to 4.1-10)

c. Cumulative Agricultural Resource Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would have a significant cumulative impact on agricultural resources in Riverside County.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts to cumulative state designated farmland will remain significant and unavoidable.

Facts in Support of the Finding: According to Section 4.2 of the DEIR, the Project-related impacts to Prime Farmland and the conversion of agricultural land to a non-agricultural use cannot be mitigated through a local or regional program to mitigate impacts to agricultural resources. As stated previously, the City does not maintain a General Plan or zoning designation for agricultural uses and there are no Project-

level feasible mitigation measures that would help reduce cumulative impacts. The cumulative effect of development in the region will continue to result in the conversion of agricultural lands to non-agricultural uses. Because agricultural land, including Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance are finite resource, the conversion of approximately 122.8 acres of farmland to industrial uses, combined with planned and future development in the City and region, represents a significant cumulative impact to agricultural operations and resources. As stated in the previous discussion of these Findings regarding the conversion of state designated farmland and conversion of agricultural land to a non-agricultural land use, the City has determined the agricultural conservation measures identified by the City are economically infeasible and that they are contrary to the City's vision (as stated in its General Plan) for the Project site and alternative mitigation has not been identified. Therefore, cumulative impacts to agricultural resources are considered significant and unavoidable. (DEIR, pg. 4.1-11)

2. Air Quality (Project-Specific and Cumulative Impact)

a. Air Quality Management Plan Consistency

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project has the potential to conflict with implementation of regional Air Quality Management Plan and the SIP.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that **Mitigation Measures 4.3.6.2A** through **4.3.6.2M** and **4.3.6.3A** through **4.3.6.3C** are incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, the proposed Project will not be consistent with AQMP and the SIP and therefore impacts are considered significant and unavoidable.

Facts in Support of the Finding: An Air Quality Management Plan (AQMP) describes air pollution control strategies to be taken by counties or regions classified as nonattainment areas. The AQMP's main purpose is to bring the area into compliance with the requirements of Federal and State air quality standards. The AQMP uses the assumptions and projections by local planning agencies to determine control strategies for regional compliance status. Therefore, any projects causing a significant impact on air quality would impede the progress of the AQMP. CEQA requires that projects resulting in a General Plan Amendment be analyzed for consistency with the AQMP.

For a Project in the Basin to be consistent with the AQMP, the pollutants emitted from the Project must not exceed the South Coast AQMD significant threshold or cause a significant impact on air quality. One measurement tool in determining consistency with the AQMP is to determine how a Project accommodates the expected increase in population or employment. The proposed Project site is located in an urbanizing area of the City of Moreno Valley along SR-60, which accommodates traffic in the area. In addition, the proposed warehouse uses would be within walking distance of existing homes and commercial areas in the local vicinity. The proposed Project would add jobs resulting from the development of the warehouse uses to the City, with the potential to minimize the VMT traveled within the Project site and community.

The SCAQMD also has the following consistency criteria: the proposed Project cannot result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP; and the proposed Project cannot exceed the assumptions in the AQMP in 2010 or increments based on the year of Project build-out phase.

Implementation of the proposed Project would require a zone change from Business Park (BP), Business Park Mixed Use (BPX), Multi-Family Residential (R-15), Suburban Residential (R-5), and Residential Agriculture (RA-2) to Light Industrial for the entire 122.8 acres. Since the proposed Project will require a General Plan Amendment, the Project has not been considered in preparation of the General Plan and therefore it is uncertain if it is consistent with the AQMP.

Because the Project site is located in a nonattainment air basin for ozone, PM_{10} and $PM_{2.5}$, the proposed Project's emission of ozone precursors (CO, ROG, and NO_X), PM_{10} and $PM_{2.5}$ would contribute to the existing nonattainment status in the Basin. Thus, according to the SCAQMD Consistency Criterion No. 1, the proposed Project in not consistent with the AQMP.

The proposed Project would have significant impacts. **Mitigation Measures 4.3.6.2A** through **4.3.6.2M** and **Mitigation Measures 4.3.6.3A** through **4.3.6.3C** shall be implemented as part of the proposed Project. The proposed Project would be considered to be consistent only after the City of Moreno Valley General Plan Amendment is approved. Once the City's General Plan Amendment and the required zoning changes are approved, the proposed Project would be included in the next SCAG and SCAQMD AQMP projections. When that occurs, the proposed Project would be consistent with the regional AQMP and the SIP. However, until that occurs, the Project is inconsistent with the regional AQMP and the impacts are considered significant and unavoidable. (DEIR, pgs. 4.3-21 to 4.3-22)

b. Equipment Exhaust from Construction-Related Activities

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project has the potential to exceed applicable daily thresholds that may affect sensitive receptors.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that Mitigation Measures 4.3.6.2A through 4.3.6.2M are incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, the proposed Project will have a significant impact due to equipment exhaust from construction related activities and therefore impacts are considered significant and unavoidable.

4.3.6.2A *Prior to the issuance of a grading permit, the Project developer shall require by contract specifications that contractors shall place construction equipment staging areas at least 200 feet away from sensitive receptors. Contract specifications shall be included in the proposed Project construction documents, which shall be reviewed by the City.*

4.3.6.2B *Prior to the issuance of a grading permit, the Project developer shall require by contract specifications that contractors shall utilize power sources (e.g., power poles) or clean-fuel generators. Contract specifications shall be included in the proposed Project construction documents, which shall be reviewed by the City.*

4.3.6.2C *Prior to the issuance of a grading permit, the Project developer shall require by contract specifications that contractors shall utilize California Air Resources Board (CARB) Tier II Certified equipment or better during the rough/mass grading phase for the following pieces of equipment: rubber-tired dozers and scrapers. Contract specifications shall be included in the proposed Project construction documents, which shall be reviewed by the City.*

Project start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emission standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devises used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations.

Post January 1, 2015: All off-road diesel–powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devises used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations.

A copy of each unit's certified tier specifications, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

4.3.6.2D *All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.*

4.3.6.2E *The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.*

4.3.6.2F *The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less to reduce PM_{10} and $PM_{2.5}$ fugitive dust haul road emissions. Speed limit signs (15 mph maximum) shall be posted at entry points to the Project site, and along any unpaved roads providing access to or within the Project site and/or any unpaved designated on-site travel routes.*

4.3.6.2G *Groundcover shall be replaced, and/or non-toxic soil stabilizers shall be applied (according to manufacturers' specifications) to any inactive construction areas (previously graded areas inactive for ten days or more).*

4.3.6.2H *The contractor shall minimize pollutant emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and by not allowing construction equipment to be left idling for more than five minutes (per California law).*

4.3.6.2I *The contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board (CARB) (diesel fuel with sulfur content of 15 ppm by weight or less).*

4.3.6.2J *Grading plans, construction specifications and bid documents shall also include the following requirements:*

- *Off-road construction equipment shall utilize alternative fuels where feasible e.g., biodiesel fuel (a minimum of B20), natural gas (CNG), liquefied natural gas (LNG), propane, except for equipment where use of such fuels would void the equipment warranty;*
- *Gravel pads shall be provided at all access points to prevent tracking of mud onto public roads;*
- *Install and maintain trackout control devices at all access points where paved and unpaved access or travel routes intersect;*
- *The contractor or builder shall designate a person or person(s) to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site;*
- *The contractor or builder shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The contact person shall take corrective action within 24 hours;*
- *High-pressure injectors shall be provided on diesel construction equipment if feasible;*
- *Engine size of construction equipment shall be limited to the minimum practical size;*
- *Substitute gasoline-powered for diesel powered construction equipment where gasoline powered equipment is available;*
- *Use electric construction equipment where it is practical to use such equipment;*
- *Install catalytic converters on gasoline-powered equipment where this type of equipment is available;*

- *Ride-sharing program for the construction crew shall be supported by contractor(s) via incentives or other inducement;*
- *Documentation shall be provided to the City of Moreno Valley indicating that construction workers have been encouraged to carpool or otherwise reduce VMT to the greatest extent practical, including providing information on available park and ride programs;*
- *Lunch vendor services shall be allowed on site during construction to minimize the need for off-site vehicle trips; and*
- *All forklifts used during construction and in subsequent operation of the Project shall be electric or natural gas powered.*

4.3.6.2K *Throughout Project construction, a construction relations officer/community liaison, appointed by the Applicant, shall be retained on site. In coordination and cooperation with the City, the construction relations officer/community liaison shall respond to any concerns related to PM_{10} (fugitive dust) generation or other construction-related air quality issues.*

4.3.6.2L *All Project entrances shall be posted with signs which state:*

- *Truck drivers shall turn off engines when not in use;*
- *Diesel delivery trucks servicing the Project shall not idle for more than three (3) minutes; and*
- *Telephone numbers of the building facilities manager and CARB, to report violations.*

These measures shall be enforced by the on-site facilities manager (or equivalent).

4.3.6.2M *During Project grading and construction, the various Project contractors shall adhere to the control measures listed in Tables 1 and 2.*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	*Control Measures*	*Guidance*
Backfilling	• *Stabilize backfill material when not actively handling; and* • *Stabilize backfill material during handling; and* • *Stabilize soil at completion of activity.*	• *Mix backfill soil with water prior to moving; and* • *Dedicate water truck or high capacity hose to backfilling equipment; and* • *Empty loader bucket slowly so that no dust plumes are generated; and* • *Minimize drop height from loader bucket.*
Clearing and grubbing	• *Maintain stability of soil through pre-watering of site prior to clearing and grubbing; and* • *Stabilize soil during clearing and grubbing activities; and* • *Stabilize soil immediately after clearing and grubbing activities.*	• *Maintain live perennial vegetation where possible; and* • *Apply water in sufficient quantity to prevent generation of dust plumes.*
Clearing forms	• *Use water spray to clear forms; or* • *Use sweeping and water spray to clear forms; or* • *Use vacuum system to clear forms.*	• *Use of high pressure air to clear forms may cause exceedance of Rule requirements.*
Crushing	• *Stabilize surface soils prior to operation of support equipment; and* • *Stabilize material after crushing.*	• *Follow permit conditions for crushing equipment; and* • *Pre-water material prior to loading into crusher; and* • *Monitor crusher emissions*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	***Control Measures***	***Guidance***
		opacity; and • *Apply water to crushed material to prevent dust plumes.*
Cut and fill	• *Pre-water soils prior to cut and fill activities; and* • *Stabilize soil during and after cut and fill activities.*	• *For large sites, pre-water with sprinklers or water trucks and allow time for penetration; and* • *Use water trucks/pulls to water soils to depth of cut prior to subsequent cuts.*
Demolition – mechanical/ manual	• *Stabilize wind erodible surfaces to reduce dust; and* • *Stabilize surface soil where support equipment and vehicles will operate; and* • *Stabilize loose soil and demolition debris; and* • *Comply with AQMD Rule 1403.*	• *Apply water in sufficient quantities to prevent the generation of visible dust plumes.*
Disturbed soil	• *Stabilize disturbed soil throughout the construction site; and* • *Stabilize disturbed soil between structures.*	• *Limit vehicular traffic and disturbances on soils where possible; and* • *If interior block walls are planned, install as early as*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	*Control Measures*	*Guidance*
		possible; and • *Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes.*
Earthmoving activities	• *Pre-apply water to depth of proposed cuts; and* • *Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 ft in any direction; and* • *Stabilize soils once earthmoving activities are complete.*	• *Grade each Project phase separately, timed to coincide with construction phase; and* • *Upwind fencing can prevent material movement on site; and* • *Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes.*
Importing/ exporting of bulk materials	• *Stabilize material while loading to reduce fugitive dust emissions; and* • *Maintain at least 6 inches of freeboard on haul vehicles; and* • *Stabilize material while transporting to reduce fugitive dust emissions; and* • *Stabilize material while unloading to reduce fugitive dust emissions; and*	• *Use tarps or other suitable enclosures on haul trucks; and* • *Check belly-dump truck seals regularly and remove any trapped rocks to prevent spillage; and* • *Comply with track-out prevention/mitigation requirements; and*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	***Control Measures***	***Guidance***
	• *Comply with CVC Section 23114.*	• *Provide water while loading and unloading to reduce visible dust plumes.*
Landscaping	*Stabilize soils, materials, slopes*	• *Apply water to materials to stabilize; and* • *Maintain materials in a crusted condition; and* • *Maintain effective cover over materials; and* • *Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slopes; and* • *Hydroseed prior to rain season.*
Road shoulder maintenance	• *Apply water to unpaved shoulders prior to clearing; and* • *Apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance.*	• *Installation of curbing and/or paving of road shoulders can reduce recurring maintenance costs; and* • *Use of chemical dust suppressants can inhibit vegetation growth and reduce future road shoulder maintenance costs.*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	***Control Measures***	***Guidance***
Screening	• *Pre-water material prior to screening; and* • *Limit fugitive dust emissions to opacity and plume length standards; and* • *Stabilize material immediately after screening.*	• *Dedicate water truck or high capacity hose to screening operation; and* • *Drop material through the screen slowly and minimize drop height; and* • *Install wind barrier with a porosity of no more than 50 percent upwind of screen to the height of the drop point.*
Staging areas	• *Stabilize staging areas during use; and* • *Stabilize staging area soils at Project completion.*	• *Limit size of staging area; and* • *Limit vehicle speeds to 15 miles per hour; and* • *Limit number and size of staging area entrances/exits.*
Stockpiles/ bulk material handling	*Stabilize stockpiled materials, and stockpiles within 100 yards of off-site occupied buildings must not be greater than 8 ft in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.*	• *Add or remove material from the downwind portion of the storage pile; and* • *Maintain storage piles to avoid steep sides or faces.*
Traffic areas for construction	• *Stabilize all off-road traffic and parking areas; and*	• *Apply gravel/paving to all haul routes as soon as possible to*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	***Control Measures***	***Guidance***
activities	• *Stabilize all haul routes; and* • *Direct construction traffic over established haul routes.*	*all future roadway areas; and* • *Barriers can be used to ensure vehicles are only used on established parking areas/haul routes.*
Trenching	• *Stabilize surface soils where trencher or excavator and support equipment will operate; and* • *Stabilize soils at the completion of trenching activities.*	• *Pre-watering of soils prior to trenching is an effective preventive measure. For deep trenching activities, pre-trench to 18 inches, soak soils via the pre-trench and resuming trenching; and* • *Washing mud and soils from equipment at the conclusion of trenching activities can prevent crusting and drying of soil on equipment.*
Truck loading	• *Pre-water material prior to loading; and* • *Ensure that freeboard exceeds 6 inches (CVC 23114).*	• *Empty loader bucket such that no visible dust plumes are created; and* • *Ensure that the loader bucket is close to the truck to minimize drop height while loading.*
Turf overseeding	• *Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and*	• *Haul waste material immediately off site.*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	*Control Measures*	*Guidance*
	plume length standards; and • *Cover haul vehicles prior to exiting the site.*	
Unpaved roads/parking lots	• *Stabilize soils to meet the applicable performance standards; and* • *Limit vehicular travel to established unpaved roads (haul routes) and unpaved parking lots.*	• *Restricting vehicular access to established unpaved travel paths and parking lots can reduce stabilization requirements.*
Vacant land	*In instances where vacant lots are 0.10 ac or larger and have a cumulative area of 500 sf or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and/or off-road vehicle trespassing, parking and/or access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees, or other effective control measures.*	

ac = acre(s) *AQMD = Air Quality Management District*

CVC = California Vehicle Code *ft = feet* *sf = square feet*

Air Quality Measure 4.3.6.2M Table 2: Contingency Control Measures for Fugitive Dust (During High Winds in Excess of 25 mph)

Fugitive Dust Source Category	*Control Measures*
Earthmoving	• *Cease all active operations; or* • *Apply water to soil not more than 15 minutes prior to moving such soil.*
Disturbed surface areas	• *On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than 4 consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than $^{1}/_{20}$ of the concentration required to maintain a stabilized surface for a period of 6 months; or* • *Apply chemical stabilizers prior to wind event; or* • *Apply water to all unstabilized disturbed areas 3 times per day. If there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of 4 times per day; or* • *Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; or* • *Utilize any combination of these control actions such that, in total, these actions apply to all disturbed surface areas.*
Unpaved roads	• *Apply chemical stabilizers prior to wind event; or* • *Apply water 2 times per hour during active operation; or* • *Stop all vehicular traffic.*
Open storage piles	• *Apply water 2 times per hour; or* • *Install temporary coverings.*
Paved road track-out	• *Cover all haul vehicles; or* • *Comply with the vehicle freeboard requirements of Section 23114 of the CVC*

Air Quality Measure 4.3.6.2M Table 2: Contingency Control Measures for Fugitive Dust (During High Winds in Excess of 25 mph)

Fugitive Dust Source Category	*Control Measures*
	for both public and private roads.
All categories	• *Executive Officer and the USEPA as equivalent to the methods specified in this table may be used.*

CVC = California Vehicle Code

USEPA = United States Environmental Protection Agency

Facts in Support of the Finding: Grading and other construction activities produce combustion emissions from various sources such as site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. The use of construction equipment on site would result in localized exhaust emissions. Activity during peak grading days typically generates a greater amount of air pollutants than other Project construction activities.

Section 4.3 of the DEIR indicates construction equipment/vehicle emissions during proposed on-site grading periods would exceed the SCAQMD daily thresholds for ROG and NO_X. Although construction of the structures uses different types of equipment on site than during grading periods, similarities do exist in terms of equipment exhaust emissions and fugitive dust emissions. While it is anticipated that total emissions during construction would be below the peak grading day emissions, construction emissions of ROG and NO_X would still exceed the SCAQMD daily threshold. This is a significant impact requiring **Mitigation Measures 4.3.6.2A** through **4.3.6.2M.** The use of low-NO_X diesel fuel in construction equipment typically reduces NO_X emissions by 16 percent.[17] Use of this fuel would reduce NO_X emissions but not below SCAQMD thresholds. However, there is no reasonable way to ensure that that retrofitted diesel-powered equipment, low- NO_X diesel fuel, and alternative fuel sources would be available during the construction period; therefore, it is not possible to quantify reductions in NO_X emissions that would result from **Mitigation Measures 4.3.6.2A** through **4.3.6.2M**. Because no additional feasible mitigation is available to reduce construction-related NO_X emissions, this impact remains significant and unavoidable. Furthermore, there is no feasible mitigation to reduce the ROG

[17] http://www.aqmd.gov/ceqa/igr/2006/feb/10-01.pdf, site accessed December 30, 2011.

emissions during architectural coating phase to less than the daily threshold. Thus, the emissions during construction of NO_X and ROG will remain significant. (DEIR, pgs. 4.3-22 to 4.3-29)

c. Architectural Coating Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could potentially exceed applicable daily thresholds for VOC.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that Mitigation Measure 4.2.6.4A is incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of this mitigation measures, impacts related to architectural coatings are considered significant and unavoidable.

4.3.6.4A *The Project applicant shall use "Low-Volatile Organic Compounds" paints, coatings, and solvents with a VOC content lower than required under Rule 1113 (not to exceed 150 grams/liter; 1.25 pounds/gallon). High Pressure Low Volume (HPLV) applications of paints, coatings, and solvents shall be consistent with South Coast Air Quality Management District Rule 1113. Alternatively, the Project applicant shall use materials that do not require painting or are pre-painted.*

Facts in Support of the Finding: Architectural coatings contain volatile organic compounds (VOC) that are similar to ROG and are part of the O_3 precursors. Rule 1113 is applicable to any person who applies or solicits the application of any architectural coating within the Basin. Rule 1113 sets limits on the amount of VOC emissions allowed for all types of architectural coatings, along with a time table for tightening the emissions standards in the future.

According to Section 4.3 of the DEIR, approximately 344 pounds of ROG would be generated during the architectural coating phase of the Project. Manual applications such as paintbrush, hand roller, trowel, spatula, dauber, rag, or sponge have 100 percent transfer efficiency. Construction of the Project using the required HVLP spray method reduces the daily VOC emissions to 224 pounds per day during the architectural coatings application period. The amount of VOC generated per day from the application of architectural coating even with the use of the required HVLP spray method (224 pounds) during the application of architectural coatings would exceed the SCAQMD VOC threshold of 75 lbs/day. Emissions associated with architectural coatings can be reduced by using precoated/natural-colored building materials, water-based or low VOC coating or by using coating transfer or spray equipment with

high transfer efficiency. Adherence to SCAQMD Rule 1113 and **Mitigation Measure 4.3.6.4A** would reduce the Project's architectural coatings emissions impact. However, even with adherence to SCAQMD Rule 1113, the SQAQMD VOC threshold would still be exceeded. Therefore, impacts associated with this issue would remain significant and unavoidable. (DEIR, pg. 4.3-31)

d. Long-Term Project-Related Emissions Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could potentially exceed applicable daily thresholds for operational activities.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that Mitigation Measures 4.3.6.5A and 4.3.6.5B are incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, long term construction emissions-related air quality impacts are considered significant and unavoidable.

4.3.6.5A *Prior to issuance of building permits, the Project applicant shall provide evidence to the City that applicable (as determined by the City) Transportation Demand Management (TDM)/Transportation Control Measure (TCM) strategies such as preferential parking for employee vanpooling/carpooling, bicycle parking facilities (such as bicycle lockers and racks), bus turnouts, and other strategies are incorporated into the design of the proposed Project.*

4.3.6.5B *Prior to issuance of building permits, the Project applicant shall provide evidence to the City that energy-efficient and low-emission methods and features of building construction shall be incorporated into the Project design. These methods and features may include (but are not limited to) the following:*

- *Construction of buildings that exceed statewide energy requirements beyond 20 <u>10</u> percent of that identified in Title 24<u>, Part 6 Energy Efficiency Standards:</u>*
    - *Use of low-emissions water heaters;*
    - *Use of central water-heating systems;*
    - *Use of energy-efficient appliances;*

- *Use of increase insulation;*
- *Use of automated controls for air conditioners;*
- *Use of energy-efficient parking lot lighting; and*
- *Use of lighting controls and energy-efficient lighting.*

- *Utilize low-VOC interior and exterior coatings during Project repainting.*
- *Provide on-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the amount of vehicle trips.*
- *Installation of skylights and energy-efficient lighting that exceeds California Title 24 standards where feasible, including electronic dimming ballasts and computer-controlled daylight sensors in the buildings.*
- *Shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building shall be planted at the proposed Project site. These strategies will minimize the heat island effect and thereby reduce the amount of air conditioning required.*
- *Strategies to be considered include fans to assist natural ventilation, centralized water and space conditioning systems, high efficiency individual heating and cooling units, and automatic setback thermostats.*
- *Reduction of energy demand associated with potable water conveyance through the following methods:*
  - *Incorporating drought-tolerant plants into the landscaping palette; and*
  - *Use of water-efficient irrigation techniques.*

- *Energy-efficient low-pressure sodium parking lot lights or lighting equivalent as determined by the City, shall be used;*
- *Buildings shall be oriented north-south where feasible;*
- *Implement an on-site circulation plan in parking lots to reduce vehicle queuing;*

- *Develop a trip reduction plan to achieve 1.5 average vehicle ridership (AVR) for businesses with fewer than 250 employees or multitenant worksites;*
- *Include bicycle parking facilities such as bicycle lockers and racks;*
- *Include showers for bicycling employees use; and*
- *Construct on-site pedestrian facility improvements such as building access that is physically separated from street and parking lot traffic and walk paths.*

Facts in Support of the Finding: Although implementation of **Mitigation Measures 4.3.6.5A** through **4.3.6.5B** may reduce vehicle trips associated with the proposed Project, it is not possible to quantify the reduction in the amount of emissions that may occur. Considering the volume of emissions generated and current commuter habits, it is unlikely the implementation of TDMs/TCMs will result in a reduction of operational Project emissions to below existing SCAQMD thresholds. Application of Leadership in Energy and Environmental Design (LEED) standards and green building design principles could reduce emissions from building operations such as heating and cooling; however, such standards and principles would not reduce emissions of CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ to below SCAQMD thresholds. No other feasible mitigation measures have been identified to reduce the operational emissions of CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ to a less than significant level. Because the Project site is located in a nonattainment air basin for criteria pollutants, the addition of air pollutants resulting from operation of the proposed Project would contribute to the continuation of nonattainment status in the Basin. In the absence of mitigation to reduce the proposed Project's emission of contribution of CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ to below SCAQMD thresholds, long-term air quality impacts resulting from the operation of the proposed Project would remain significant and unavoidable. (DEIR, pgs. 4.2-26 to 4.2.28)

e. Project-Related Localized Operational Emissions Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could potentially exceed applicable long-term operational daily thresholds.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that **Mitigation Measures 4.3.6.6A** and **4.3.6.6B** are incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, long term operational-related emission impacts are considered significant and unavoidable.

4.3.6.6A *Prior to issuance of the first building permit, building and site plan designs shall ensure that the Project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 10 percent until January 1, 2014. For building permits issued after that date, new state energy standards require a 20 percent reduction from 2008 Title 24, Part 6 Energy Efficiency Standards. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City. The following design features shall be used to fulfill this requirement:*

- *Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City.*
- *Increase in insulation such that heat transfer and thermal bridging is minimized.*
- *Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.*
- *Incorporate dual-paned or other energy efficient windows.*
- *Incorporate energy efficient space heating and cooling equipment.*
- *Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City. Automatic devices to turn off lights when they are not needed shall be implemented.*
- *To the extent that they are compatible with landscaping guidelines established by the City, shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the Project site.*
- *Paint and surface color palette for the Project shall emphasize light and off-white colors which reflect heat away from the buildings.*
- *All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.*
- *To reduce energy demand associated with potable water conveyance, the Project shall implement the following:*
    - *Landscaping palette emphasizing drought-tolerant plants;*
    - *Use of water-efficient irrigation techniques; and,*

- *U.S. EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.*

- *The Project shall provide secure, weather-protected, on-site bicycle storage/parking.*
- *The Project shall provide on-site showers (one for males and one for females). Lockers for employees shall be provided.*
- *The Project will establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce greenhouse gas (GHG) emissions. A plan will be submitted by the TMA to the City within two months of Project completion that outlines the measures implemented by the TMA, as well as contact information.*
- *The Project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the Project site plan.*
- *The Project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the Project building plans.*
- *Lease/purchase documents shall identify that tenants are encouraged to promote the following:*
    - *Implementation of compressed workweek schedules.*
    - *SmartWay partnership;*
    - *Achievement of at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long-haul trips carried by SmartWay 1.0 or greater carriers.*
    - *Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long-haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by*

SmartWay 1.0 or greater carriers.

- *Use of fleet vehicles conforming to 2010 air quality standards or better.*
- *Installation of catalytic converters on gasoline-powered equipment.*
- *Inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets.*
- *Establishment and use of carpool/vanpool programs, complemented by parking fees for single-occupancy vehicles.*
- *Provision of preferential parking for EV and CNG vehicles.*
- *Use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance.*
- *Use of electric (instead of diesel or gasoline-powered) yard trucks.*
- *Use of SmartWay 1.25 rated trucks.*
- *Each facility operator shall provide regular sweeping of onsite parking and drive areas using street sweepers that comply with applicable SCAQMD Rules.*
- *Each facility operator shall maintain a log of all trucks entering the facility to ensure that, on average, the daily truck fleet meets applicable air quality emission standards. This log shall be available for inspection by City staff at any time.*
- *Each facility operator shall prohibit all vehicles from idling in excess of five minutes in all onsite areas.*
- *Each facility operator shall ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained and certified in diesel health effects and technologies, such as by requiring attendance at CARB-approved courses.*
- *Each facility operator which upon occupancy does not already operate 2077 and newer trucks shall in good faith be required to apply for funding to replace or retrofit their trucks such as Carl Moyer, VIP, Prop 1B or similar funds. Should funds be awarded, the tenant shall be required to accept and use them.*

4.3.6.6B *The Project shall be designed to facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills by providing easily accessible areas that are dedicated to the collection and storage of recyclable materials including*

paper, cardboard, glass, plastics, and metals. Locations of proposed recyclable materials collection areas are subject to review and approval by the City. Prior to Final Site Plan approval, locations of proposed recyclable materials collection areas shall be delineated on the Project site plan.

f. Cumulative Air Quality Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could potentially result in a cumulatively considerable net increase of criteria pollutants for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts cumulative air quality impacts will remain significant and unavoidable.

Facts in Support of the Finding: Included in Section 4.3 of the DEIR, the Project would contribute criteria pollutants to the area during Project construction. A number of individual projects in the area may be under construction simultaneously with the proposed Project. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction would result in substantial short-term increases in air pollutants. This would be a contribution to short-term cumulative air quality impacts.

The traffic study included vehicular trips from all present and future projects in the Project vicinity; therefore, the CO hot spot concentrations calculated at these intersections include the cumulative traffic effect. Based on this, no significant cumulative CO impacts would occur.

Long-term operation of the Project would exceed the standards for CO, ROC, NO_X, PM_{10}, and $PM_{2.5}$. The Basin is in nonattainment for PM_{10} and ozone at the present time; therefore, the construction and operation of the proposed Project would exacerbate nonattainment of air quality standards for PM_{10} and ozone within the Basin and contribute to cumulative air quality impacts. Therefore, long-term cumulative air quality impacts are considered to be significant and unavoidable.

The Health Risk Assessment (HRA) conducted for the proposed Project identified the increase in health risks to the nearby sensitive receptors from the proposed Project's air pollutant emissions. This HRA identified that the Project's incremental increase is only a very small fraction of the ambient condition.

Therefore, the concentration of diesel particulates at the Project site is below the established risk threshold. Individuals living and working in southern California may be exposed to levels of diesel emissions that are cumulatively significant; however, that circumstance is not created by the Project.

It is reasonable to anticipate that advancements in truck/transportation technology would reduce the amount of particulate matter in future years. However, a determination of the amount and extent of that reduction in diesel particulate matter from these types of activities is not available at this time. Therefore, in an overabundance of caution, because other cumulative projects in the area would also contribute diesel particulates in the area and because the Riverside area has a level of particulate matter that is above the SCAQMD's recommended cancer risk threshold of 10 in one million, regional impacts associated with diesel particulate matter are considered cumulatively considerable and the proposed Project will make a significant contribution to that cumulative impact. (DEIR, pgs. 4.3-37 to 4.3-38)

4. Land Use and Planning (Individual and Cumulative)

b. Conflict with Applicable Land Use Plans, Policies, or Regulations

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would potentially conflict with various land use plans, policies, or regulations.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce bring the Project into compliance with all land use plans. Accordingly, Project-related conflicts with land use plans will remain significant and unavoidable.

Facts in Support of the Finding: According to Section 4.8 of the DEIR, a discussion of the proposed Project's consistency with the 2007 AQMP has been analyzed in Section 4.3 (Air Quality) of this EIR. "Since the proposed Project will require a General Plan Amendment, the Project has not been considered in preparation of the City's General Plan and therefore is inconsistent with the AQMP. Amendments to the City of Moreno Valley General Plan, zoning reclassification, and plan approval are required before the affected portion of the proposed Project can be implemented. This is a significant impact requiring mitigation." That section of this EIR concluded that, despite the recommended mitigation, Project air quality impacts related to the AQMP would remain significant.

The Project proposes the development of warehouse uses, which would result in an inconsistency with the existing residential zoning on the southern portion of the site, and the BP zone on the northern portion of the site. The development that would occur with the zone change has the potential to create indirect

environmental impacts since the zone change would permit more intense and larger industrial/warehousing uses on the Project site, requiring a discretionary action based on an environmental determination of the Project. These environmental impacts are analyzed through this EIR for each of the environmental topics. The baseline for comparative analysis of environmental impacts would be the existing condition of the Project site. Currently, there is no existing development on the Project site, which represents the worst-case scenario on which the EIR analysis is based. With implementation of the zone change, the proposed Project would be consistent with zoning requirements identified by the City.

According to the latest development plans, the closest loading and unloading operations of the proposed Project (e.g., truck courts) would be located 395 feet northwest of the nearest single-family residence (see plans in Appendix K). In addition, the reconfigured roadways surrounding the Project site would discourage industrial traffic through the residential areas to the southeast. Despite these design characteristics, the fundamental change from residential/business park uses to industrial adjacent to residential represents an incremental adverse effect on the "quality of life" of existing residents in this area, which represents a potentially significant land use compatibility impact. This impact requires the City Council to approve a Zone Change to bring the proposed zoning designations into consistency with the Zoning Map and Municipal Code.

The Compass Growth Vision plan provides a framework for local and regional decision-making regarding growth, transportation, land use, and economic development. The main objective of the Compass Growth Vision is to manage the forecast growth while improving future living conditions for all people within the SCAG area, including live, work, and play activities.

The proposed Project may not be fully consistent with the growth principles of the Compass Growth Vision plan. The nature of the proposed Project allows the transport of commodities from a single area rather than multiple areas, minimizing vehicle trip generation. Conversely, trucks from the proposed Project may increase localized and freeway congestion. The Project eliminates a planned transition of land uses that may incrementally reduce livability in this portion of the City. The proposed Project does support increased prosperity by providing additional (mainly "blue collar") employment opportunities close to existing housing within the City of Moreno Valley. The proposed Project is located in an area where existing infrastructure (freeway, sewer, electrical, water, etc.) is present. The development of the proposed Project will augment existing services available in the City and region. In these ways, the Project is only partially consistent with the principles of the Compass Growth Vision. (DEIR, pgs. 4.8-5 to 4.8-17)

a. Cumulative Land Use and Planning

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would have a cumulative impact to land use and planning issues.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related cumulative impacts to land use and planning will remain significant and unavoidable.

Facts in Support of the Finding: Implementation of the proposed Project represents establishment of new land uses within the currently undeveloped Project site that would result in an intensification of permitted land uses associated with a land use change from Business Park and Residential to Light Industrial uses, changes to the General Plan Circulation Element, and the loss of the Primary Animal Keeping Overlay (PAKO) associated with the RA-2 zone. The proposed Project is generally consistent with regional plans and planning efforts, although it is not fully consistent with the SCAG's RTP and Compass Blueprint Plan because it eliminates some housing in favor of industrial employment uses. However, it will incrementally improve the City's long-standing jobs/housing ratio, which is also a regional goal of the various SCAG plans. It is also not consistent with existing General Plan land use designations, objectives and policies, nor is it consistent with existing zoning designations on the site. For these reasons, a General Plan Amendment and Zone Change are proposed for consideration by the City.

In addition, the proposed Project represents a fundamental change in community character for this portion of the City (i.e., mixed residential and business park to industrial warehouse buildings), which can represent an incremental adverse change in terms of public perception. This change would be particularly acute if both the proposed Project and the approved West Ridge Commerce Centre (an industrial Project just east of the proposed Project) were built within a relatively short period of time, as they would both follow relatively closely the completion of the Sketchers Logistics Center (another warehouse Project) east of both the proposed Project and the West Ridge Project, on the east side of Redlands Boulevard. Furthermore, the addition of industrial space from the proposed Project and the adjacent West Ridge (industrial) Project may create an over-supply of warehousing space in the City, based on current economic conditions.

The proposed changes in land use will also result in a loss of up to 584 (R-15) multi-family residential units. However, this was determined to be a less than significant Project impact on local housing because the City's Housing Element identifies over twice as much potential affordable housing as the City's

RHNA allocation, so it will not make a significant contribution to a cumulatively considerable impact on regional housing.

Similar to the proposed Project, some of the cumulative projects within the Project vicinity would also require amendments to the existing General Plan and zoning, which may in turn cause additional cumulative impacts. Therefore, planned industrial development in the City may contribute to a cumulatively considerable impact or change in the overall character of the surrounding area, and the proposed Project would make a significant contribution to that change in terms of consistency with adopted land use plans. No feasible mitigation is available to reduce this significant contribution. However, the Project would not make a similar cumulatively considerable land use impact relative to dividing an established community or conflicting with an approved habitat conservation plan. (DEIR, pgs. 4.8-17 to 4.8-18)

5. <u>Transportation</u>

a. Existing (2011) With Project Conditions (Intersection) Traffic and Level of Service Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that **Mitigation Measure 4.11.6.4A** is incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, existing (2011) with Project LOS impacts are considered significant and unavoidable.

Facts in Support of the Finding: As indicated in Section 4.11 of the DEIR, with the addition of Project traffic, the following intersections are forecast to operate at unsatisfactory levels of service: Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); and Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (p.m. peak hour).

The Project would contribute to the worsening of the already unsatisfactory LOS at the intersection of Redlands Boulevard/SR-60 Westbound Ramps and would create a significant impact at the intersection of Redlands Boulevard/Eucalyptus Avenue-Fir Avenue. Therefore, mitigation is required at both intersections.

Also, the following segments are forecast to operate at an unsatisfactory level of service in the Existing plus Project condition: SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours); SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. peak hour); and SR-60 Westbound: Perris Boulevard to Nason Street (a.m. peak hour).

The Project would add to the existing unsatisfactory LOS on these three freeway segments; therefore, the addition of Project traffic would be considered a cumulative impact. Neither the Project applicant nor the City has jurisdiction over Caltrans facilities; therefore, implementation of improvements to the freeway mainline cannot be guaranteed. Review of the SCAG Regional Transportation Improvement Plan (RTIP) indicates that there are no projects programmed on SR-60 within the study area. Furthermore, Caltrans does not have a mechanism for development projects to contribute to improvements on State Highways. Therefore, the cumulative impact to these three segments of SR-60 would be significant and unavoidable. (DEIR, pgs. 4.11-19)

b. Opening Year 2016 With Project Conditions (Intersection) Traffic and Level of Service Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that **Mitigation Measure 4.11.6.4B** is incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, existing (2016) with Project LOS impacts are considered significant and unavoidable.

Facts in Support of the Finding: Opening Year (2016) with Project conditions considers the addition of traffic generated by the proposed Project to Opening Year (2016) without Project conditions. Section 4.11 of the DEIR indicates that the following intersections would operate at unsatisfactory LOS: Moreno Beach Drive/SR-60 Westbound Ramps (p.m. peak hour); Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); and Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (p.m. peak hour). The Project would have a significant impact at all three intersections, and therefore mitigation would be required.

Freeway mainline and ramp junctions were evaluated in the Opening Year (2016) plus Project condition. The following segments are forecast to operate at an unsatisfactory level of service in the Opening Year (2016) plus Project condition: SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours); SR-60 Eastbound: Heacock Street to Perris Boulevard (p.m. peak hour); SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. peak hour); and SR-60 Westbound: Perris Boulevard to Nason Street (a.m. peak hour).

The Project would add to the existing unsatisfactory LOS on these four freeway segments; therefore, the addition of Project traffic would be considered a cumulative impact. Neither the Project applicant nor the City has jurisdiction over Caltrans facilities; therefore, implementation of improvements to the freeway mainline cannot be guaranteed. Review of the RTIP indicates that there are no projects programmed on SR-60 within the study area. Furthermore, Caltrans does not have a mechanism for development projects to contribute to improvements on State Highways. Therefore, the cumulative impact to these three segments of SR-60 would be significant and unavoidable.

c. Opening Year 2016 Cumulative With Project Conditions (Intersection) Traffic and Level of Service Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that **Mitigation Measure 4.11.6.4C** is incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, existing (2016) cumulative with Project LOS impacts are considered significant and unavoidable.

Facts in Support of the Finding: According to Section 4.11 of the DEIR, an intersection LOS analysis was conducted to determine Opening Year (2016) Cumulative intersection performance. The addition of Project traffic to the Opening Year (2016) Cumulative scenario would result in conditions exceeding the established LOS standard at the following intersections: Moreno Beach Drive/SR-60 Eastbound Ramps (p.m. peak hour); Moreno Beach Drive/Cottonwood Avenue (p.m. peak hour); Moreno Beach Drive/Alessandro Avenue (p.m. peak hour); Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours); Redlands Boulevard/Fir Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours); Redlands Boulevard/Encilia

Avenue-Eucalyptus Avenue (p.m. peak hour); and Redlands Boulevard/Alessandro Boulevard (p.m. peak hour).

While these intersections are forecast to exceed satisfactory levels of service in Opening Year (2016) Cumulative with Project conditions, with the exception of the intersection of Redlands Boulevard/Eucalyptus Avenue-Fir Avenue and Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue, these intersections already exceeded established LOS standards in the Opening Year (2016) Cumulative without-Project condition. Because the proposed Project would contribute to and would cause intersections to operate at unsatisfactory levels, mitigation is required.

Freeway mainline and ramp junctions were evaluated in the Opening Year 2016 Cumulative plus Project condition. The following segments are forecast to operate at an unsatisfactory level of service in the Opening Year 2016 Cumulative plus Project condition: SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours); SR-60 Eastbound: Heacock Street to Perris Boulevard (a.m. and p.m. peak hours); SR-60 Eastbound: Perris Boulevard to Nason Street (a.m. and p.m. peak hours); SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. and p.m. peak hours); SR-60 Westbound: Perris Boulevard to Nason Street (a.m. and p.m. peak hours); and SR-60 Westbound: Nason Street to Moreno Beach Drive (a.m. peak hour).

The Project would add to the existing unsatisfactory LOS on these six freeway segments; therefore, the addition of Project traffic would be considered a cumulative impact. Review of the RTIP indicates that there are no projects programmed on SR-60 within the study area. Furthermore, neither the Project applicant nor the City has jurisdiction over Caltrans facilities; therefore, implementation of improvements to the freeway mainline cannot be guaranteed. Furthermore, Caltrans does not have a mechanism for development projects to contribute to improvements on State Highways. Therefore, the cumulative impact to these segments of SR-60 would be significant and unavoidable.

d. Cumulative Transportation Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would have a cumulative significant impact to transportation.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that Mitigation **Measure 4.11.6.4C** is incorporated into the MMRP for the Project, and will be implemented as specified

therein. However, the Council finds that even with application of these mitigation measures, cumulative transportation impacts are considered significant and unavoidable.

Facts in Support of the Finding: Cumulative impacts associated with traffic volumes are determined based the addition of traffic volumes from approved and pending projects in the area and projected traffic growth to existing traffic volumes. The cumulative analysis forecasts that, with the development of the proposed Project and the cumulative projects, eight intersections would require improvements in order to maintain the City's LOS standard of D.

Those intersections are as follows: Moreno Beach Drive/SR-60 Eastbound Ramps (p.m. peak hour); Moreno Beach Drive/Cottonwood Avenue (p.m. peak hour); Moreno Beach Drive/Alessandro Avenue (p.m. peak hour); Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours); Redlands Boulevard/Fir Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours); Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (p.m. peak hour); and Redlands Boulevard/Alessandro Boulevard (p.m. peak hour).

Although the suggested improvements are consistent with the City's General Plan, the Project will be responsible for contributing its fair share toward the funding of the future improvements via payment of the City's DIF. Of these eight affected intersections, five intersections are under the jurisdiction of the City of Moreno Valley.

Three intersections are under the jurisdiction of Caltrans. The improvements identified in **Mitigation Measure 4.11.6.4C** would reduce impacts at these intersections to a less than significant level. However, since the affected freeway ramp intersections are under the jurisdiction of Caltrans, neither the Project proponent nor the City has control over the specific timing of when the improvements would be constructed. It is anticipated that by opening year (2016), improvements at these intersections would not be constructed, as they are not currently planned for near-term construction. Therefore, this cumulative impact in opening year (2016) remains significant and unavoidable until such time as the improvements to this interchange are constructed by Caltrans, WRCOG, and the City of Moreno Valley through the TUMF process.

Because TUMF provides a mechanism for collecting fees from all development projects in the area that would contribute traffic to the existing roadway network, fees for the improvements to the affected freeway intersections would be collected. Therefore, it is anticipated that since these freeway intersection improvements are programmed into the TUMF program, such improvements would be constructed by

future year (2035) and would be able to accommodate future year (2035) traffic levels, resulting in a less than significant cumulative impact.

Resolutic Item No. E.6
Date Adopted: June 24, 2014

D. ADEQUACY OF THE RANGE OF PROJECT ALTERNATIVES

The EIR analyzed four alternatives to the Project as proposed, and evaluated these alternatives for their ability to meet the Project's objectives as described in Section II.B above. CEQA requires the evaluation of a "No Project Alternative" to assess a maximum net change in the environment as a result of implementation of the Project. The No Project Alternative, referred to as the No Project/Existing Zoning Alternative, makes a reasoned assessment as to the future development of the subject site should the Project under consideration not be developed yet the site would be developed in a similar manner to the proposed Project and consistent with existing zoning for the site. A Reduced Intensity Alternative, a Commercial Center (mixed retail/office) Alternative, and an Off-site Alternative were also selected for analysis. CEQA requires the evaluation of alternatives that can reduce the significance of identified impacts and "feasibly attain most of the basic objectives of the proposed Project." Thus, in order to develop a range of reasonable alternatives, the Project Objectives must be considered when this Council is evaluating the alternatives.

1. Alternative 1 – No Project/Existing Zoning Alternative

Description: The No Project/Existing Zoning Alternative (hereinafter referenced as the "No Project" Alternative), considers the environmental conditions that would occur if the subject site were developed consistent with its existing Specific Plan 208 zoning designation, consisting of an underlying land use of Business Park/Industrial. To allow for quantified comparison of potential impacts, the No Project Alternative was assumed to result in the development of approximately 1,420,000 square feet of industrial warehouse uses on approximately 63 acres and approximately 180,000 square feet of commercial service uses on approximately 8 acres as would be allowed under the existing zoning and land use designations. The commercial service component of this alternative would be located along the frontage of Perris Boulevard while the industrial warehouse uses would occupy the remaining portion of the site. (DEIR, pg. 6-12)

Impacts: The No Build Alternative, as referenced in Section 6.0 of the DEIR, would result in similar impacts when compared to the proposed Project. Similar to the Project, the No Build Alternative would result in less than significant impacts in the following areas: Aesthetics; Williamson Act Contracts/Agricultural Zoning and Forestry Resources; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use; Mineral Resources; Noise; Population and Housing; Public Services; Recreation and Parks; and Utilities and Service Systems. The Project's significant and unavoidable agricultural impacts, air quality impacts,

climate change and GHG impacts, and transportation impacts would also occur in the same manner as the proposed Project. However, under the No Build Alternative, potential air quality, climate change, and traffic/transportation impacts would be greater than the proposed Project because of the higher trip generation potential of the commercial uses.

Objectives: Under the No Build Alternative, the subject site would develop in a similar manner as the proposed Project, and most of the Project Objectives would be achieved. However, the objectives specifically oriented towards warehouse and industrial uses would be met at a reduced level due to the commercial component included in this Alternative.

Finding: Under the No Build Alternative, the Project site would be developed with approximately 1,420,000 square feet of industrial warehouse uses on approximately 63 acres and approximately 180,000 square feet of commercial service uses on approximately 8 acres. This Alternative would result in the same significant and unavoidable impacts associated with agricultural resources, air quality, climate change and greenhouse gases, and traffic that have been identified within the DEIR. However, potential air quality, climate change, and traffic/transportation impacts would be greater than the proposed Project because of the higher trip generation potential of the commercial uses. Because the No Build Alternative results in an increase in potential significant and unavoidable impacts in comparison to the proposed Project, the City Council hereby rejects the No Build Alternative.

2. Alternative 2 – Reduced Intensity Alternative

Description: The Reduced Intensity Alternative assumes the same general land use type as the Project, but at a development intensity scoped to reduce the extent of regional threshold exceedances for air pollution and greenhouse gas emissions that would otherwise result from the Project. In that the same type of development is proposed, most if not all the Project Objectives would be achieved to a certain extent but at a reduced level. Implementation of the Reduced Intensity Alternative would yield approximately 1,212,100 square feet of development, a reduction of approximately 25 percent or approximately 434,033 square feet, when compared to the approximately 1,616,133 square-foot Project analyzed in the EIR.

Impacts: Under the Reduced Intensity Alternative, impacts related to agricultural resources would be similar to the proposed Project as the same amount of land would be disturbed. Similarly, impacts related to short-term construction-related air quality would be similar to the proposed Project as the same amount of land would be disturbed and the same mix of equipment would be utilized. Because of the decrease in vehicle trips achieved under this alternative, impacts to the operation of local roadways and intersections

would be proportionally reduced from what was identified for the proposed Project; however, long-term traffic impacts to state freeway segments and merge/diverge areas would remain significant and unavoidable. Long-term operational-related air quality impacts would be reduced in magnitude when compared to the Project but would remain significant and unavoidable. Impacts associated with the generation of greenhouse gas emissions would also be reduced proportionate to the reduction in building area in comparison to the proposed Project, but would remain significant and unavoidable.

Objectives: The Reduced Intensity Alternative would, to some degree, realize the Project Objectives. However, because the scale of the development would be diminished under this Alternative, the resulting generation of sales tax, the number of jobs created, and potential second tier economic benefits to the City and region (e.g. wholesale/retail support sales; temporary and long-term construction jobs, and facilities maintenance employment opportunities) would likely be reduced when compared to the Project.

Finding: Under the Reduced Intensity Alternative, a light industrial warehouse/ distribution facility reduced by approximately 25 percent (or 434,033 square feet) would be realized as compared to the Project. The City Council hereby finds that the Reduced Intensity Alternative will not avoid or substantially reduce the significant and unavoidable agricultural resources impacts, construction and operational air quality impacts, and cumulative greenhouse gas impacts identified in the EIR. This Alternative would not meet Project Objectives to the same extent as the Project. Furthermore, the scale of the reduction in intensity would not maximize or realize the economic potential of the site. Based on the reduced scope of development, the Reduced Intensity Alternative would diminish capacities and capabilities to satisfy existing and projected unmet market demands within the trade area. The Reduced Intensity Alternative would also result in comparatively fewer opportunities to provide jobs, as compared to the Project. Therefore, the City Council rejects the Reduced Intensity Alternative on the basis that it fails to avoid or substantially reduce the significant and unavoidable impacts of the Project and does not meet the Project Objectives as well as the Project. The City Council also finds that each of these considerations constitutes a ground for rejecting this alternative that is independently sufficient to support the City Council's rejection of this alternative.

3. Alternative 3 - Commercial Center (Mixed Commercial/Office)

Description: As identified in Section 6.0 of the DEIR, the Commercial Center Alternative would result in the development of commercial service and office uses on the Project site. Although business and professional offices, financial institutions, and medical clinics are permitted in SP208, they are permitted only in the industrial support areas while commercial service-oriented uses are a permitted throughout the

SP208 Industrial designation. For this reason, the General Plan and zoning designations for the site would need to be amended to accommodate the business and professional offices. Permitted commercial service uses include, but are not limited to, Automotive Sales/Rental/Leasing & Accessories, Automotive/Truck Repair, Business Supply/Equipment Sales/Rental & Services, and Repair Services. Approximately 760,000 square feet of commercial service uses would be developed on approximately 35 acres. The balance of the site (35 acres) would be developed with up to approximately 760,000 square feet of office uses.

Impacts: As identified in Section 6.0 of the DEIR, the Commercial Center Alternative would result in similar impacts for the following eight environmental issues: Agriculture and Forestry Resources; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; and Mineral Resources. Because of the increase in vehicle trips under this alternative, impacts to the operation of local roadways and intersections would be proportionally greater than what was identified for the proposed Project. Long-term traffic impacts to state freeway mainline segments and merge/diverge areas would remain significant and unavoidable. Under the Commercial Center Alternative, impacts related to short-term construction emissions would be similar to the proposed Project as the same amount of land would be disturbed and the same mix of equipment would be utilized. Long-term operational-related air quality emissions would be increased in magnitude because of the increase in vehicle trips when compared to the Project and would remain significant and unavoidable. Traffic-related noise would be increased in magnitude but would be similarly mitigated like the proposed Project and would remain less than significant.

Objectives: Under this alternative, some of the proposed Project objectives are not met as warehouse uses would not be built. However, development of this alternative would provide new employment opportunities for residents of Moreno Valley, but not within the industrial employment sector.

Findings: Under the Commercial Center Alternative, development of commercial service and office uses would occur. This Alternative would have similar impacts that have been identified within the DEIR. However, the Commercial Center Alternative would result in an increase in trip generation in comparison to the proposed Project, and would result in an increase in the severity of the significant and unavoidable impacts to construction and operational air pollution emissions, climate change and greenhouse gas emission, and traffic. The City Council finds that the Commercial Center Alternative would fulfill some but not all of the Project Objectives. Moreno Valley residents would have more opportunities for employment but a warehouse would not be built. Because the Commercial Center Alternative will not fulfill the primary objective of the Project and the severity of significant and unavoidable impacts would

be increased in comparison to the proposed Project, the Council hereby rejects the Commercial Center Alternative.

4. Alternative 4 - Off-Site Location

Description: As identified in Section 6.0 of the DEIR, this alternative would result in the same intensity of development of approximately 1,616,133 square feet of warehouse uses on approximately 70.3 acres. The alternative Project site identified by the City is bounded by Krameria Street (extended) to the north, vacant and partially developed property and March Air Reserve Base to the west, Indian Street to the east, and the Perris Valley Storm Drain and vacant land to the south. The off-site location is approximately 1.0 miles northwest of the Project site and is within the same Industrial Area Specific Plan as the proposed Project. This alternative off-site property is not owned or under the control of the applicant. The off-site location is currently zoned SP 208 I and is designated Business Park in the City's General Plan, identical to the proposed Project development of this site would not require soil import, inherently reducing impacts form air pollution emissions during construction.

Impacts: Section 6.0 of the DEIR, identifies nine environmental issues that would have similar impacts as the proposed Project. These issues are: Cultural Resources; Geology and Soils; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Recreation; and Utilities and Service Systems. With the Off-Site Location Alternative, impacts related to air quality and traffic impacts would be similar to those identified with the proposed Project. Short-term construction and long-term air quality operational and climate change/greenhouse gas emissions impacts under this alternative would remain significant and unavoidable and would result in similar conditions as identified for the proposed Project. Additionally, due to adjacent sensitive receptors, potential impacts to these receptors would be greater in magnitude when compared to the proposed Project. Similarly, noise impacts would be greater in magnitude due to the adjacent sensitive receptors. Operational traffic would result in increased traffic on vanity roadways and may impact different intersection and roadways in comparison to the proposed Project. Under this Alternative, impacts to agricultural resources would be eliminated.

Objectives: The Off-Site Alternative would meet most of the Project objectives. The location of the Off-Site Alternative further north of Harley Knox Boulevard would not meet the Project objectives of locating distribution services near transportation corridors and clustering such uses near the state highway system.

Finding: Under the Off-Site Alternative, development of the warehouse would occur in a different location. This Alternative would have similar impacts that have been identified within the DEIR. And most of the objectives of the proposed Project would be met, would not meet the Project objectives of locating distribution services near transportation corridors and clustering such uses near the state highway

system. The Council finds that the Off-Site Alternative would have similar impacts to all environmental issues except for agriculture because this Alternative would eliminate the significant and unavoidable impacts to agricultural resources.. Because the Off-Site Alternative will not substantially reduce the environmental impact of the Project and it would not meet the Project objectives of locating distribution services near transportation corridors and clustering such uses near the state highway system, the Council hereby rejects the Off-Site Alternative.

5. Alternatives Considered and Rejected

A variety of additional alternatives were considered as part of the DEIR's Alternatives Analysis. (DEIR, pgs. 6-3 through 6-5) Three possible alternatives were considered and rejected because they could not accomplish the basic objectives of the Project or they were considered infeasible. Per the *CEQA Guidelines* (Section 15126.6(c)), factors that may be considered when addressing the feasibility of alternatives include failure to meet most of the stated Project objectives, infeasibility, or inability to avoid significant environmental effects. The purpose of the proposed Project is to provide for and expand employment and revenue opportunities within the City of Moreno Valley. The proposed Project would expand employment options in a location that is convenient to existing transportation corridors, convenient to existing and future City residents and would augment the City's economic base. The following provides and discussion of the three development scenarios that were considered and rejected as potential alternatives to implementation of the proposed Project based on Section 15126.6 of the *CEQA Guidelines* because they did not feasibly attaining most of the basic objectives of the Project while reducing or avoiding any of the significant effects of the proposed Project:

- No Build Alternative: No development would take place within the Project limits and no impacts would occur. However, disallowing development of the site, as suggested by this alternative, would not fulfill the primary objectives of the proposed Project and the site would likely be developed in accordance with existing zoning should the Project not move forward. Retention of the Project site in its current condition would not expand employment opportunities to residents of the City. Retaining the site in its current undeveloped condition would not generate the revenue (e.g., property tax) that could augment the City's current revenue stream. Therefore, the No Build Alternative was rejected from further consideration in the EIR.
- Residential Alternative: The Residential Alternative would develop the 71-acre Project site with approximately 355 single-family units based on the City's R5 zone. The R5 zone was utilized as this is the zoning designation of the nearest residential uses to the north along Perris Boulevard

and north of the Perris Valley Storm Drain channel. A zone change, General Plan Amendment, and Specific Plan Amendment would be required for this alternative to change the Project site from its existing Business Park/Light Industrial (BP) General Plan designation and Industrial Area Plan (SP208 I) zoning designation to a residential R5 designation. Furthermore, a Specific Plan Amendment would be required to remove the Project site from the underlying Industrial Specific Plan 208. Since the Residential Alternative consists only of residential uses, employment-generating opportunities would not occur aside from temporary construction work, which would be filled predominantly by those already residing in the area. The residential uses would produce demand for public services that would exceed the amount of municipal revenues it would generate. The Project's full potential to utilize the area's close proximity to various freeways and transportation corridors would not be realized as only residential uses would occur under the Residential Alternative. Additionally, the development of the entire 71-acre Project site under this alternative would result in the placement of the residential uses within an area planned for industrial uses which could result in additional adverse impacts such as exposure to air pollutants, noise, and land use incompatibilities. This alternative has been rejected because it would result in greater impacts and would not satisfy the basic City employment generating objectives for development of the Project site.

- Mixed Commercial/Residential Alternative: The Mixed Commercial/Residential Alternative would develop the 71-acre Project site with approximately 690,000 square feet of Community Commercial uses and 532 multiple-family units. A zone change, General Plan Amendment, and Specific Plan Amendment would be required for this alternative to change the Project site from its existing Business Park/Light Industrial (BP) General Plan designation and SP208 I zoning designation to a residential designation and commercial designation. Additionally, a Specific Plan Amendment would be required to remove the Project site from the underlying Industrial Specific Plan 208. While the commercial component of this Alternative would utilize the Project site's close proximity to nearby transportation corridors, the development of the remainder of the site with residential uses would not provide the varied employment and service uses and revenue associated with the proposed Project. The development of approximately half of the Project site under this alternative with residential uses would result in the placement of the residential uses adjacent to SP208 I industrial/business park uses which could potentially result in additional adverse impacts such as exposure to air pollutants, noise, and land use incompatibilities. The residential component of this alternative would produce demand for public services that would exceed the amount of municipal revenues it would generate, and there would be little to no

employment opportunities created. Therefore, the mixed commercial/residential alternative would not meet the Project objectives of providing new employment and revenue generation options in close proximity to local consumers to the same degree as the proposed Project. The employment opportunities and economic benefits derived from the proposed Project are superior to the Mixed Commercial/Residential Alternative. This alternative has been rejected because it would result in greater impacts and would not satisfy the basic City employment generating objectives for development of the Project site.

6. Environmentally Superior Alternative

As explained by Section 6.0 in the DEIR, Alternative 2 (Reduced Intensity Alternative) reduces the severity of Project related air quality impacts. However, long-term air quality impacts, would remain significant after mitigation for this alternative for ROG, NO_x, PM_{10} and $PM_{2.5}$. In a similar manner, Alternative 2 would reduce the volume of daily traffic trips when compared to the proposed Project; however, such impacts to state freeway mainline segments and merge/diverge areas would remain significant and unavoidable until freeway improvements are completed by the state. Alternative 2 would also reduce the quantity of greenhouse gas emission when compared to the proposed Project; however, impacts to Climate Change would remain significant and unavoidable. The remaining environmental issues would ultimately be similar to the proposed Project through adherence to existing standards and mitigation measures. Based on the analysis in Section 6.0 and the summary contained in Table 6.K, Alternative 2, the Reduced Intensity Alternative, is the environmentally superior alternative. The amount of development under this alternative would be reduced when compared to the proposed Project; however, the Alternative 2 would not satisfy several of the Project objectives because it would reduce the level at which it meets the employment generating Project objectives. Because the Reduced Intensity Alternative allows the development of warehouse uses and the provision of new employment opportunities, it meets many of the City's stated Project objectives, while at the same time reduces the impacts associated with the proposed Project. However, because of the lower industrial density, the Alternative fails to meet several key employment generating objectives related to density efficiencies in the same manner as the proposed Project.

E. GROWTH-INDUCING IMPACTS

CEQA requires a discussion of ways in which the proposed Project could be growth inducing. Specifically, CEQA Guidelines Section 1512602(d) states than an EIR must describe the ways

in which the proposed Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.

Section 5.0 of the DEIR identifies the extent to which the new jobs created by a Project are filled by existing residents is a factor that tends to reduce the growth inducing effect of a Project. Construction of the proposed Project will create short-term construction jobs. Due to the existing high unemployment levels that exist in the City, the potential exists for these short-term positions to be filled by workers who, for the most part, reside in the City or neighboring communities to the Project area. Therefore, construction of the proposed Project will not generate a permanent increase in population within the Project area.

As previously identified, the proposed Project is expected to employ 646 people. These full-time positions are also anticipated to be filled by workers who, for the most part, reside in the Project area due to high unemployment levels that exist in the City. Operations of the proposed Project will not generate a permanent increase in population within the Project area.

The area surrounding the Project site is governed by the City of Moreno Valley General Plan and the area is guided by Specific Plan 208. Specific Plan 208 guides land use within the Project area to ensure that new development and redevelopment is implemented consistent with the land use policies, controls, and standards contained in Specific Plan 208. Any development of remaining undeveloped land adjacent to the Project site would require its own discretionary approvals and is not reliant on the proposed Project. However, development of the Project site may lead to indirect growth in the Specific Plan area by making available the extension of infrastructure such as water, sewer, drainage, etc. This growth has been planned for and is guided by Specific Plan 208.

The proposed Project would occur within an area currently designated for industrial uses. The proposed Project would not require a General Plan Amendment nor does it require a change in the underlying zoning designation. In addition, the Project reflects the City of Moreno Valley's vision for the area and is consistent with Specific Plan 208. Land uses surrounding the Project site would be in conformance with the City's General Plan and Specific Plan 208. Impacts to population and housing are less than significant; see Section 13 Population and Housing of the Initial Study (Appendix A of the DEIR).

The proposed Project would not eliminate a constraint for development of an approved Project within the City of Moreno Valley. There are no projects in the City of Moreno Valley or surrounding cities that have been approved but are conditioned or dependent on additional improvements

at the Project site. Specific Plan 208 guides land uses surrounding the Project site to ensure compatibility between existing operations and adjacent surrounding development. Additionally, the proposed Project would not add capacity to urban services or infrastructure that would be utilized by other Project proponents in the surrounding area.

The proposed Project would not result in any significant pressure to redevelop the area around the Project site at a higher density. As previously stated, the development of remaining undeveloped land adjacent to the Project site is independent and not reliant on the proposed Project. Therefore, implementation of the proposed Project would not result in redevelopment of adjacent lands at a higher intensity than already prescribed in the City of Moreno Valley's General Plan and Specific Plan 208.

F. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Public Resources Code Section 21100(b)(2)(B) and CEQA Guidelines Sections 15126(c), 15126.2(c), and 15127, require that for certain types or categories of projects, an EIR must address significant irreversible environmental changes that would occur should the Project be implemented. As presented at CEQA Guidelines Section 15127, the topic of Significant Irreversible Environmental Changes needs to be addressed in EIRs prepared in connection with any of the following activities:

(a) The adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency;

(b) The adoption by a local agency formation commission of a resolution making determinations; or

(c) A Project which will be subject to the requirements for preparing of an environmental impact statement pursuant to the requirements of the National Environmental Policy Act of 1969, 42 U.S.C. Sections 4321-4347.

The Project does not trigger any of the conditions cited in Guidelines §15127. Nonetheless, this EIR analysis addresses any significant irreversible environmental changes which would be involved in the proposed action should it be implemented [Guidelines, Sections 15126(e) and 15127]. An impact would fall into this category if:

- The Project would involve a large commitment of nonrenewable resources;

- The primary and secondary impacts of the Project would generally commit future generations of people to similar uses;
- The Project involves uses in which irreversible damage could result from any potential environmental incidents associated with the Project; and/or
- The proposed consumption of resources is not justified (e.g., the Project could waste energy).

Determining whether the proposed Project may result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed in such a way that there would be little possibility of restoring them. The Project site is generally fallow agricultural land with the site historically used for sod farming operations. However, as identified within the City's General Plan, the City anticipates the eventual conversion of agricultural uses to urban uses and the proposed Project would permanently alter the site by converting predominantly agricultural uses to urban uses. This is a significant irreversible environmental change that would occur as a result of Project implementation. Because no significant mineral resources were identified within the Project limits, no significant impacts related to these issues would result from development of the Project site. Natural resources in the form of construction materials would be utilized in the construction of the proposed Project and energy resources in the form of electricity and natural gas would be used during the long-term operation of the Project; however, their use is justified in supporting the City's planned use of the site and is not expected to negatively impact the availability of these resources.

In addition, this industrial warehouse Project, in concert with the other built or approved industrial warehouse projects, will fundamentally change the character and land use pattern of this portion of the City. Many of the Project-specific impacts are addressed, as outlined above, but the change in the use of the land from agricultural to industrial represents a substantial irreversible change for this area. However, this is an intended change a verified by the City's General Plan land use designations and zoning for the area. (DEIR pgs. 5-2 and 5-3)

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Moreno Valley City Council adopts this Statement of Overriding Considerations with respect to the significant unavoidable impacts associated with adoption of the Project as addressed in the EIR, specifically:

1. Aesthetics - Scenic Vistas;
2. Aesthetics - Scenic Resources and Scenic Highways;
3. Aesthetics - Existing Visual Character or Quality of Site and its Surroundings;
4. Aesthetics – Cumulative;
5. Agricultural Impacts - Conversion of State Designated Farmland;
6. Agricultural Impacts - Conversion of Farmland to a Non-Agricultural Use;
7. Agricultural Impacts - Cumulative;
8. Air Quality Impact - Air Quality Management Plan Consistency;
9. Air Quality Impact - Equipment Exhaust from Construction-Related Activities;
10. Air Quality Impact - Architectural Coatings;
11. Air Quality Impact - Long-Term Project-Related Emissions;
12. Air Quality Impact - Project-Related Localized Operational Emissions;
13. Air Quality Impact - Cumulative;
14. Land Use and Planning Impact - Conflict with Applicable Land Use Plans, Policies, or Regulations;
15. Land Use and Planning - Impact Cumulative;
16. Transportation Impact - Existing With Project Conditions (Intersection) Traffic and Level of Service;

17. Transportation Impact - Opening Year With Project Conditions (Intersection) Traffic and Level of Service;

18. Transportation Impact - Opening Year 2016 Cumulative With Project Conditions (Intersection) Traffic and Level of Service; and

19. Transportation Impact – Cumulative.

The Moreno Valley City Council hereby declares that, pursuant to CEQA Guidelines Section 15093, the City Council has balanced the benefits of the proposed Project against any significant and unavoidable environmental impacts in determining whether to approve the proposed Project. If the benefits of the proposed Project outweigh the unavoidable adverse environmental impacts, those impacts are considered "acceptable."

The City Council hereby declares that the EIR has identified and discussed significant effects that may occur as a result of the Project. With the implementation of the mitigation measures discussed in the EIR, these impacts can be mitigated to a level of less than significant except for the unavoidable and significant impacts discussed in Section V(C) herein.

The City Council hereby declares that it has made a reasonable and good faith effort to eliminate or substantially mitigate the potential impacts resulting from the Project.

The City Council hereby declares that to the extent any mitigation measures recommended to the City are not incorporated, such mitigation measures are infeasible because they would impose restrictions on the Project that would prohibit the realization of specific economic, social, and other benefits that this City Council finds outweigh the unmitigated impacts.

The City Council further finds that except for the Project, all other alternatives set forth in the EIR are infeasible because they would prohibit the realization of the Project objectives and/or specific economic, social or other benefits that this City Council finds outweigh any environmental benefits of the alternatives or the other alternatives do not substantively reduce the severity of unavoidable and significant impacts.

The City Council hereby declares that, having reduced the adverse significant environmental effects of the Project, to the extent feasible by adopting the proposed mitigation measures, having considered the entire administrative record on the Project and having weighed the benefits of the Project against its unavoidable significant impact after mitigation, the City Council has determined that the social,

economic and environmental benefits of the Project outweigh the potential unavoidable significant impacts and render those potential significant impacts acceptable based on the following considerations:

- The Project will provide development consistent municipal standards, codes and policies;
- The Project provides development that improves and maximizes economic viability of a vacant site by transitioning the Project site into a productive light industrial use;
- The Project creates additional employment-generating opportunities for the City of Moreno Valley and surrounding communities; and
- The Project provides adequate infrastructure and public amenities, including upgrading and widened streets, signal upgrades and utility improvements.

As the CEQA Lead Agency for the proposed action, the City of Moreno Valley has reviewed the Project description and the alternatives presented in the EIR, and fully understands the Project and Project alternatives proposed for development. Further, this Council finds that all potential adverse environmental impacts and all feasible mitigation measures to reduce the impacts from the Project have been identified in the Draft EIR, the Final EIR and public testimony. This Council also finds that a reasonable range of alternatives was considered in the EIR and this document, Section V(E) above, and finds that approval of the Project is appropriate.

This Council has identified economic and social benefits and important policy objectives, Section V above, which result from implementing the Project. The Council has balanced these substantial social and economic benefits against the unavoidable significant adverse effects of the Project. Given the substantial social and economic benefits that will accrue from the Project, this Council finds that the benefits identified herein override the unavoidable environmental effects.

California Public Resource Code 21002 provides: "In the event specific economic, social and other conditions make infeasible such Project alternatives or such mitigation measures, individual projects can be approved in spite of one or more significant effects thereof." Section 21002.1(c) provides: "In the event that economic, social, or other conditions make it infeasible to mitigate one or more significant effects of a Project on the environment, the Project may nonetheless be approved or carried out at the discretion of a public agency…" Finally, California Administrative Code, Title 4, 15093 (a) states: "If the benefits of a proposed Project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered „acceptable.""

The City Council hereby declares that the foregoing benefits provided to the public through approval and implementation of the Project outweighs the identified significant adverse environmental impacts of the Project that cannot be mitigated. The City Council finds that each of the Project benefits outweighs the unavoidable adverse environmental impacts identified in the EIR and, therefore, finds those impacts to be acceptable.

Facts in Support of the Finding (Overriding Considerations). The ProLogis project has four overriding considerations: (1) development consistent with City standards; (2) economic viability; (3) employment generation; and (4) infrastructure improvements.

(1) Consistency with City Goals. The City's Development Review process will assure the proposed development is consistent with the City's General Plan, zoning, and Municipal Code upon approval of the requested General Plan Amendment, Zone Change, and other development applications. The analysis in the DEIR indicates the ProLogis project is generally consistent with the following development goals of the City's General Plan and the requirements of the City zoning code and municipal code for the five environmental issues that were determined to be significant even after implementation of proposed mitigation:

- **DEIR Section 4.1 Aesthetics - Consistency with General Plan Policies.** The project is consistent with Objective 2.5 and Policy 2.5.1 by providing industrial uses near SR-60 and within the FAR limits outlined. The project does not appear to be fully consistent with Policies 2.5.2 and 2.5.3 because it places industrial uses adjacent to lower density residential uses without the typical buffering land uses (e.g., higher density residential or business park). The project is consistent with Policy 2.5.4 as it precludes industrial traffic through residential areas by eliminating Quincy Street south of the new Eucalyptus Avenue road alignment and eliminating the new Encilia Avenue (old Eucalyptus Avenue) west of the Quincy Channel. The project is generally consistent with Objective 2.10 and Policies 2.10.1 through 2.10.5 by providing detailed architectural and landscaping themes for the proposed buildings and grounds, including adjacent to SR-60. The project is consistent with Policies 2.10.7 and 2.10.8 relative to lighting, although the tower accent features at the corners of the buildings may produce new off-site glare. The project appears to be consistent with Policy 2.10.9 as its fences and walls will incorporate landscaping and materials designed to reduce graffiti (see design details in DEIR Appendix K). The project may not be fully consistent with Policy 2.10.11 in terms of buffering for nearby residential uses, although it does comply with the new Municipal Code requirement of a 250-foot

buffer between industrial and residential uses. Policies 2.10.12 and 2.10.13 require screening for parking areas and the project is consistent with that policy.

- **DEIR Section 4.1 Aesthetics -Consistency with Municipal Code Requirements.** The previous analysis indicates the project is not consistent with Objective 7.7 and Policies 7.7.4 and 7.7.5 as it does not fully preserve significant views and vistas, including those along SR-60. Signage will be consistent with Municipal Code requirements so it is consistent with Policy 7.7.3. Finally, the project appears to be consistent with the various Municipal Code requirements for the proposed land uses outlined in Section 4.1.2 related to landscaping, setbacks, parking, storage, etc.

- **DEIR Section 4.2 Agriculture – Consistency with General Plan Policies -** The Moreno Valley General Plan policies and zoning designations support agriculture only as an interim use, and no land in the City is designated solely for agricultural use or for agricultural preservation. Despite this, the proposed zone change would conflict with the existing zone and Primary Animal Keeping Overlay (PAKO) designation for this portion of the project site; however, this change would remove less than one percent of the PAKO-designated land and would not represent a significant loss of land under this overlay designation. Based on the recent trends of urban development in the City, development pressures will eventually lead to the conversion of agricultural land in the City to suburban uses.

  The City's General Plan recognizes that these conversions will eventually occur, and the proposed project is a demonstration of that trend. The proposed project would result in the conversion of Prime Farmland, development of this site and the surrounding area is consistent with the long-term vision of the City as outlined in the General Plan. The Moreno Valley General Plan policies support agriculture as an interim use, and no land in the City is designated for agricultural preservation.

- **DEIR Section 4.3 Air Quality – Consistency with General Plan Policies –** Chapter 9 of the City's General Plan defines goals and policies related to air quality within the City of Moreno Valley. The specific policies of the General Plan that are relevant to the proposed project are as follows:

  - ***Objective 6.7:*** *Reduce mobile and stationary source air pollutant emissions.*

- ***Policy 6.7.1:*** *Cooperate with regional efforts to establish and implement regional air quality strategies and tactics.*
- ***Policy 6.7.5:*** *Require grading activities to comply with South Coast Air Quality Management District's Rule 403 regarding the control of fugitive dust.*
- ***Policy 6.7.6:*** *Require building construction to comply with the energy conservation requirements of Title 24 of the California Administrative Code.*

The proposed project site is located in an urbanizing area of the City along SR-60 which accommodates traffic in the area. In addition, the proposed warehouse uses would be within walking distance of existing homes and commercial areas in the local vicinity. The proposed project will incrementally reduce overall vehicle miles traveled (VMT) in the region by introducing employment into an area (i.e., the City of Moreno Valley) with a low jobs/housing ratio as monitored by the Southern California Association of Governments (SCAG). This reduction in VMT will consequently reduce air pollutant emissions so the project is consistent with City General Plan Objective 6.7 and Policies 6.7.1. Mitigation Measures 4.3.6.2A through 2M to control dust, and Mitigation Measure 4.3.6.5B requires the project to exceed Title 24 energy conservation requirements, so the project is consistent with General Plan Policies 6.7.5 and 6.7.6.

- **DEIR Section 4.8 Land Use and Planning – Consistency with General Plan Policies –** Section 9.2.2 Community Development of the General Plan contains the following goals and objectives:
    - *Goal 2.1: A pattern of land uses which organizes future growth, minimizes conflicts between land uses, and which promotes the rational utilization of presently underdeveloped and undeveloped parcels.*
    - *Goal 2.2: An organized, well-designed, high quality, and functional balance of urban and rural land uses that will meet the needs of a diverse population, and promote the optimum degree of health, safety, well-being, and beauty for all areas of the community, while maintaining a sound economic base.*
    - *Objective 2.1: Balance the provision of urban and rural lands within Moreno Valley by providing adequate land for present and future urban and economic development needs, while retaining the significant natural features and the rural character and lifestyle of the northeastern portion of the community.*

- *Objective 2.5: Promote a mix of industrial uses which provide a sound and diversified economic base and ample employment opportunities for the citizens of Moreno Valley with the establishment of industrial activities that have good access to the regional transportation system, accommodate the personal needs of workers and business visitors; and which meets the service needs of local businesses.*
- *Policy 2.5.1: The primary purpose of areas designated Business Park/Light Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio of 1.00 and the average floor area ratio should be significantly less.*
- *Policy 2.5.2: Locate manufacturing and industrial uses to avoid adverse impacts on surrounding land uses.*
- *Policy 2.5.3: Screen manufacturing and industrial uses where necessary to reduce glare, noise, dust, vibrations and unsightly views.*
- *Policy 2.5.4: Design industrial development to discourage access through residential areas.*

In addition, General Plan Section 9.6.2 Safety Element contains the following applicable objective:

- *Objective 6.6: Promote land use patterns that reduce daily automotive trips and reduce trip distance for work, shopping, school, and recreation.*

The City's adopted General Plan Land Use Map designations for the existing project area largely reflect the existing land use pattern. The northern portion of the proposed project site is designated Business Park/Light Industrial, while the southern area, south of proposed Eucalyptus Avenue, is designated Residential in the City's General Plan. The primary purpose of areas designated Business Park/Light Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities.[18] The proposed project is not consistent with the current General Plan and zoning, and includes a General Plan Amendment (and related Zone Change) so the project will be consistent with the General Plan. Impacts relative to the City's Primary Animal Keeping Overlay (PAKO) are addressed in the discussion of DEIR Section 4.2 Agriculture.

[18] Moreno Valley General Plan. *Chapter 9 Goals and Objectives. Policy 2.5.1*. Pg. 9-7.

General Plan Objective 2.1 and Policy 2.5.1 require a transition of buffer of land uses between residential and industrial uses. In this area, the R5 and R15 zone areas in the southern portion of the site act as a buffer from the BP uses near the freeway and the RA2 residential uses. It should be noted that, while there is an existing transition of land uses from BP to R2 in the vicinity of the project site, it is not the function of either the R-5 or R-15 zones to act as a buffer between non-residential land uses and low density residential uses.

The project provides light industrial uses close to freeway access that will generate short- and long-term employment for the City while minimizing conflicts with existing residential land uses to the southeast through planned changes in the circulation network, so it is consistent with Land Use Goals 2.1 and 2.2, Objectives 2.1 and 2.5, Policies 2.5.1 through 2.5.4, and Safety Objective 6.6. In addition, the proposed project is generally consistent with SR-60 East Corridor Study and can accommodate limited expansions of the Moreno Valley Auto Mall if necessary in the next two years.

- Relative to the City's Housing Element, the proposed project would result in the loss of potential housing units as the General Plan Amendment (GPA) and Zone Change (ZC) request a change to industrial uses. Development of the site as proposed could eliminate as many as 681 housing units from the site, with 80 percent of those units (548) at a density that is generally accepted as helping to promote housing affordability (15 units per acre) on a regional level. The loss of the (max) potential 548 units (R-15 land) from the proposed project would reduce the total potential affordable units from 20,894 to 20,346 or still 2.7 times the RHNA number. The proposed project would not reduce the City's potential pool of affordable housing to below its RHNA number; therefore, it would not create a significant impact related to the City's Housing Element.

- **DEIR Section 4.8 Land Use and Planning – Consistency with the Municipal Code.** Section 9.05, Industrial Districts, of the City Municipal Code requires a minimum 250-foot buffer between residential uses and truck activity areas of industrial uses. The site plan of the proposed project provides a buffer of almost 400 feet from the closest residence to the southeast, so the project is consistent with this adopted land use buffer requirement.

- **DEIR Section 4.11 Transportation – Consistency with General Plan Policies –** The project is consistent with Community Development Policy 2.2.17 because the proposed amendment to the Circulation Element will prevent industrial traffic from traveling through existing residential areas southeast of the site. The project is also consistent with most of the relevant policies of the Circulation Element, including: providing adequate emergency access (Policy 5.1.1); minimizing traffic conflicts (Policies 5.1.2, 5.5.3, and 5.5.4); providing adequate off-street parking (Policy 5.1.3), ADA and Title 24 consistency (Policy 5.1.5); promoting through access (Policies 5.1.6, 5.2.2, 5.3.1, and Objective 5.5); mitigating project-related traffic impacts (Policy 5.5.8); allow for bicycle, pedestrian, and non-vehicular access options (Objective 5.8 and Policy 5.8.4, Objective 5.10 and Policy 5.10.1, Objective 5.11 and Policies 5.11.1 and 5.11.2); and using safe project design procedures (Policies 5.5.5, 5.5.9, and 5.5.10) plus applicable Municipal Code requirements.

  The project is not fully consistent with Objective 5.2 which requires Level of Service C or roadways or Level of Service D on local freeway segments, but will make improvements, pay City Development Impact Fees, and make contributions to the County's Traffic Uniform Mitigation Fee (TUMF) program to offset project impacts, which is consistent with City Policies 5.3.5, 5.3.6, and 5.3.7).

(2) Economic Viability. ProLogis estimates the project would result in a property tax increase from $282,058 in 2013 to $1.4 million at project buildout, representing an increase of $1.2 million. Although a fiscal/economic study was not prepared for the ProLogis project, a comprehensive fiscal study was recently prepared by David Taussig and Associates (DTA[19]) for 41 million square feet of logistics warehousing proposed east of the ProLogis project site. This study indicated that logistics warehousing in Moreno Valley generates a surplus of City revenues versus costs. Since the ProLogis project is also logistics warehousing, it is reasonable to assume similar ratios of revenues and costs as outlined in the DTA study. Based on data in the DTA study, the ProLogis project could be expected to generate a surplus of approximately $330,000 per year to the City at buildout.[20] This estimate is supported by data from a

[19] "Fiscal and Economic Impact Study for the World Logistics Center Specific Plan." David Taussig and Associates, Inc. January 15, 2013. See Appendix C.

[20] The DTA 2013 study estimated a surplus of $6 million for 41 million square feet of logistics warehousing in the City, so the ProLogis project (2.25 million square feet) would generate a surplus of approximately $330,000 using similar data and assumptions. See Appendix A.

similar fiscal study prepared for a recent warehouse project in the City of Perris[21]. That study estimated 1.7 million square feet of warehousing would generate an annual surplus of $216,500 which would equal $331,000 if a similar cost/revenue ratio was applied to the proposed ProLogis project[22].

(3) Employment Generation. ProLogis estimates the project would generate a need for approximately 1,400 temporary construction—related workers[23] and approximately 600 permanent full-time employee positions at buildout of the proposed warehousing.

(4) Traffic and Infrastructure Improvements. The DEIR[24] indicated that the ProLogis project would produce an estimated 4,408 or 37 percent fewer Passenger Car Equivalent or PCE trips per day compared to the site as presently zoned (7,527 trips for ProLogis compared to 11,935 trips under current zoning). Note the PCE calculation takes into account large trucks in the vehicle mix.

ProLogis estimates the proposed project would pay approximately $4.5 million for onsite road improvements including mainly Eucalyptus Avenue as an arterial street. In addition, ProLogis will provide $9.2 million in Development Impact Fees (DIFs) to the City and other agencies in the following categories:

* Moreno Valley Unified School District school impact fees
* Arterial Streets
* Traffic Signals
* Interchange Improvements
* Fire Facilities
* Police Facilities
* City Hall
* Corporate Yard
* Maintenance Equipment
* Transportation Uniform Mitigation Fee (TUMF-separate from DIF)(see below)
* Multi-Species Habitat Conservation Plan (MSHCP-County)
* Riverside County Area Drainage Fee
* Stephen's Kangaroo Rat Habitat Conservation Plan Fee (SKR HCP)
* SR-60/Moreno Beach Drive/Redlands Blvd. Improvement Fee

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21 Andrew Chang and Company, LLC. Stratford Ranch Industrial Development, Fiscal and Economic Impacts, City of Perris. September 2012. See Appendix D.

22 $216,500 for 1.7 million square feet (Stratford Ranch) is equal to $331,000 for 2.6 million square feet (ProLogis).

23 Estimate of construction-related employees generated by the ProLogis Ontario project, May 2014. See Appendix B.

24 ProLogis trip generation on DEIR Table 4.11.E, page 4.11-15, and existing zoning trip generation outlined on Table 6.B, page 6-9.

* Fair Share for DIF and TUMF improvements per project traffic study
* Santa Ana Watershed Authority (SAWA) mitigation for Quincy Channel impacts
* Eastern Municipal Water District (various – water, sewer, landscaping, etc.)

The ProLogis project will also make a variety of improvements (e.g., utilities, streets) both onsite and in the surrounding area, and offsite improvements, or contributions to needed roadway and intersection improvements, are shown below as summarized from the project Traffic Impact Assessment[25] and as outlined in Mitigation Measures 4.11.6.4A-4F:

Make Improvements or Fully Fund Before Project Opening

- Redlands Boulevard/SR-60 Westbound Ramps – Install traffic signal.
- Redlands Boulevard/Fir Avenue/Eucalyptus Avenue – Install a traffic signal, add a northbound left-turn lane, and add a southbound left-turn lane.
- Moreno Beach Drive/SR-60 Eastbound Ramps – TUMF fee includes interchange.

Make a Fair Share Contribution (Year 2016 Impacts)

- Moreno Beach Drive/SR-60 Eastbound Ramps – TUMF fee contributes to a planned interchange upgrade.
- Moreno Beach Drive/Cottonwood Avenue – DIF fee contributes to the addition of a southbound though lane.
- Moreno Beach Drive/Alessandro Blvd. – DIF fee contributes to the addition of a southbound through lane.
- Redlands Blvd./SR-60 Westbound Ramps – DIF and TUMF fees contribute to installation of a traffic signal and add a northbound through lane.
- Redlands Blvd./SR-60 Eastbound Ramps – TUMF fee contributes to improvement costs.
- Redlands Blvd./Fir Avenue/Eucalyptus Avenue – DIF fee contributes to installation of a traffic signal, adding a westbound right-turn lane, and adding an eastbound left-turn lane. TUMF fee will cover installation of a northbound left-turn lane and a southbound through lane.
- Redlands Blvd./Eucalyptus Avenue – TUMF fee contributes to the addition of a southbound right-turn lane.
- Redlands Blvd./Alessandro Blvd. – TUMF fee contributes to the addition of a southbound left-turn lane.

[25] LSA Associates, Inc. April 24, 2012 as summarized in the ProLogis Draft EIR Section 4.15, Transportation and Traffic.

Make a Fair Share Contribution (Year 2035 Impacts)

- Nason Street/Eucalyptus Avenue – DIF fee will contribute to installation of a northbound right-turn lane and restriping the westbound approach to provide dual left-turn lanes.
- Nason Street/Alessandro Blvd. **–** DIF fee will contribute to installation of an eastbound through lane, westbound through lane, and overlap phasing for the eastbound right-turn lane.
- Moreno Beach Drive/SR-60 Westbound Ramps – TUMF fee contributes to improvements.
- Moreno Beach Drive/SR-60 Eastbound Ramps – TUMF fee contributes to improvements.
- Moreno Beach Drive/Eucalyptus Avenue – DIF fee contributes to traffic signal and various lane improvements/restriping.
- Moreno Beach Drive/Cottonwood Avenue – DIF fee contributes to addition of a southbound lane.
- Moreno Beach Drive/Alessandro Blvd. – DIF fee contributes to various lane improvements and restriping.
- Redlands Blvd./SR-60 Westbound Ramps – DIF fee contributes to installation of a traffic signal.
- Redlands Blvd./SR-60 Eastbound Ramps – TUMF fee contributes to various interchange improvements at this location.
- Redlands Blvd./Fir Avenue/Eucalyptus Avenue – DIF and TUMF fees contribute to installation of a traffic signal and various lane improvements.
- Redlands Blvd./Eucalyptus Avenue – DIF and TUMF fees contribute to installation of a traffic signal and various lane improvements.
- Redlands Blvd./Alessandro Blvd. - DIF and TUMF fees contribute to installation of a traffic signal and various lane improvements.

- **Make a Fair Share Contribution (General Plan Buildout Impacts)(In addition to 2035)**
  - Nason Street/Eucalyptus Avenue – DIF fee will contribute to installation of a northbound right-turn lane and eastbound right-turn lane.
  - Nason Street/Alessandro Blvd. **–** DIF fee will contribute to installation of an eastbound left-turn lane and traffic signal improvements,
  - Moreno Beach Drive/Eucalyptus Avenue – DIF fee contributes to various lane improvements/restriping.

- Moreno Beach Drive/Cottonwood Avenue – DIF fee contributes to addition of a southbound lane.
- Moreno Beach Drive/Alessandro Blvd. – DIF fee contributes to various lane improvements and restriping.
- Auto Mall Drive/Eucalyptus Avenue – DIF fee contributes to installation of a traffic signal.
- Redlands Blvd./Alessandro Blvd. - DIF and TUMF fees contribute to installation of various lane improvements.

If the Encilia Avenue/Quincy Street Connection is Approved, the project will make the following improvements:

- Moreno Beach Drive/Eucalyptus Avenue – DIF fee will contribute to installation of various lane improvements and restriping.
- Redlands Blvd./Fir Avenue/Eucalyptus Avenue – Fair share contribution toward the addition of a southbound right-turn lane.
- Redlands Blvd./Encilia Avenue/Eucalyptus Avenue – DIF and TUMF fees contribute to installation of a traffic signal and various lane improvements.
- Moreno Beach Drive/Encilia Avenue - DIF fee contributes to installation of a traffic signal and various lane improvements.

VII. CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT

The Moreno Valley City Council finds that it has reviewed and considered the FEIR in evaluating the Project, that the FEIR is an accurate and objective statement that fully complies with CEQA and the CEQA Guidelines, and that the FEIR reflects the independent judgment of the City Council.

The City Council declares that no new significant information as defined by CEQA Guidelines Section 15088.5 has been received by the City Council after the circulation of the DEIR that would require recirculation. All of the information added to the FEIR merely clarifies, amplifies or makes insignificant modifications to an already adequate DEIR pursuant to CEQA Guidelines Section 15088.5(b).

The City Council hereby certifies the EIR based on the following findings and conclusions:

A. Findings

1. CEQA Compliance

As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the Findings and supporting documentation. The City Council determines that the Findings contain a complete and accurate reporting of the environmental impacts and mitigation measures associated with the Project, as well as complete and accurate reporting of the unavoidable impacts and benefits of the Proposed Project as detailed in the Statement of Overriding Considerations. The City Council finds that the EIR was prepared in compliance with CEQA and that the City Council complied with CEQA‟s procedural and substantive requirements.

2. Significant Unavoidable Impacts/Statement of Overriding Considerations

The Project will have significant adverse impacts even following adoption of all feasible mitigation measures which are required by the City Council. The following significant environmental impacts have been identified in the FEIR and will require mitigation but cannot be mitigated to a level of insignificance as set forth in Section V(C) of these Findings:

- *Aesthetics Impacts (Scenic Vistas; Scenic Resources and Scenic Highways; Existing Visual Character or Quality of Site and its Surroundings; and Cumulative Impacts)* as a result of substantial change in visual characteristics of the proposed project compared to the existing site and the fact that the site was planned for Business Park and Residential uses and no feasible mitigation measures are available.

- *Agricultural Impacts (Conversion of State Designated Farmland; Conversion of Farmland to a Non-Agricultural Use; and Cumulative Impacts)* due to loss of 82.5 of Prime Farmland and Former Agriculture Activities and there is not an established regional mitigation program available.

- *Air Quality Impacts (Air Quality Management Plan Consistency; Equipment Exhaust from Construction-Related Activities; Architectural Coatings; Long-Term Project-Related Emissions; Project-Related Localized Operational Emissions; and Cumulative Impacts;)* due to the size and

type of project, the proposed project would exceed SCAQMD thresholds and available mitigation would not reduce impacts to less than significant levels.

- *Land Use and Planning Impacts (Conflicts with Applicable Land Use Plans, Policies, or Regulations; and Cumulative Impacts)* due to the proposed project not being consistent with current General Plan land use and zoning designation

- *Transportation Impacts (Existing With Project Conditions (Intersection) Traffic and Level of Service; Opening Year With Project Conditions (Intersection) Traffic and Level of Service; Opening Year Cumulative With Project Conditions (Intersection) Traffic and Level of Service; and Cumulative Impacts.)* due to various mitigation measures being under the jurisdiction of Caltrans and so implementation cannot be guaranteed by the Lead Agency (City).

The City Council has eliminated or substantially reduced environmental impacts where feasible as described in the Findings, and the City Council determines that the remaining unavoidable significant adverse impacts are acceptable due to the reasons set forth in the preceding Statement of Overriding Considerations.

3. Conclusions

a. All potentially significant environmental impacts from implementation of the proposed Project have been identified in the EIR and, with the implementation of the mitigation measures defined herein and set forth in the MMRP, will be mitigated to a less-than-significant level, except for the impacts identified in Section V(C) above.

b. Other reasonable alternatives to the proposed Project that could feasibly achieve the basic objectives of the proposed Project have been considered and rejected in favor of the proposed Project.

c. Environmental, economic, social and other considerations and benefits derived from the development of the proposed Project override and make infeasible any alternatives to the proposed Project or further mitigation measures beyond those incorporated into the proposed Project.

VII. ADOPTION OF MITIGATION MONITORING AND REPORTING PROGRAM

Pursuant to *Public Resources Code* Section 21081.6, the City Council hereby adopts, as conditions of approval of the Project, the Mitigation Monitoring and Reporting Plan (MMRP) set forth in Section 4.0 of the Final EIR. In the event of any inconsistencies between the mitigation measures as set forth herein and the MMRP, the MMRP shall control, except to the extent that a mitigation measure contained herein is inadvertently omitted from the MMRP, in which case such mitigation measure shall be deemed as if it were included in the MMRP.

Appendix A

Fiscal and Economic Impact Study

World Logistics Center

DAVID
TAUSSIG
& Associates, Inc.

FISCAL AND ECONOMIC IMPACT STUDY

WORLD LOGISTICS CENTER
MORENO VALLEY, CALIFORNIA

JANUARY 15, 2013

Public Finance
Urban Economics

Newport Beach
Fresno
Riverside
San Francisco
Chicago
Dallas

Resolutic Item No. E.6
Date Adopted: June 24, 2014

FISCAL AND ECONOMIC IMPACT STUDY

WORLD LOGISTICS CENTER
MORENO VALLEY, CALIFORNIA

Prepared For

Highland Fairview
14225 Corporate Way
Moreno Valley, California 92553

Prepared By

David Taussig & Associates, Inc.
5000 Birch Street, Suite 6000
Newport Beach, California 92660

TABLE OF CONTENTS

SECTION		PAGE
EXECUTIVE SUMMARY		I
SECTION 1.	INTRODUCTION	1
SECTION 2.	DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS	5
SECTION 3.	FISCAL IMPACTS	14
SECTION 4.	ECONOMIC IMPACTS	16

APPENDICES

Appendix A:	Fiscal Impact Model
Appendix B:	Economic Impact Model
Appendix C:	Annexation Exhibit

Resolutic **Item No. E.6**
Date Adopted: June 24, 2014

EXECUTIVE SUMMARY

I. PURPOSE OF STUDY

The objective of this Fiscal and Economic Impact Study (the "Study") is to analyze the fiscal and economic impacts of the proposed development of the World Logistics Center (the "Center") on the City of Moreno Valley ("City") and the County of Riverside ("County"). The Center is comprised of 41.4 million building square feet of high-cube industrial land use, 200,000 building square feet of general warehouse space, and 3,000 building square feet of light retail space for the sale of fuel, food, and convenience items. The Study analyzes the recurring fiscal impacts of the Center's development on the City General Fund, and also identifies the general economic impacts on the City in terms of employment, gross receipts, and earnings creation for City residents and workers.

II. TYPES OF FISCAL AND ECONOMIC IMPACTS TO CITY OF MORENO VALLEY EVALUATED IN THE STUDY

A. FISCAL IMPACTS ON CITY OF MORENO VALLEY GENERAL FUND

The purpose of the fiscal analysis component of this Study is to estimate the net fiscal impacts of the Center's proposed development and construction on the City General Fund. The fiscal impacts identified in this Study include recurring municipal revenues and costs to the City General Fund that result from the land use scenario analyzed. City General Fund revenues are generated from a variety of revenue sources, including property taxes, sales taxes, fees, and fines. Costs to the City General Fund are associated with a variety of services, such as police protection, fire protection, public works maintenance, and general government services.

B. ECONOMIC IMPACTS ON CITY OF MORENO VALLEY

The Study also identifies the general economic impacts on the City that would occur and quantifies these impacts wherever possible. General economic impacts include additions to the City's employment (number of average annual full- & part-time jobs), economic output (e.g., gross receipts), and earnings (the sum of wages, salaries and benefits, other labor income, and employer and employee contributions to social security). The Study also distinguishes between one-time impacts and permanent impacts. One-time impacts include benefits to the City that occur on a non-recurring basis as a result of construction activity, while permanent impacts refer to benefits that occur on a continuing basis, year after year.

III. DESCRIPTION OF WORLD LOGISTICS CENTER

The World Logistics Center (the "Center") is located in the County of Riverside and is comprised of approximately 41.6 million building square feet of industrial land use. The specific land uses are broken down into three categories: Logistics Development ("LD"), Light Logistics ("LL"), and Logistics Support ("LS"). The LD category covers 2,636 acres and is designated for high-cube logistics uses. Traffic analyses presume that buildings in this area will be a minimum of 500,000 square feet in size. The Center includes up to 41.4 million square feet of logistics uses in the LD category.

Correspondingly, the LL category covers 29 acres and is designated for general warehouse uses. There is no minimum building size in this category. The Center's Specific Plan ("Specific Plan") permits up to 200,000 square feet of general warehouse space in the LL category. The LS category will be allocated 3,000 square feet of building area and will be a "floating site" in the Specific Plan; the final site will be determined when development plans/tentative maps are designed. LS will accommodate fueling facilities, fast food, and convenience retail.

The Center is located in Rancho Belago, California, at the eastern edge of the City of Moreno Valley (the "City"). The Center will require the construction of significant new infrastructure, financed through public and/or private funds, to be ultimately owned by the City and maintained by the City's General Fund. At this time, it is estimated that these public infrastructure improvements will consist of 54 lane miles of roadways, 75 acres of landscaped parkways and medians, 4 signalized intersections, 699 streetlights, 18.1 linear miles of storm drains, and 17.2 linear miles of sidewalks/trails. Please refer to **Table 2E** for further information on these public improvements.

IV. CONCLUSIONS OF ANALYSIS RELATED TO CENTER

Following are the major conclusions related to the fiscal and economic impacts of the Center:

A. FISCAL IMPACTS

As reflected in **Table A** and **Figure A** below, the positive Net Fiscal Impact is estimated to be $5,999,678 annually, based on $11,560,771 in fiscal revenues and $5,561,094 in fiscal costs. The fiscal surplus results primarily from property tax in lieu of VLF revenues (40.1% of total) and property tax revenues (secured and unsecured) (31.9%), together constituting approximately 72.0% of total recurring revenues to the City General Fund. The Annual Revenue/Cost Ratio of 2.08 is especially impressive, and demonstrates, inter alia, that the Center will have a very positive impact on the City's General Fund. In comparison, the City's General Fund currently runs a Revenue/Cost Ratio of ~0.94. Notably, the City's costs are limited due to the fact that the Center will not create any new residents, i.e., it is a purely industrial development.

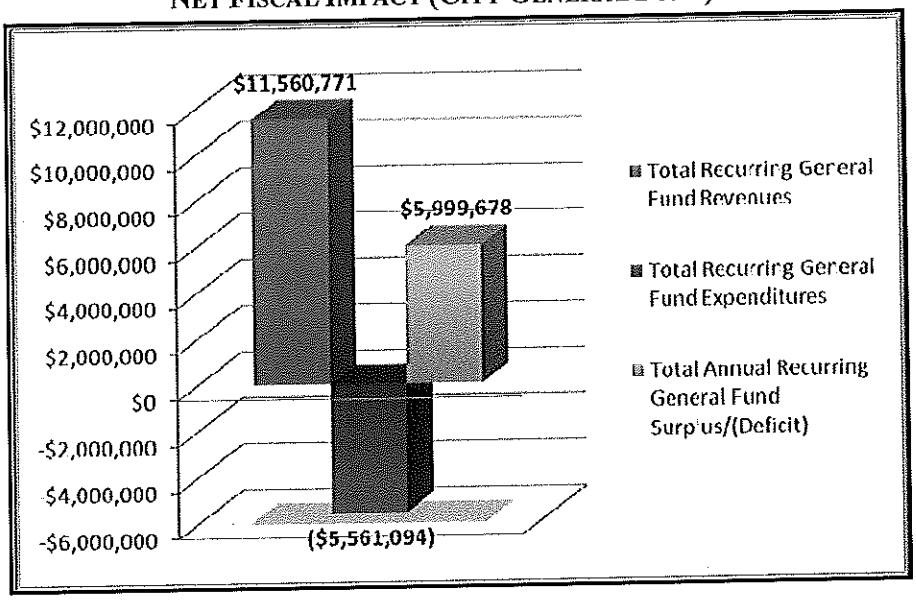
TABLE A
NET FISCAL IMPACT (CITY GENERAL FUND)

Category	Amount
Total Recurring Revenues	$11,560,771
Total Recurring Costs	($5,561,094)
Annual Recurring Surplus/(Deficit)	**$5,999,678**
Total Annual Revenue/Cost Ratio	*2.08*

Resolutic **Item No. E.6**
Date Adopted: June 24, 2014

FIGURE A

NET FISCAL IMPACT (CITY GENERAL FUND)



B. ECONOMIC IMPACTS

As noted previously, the economic impacts of the Center that are analyzed within the Study are (1) Permanent Employment – direct-on-site and indirect/induced (which supplies or supports direct employment); (2) Permanent Output (Gross Receipts) – total direct output *plus* output produced by suppliers and employee spending; and (3) One-Time Construction Impacts. As reflected in **Tables B** and **C** below, the City's Permanent Employees and Permanent Gross Receipts, as well as its One-Time Construction Employees, Gross Receipts, and Gross Earnings are all substantially higher following Center development.

1. PERMANENT (RECURRING) EMPLOYMENT, WAGES, AND GROSS RECEIPTS

TABLE B

(ALL NUMBERS SUBJECT TO ROUNDING)

Recurring Impact	Direct	Indirect/Induced	Total
Employees			
Countywide	20,808	7,569	28,377
Within City	20,808	3,785	24,593
Employee Wages			
Countywide	$881 Million	$307 Million	$1.2 Billion
Within City	$881 Million	$154 Million	$1.0 Billion
Overall Output			
Countywide	$1.5 Billion	$891 Million	$2.4 Billion
Within City	$1.5 Billion	$446 Million	$2.0 Billion

2. CONSTRUCTION (ONE-TIME) EMPLOYMENT, WAGES, AND GROSS RECEIPTS

TABLE C
(ALL NUMBERS SUBJECT TO ROUNDING)

Recurring Impact	Direct	Indirect/Induced	Total
Construction Employees			
Countywide	13,123	7,610	20,733
Within City	13,123	3,805	16,928
Construction Wages			
Countywide	$641 Million	$309 Million	$950 Million
Within City	$641 Million	$154 Million	$795 Million
Construction Output			
Countywide	$1.7 Billion	$955 Million	$2.7 Billion
Within City	$1.7 Billion	$477 Million	$2.2 Billion

Given a buildout period of approximately 10 years, with projected even absorption, the construction of the Center will create approximately 1,300 full-time equivalent ("FTE") direct annual construction/one-time jobs in the City.

3. OTHER IMPACT CONCLUSIONS

TABLE D

Jobs-Housing Balance	Balance with Center	% Increase /(Decrease)
Countywide	0.74	5.15%
Within City	0.92	97.90%

Although the Center is expected to demand a high level of public infrastructure, the Center is also expected to generate sizeable revenues to the City of Moreno Valley. As **Tables A, B, C,** and **D** illustrate, the Center's logistics component is expected to generate sizeable, substantial, and lasting employment, wage, output, and revenue impacts. Accordingly, it is critical that the Center's high property and sales tax generating logistics uses be entirely built out to ensure that the Center generates the benefits as forecasted in this Study.

SECTION 1 INTRODUCTION

David Taussig and Associates, Inc. ("DTA") has been engaged by Highland Fairview to prepare a Fiscal and Economic Impact Study (the "Study") that evaluates the likely fiscal and economic impacts of the proposed development and construction of the Center on the City of Moreno Valley (the "City"). The impact of the Center on the City's General Fund was thoroughly analyzed, although City enterprise and special funds were not explicitly considered within the Study.

I. SCOPE AND METHODOLOGY

A. RECURRING FISCAL IMPACTS

Fiscal impacts arising from a land development plan can be broadly categorized as one of two types: one-time impacts or recurring impacts. Each of these broad types may, in turn, be divided into a revenue component and a cost component. For purposes of this Study, it has been assumed that one-time revenues would directly offset one-time costs; thus, the fiscal impacts considered in this Study focus on ongoing, or recurring, fiscal impacts of the Center on the City General Fund. To the extent that revenues are generated outside of the City's General Fund (e.g., special district revenues) or costs are incurred by the City outside of the General Fund (e.g., costs financed through a special district), they are not included within this fiscal analysis.

As previously mentioned, the fiscal impacts projected for the Study are based generally on the *Multiplier Methodology.* The primary *Multiplier Methodology* used to project the fiscal impacts in this Study was the *Per Capita-Employee ("Persons Served") Methodology.* The Persons Served Methodology considers the fact that the exact relationship of service demands and revenue-generating potential between residents and employees is difficult to measure. Thus, utilizing a service population, or Persons Served population, comprised of all residents and 50% of employees is common fiscal practice, and suggests that a resident generally has twice the fiscal impact of an employee. This methodology involves calculating the *average City-wide* revenues/costs per Persons Served, utilizing the fiscal year 2012-2013 City budget, and applying these revenue/cost factors to the specific number of Persons Served projected for the Center.

DTA also used a *Per Employee Methodology* in the Study to project recurring fiscal factors based on employment only, such as business license tax revenues. Similar to the Persons Served Methodology discussed above, the Per Employee Methodology involves calculating the *average City-wide* revenues/costs per employee, utilizing the fiscal year 2012-2013 City budget, and applying these factors to the specific number of employees projected under the given scenario.

While most recurring revenues analyzed in the Study are projected using the *Multiplier Methodology,* some major revenue sources, including property taxes and sales taxes, are calculated using a *Case Study Methodology* that involves calculating the *marginal revenues* to be specifically generated by a particular land use, instead of applying an *average City-wide* revenue factor. For purposes of the Study, all recurring revenues and costs are stated in constant (un-inflated) 2012 dollars, based on the assumption that the relative impacts of inflation in future years will be the same for both of these fiscal impact categories.

B. GENERAL ECONOMIC IMPACTS

The Study also identifies the general economic impacts on the City that would occur due to the Center, and quantifies these impacts wherever possible. General economic impacts include additions to the City's employment (number of average annual full- & part-time jobs), economic output (e.g., gross receipts), and earnings (the sum of wages, salaries and benefits, other labor income, and employer and employee contributions to social security). The Study also distinguishes between one-time economic impacts and permanent economic impacts. One-time impacts include benefits to the community that occur on a non-recurring basis as a result of construction and development activity, while permanent, recurring impacts refer to benefits that occur on a continuing basis, year after year. Additionally, for purposes of the Study, all economic impacts are stated in constant (un-inflated) 2012 dollars, based on the assumption that the relative impacts of inflation in future years may be difficult to gauge.

In evaluating economic impacts, the Study quantifies both direct and indirect/induced economic impacts on the City. Direct economic impacts reflect the initial or first-round increases in jobs, earnings, and output, all of which occur directly on-site. Indirect/induced economic impacts are the secondary and other additional rounds of economic activity that occur as a consequence of the direct impacts, and can occur elsewhere within the City. The **indirect** impacts represent the economic activity – buying and selling of goods and services – of *suppliers* to the land use types analyzed. In this Study, suppliers to the Center consist primarily of maintenance and repair professionals, utilities' providers, wholesale trade companies, and business support services; while suppliers to retail/office developments consist mainly of real estate firms, computer and other technology firms, accounting and bookkeeping professionals, and utilities' providers. Furthermore, the suppliers representing the indirect one-time impacts are mainly heavy industrial and construction suppliers for the actual development of buildings and facilities. The **induced** impacts represent the economic activity that results from household spending by *employees* of all companies directly and indirectly affected by the construction and operation of the land uses analyzed in this Study. Indirect and induced impacts can occur throughout all industries of the economy, and have been categorized using the North American Industry Classification System (NAICS). Adopted by the Office of Management and Budget (OMB) in 1997 to replace the Standard Industrial Classification System (SIC), NAICS is a widely-used system to classify business establishments for the collection, analysis, and publication of statistical data in Canada, Mexico, and the United States. NAICS industries are identified using a six-digit coding system to classify all economic activity into twenty broad sectors, five of which are mainly goods-producing sectors and fifteen of which are services-producing sectors. This six-digit hierarchical structure allows for the identification of nearly 1,170 industries. The broad NAICS sectors include the Construction, Retail Trade, and Administrative and Support Services classifications, which are the focal NAICS categories analyzed within this Study to determine the indirect and induced economic impacts generated under the analysis.

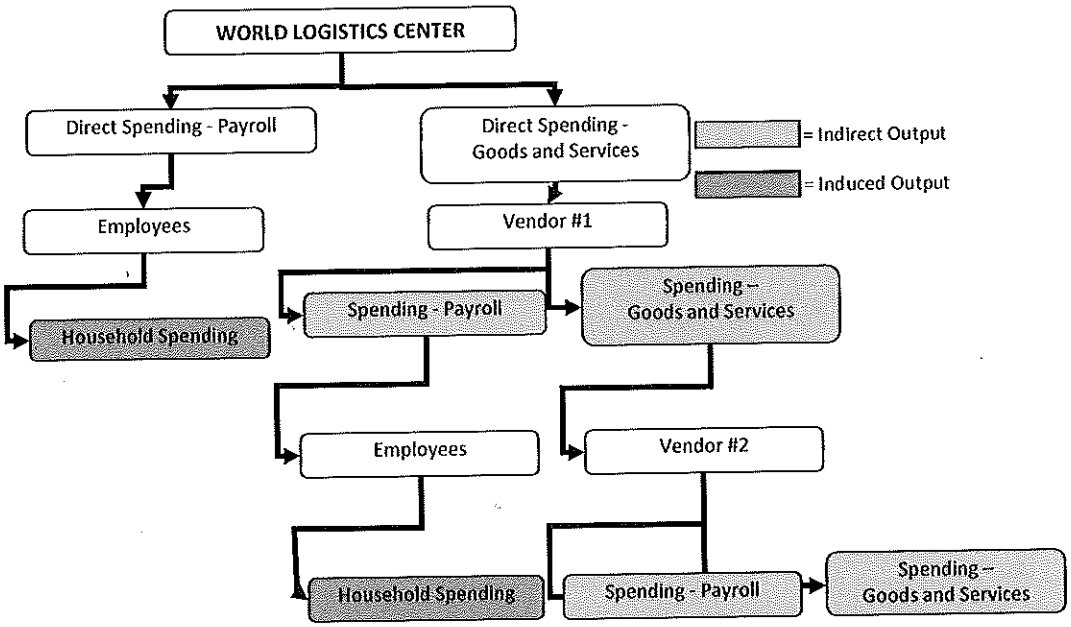
(i) IMPLAN MULTIPLIER METHOD

Although most economists agree that indirect and induced, or "multiplier" effects exist, most economists also agree that such effects are difficult to measure. Patterns on spending and employment among suppliers and employee households often vary over

time and from one region to another. Nevertheless, there are certain input-output models that can be used to estimate indirect and induced effects.

In quantifying the indirect and induced economic impacts for the Study, DTA utilized the Impact Analysis for Planning ("IMPLAN") Input/Output Modeling System, a type of quantitative economic model that provides an approximate measure of the "multiplier effect" of a firm's spending on payroll and the purchasing of goods and services. Like similar econometric models, IMPLAN helps to calculate the flow of payments for goods and services across different industry sectors, and between households and industries. The IMPLAN model can be envisioned simply as a large spreadsheet with hundreds of industries (plus the household sector) arrayed across the top as producers, and the same industries and households listed down the side as consumers. Each million dollars (output) in spending by any one consumer (i.e. the Center) is allocated across the producing industries from which it buys goods and services. These producing industries, in turn, spend money buying goods and services from their own distinct sets of suppliers. Thus, the IMPLAN multiplier model allows one to gauge the effect on each dollar an industry spends as it diffuses through a regional economy. Furthermore, it allows one to translate the overall regional impact of spending into jobs and employee compensation. Please refer to **Table 1** for a diagram of the multiplier effect.

TABLE 1
EXAMPLE OF THE MULTIPLIER EFFECT (INDIRECT AND INDUCED OUTPUT)



The multiplier factors available to determine indirect/induced impacts are intended to reflect impacts for entire areas within a zip code. Therefore, the indirect/induced impacts identified in this Study to occur within the City boundaries are based on assumptions established by DTA and are subject to change. Please refer to **Appendix B** for further information.

II. LIMITATIONS

A. ACCURACY OF INFORMATION

The fiscal and economic models in the Study contain an analysis of revenues, costs, and impacts to the City resulting from the Center. These models are based on both (i) information provided to DTA by Highland Fairview staff and (ii) certain DTA assumptions taken from DTA's municipal cost database, as compiled by DTA from previous fiscal impact studies prepared by the firm. The sources of information and basis of the estimates calculated in the Study are stated herein. While DTA is confident that the sources of information are reliable, DTA does not express an opinion or any other form of assurance on the accuracy of such information. The analysis of fiscal impacts contained in this report is not considered to be a "financial forecast" or a "financial projection" as technically defined by the American Institute of Certified Public Accountants. The word "projection" used within this report relates to broad expectations of future events or market conditions. Since the analyses contained herein are based on estimates and assumptions that are inherently subject to uncertainty and variation depending on evolving events, DTA cannot represent that such estimates will definitely be achieved. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary from these projections stated throughout the Study.

SECTION 2 DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

The following section presents the recurring revenue and cost impacts to the City General Fund and the methodology and assumptions utilized in the Study to project these impacts. Detailed numerical analyses of the revenue and cost impacts subsequently discussed in this section are contained in **Appendix A.**

I. ANALYSIS OF RECURRING REVENUES

CASE STUDY METHOD:

A. PROPERTY TAXES – SECURED AND UNSECURED

Property tax revenues are conservatively projected based on the City's estimated share of the general 1% property tax levy. Total secured property tax revenues received by the City from the land uses will equal approximately 8.97% of the basic 1% property tax levy from the Tax Rate Areas ("TRAs") encompassing the Center. Please note that the gross tax increment, as calculated by the Riverside County (the "County") Auditor-Controller, has been reduced to account for the projected Education Revenue Augmentation Fund ("ERAF") property tax shifts. Please refer to **Table 2A** below and **Exhibit 4** of **Appendix A** for details regarding the secured and unsecured property tax assumptions utilized in the fiscal impact analysis.

Unsecured property taxes are levied on tangible personal property that is not secured by real estate. Examples of unsecured property includes trade fixtures (e.g., manufacturing equipment and computers), as well as airplanes, boats, and mobile homes on leased land. In generating the fiscal impact models for this Study, DTA has assumed that unsecured property values average 10.00% of the secured value for non-residential land uses.

(1). ANNEXATION

According to the Riverside County Local Agency Formation Commission ("Riverside County LAFCO"), the Master Property Tax Transfer Agreement for the County of Riverside and the City of Moreno Valley (the "Property Tax Agreement") will determine the tax apportionment factors for the proposed annexation of elements of the Center to the City. Only one (1) parcel is to be annexed per the Specific Plan, however, this analysis still assumes that the annexation of this parcel will be carried out according to the terms of that agreement. Please refer to **Appendix C** for further information regarding that parcel. As the vast majority of elements of the Center are currently within the City, the overall TRA breakdown described above is weighted both by TRA, subject to the Property Tax Agreement, and acreage.

Of the property tax apportionment that is currently dedicated to the County's General Fund, 25% will be allocated to the City's General Fund upon annexation of the Center to the City, while the remaining 75% will be remitted to the County to pay for services that the County provides to City residents. For a detailed breakdown of the tax sharing assumptions, please refer to **Exhibit 4** of **Appendix A.**

B. PROPERTY TRANSFER TAX

Per California Revenue & Taxation Code §11901, *et seq.* and the Moreno Valley Municipal Code §3.22.020, sales of real property are taxed by the County at a rate of $1.10 per $1,000 of property value, whereas for property located in the City, the property transfer tax is divided equally between the City and the County, with the City receiving $0.55 per $1,000 of transferred property sale or resale value, excluding assumed liens or encumbrances. Per typical baseline assumptions, DTA assumes that non-residential development changes ownership at an average rate of 5% per year, and that continuing liens and encumbrances are insignificant.

C. PROPERTY TAX IN-LIEU OF VEHICLE LICENSE FEE

The passage of Proposition 1A in California in 2004 enacted a constitutional amendment that introduced a new methodology to calculate property taxes in-lieu of VLF. Per California Revenue and Taxation Code §97.70, the property tax in-lieu of VLF amount now grows in proportion to the growth rate of gross assessed valuation in a city or county. Property taxes in-lieu of VLF revenues are projected to grow with the change in the City-wide gross assessed valuation of taxable property from the prior fiscal year. Property tax in-lieu of VLF revenues constitute an addition to other property tax apportionments and were calculated for purposes of this Study at $1.26 per $1,000 increase in assessed valuation on a City-wide basis. Please refer to **Table 2A** below and **Exhibit 4** of **Appendix A** for details regarding the property tax assumptions utilized in the fiscal impact analysis.

TABLE 2A – PROPERTY TAX ASSUMPTIONS

Property Tax Assumptions	
Property Tax	
Industrial Sales Price / Square Foot	$90.00
Retail Sales Price / Square Foot	$200.00
Secured Property Tax – Net Apportionment Factor to the City of Moreno Valley as a Fraction of 1.0% Property Tax Rate (Net of ERAF)	8.97%
Unsecured Property Tax – Unsecured Taxes as a % of Secured Property Value	10.00%
Property Transfer Tax	
Non-Residential Property Turnover Rate	5.00%
Transfer Tax as a % of Price	0.11%
Property Transfer Tax Passed Through to City	50.00%
Property Tax In-Lieu of VLF	
City of MV – Total Assessed Value (FY 2011-2012)	$10,445,118,397
City of MV – VLF Prop. Tax In-Lieu Revenues (FY 2012-2013)	$13,195,000
VLF Property Tax In-Lieu per $1,000 Assessed Value	$1.26

D. MOTOR VEHICLE LICENSE FEES

(I). BACKGROUND

Prior to June 1, 2004, the Motor Vehicle License Fee ("VLF") tax rate was equal to 2.00% of the value of a vehicle, with 0.65% paid by the vehicle owner and an additional 1.35% supplemented with a backfill from the State General Fund. A large portion of those funds was allocated to cities (42.50%) and counties (42.50%) based on population, while newly-incorporated cities received an additional population subvention based on three (3) times the number of registered voters for the first seven (7) years after incorporation.

As discussed earlier, in 2004, the VLF allocation was altered. The California Legislature implemented the "VLF Swap" in which the VLF was lowered to 0.65%. The resultant loss of city revenue was swapped with an augmentation of property tax, termed property tax in-lieu of VLF. These amounts grow annually based on the annual increase in assessed value within each respective jurisdiction (see above).

(II). SUPPLEMENTAL LAW ENFORCEMENT FUNDING ("SLESF") AND OTHER STATE LAW ENFORCEMENT GRANTS

As a part of the 2009 state budget agreement, a number of law enforcement grant programs previously funded by the state general fund were instead funded in fiscal year ("FY") 2009-10 and FY 2010-11 by a temporary 0.15% state VLF increase, which ended on June 30, 2011. The additional 0.15% VLF rate was intended to generate around $500 million annually – the tax generated $414 million in FY 2009-10 and $442 million in FY 2010-11.

(III). SENATE BILL (SB) 89 - FEES SHIFTED TO FUND STATE LAW ENFORCEMENT GRANTS

SB89, signed in 2010 by Governor Brown, effectively eliminates the 0.65% VLF revenue that was being allocated as a general fund revenue source to California cities. Provisions in SB89 shift hundreds of millions of VLF revenues to fund the state law enforcement grants beginning FY 2011-12. The SB89 plan operates as follows:

- The "Vehicle License Registration Fee" is increased by $12 to produce approximately $300 million in FY 2011-12. This fee will fund state DMV vehicle license registration operations, thereby "freeing up" $300 million of VLF revenue that had been used to fund DMV operations. This money will be transferred to a new Local Law Enforcement Services Account ("LLESA)" to fund the law enforcement grants.

- In addition, beginning July 1, 2011, SB89 transfers the remaining VLF revenue (after the Local Revenue Fund allocation for county health and welfare programs) previously allocated to cities and the County of Riverside to the LLESA.

SB89 takes $130 million of city general revenue and shifts it to save state law enforcement grant programs. Less than $100 million of these grant funds will come back to cities, earmarked for police services. But these funds will likely be offset by the loss of city VLF. Therefore, VLF (as

opposed to property tax in-lieu of VLF) revenue was not analyzed as a Center revenue source in this Study.

E. SALES AND USE TAXES

Direct sales tax revenues are generated by retail sales from businesses within City limits, with 1% of taxable sales receipts passed through to the City. **Exhibit 5** of **Appendix A** reflects taxable sales receipts per square foot for each on-site non-residential land use type, based on data from the *Urban Land Institute's Dollars & Cents of Shopping Centers (2008)* publication and total taxable sales receipts for the Center, based on information provided by Highland Fairview and the City.

Indirect sales tax revenues, as summarized in **Exhibit 5** of **Appendix A**, are generated by the purchases made by the Center's employees within the City. Based on studies outlined in the *International Council of Shopping Centers' Office Worker Local Retail Spending Patterns,* DTA assumed that each on-site employee spends nearly $4,168 annually within the City.

TABLE 2B – SALES TAX ASSUMPTIONS

Sales Tax Assumptions	
% Sales Tax Passed Through to City of MV	1%
Local Employee Spending (Annual)	$4,168
Capture Rate of Employee Spending (within City of MV)	*50%*
Displacement Rate (of existing taxable sales within City)	*20%*
Taxable Sales per Square Foot – Retail	$250

F. INVESTMENT INCOME REVENUES

Investment Income revenues are generated by the increase in General Fund Revenues resulting from the Center. This increase reflects growth in the following revenue categories: property taxes, sales taxes, and multiplier revenues (as discussed below).

Revenues from this source are estimated by multiplying the Projected Recurring General Fund Revenues Available for Investment of $11,537,696 by the Local Agency Investment Fund ("LAIF") investment fund rate of return of 0.40% by the LAIF Percentage of Earnings Cost factor of 50%. This calculation results in estimated Investment Income (less Earnings Cost) of $23,075 (which when added to $11,537,696 equals $11,560.771). LAIF factors are determined quarterly by the California State Treasurer whose office governs the investment of revenues by municipalities.

Please refer to **Table 2C** below and **Exhibit 6** of **Appendix A** for details regarding the investment income assumptions utilized in the fiscal impact analysis.

TABLE 2C – INVESTMENT INCOME ASSUMPTIONS

Investment Income Assumptions	
Investment Period for Recurring Non-Interest General Fund Revenues	12 Months
Local Agency Investment Fund (LAIF) Rate of Return	0.40%
Local Agency Investment Fund (LAIF) Percentage of Earnings	50%
Projected Recurring General Fund Revenues Available for Investment	$11,537,696

MULTIPLIER METHOD:

G. OTHER TAX REVENUES

The Utility Users Tax ("UUT") and the Transient Occupancy Tax ("TOT") were forecasted at $59.85 per Persons Served using the *Per Capita-Employee Multiplier Method.* Please note that this revenue multiplier has been reduced by 25% to account for only the portion of the UUT and TOT revenues that are expected to be variable with population and employee growth in the City. Historically, UUT is one of the General Fund's largest revenue sources, as well as one of the most stable due to trends in the natural gas, wireless telephone, and cable industries.

H. BUSINESS RECEIPTS TAX & LICENSES

Business Receipts Tax and Business Licenses revenues to the City General Fund are anticipated to grow due to employment growth only. Therefore, Business Receipts Tax and Business Licenses revenues were projected at $59.63 per Employee using the *Per Employee Multiplier Method.* However, the future addition of new retail businesses will have a particularly positive effect on the Business Receipts Tax.

I. FRANCHISE TAXES

Franchise Taxes, including Cable TV, Sewer, etc., were forecasted at $24.81 per Persons Served using the *Per Capita-Employee Multiplier Method.*

J. LICENSES AND PERMITS

Licenses and Permits are based on the City's collection of fees for various types of permits and community programs. Revenues are forecasted using a *Per Capita-Employee Multiplier Method* that results in a total multiplier of $5.69 per Persons Served.

K. INTERGOVERNMENTAL REVENUES

Intergovernmental Revenues are forecasted using a *Per Capita-Employee Multiplier Method* that results in a total multiplier of $6.00 per Persons Served.

L. CHARGES FOR CURRENT SERVICES

Current Services, including parking control fees, plan check fees, and inspections fees, were projected at $38.12 per Persons Served, based on the *Per Capita-Employee Multiplier Method.*

M. USE OF MONEY AND PROPERTY (NON-INTEREST REVENUES)

Use of Money and Property Revenues, including Park and Community Building Rentals, were forecasted at $0.25 per Persons Served using the *Per Capita-Employee Multiplier Method.*

N. FINES AND FORFEITURES

This revenue category represents fines and penalties collected by the City for various infractions, including Vehicle, Code, and certain Parking Fines. Fines and Forfeitures were forecasted at $0.64 per Persons Served using the *Per Capita-Employee Multiplier Method.*

O. TRANSFERS IN

Direct cost of development related services and all development services revenue are budgeted in special funds, and the portion of the fee revenues that are attributable to overhead costs are shown as a transfer into the General Fund to reimburse the City for general support. Transfers In revenue is forecasted at $0.37 per Persons Served, using the *Per Capita-Employee Multiplier Method.*

P. OTHER REVENUE

Other Revenues, including Miscellaneous Revenues, Donations, and Mandated Cost Reimbursements, were projected at $1.21 per Persons Served utilizing the *Per Capita-Employee Multiplier Method.*

TABLE 2D – OTHER GENERAL FUND REVENUES (MULTIPLIER METHOD)

Category	Amount	Methodology
Other Tax Revenues	**$59.85**	Persons Served plus 25% Discount
Business Receipts Tax & Licenses	**$59.63**	Per Employee
Franchise Taxes	**$24.81**	Persons Served
Licenses and Permits	**$5.69**	Persons Served
Intergovernmental Revenues	**$6.00**	Persons Served
Charges for Current Services	**$38.12**	Persons Served
Use of Money and Property (Non-Interest Revenues)	**$0.25**	Persons Served
Fines and Forfeitures	**$0.64**	Persons Served

Category	Amount	Methodology
Transfers In	**$0.37**	Persons Served
Other Revenues	**$1.21**	Persons Served

Please refer to **Exhibit 7** of **Appendix A** for more details on the case study assumptions and revenue multipliers utilized in the Study.

II. ANALYSIS OF RECURRING COSTS

CASE STUDY METHOD:

A. INFRASTRUCTURE AND PARKS MAINTENANCE

The Center will require the construction of new infrastructure to be ultimately owned by the City and maintained by the City's General Fund. At this time, it is estimated that these public infrastructure improvements will consist of 54 lane miles of roadways, 75 acres of landscaped parkways and medians, 4 signalized intersections, 699 streetlights, 18.1 linear miles of storm drains, and 17.2 linear miles of sidewalks/trails. Notably, other improvements to be maintained by other City Funds, i.e., Enterprise Funds, Special Funds, etc., were disregarded for purposes of this Study.

These improvements were multiplied by estimated annual cost figures for each category derived from the DTA Public Works Database, resulting in annual Infrastructure and Parks Maintenance costs of $1,839,878.

Finally, Measure A funding – a half-cent sales tax for roadway funding administered by the Riverside County Transportation Commission – was incorporated, based on the percentage of total Measure A funds allocated to the City of Moreno Valley. Following a $21,997 Measure A set-off, the annual Infrastructure and Parks Maintenance forecast is $1,817,881.

TABLE 2E – INFRASTRUCTURE/PARKS REQUIREMENTS (CASE STUDY METHOD)

Infrastructure/Parks to be Maintained by City General Fund	Quantity	Cost/Unit
Roadways (Lane Miles)	**54**	**$7,834**
Signalized Intersections	**4**	**$4,938**
Street Lights	**699**	**$126**
Parkways/Medians (Acres)	**75**	**$14,953**
Storm Drains (Lineal Miles)	**18.1**	**$1,177**
Sidewalks/Trails (Lineal Miles)	**17.2**	**$3,497**

B. General Government Costs

General Government costs are projected at a marginal rate of 7.58% of the City General Fund recurring costs, based on the assumption that the FY 2012-2003 General Government expenditures, equaling $7.1 million, will remain at the same relative proportion of the FY 2012-2013 City General Fund non-governmental expenditures of approximately $70.0 million in future years. The current percentage of General Government expenditures to City General Fund non-governmental expenditures is approximately 10.1%; however, these General Government costs are not expected to increase on a one-for-one basis as a result of the land use development depicted in this Study. Therefore, this Study assumes that General Government costs increase at an estimated marginal rate of 75%, or 7.58%, of the existing General Government cost overhead rate. This approach results in annual General Government costs of $391,956.

MULTIPLIER METHOD:

C. Police and Fire Protection

Police services include those costs associated with Law Enforcement and Patrol, Administration, Traffic Enforcement, Crime Prevention, Volunteer Programs, and Community-Based Policing. Police Services costs are forecasted at $196.20 per Persons Served using the *Per Capita-Employee Multiplier Method.* Fire services include those costs associated with Fire Suppression, Fire Prevention, Equipment and Vehicles, Outreach, and Training. Fire Services costs are forecasted at $72.84 per Persons Served using the *Per Capita-Employee Multiplier Method.*

D. Animal Services

Animal Control Services costs were projected at $4.70 per Persons Served using the *Per Capita-Employee Multiplier Method.* Please note that this cost multiplier has been reduced by 50% to account for only the portion of Animal Services costs that are expected to be variable with population and employee growth in the City.

E. Development Services

Development Services costs, including elements of the Planning and Building Divisions, Land Development services, and certain Public Works (non-overhead/department) services related to new growth, were forecasted at $20.87 per Employee using the *Per Capita-Employee-Multiplier Method.*

F. Other Uses

Other Uses costs, including Records Management, Sign Programs, and the Office of Emergency Management and Volunteers, were forecasted at $6.27 per Persons Served based on the *Per Capita-Employee Multiplier Method.* Please note that this cost multiplier has been reduced by 50% to account for only the portion of Other Uses costs that are expected to be variable with population and employee growth in the City.

G. COMMUNITY DEVELOPMENT

Community Development costs, including certain costs associated with existing City Planning and Building Safety, were forecasted at $4.17 per Persons Served based on the *Per Capita-Employee Multiplier Method.* Please note that this cost multiplier has been reduced by 50% to account for only the portion of Community Development costs that are expected to be variable with population and employee growth in the City.

H. PUBLIC WORKS – OVERHEAD/DEPARTMENT COSTS

Public Works costs, including Administration, Engineering, and Operations and Maintenance expenses, were projected at $10.79 per Persons Served using the *Per Capita-Employee Multiplier Method.* This category includes those Public Works costs not directly associated with Center-related roadway maintenance, signalized intersections, park rehabilitation, and other infrastructure (i.e. 54 lane miles of roadways, 75 acres of landscaped parkways and medians, 4 signalized intersections, 699 streetlights, 18.1 linear miles of storm drains, and 17.2 linear miles of sidewalks/trails).

I. TRANSFERS OUT

Transfers Out costs were forecasted at $6.28 per Persons Served using the *Per Capita-Employee-Multiplier Method.*

TABLE 2F – OTHER GENERAL FUND COSTS (MULTIPLIER METHOD)

Category	Amount	Methodology
Police Services	$196.20	Persons Served
Fire Services	$72.84	Persons Served
Animal Services	$4.70	Persons Served plus 50% Discount
Development Services	$20.87	Persons Served
Other Uses	$6.27	Persons Served plus 50% Discount
Community Development	$4.17	Persons Served plus 50% Discount
Public Works	$10.79	Persons Served
Transfers Out	$6.28	Persons Served

SECTION 3 FISCAL IMPACTS

I. TOTAL RECURRING REVENUES: CITY OF MORENO VALLEY

Total recurring revenues to the City equal approximately $11,560,771 per year. As illustrated in **Table 3A** below, the largest percentage of revenue is attributed to the property tax in lieu of VLF revenues (40.1% of total) and property tax revenues (secured and unsecured) (31.9%), together constituting approximately 72.0% of total recurring revenues to the City General Fund. **Exhibits 1-6** of **Appendix A** provide additional details about all recurring revenues and the assumptions used in their derivation.

TABLE 3A
RECURRING FISCAL REVENUES (CITY GENERAL FUND)

Category	Amount	Percent*
Property Tax In-Lieu of Vehicle License Fee	$4,636,853	40.1%
Secured Property Tax	$3,357,120	29.0%
Business Receipts Tax & Licenses	$1,240,751	10.7%
Tax Revenues (UUT & TOT)	$622,664	5.4%
Indirect Sales Tax	$433,594	3.8%
Charges for Services	$396,591	3.4%
Unsecured Property Tax	$335,712	2.9%
Franchises	$258,117	2.2%
Property Transfer Tax	$102,977	0.9%
Intergovernmental Revenues	$62,423	0.5%
Licenses/Permits	$59,197	0.5%
Investment Income	$23,075	0.2%
Other Revenues	$12,589	0.1%
Fines and Forfeitures	$6,658	0.1%
Direct Sales Tax	$6,000	0.1%
Transfers In	$3,849	0.0%
Use of Money & Property	$2,601	0.0%
Motor Vehicle Licensing Fees	$0	0.0%
Total Revenues	**$11,560,771**	**100.0%**

**Numbers may not sum due to rounding*

II. TOTAL RECURRING SERVICES COSTS: CITY OF MORENO VALLEY

As illustrated in **Table 3B** below, total annual recurring costs to the City are estimated at **$5,561,094** per year. A majority of the costs are estimated to result from police services, fire

services, and Center-specific infrastructure and parks maintenance costs. **Exhibits 2 and 7-10** of **Appendix A** provide additional details about all recurring costs and the assumptions used in their derivation.

TABLE 3B
RECURRING FISCAL COSTS (CITY GENERAL FUND)

Category	Amount	Percent*
Police	$2,041,216	36.7%
Infrastructure & Parks Maintenance Costs	$1,817,881	32.7%
Fire Services	$757,809	13.6%
General Government	$391,956	7.0%
Development Services	$217,126	3.9%
Public Works	$112,256	2.0%
Transfers Out	$65,336	1.2%
Other Uses	$65,232	1.2%
Animal Services	$48,898	0.9%
Community Development	$43,384	0.8%
Total Costs	**$5,561,094**	**100.00%**

**Numbers may not sum due to rounding*

III. OVERALL NET FISCAL IMPACT TO THE CITY OF MORENO VALLEY

As shown in **Table 3C** below, the overall fiscal impact to the City as a result of revenues generated by the Center is a recurring annual fiscal surplus of **$5,999,678** based on the generation of **$11,560,771** in recurring annual revenues and **$5,561,094** in recurring annual costs. Annual revenues are projected to equal **2.08** times the associated City General Fund costs. A summary of the overall fiscal impacts to the City is provided in **Exhibit 11** of **Appendix A.**

TABLE 3C
NET FISCAL IMPACT (CITY GENERAL FUND)

Category	Amount
Total Recurring Revenues	$11,560,771
Total Recurring Costs	($5,561,094)
Annual Recurring Surplus/(Deficit)	**$5,999,678**
Total Annual Revenue/Cost Ratio	*2.08*
Surplus per 1,000 SF Industrial	$144

SECTION 4 ECONOMIC IMPACTS

The Study also identifies the general economic impacts on the City that would occur due to the Center, and quantifies these impacts wherever possible. General economic impacts include additions to the City's employment (number of average annual full- & part-time jobs), economic output (e.g., gross receipts), and earnings (the sum of wages, salaries and benefits, other labor income, and employer and employee contributions to social security). The Study also distinguishes between one-time economic impacts and permanent economic impacts. One-time impacts include benefits to the community that occur on a non-recurring time basis as a result of construction and development activity, while permanent, recurring impacts refer to benefits that occur on a continuing basis, year after year.

I. RECURRING ECONOMIC IMPACTS

A. ASSUMPTIONS

In evaluating economic impacts, the Study quantifies both direct and indirect/induced economic impacts on the City. Direct economic impacts reflect the initial or first-round increases in jobs, earnings, and output, all of which occur directly on-site. Indirect/induced economic impacts are the secondary and other additional rounds of economic activity that occur as a consequence of the direct impacts, and can occur elsewhere within the City. The **indirect** impacts represent the economic activity – buying and selling of goods and services – of *suppliers* to the land use types analyzed. In this Study, suppliers to the Center consist primarily of maintenance and repair professionals, utilities' providers, wholesale trade companies, and business support services; while suppliers to retail/office developments consist mainly of real estate firms, computer and other technology firms, accounting and bookkeeping professionals, and utilities' providers. Furthermore, the suppliers representing the indirect one-time impacts are mainly heavy industrial and construction suppliers for the actual development of buildings and facilities. The **induced** impacts represent the economic activity that results from household spending by *employees* of all companies directly and indirectly affected by the construction and operation of the land uses analyzed in this Study. Indirect and induced impacts can occur throughout all industries of the economy, and have been categorized using the North American Industry Classification System (NAICS). Adopted by the Office of Management and Budget (OMB) in 1997 to replace the Standard Industrial Classification System (SIC), NAICS is a widely-used system to classify business establishments for the collection, analysis, and publication of statistical data in Canada, Mexico, and the United States. NAICS industries are identified using a six-digit coding system to classify all economic activity into twenty broad sectors, five of which are mainly goods-producing sectors and fifteen of which are services-producing sectors. This six-digit hierarchical structure allows for the identification of nearly 1,170 industries. The broad NAICS sectors include the Construction, Retail Trade, and Administrative and Support Services classifications, which are the focal NAICS categories analyzed within this Study to determine the indirect and induced economic impacts generated under the analysis.

Based on information provided by Highland Fairview, the Center is comprised of 41.4 million building square feet of high-cube industrial land use, 200,000 building square feet of general warehouse space, and 3,000 building square feet of light retail. DTA estimated the number of direct employees in the proposed development based upon an average employee per SF ratio for

similar land uses in the region. Other assumptions used to analyze the economic impact of the Center are summarized in **Table 4A** below.

TABLE 4A
ASSUMPTIONS

Assumptions	
Land Use Assumptions	*Sq. Ft.*
Logistics Development ("LD")	**41,400,000**
Light Logistics ("LL")	**200,000**
Logistics Support ("LS")	**3,000**
Employment Assumptions [1]	*per 1,000*
Logistics (LD/LL)	**0.50**
Retail (LS)	**2.50**
Wage Assumptions [2]	*Annual $*
Warehousing/Transportation (Logistics) [3]	**$42,341**
Construction	**$48,825**
Retail [4]	**$22,885**
Riverside County Average (2010)	**$40,602**

[1] Source: DTA Public Works Database; confirmed by "Employment Density Study," SCAG (2001), and "Logistics Trends and Specific Industries," NAIOP Research Foundation (March 2010).

- *Identical to metric utilized in fiscal impact analysis, please see Exhibit 3 of Appendix A (0.50 Employees/KSF = 2,000 SF per Employee).*

[2] Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics Reports (California, 2010) for Riverside-San Bernardino-Ontario Metropolitan Area and Riverside County; confirmed by Bureau of Labor Statistics (May 2010).

[3] Standard Warehousing/Transportation Salary (~$41,229) plus a small salary bump for 10% of employees (~$52,346) to account for presence of high-level management and related office personnel.

[4] Reflects a blended average, by employee count, of local "Retail" and "Food Service/Accommodation" salary codes.

B. JOB CREATION & EMPLOYEE WAGES

Development will contribute to the creation of new jobs in the City and County. As shown below in **Table 4B**, development of the Center is projected to generate approximately 20,808 estimated new on-site jobs within the City. Since the analyses contained herein are based on estimates and assumptions that are inherently subject to uncertainty and variation depending on evolving events, DTA cannot represent that such estimates will definitely be achieved. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may

occur; therefore, the actual results achieved may vary from these projections stated throughout the Study.

In addition to these employment opportunities, DTA estimates that the Center will generate new off-site jobs in all industries of the economy, which constitute the indirect/induced employment impacts of the project. Seven thousand five hundred sixty nine (7,569) indirect/induced jobs are expected to be created in the County, of which 3,785 are projected to be within the City, as a result of the development of the Center. This estimate was derived utilizing the Impact Analysis for Planning ("IMPLAN") Input/Output Modeling System, a type of quantitative economic model that provides an approximate measure of the "multiplier effect" of a firm's spending on payroll and the purchasing of goods and services. Like similar econometric models, IMPLAN helps to calculate the flow of payments for goods and services across different industry sectors, and between households and industries. Unlike similar econometric models, e.g., the Regional Input-Output Modeling System ("RIMS II"), IMPLAN is the industry standard. RIMS II and IMPLAN both include induced effects, but RIMS II differs from IMPLAN in two ways: (i) RIMS II uses a single household type for induced personal consumption while IMPLAN uses nine (9) household types; and (ii) RIMS II uses the traditional single row/column Type II formulation whereas IMPLAN uses a more robust mapping of factor income to household consumption using several sub-matrices. RIMS II uses location quotients to regionalize the national technical coefficients, a method which underestimates inter-regional trade and overestimates regional multipliers when cross-hauling is present.

The IMPLAN model can be envisioned simply as a large spreadsheet with hundreds of industries (plus the household sector) arrayed across the top as producers, and the same industries and households listed down the side as consumers. Each million dollars (output) in spending by any one consumer (i.e. the Center) is allocated across the producing industries from which it buys goods and services. These producing industries, in turn, spend money buying goods and services from their own distinct sets of suppliers. Thus, the IMPLAN multiplier model allows one to gauge the effect on each dollar an industry spends as it diffuses through a regional economy. Furthermore, it allows one to translate the overall regional impact of spending into jobs and employee compensation.

While the specific location of the additional indirect jobs created within the County cannot be specifically determined, experience and modeling indicate that a large percentage of these jobs will be support service jobs, and are likely to be located close to the Center, and therefore within the City itself. For purposes of this Study, it is conservatively modeled that one-half of these indirect jobs will be located within the City. **Table 4B** shown below, and **Exhibits 1** and **3** of **Appendix B** summarize the direct and indirect employment impacts of the Center.

TABLE 4B
RECURRING EMPLOYMENT AND WAGES
(ALL NUMBERS SUBJECT TO ROUNDING)

Recurring Impact	Direct	Indirect	Induced	Total
Employees				
Countywide	20,808	3,349	4,219	28,377
Within City	20,808	1,675	2,110	24,593
Employee Wages				
Countywide	$881 Million	$136 Million	$171 Million	$1.2 Billion
Within City	$881 Million	$68 Million	$86 Million	$1.0 Billion

Overall, the creation of new jobs will provide many benefits to the City. More jobs will lead to more consumer spending by employees in existing retail establishments within the City, as well as new retail development that will be attracted to the City as a result of this spending. Job creation also results in increased tax revenues to the City through increased property taxes and sales taxes related to this new development.

However, because of the difference in timing of the various Center developments, the number of employees summarized above will not be realized at the same time. It is estimated the build-out of the Center will occur over many years, as many individual elements have not yet begun and the demand for such elements may fluctuate.

C. OVERALL ECONOMIC OUTPUT

Total Output (i.e., total expenditures including sales or gross receipts, or other operating income) within the City will increase substantially with development. Total output is estimated based on the different types of development projected to occur. As stated in Section I, this Study analyzes direct and indirect/induced impacts. Regarding gross receipts, the direct impact reflects the initial or first-round increases in output (total spending/gross receipts, including payroll), all of which occur directly on the Center site. Indirect/induced economic impacts are the secondary and other additional rounds of economic activity that occur as a consequence of the direct output impacts, and can occur outside of the Center. The indirect impacts represent the economic activity – buying and selling of goods and services – of suppliers and/or supporting businesses. The induced impacts represent the economic activity that results from household spending by employees of all companies directly and indirectly affected by the Center (please see **Table 1** on *Page 3* for a graphical representation of the indirect and induced effects). **Table 4C** shown below and **Exhibit 2 of Appendix B** summarize the Total Output projections anticipated.

Based again on IMPLAN multipliers and other assumptions utilized in the fiscal impact model, DTA estimated that the direct and indirect/induced effects total $2.4 billion for the County, of which $2.0 billion is attributable to the City.

TABLE 4C
RECURRING TOTAL OUTPUT
(ALL NUMBERS SUBJECT TO ROUNDING)

Recurring Impact	Direct	Indirect	Induced	Total
Overall Output				
Countywide	$1.5 Billion	$386 Million	$506 Million	$2.4 billion
Within City	$1.5 Billion	$193 Million	$253 Million	$2.0 billion

However, similar to the effect that Center absorption will have on employment, it will have a similar effect on the generation of total output, specifically due to the difference in timing of the various Center developments. As a result, the overall output summarized above will not be realized at the same time.

II. ONE-TIME EMPLOYMENT, WAGES, AND OUTPUT IMPACTS (CONSTRUCTION)

According to IMPLAN, development of the Center is also projected to create 16,928 estimated construction-related full-time equivalent ("FTE") jobs within the City. Therefore, given a buildout period of approximately 10 years, with projected even absorption, the construction of the Center will create approximately 1,700 FTE total annual construction/one-time jobs in the City. One-time construction and development costs will also have multiplier effects on the economy, generating one-time increases in output and wages from construction of the non-residential buildings and all related site improvements.

As with recurring economic impacts, experience and modeling indicate that a large percentage of these jobs will be support service jobs, and are likely to be located close to the Center, and therefore within the City itself. For purposes of this Study, it is conservatively modeled that one-half of these indirect jobs will be located within the City. **Table 4D** and **Table 4E** below and **Exhibit 5** of **Appendix B** summarize the projected increases in employment, wages, and output that are generated directly from construction of the Center land uses, based on DTA wage and construction cost assumptions.

TABLE 4D
ONE-TIME INCREASES IN EMPLOYMENT AND WAGES
(ALL NUMBERS SUBJECT TO ROUNDING)

One-Time Impact	Direct	Indirect	Induced	Total
Employees				
Countywide	13,123	3,367	4,243	20,733
Within City	13,123	1,683	2,122	16,928
Employee Wages				
Countywide	$641 Million	$137 Million	$172 Million	$950 Million
Within City	$641 Million	$68 Million	$86 Million	$795 Million

TABLE 4E

ONE-TIME TOTAL OUTPUT

(ALL NUMBERS SUBJECT TO ROUNDING)

One-Time Impact	Direct	Indirect	Induced	Total
Overall Output				
Countywide	$1.7 billion	$446 million	$509 million	$2.7 Billion
Within City	$1.7 billion	$223 million	$254 million	$2.2 Billion

III. OTHER IMPACTS (JOBS-HOUSING BALANCE)

As stated earlier, the Center is estimated to create approximately 20,808 new on-site jobs, and DTA estimates that an additional 7,569 new off-site jobs will be created County-wide (of which 3,785 will be located within the City). As depicted in **Table 4F** and **Figure B** below, as well as in **Exhibit 4** of **Appendix B**, because the Center does not involve a residential component, the jobs generated by the Center do not need to support new households as a result of direct employment or indirect employment. This results in a Jobs-Housing balance calculation wherein the numerator increases (as described above), while the denominator remains constant.

The Jobs-Housing balance is an indicator of the balance between employment and housing opportunities. Defining what constitutes a balance between jobs and housing is not an easy task. Assuming a simple ratio of one job to one household is inappropriate today when so many households include more than one person in the workforce. A study prepared by the Southern California Association of Governments ("SCAG") suggests that if an area has a Jobs-Household balance that significantly diverges from a regional standard of 1.0–1.29, it can be considered out of balance.

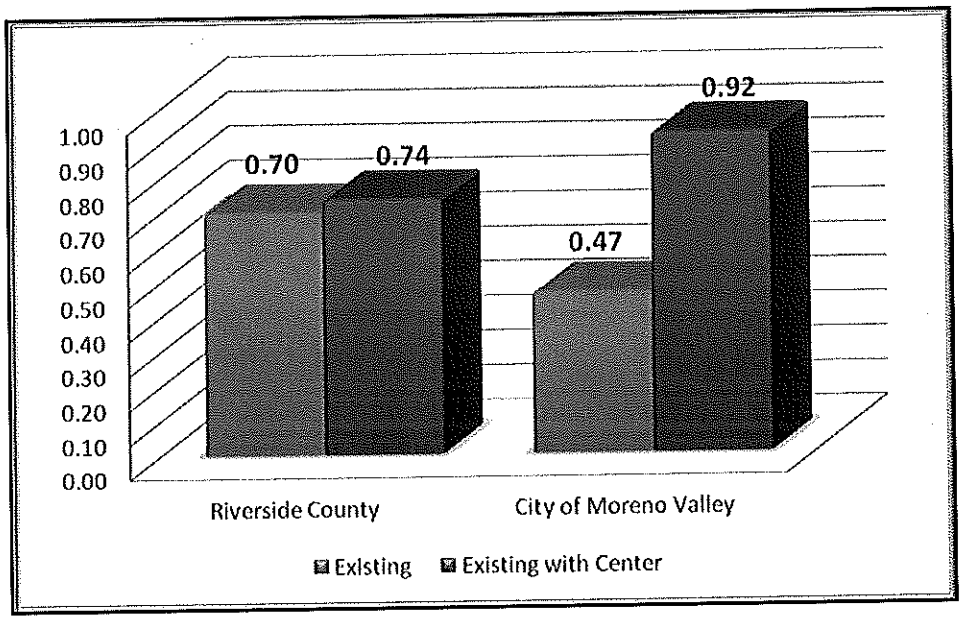
At build-out, the Center will significantly affect the Jobs-Housing balance. As described in **Exhibit 4** of **Appendix B**, moving forward with the Center will increase total employment in the City from 25,120 (current, per California Employment Development Department, Labor Market Information Division) to 49,713 (projected), increasing the City Jobs-Housing balance from 0.47 to 0.92, a metric now largely in line with the SCAG standard. The 28,377 new County employees from the Center will increase total County employment to 579,869 (projected) from 551,492 (current), resulting in an increase in the County Jobs-Housing balance as well, up to 0.74 from 0.70. **Table 4F** and **Figure B** below, and **Exhibit 4** of **Appendix B** summarize the pre- and post-Center Jobs-Housing Balance.

TABLE 4F

Jobs-Housing Balance	Balance without Center	Balance with Center	% Increase /(Decrease)
Countywide	0.70	0.74	5.15%
Within City	0.47	0.92	97.90%

However, as development of the Center is expected to occur over many years, the Jobs-Housing balance will not be significantly changed in the earlier years due to the Center. As the City's current Jobs-Housing balance is exceptionally low according to SCAG standards, the need for employment is immediate. A balance between jobs and housing has a positive impact on the City by decreasing costs associated with commuting and traffic congestion. A balanced Jobs-Housing ratio provides, inter alia, reduced commute times, improved social and cultural involvement, a more attractive work/life balance to residents, and savings to local public agencies in terms of the need to construct and maintain new road improvements and other facilities. For example, the lower transportation facility costs experienced by local public agencies will enable these agencies to invest their tax proceeds in other facilities that can improve the quality of life within the City, such as libraries, recreational centers, and other community amenities.

FIGURE B
JOBS-HOUSING BALANCE



APPENDIX A

FISCAL IMPACT MODEL

EXHIBIT A-1
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
CITY GENERAL FUND REVENUES (BY TYPE)

I. Demographics and Other Data

2012 Estimated City Population [1]	195,216
2012 Estimated City Employees [2]	25,120
2012 Persons Served Population [3]	207,776

Notes:

[1] California Department of Finance, Price and Population Information, January 1, 2011

[2] California Employment Development Department ("EDD") - Labor Market Information Division, 2010 Annual Average NAICS Sector Data

[3] Assumes City population plus 50% of employees

[4] Certain revenues are not expected to increase one-to-one with the new development. A discount of 25% was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. City Revenue Sources (by Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Basis	Discount [4]	Fiscal Impact Revenue Factor
			Persons Served		$59.85
Tax Revenue	$50,894,540				
Property Tax	$5,756,540	Recurring	Case Study	0%	NA
Sales Tax	$11,444,000	Recurring	Case Study	0%	NA
Property Tax in Lieu-VLF	$13,195,000	Recurring	Case Study	0%	NA
Property Tax In Lieu-Sales Tax	$3,449,000	Recurring	Case Study	0%	NA
Documentary Transfer Tax	$470,000	Recurring	Case Study	0%	NA
Utility Users Tax	$15,980,000	Recurring	Persons Served	25%	$57.68
Transient Occupancy Tax	$600,000	Recurring	Persons Served	25%	$2.17
Business Receipts Tax & Licenses	$1,498,000	Recurring	Per Employee	0%	$59.63
Franchises	$5,154,208	Recurring	Persons Served	0%	$24.81
Licenses/Permits	$1,182,200	Recurring	Persons Served	0%	$5.69
Intergovernmental Revenues	$1,247,000	Recurring	Persons Served	0%	$6.00
Charges for Services	$7,920,254	Recurring	Persons Served	0%	$38.12
Use of Money & Property	$52,800	Recurring	Persons Served	0%	$0.25
Interest Income	$4,018,000	Recurring	Case Study	0%	NA
Fines and Forfeitures	$132,000	Recurring	Persons Served	0%	$0.64
Transfers In	$77,513	Recurring	Persons Served	0%	$0.37
Motor Vehicle License Fee	$400,000	Recurring	Case Study	0%	NA
Other Revenues	$251,550	Recurring	Persons Served	0%	$1.21
Total Recurring Revenues	$72,828,065				

EXHIBIT A-2
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
CITY GENERAL FUND EXPENDITURES (BY TYPE)

I. **Demographics and Other Data**

2012 Estimated City Population [1]	195,216
2012 Estimated City Employees [2]	25,120
2012 Persons Served [3]	207,776

Notes:

[1] California Department of Finance, Price and Population Information, January 1, 2011

[2] California Employment Development Department ("EDD") - Labor Market Information Division, 2010 Annual Average NAICS Sector Data

[3] Assumes City population plus 50% of employees

[4] Certain expenditures are not expected to increase one-to-one with the new development. A discount of 50% was applied to reflect the estimated ratio of fixed expenditures to variable expenditures and/or one-time to recurring expenditures

II. **City Expenditures (by Type)**

Expenditure Type	Total Expenditures	Revenue Type	Fiscal Impact Basis	Discount [4]	Fiscal Impact Revenue Factor
GENERAL GOVERNMENT					
City Council - Administration	$577,099	Recurring	Case Study	0%	NA
City Manager	$844,795	Recurring	Case Study	0%	NA
City Clerk - Administration	$490,205	Recurring	Case Study	0%	NA
Economic Dev. - Administration	$312,518	Recurring	Case Study	0%	NA
City Attorney - Admin.	$930,802	Recurring	Case Study	0%	NA
Communications - Admin.	$66,233	Recurring	Case Study	0%	NA
Human Resources - Admin.	$709,395	Recurring	Case Study	0%	NA
Graphics Support	$190,104	Recurring	Case Study	0%	NA
FASD - Administration	$292,275	Recurring	Case Study	0%	NA
Financial Operations	$1,192,981	Recurring	Case Study	0%	NA
Treasury Operations	$1,003,866	Recurring	Case Study	0%	NA
Purchasing	$474,506	Recurring	Case Study	0%	NA
NON-GENERAL GOVERNMENT					
Community Development	$1,734,906	Recurring	Persons Served	50%	$4.17
Public Works	$2,242,854	Recurring	Persons Served	0%	$10.79
Police	$40,764,819	Recurring	Persons Served	0%	$196.20
Animal Services	$1,952,210	Recurring	Persons Served	50%	$4.70
Other Uses	$2,605,735	Recurring	Persons Served	50%	$6.27
Development Services	$4,336,491	Recurring	Persons Served	0%	$20.87
Fire Services	$15,134,968	Recurring	Persons Served	0%	$72.84
Transfers Out	$1,303,900	Recurring	Persons Served	0%	$6.28
Total Recurring Expenditures	**$77,160,662**				

EXHIBIT A-3
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
LAND USE AND DEMOGRAPHICS SUMMARY

FUTURE LAND USE DATA

I. World Logistics Center Developable Land Use Description

	Number of Units [1]
A. Residential Land Uses	
Single-Family Detached	0
Multi-family (Affordable)	0
	Sq. Ft. [1]
B. Commercial Land Uses	
Retail	3,000
Non-Retail (Logistics Development and Light Logistics)	41,600,000

DEMOGRAPHIC DATA

II. Demographics

	Persons per Household [2]
A. Residential Land Use Population	
Persons per Household	3.74
	Sq. Ft. per Employee [3]
B. Non-Residential Land Use Employee Generation	
Commercial Land Uses	
Retail	400
Non-Retail (Logistics Development and Light Logistics)	2,000

POPULATION AND EMPLOYEES (CALCULATIONS)

III. Residential Land Use Type	Number of Units	Residential Population
Single-Family Detached	0	0
Multi-family (Affordable)	0	0

IV. Non-Residential Land Use Type	Sq. Ft.	Total Direct Employees
Retail	3,000	8
Non-Retail (Logistics Development and Light Logistics)	41,600,000	20,800

SOI POPULATION AND EMPLOYEES (TOTALS)

V. Total Projected Residential Population	0
VI. Total Projected Direct Employees	20,808
VII. Total Persons Served Population	10,404

NOTES:

[1] Source: Highland Fairview, City of Moreno Valley.

[2] California Department of Finance - Demographic Research Unit, Census 2010 Demographic Profile Summary File, generated May 12, 2011.

[3] Source: DTA Public Works Database; confirmed by "Employment Density Study," SCAG (2001), and "Logistics Trends and Specific Industries," NAIOP Research Foundation (March 2010). Identical to metrics utilized in economic impact analysis, please see Exhibit B-1.

* *All figures subject to rounding*

EXHIBIT A-4
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
PROPERTY TAX REVENUE ANALYSIS

GENERAL PROPERTY TAX ASSUMPTIONS

I. **Property Tax Allocation (as a Portion of the 1% General Property Tax Levy)**

Category	Upon Full Annexation to City of Moreno Valley [1]
	City of Moreno Valley
General Fund [2]	0.08965230
	8.97%

II. **Homeowner's Exemption**

Homeowner's Exemption (Annually)	$7,000
Percent of Sale Units Taking Homeowner's Exemption [3]	90%

ASSESSED VALUATION ASSUMPTIONS

III. **Assessed Valuation - Projected Land Uses**

Residential Land Uses

A. **Single-Family Detached Units**

Number of Units [4]	0
Estimated Blended Sales Price per Unit [5]	$0
Total Estimated Net Taxable Value (Includes Estimated Takedown from Homeowner's Exemptions)	$0

B. **Multi-family (Affordable)**

Number of Units [4]	0
Estimated Sales Price per Unit [5]	$0
Total Estimated Net Taxable Value	$0

Non-Residential Land Uses

C. **Retail**

Estimated Number of Sq. Ft. [4]	3,000
Estimated Valuation per Sq. Ft. [6]	$200
Total Estimated Net Taxable Value	$600,000

D. **Non-Retail (Logistics Development and Light Logistics)**

Estimated Number of Sq. Ft. [4]	41,600,000
Estimated Valuation per Sq. Ft. [6]	$90
Total Estimated Net Taxable Value	$3,744,000,000

E. **Total Land Use Net Taxable Value (Includes Takeout from Homeowner's Exemption)** $3,744,600,000

OTHER PROPERTY TAX REVENUE ASSUMPTIONS

IV. **Unsecured Property Taxes - Assumptions [7]**

Residential

Unsecured Taxes as a % of Secured	2.75%

Non-Residential

Unsecured Taxes as a % of Secured	10.00%

V. **Property Tax Transfer - Assumptions [8]**

Residential Property Turnover Rate	10.00%
Non-Residential Property Turnover Rate	5.00%
Transfer Tax as a % of Assessed Value	0.11%
Property Transfer Tax Passed Through to City of Moreno Valley	50.00%

VI. **Motor Vehicle Licensing Fees - Assumptions**

Vehicle Licensing Fees per Capita	$2.05

VII. **Property Tax In-Lieu of Vehicle License Fee - Assumptions**

Total City of Moreno Valley Gross Assessed Value [9]	$10,445,118,397
City of Moreno Valley Property Tax In-Lieu of Vehicle License Fee [10]	$13,195,000
Property Tax In-Lieu of Vehicle License Fee Increase per $1,000 Assessed Value	$1.26

EXHIBIT A-4
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
PROPERTY TAX REVENUE ANALYSIS

Fiscal Impact Calculation

VIII. Fiscal Impact Category	Fiscal Impact Amount
A. Secured Property Tax	
Residential Land Uses	
Single-Family Detached	$0
Multi-family (Affordable)	$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	$538
Non-Retail (Logistics Development and Light Logistics)	$3,356,582
B. Unsecured Property Tax	
Residential Land Uses	
Single-Family Detached	$0
Multi-family (Affordable)	$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	$54
Non-Retail (Logistics Development and Light Logistics)	$335,658
C. Property Transfer Tax	
Residential Land Uses	
Single-Family Detached	$0
Multi-family (Affordable)	$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	$17
Non-Retail (Logistics Development and Light Logistics)	$102,960
D. Motor Vehicle Licensing Fees [11]	$0
E. Property Tax In-Lieu of Vehicle License Fee [12]	
Projected Residential and Non-Residential Land Uses	$4,636,853
Total Property Tax Revenues	**$8,432,662**

NOTES:

[1] Based on "General Fund" levy for Tax Rate Areas (TRAs). Data provided by the County of Riverside Auditor-Controller's Office. TRA allocations adjusted for ERAF. Figure reflects multiple TRAs ranging from 3%-21% weighted by assessed value. As agreed, figure does not include non-General Funds.

[2] Regarding those TRAs in unincorporated Riverside County, the City of Moreno Valley will receive 25% of the incremental ERAF-adjusted tax allocation post annexation. Source: Resolution No. 85-551 - *Master Property Tax Transfer Agreement Between the County of Riverside and the City of Moreno Valley Relating to Annexations,* dated September 10, 1985.

[3] Estimate, subject to change.

[4] Please see Exhibit A-3. Subject to change.

[5] Please see Exhibit A-3. Subject to change.

[6] Estimated valuation per square foot based on recently conducted fiscal impact studies by DTA and research conducted by DTA for recently constructed comparable buildings in the Inland Empire. Estimate, subject to change

[7] Based on typical DTA baseline assumptions.

[8] Source: California Revenue & Taxation Code §11901, et seq.; Moreno Valley Municipal Code §3.22.020.

[9] Source: *Riverside County Assessor Annual Report;* Fiscal Year 2011-12, City of Moreno Valley total assessed value.

[10] Source: City of Moreno Valley Operating Budget, Fiscal Year 2012-2013.

[11] City of Moreno Valley no longer receiving motor vehicle licensing fees. Please see page 7 of Study for explanation.

[12] Property Tax in-lieu of Vehicle Licensing Fees applies to incremental property value post-annexation. Current estimated land value of Center site of $74,082,308 excluded from calculation.

* ***All figures subject to rounding***

EXHIBIT A-5
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
SALES TAX REVENUE ANALYSIS

INDIRECT SALES TAX ASSUMPTIONS

I. **Residential Indirect Sales Tax Assumptions**

A. **Mortgage Assumptions**

Projected Residential Units	
Single-Family Residential and Multi-family (Affordable)	$0
Projected Sales Price per Unit (Blended)	$0
Average Mortgage (20% Down Payment) [1]	$0
Annual Mortgage Payment (8% for 30 Years) [2]	$0
Additional Annual Taxes & Insurance (2.00%)	

B. **Disposable Income Assumptions**

Projected Residential Units	
Single-Family Residential and Multi-family (Affordable)	$0.00
Average Household Income (3:1 Income to Household Payment Ratio) [1]	0.00%
Retail Taxable Expenditures (as a % of Disposable Income) [3]	

C. **Other Indirect Sales Tax Assumptions**

Employees (annual spending per employee) [4]	$4,168
Retail Taxable Sales Capture	50%
City of Moreno Valley Retail Taxable Purchase Capture [5]	
Other Sales Tax Assumptions	1.00%
% to the City of Moreno Valley [6]	

DIRECT SALES TAX ASSUMPTIONS

II. **Non-Residential Direct Sales Tax Assumptions**

A. **Taxable Sales per Sq. Ft. [7]**

Non-Residential	$250
Retail	$0
Non-Retail	

B. **Displaced Taxable Sales**

Displaced Existing Taxable Sales within the City of Moreno Valley [8]	20%

FISCAL IMPACT CALCULATION

III. **Fiscal Impact Category** — **Fiscal Impact Amount**

A. **Indirect Sales Tax**

Projected Residential Land Uses	$0
Single-Family Residential and Multi-family (Affordable)	
Employee Taxable Sales	$433,594

B. **Direct Sales Tax [7]**

Projected Non-Residential Land Uses	
Commercial Land Uses	$6,000
Retail	$0
Non-Retail	
Total Sales Tax Revenues	**$439,594**

NOTES:

[1] DTA estimates. Subject to change.
[2] DTA estimate. Annual payment includes principal, interest, property taxes, and homeowner's insurance.
[3] Source: BOE 2008 *Consumer Expenditure Survey.*
[4] Source: "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004). Adjusted for inflation assuming 3% annual inflation rate.
[5] Estimate, subject to change.
[6] Source: Moreno Valley Municipal Code §3.36.020.
[7] Based on the median sales per sq. ft. figure for retail centers as outlined in "Dollars and Cents of Shopping Centers" (2008) published by the Urban Land Institute.
However, no retail activity expected on Center site, only logistics warehousing. Source: Highland Fairview.
[8] Estimate, subject to change.
* ***All figures subject to rounding***

EXHIBIT A-6
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
INVESTMENT INCOME REVENUES ANALYSIS

ASSUMPTIONS

I.	Investment Income Assumptions	
	Investment Period for Recurring Non-Interest General Fund Revenues	12 Months
	Local Agency Investment Fund (LAIF) Rate of Return [1]	0.40%
	Local Agency Investment Fund (LAIF) Percentage of Earnings Cost [2]	50.00%

FISCAL IMPACT CALCULATION

II.	Fiscal Impact Category	Fiscal Impact Amount
	Total Property Tax Revenues (Exhibit 4)	$8,432,662
	Total Sales Tax Revenues (Exhibit 5)	$439,594
	Total Multiplier Revenues (Exhibit 7)	$2,665,440
	Projected Recurring General Fund Revenues Available for Investment	**$11,537,696**
	Plus: Investment Income (Less Earnings Cost)	$23,075
	Total Recurring General Fund Revenues	**$11,560,771**

NOTES:

[1] 47-Quarter Average (March Beginning 2000 to September Ending 2011) is 3.0%, yet current rate is ~0.50%, LAIF Apportionment Rates as provided by the California State Treasurer.

[2] Based on quarter ending September 30, 2010, LAIF Administrative Earnings Costs as provided by the California State Treasurer.

* ***All figures subject to rounding***

EXHIBIT A-7
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
MULTIPLIER REVENUE SOURCES ANALYSIS

ASSUMPTIONS

I. Multiplier Revenues

Revenue Category	Multiplier Factor [1]	Revenue Projection Basis
Tax Revenue	$59.85	Persons Served
Business Receipts Tax & Licenses	$59.63	Per Employee
Franchises	$24.81	Persons Served
Licenses/Permits	$5.69	Persons Served
Intergovernmental Revenues	$6.00	Persons Served
Charges for Services	$38.12	Persons Served
Use of Money & Property	$0.25	Persons Served
Fines and Forfeitures	$0.64	Persons Served
Transfers In	$0.37	Persons Served
Other Revenues	$1.21	Persons Served

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category	Fiscal Impact Amount
Tax Revenue	$622,664
Business Receipts Tax & Licenses	$1,240,751
Franchises	$258,117
Licenses/Permits	$59,197
Intergovernmental Revenues	$62,423
Charges for Services	$396,591
Use of Money & Property	$2,601
Fines and Forfeitures	$6,658
Transfers In	$3,849
Other Revenues	$12,589
Total Multiplier Revenues	**$2,665,440**

NOTES:
[1] Based on City of Moreno Valley Operating Budget, Fiscal Year 2012-2013.
* *All figures subject to rounding*

EXHIBIT A-8
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
MULTIPLIER EXPENDITURES ANALYSIS

ASSUMPTIONS

I. **Multiplier Expenditures**

Expenditure Category	Multiplier Factor [1]	Expenditure Projection Basis [1]
Community Development	$4.17	Persons Served
Public Works	$10.79	Persons Served
Police	$196.20	Persons Served
Animal Services	$4.70	Persons Served
Other Uses	$6.27	Persons Served
Development Services	$20.87	Persons Served
Fire Services	$72.84	Persons Served
Transfers Out	$6.28	Persons Served

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category	Fiscal Impact Amount
Community Development	$43,384
Public Works	$112,256
Police	**$2,041,216**
Animal Services	$48,898
Other Uses	$65,232
Development Services	$217,126
Fire Services	**$757,809**
Transfers Out	$65,336
Total Multiplier Expenditures	**$3,351,257**

NOTES:
[1] Based on City of Moreno Valley Operating Budget, Fiscal Year 2012-2013.
* *All figures subject to rounding*

EXHIBIT A-9
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
CASE STUDY EXPENDITURES ANALYSIS

Infrastructure & Parks Maintenance Costs

I.	**Estimated Additional Infrastructure Requirements [1]**	
	Estimated Lane Miles of Roadway	54.0
	Estimated Number of Signalized Intersections	4
	Estimated Number of Streetlights	699
	Estimated Acres of Parkways and Medians	75.0
	Estimated Mileage of Storm Drains	18.1
	Estimated Mileage of Sidewalks/Trails	17.2
II.	**Estimated Annual Costs [2]**	
	Roadway Maintenance Costs per Lane Mile	$7,834
	Traffic Signal Maintenance per Intersection	$4,938
	Street Light Maintenance per Light	$126
	Parkway/Median Maintenance Costs per Acre	$14,953
	Storm Drain Maintenance Per Mile	$1,177
	Sidewalk/Trail Mileage per Lineal Mile	$3,497
III.	**Estimated Annual Infrastructure & Parks Maintenance Calculation**	
	Roadways	$423,029
	Signalized Intersections	$19,752
	Street Lights	$87,759
	Parkway/Median	$1,121,505
	Open Space	$106,399
	Sidewalks/Trails	$60,149
IV.	**Measure A Set-Off [3]**	
	Measure A Sales Tax	0.50%
	Measure A Sales Tax Passed Through to the City	10.15%
	(Measure A Set-Off resulting from World Logistics Center)	($21,997)
	Total Infrastructure & Parks Maintenance Costs	**$1,817,881**

NOTES:

[1] Source: Highland Fairview; reflects only those improvements to be operated and maintained by the City's General Fund. Subject to change.

[2] Based on data obtained from the DTA Public Works database, in concert with research from the Engineering News-Record.

[3] Half cent sales tax of which ~10% goes to the City of Moreno Valley based on percentage of total Measure A funds allocated to Moreno Valley with respect to the County total. Subject to change. Source: Riverside County Transportation Commission (RCTC) Annual Budget, Fiscal Year 2011-2012.

* ***All figures subject to rounding***

EXHIBIT A-10
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
GENERAL GOVERNMENT EXPENDITURES ANALYSIS

ASSUMPTIONS

Total Recurring General Fund Expenditures (excluding General Government Overhead) [1]	$70,075,883
Recurring General Government Overhead Expenditures (as a % of Total Recurring General Fund Expenditures) [2]	10%
Marginal Increase in General Government Costs [3]	75%

FISCAL IMPACT CALCULATION

I. Fiscal Impact Category	Fiscal Impact Amount
Total Multiplier Expenditures (Exhibit 8)	$3,351,257
Total Case Study Expenditures (Exhibit 9)	$1,817,881
Projected Recurring General Fund Expenditures	**$5,169,138**
Plus: General Government Costs	$391,956
Total Recurring Expenditures	**$5,561,094**

NOTES:

[1] Based on City of Moreno Valley Operating Budget, Fiscal Year 2012-2013.

[2] General Government Overhead Expenditures defined as costs for City Council, City Manager, City Clerk, Administrative Services, City Treasurer, etc.

[3] Estimate, subject to change. Current City staffing numbers are likely artificially low and are thus not suitable for serving new development.

* *All figures subject to rounding*

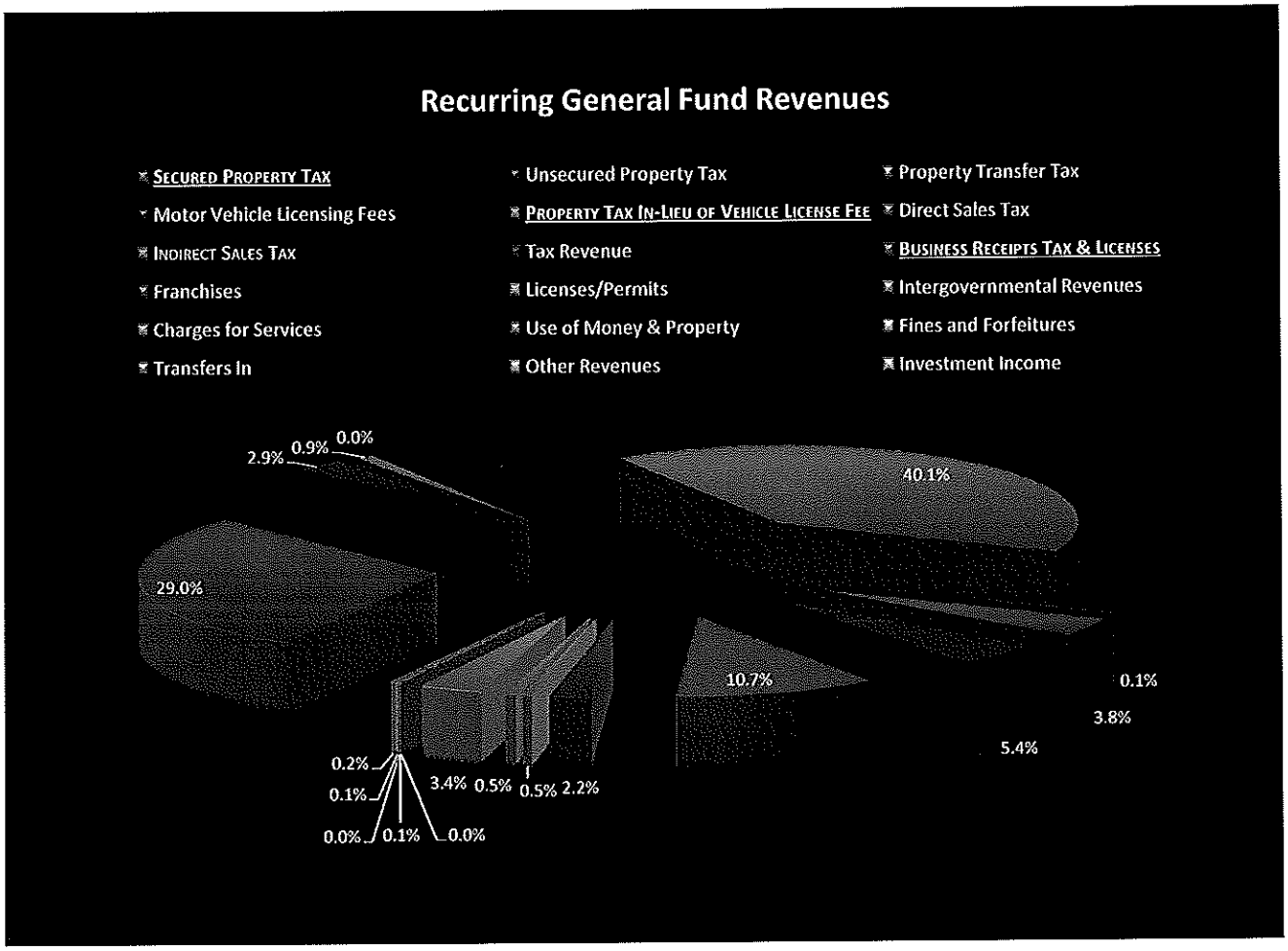
EXHIBIT A-11
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
NET FISCAL IMPACT SUMMARY

RECURRING GENERAL FUND REVENUES [1]	AMOUNT	PERCENT OF TOTAL
Secured Property Tax	$3,357,120	29.0%
Unsecured Property Tax	$335,712	2.9%
Property Transfer Tax	$102,977	0.9%
Motor Vehicle Licensing Fees	$0	0.0%
Property Tax In-Lieu of Vehicle License Fee	$4,636,853	40.1%
Direct Sales Tax	$6,000	0.1%
Indirect Sales Tax	$433,594	3.8%
Tax Revenue	$622,664	5.4%
Business Receipts Tax & Licenses	$1,240,751	10.7%
Franchises	$258,117	2.2%
Licenses/Permits	$59,197	0.5%
Intergovernmental Revenues	$62,423	0.5%
Charges for Services	$396,591	3.4%
Use of Money & Property	$2,601	0.0%
Fines and Forfeitures	$6,658	0.1%
Transfers In	$3,849	0.0%
Other Revenues	$12,589	0.1%
Investment Income	$23,075	0.2%
Total Recurring General Fund Revenues	**$11,560,771**	**100.0%**

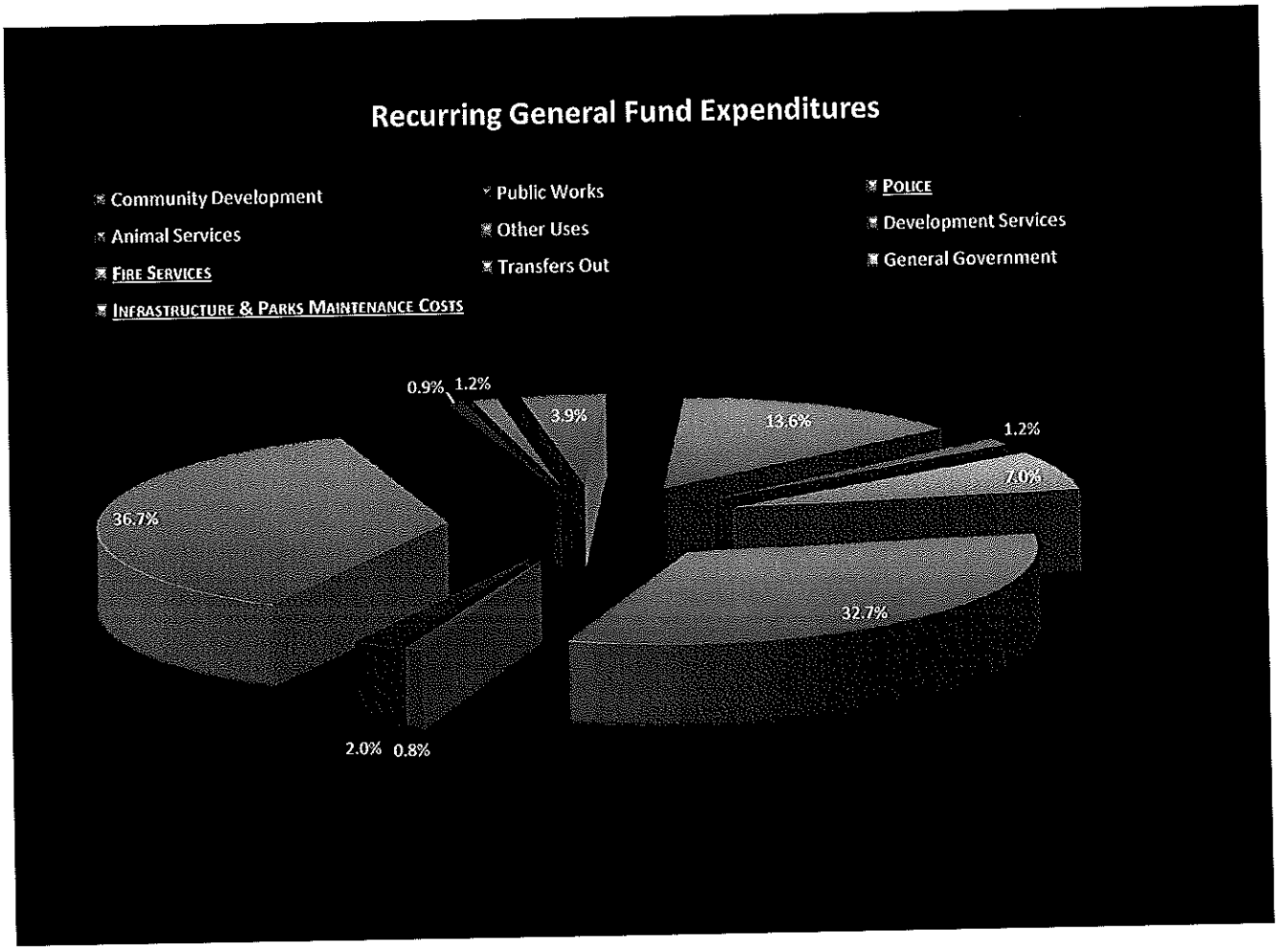
RECURRING GENERAL FUND EXPENDITURES [2]	AMOUNT	PERCENT OF TOTAL
Community Development	$43,384	0.8%
Public Works	$112,256	2.0%
Police	$2,041,216	36.7%
Animal Services	$48,898	0.9%
Other Uses	$65,232	1.2%
Development Services	$217,126	3.9%
Fire Services	$757,809	13.6%
Transfers Out	$65,336	1.2%
General Government	$391,956	7.0%
Infrastructure & Parks Maintenance Costs	$1,817,881	32.7%
Total Recurring General Fund Expenditures	**$5,561,094**	**100.0%**

NET FISCAL IMPACT	
Total Annual Recurring General Fund Surplus/(Deficit)	**$5,999,678**
Total Annual Revenue/Expenditure Ratio	**2.08**
Total Fiscal Surplus/(Deficit) per 1,000 SF Logistics	**$144**

NOTES:
[1] Please see Exhibits 4-7 for the derivation of these calculations.
[2] Please see Exhibits 8-10 for the derivation of these calculations.
* *All figures subject to rounding*



Resolutic **Item No. E.6**
Date Adopted: June 24, 2014


Recurring General Fund Expenditures
Community Development
Animal Services
Fire Services
Infrastructure & Parks Maintenance Costs
Public Works
Other Uses
Transfers Out
Police
Development Services
General Government
0.9%
1.2%
3.9%
13.6%
1.2%
7.0%
36.7%
32.7%
2.0%
0.8%

APPENDIX B

ECONOMIC IMPACT MODEL

Resolutic Item No. E.6
Date Adopted: June 24, 2014

EXHIBIT B-1
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
JOB CREATION

ASSUMPTIONS

I. Non-Residential Land Use Assumptions

	Sq. Ft. [1]
A. Commercial Land Uses	0
Office	3,000
Retail	41,600,000
Logistics Development / Light Logistics	
B. Employees/KSF [2]	2.00
Office	2.50
Retail	0.50
Logistics Development / Light Logistics	

JOB CREATION CALCULATION

II. COUNTY

Non-Residential Land Use	Direct Employees [3]	Indirect Employees [4]	Induced Employees [5]	Total Employees
Office	0	0	0	0
Retail	8	1	1	11
Logistics Development / Light Logistics	20,800	3,348	4,218	28,366
TOTAL, NON-RESIDENTIAL	20,808	3,349	4,219	28,377

III. CITY [6]

Non-Residential Land Use	Direct Employees [3]	Indirect Employees [4]	Induced Employees [5]	Total Employees
Office	0	0	0	0
Retail	8	1	1	10
Logistics Development / Light Logistics	20,800	1,674	2,109	24,583
TOTAL, NON-RESIDENTIAL	20,808	1,675	2,110	24,593

NOTES:
[1] Source: Highland Fairview.
[2] Source: DTA Public Works Database; confirmed by "Employment Density Study," SCAG (2001), "Logistics Trends and Specific Industries," NAIOP Research Foundation (March 2010), and World Logistics Center EIR. Identical to metrics utilized in fiscal impact analysis, please see Exhibit A-3.
[3] Based on multiplying SF by Employees/1,000 SF metric.
[4] Based on indirect-effect employment multiplier multiplied by Direct Output (see Exhibit B-2). Indirect Employment metric is based on Direct Output metric. Source: Riverside County IMPLAN multipliers.
[5] Based on induced-effect employment multiplier multiplied by Direct Output (see Exhibit B-2). Induced Employment metric is based on Direct Output metric. Source: Riverside County IMPLAN multipliers.
[6] An estimated 50% of the Center impacts occurring in Riverside County will take place in the City of Moreno Valley. Typical DTA baseline assumption. Subject to change.
* *All figures subject to rounding*

EXHIBIT B-2
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
TOTAL OUTPUT

TOTAL OUTPUT CALCULATION

I. COUNTY	Total Square Footage [1]	Direct Output [2]	Indirect Output [3]	Induced Output [4]	Total Output
Office	0	$0	$0	$0	$0
Retail	3,000	$637,500	$152,275	$175,599	$965,374
Logistics Development / Light Logistics	41,600,000	$1,540,761,748	$385,622,987	$505,501,561	$2,431,886,295
TOTAL, NON-RESIDENTIAL	**41,603,000**	**$1,541,399,248**	**$385,775,262**	**$505,677,160**	**$2,432,851,669**

II. CITY [5]	Total Square Footage [1]	Direct Output [2]	Indirect Output [3]	Induced Output [4]	Total Output
Office	0	$0	$0	$0	$0
Retail	3,000	$637,500	$76,137	$87,800	$801,437
Logistics Development / Light Logistics	41,600,000	$1,540,761,748	$192,811,494	$252,750,780	$1,986,324,021
TOTAL, NON-RESIDENTIAL	**41,603,000**	**$1,541,399,248**	**$192,887,631**	**$252,838,580**	**$1,987,125,458**

NOTES:

[1] Source: Highland Fairview

[2] Source: Riverside County IMPLAN multipliers. Retail Direct Output derived by multiplying SF by projected retail taxable sales per SF of $250, discounted by 15% to reflect "leakage." Logistics Direct Output based on direct-effect employment multiplier divided into Direct Logistics Jobs (see Exhibit A-1) (i.e., Direct Output metric is based on projected Direct Employment for this category

[3] Source: Riverside County IMPLAN multipliers. Indirect Output metric is based on Direct Output metric

[4] Source: Riverside County IMPLAN multipliers. Induced Output metric is based on Direct Output metric

[5] An estimated 50% of the Center impacts occurring in Riverside County will take place in the City of Moreno Valley. Typical DTA baseline assumption. Subject to change

* *All figures subject to rounding*

EXHIBIT B-3
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
TOTAL WAGES

I. COUNTY

Non-Residential Land Use	Direct Wages [1]	Indirect Wages [2]	Induced Wages [3]	Total Wages
Office	$0	$0	$0	$0
Retail	$183,082	$46,153	$59,899	$289,134
Logistics Development / Light Logistics	$880,685,919	$135,943,227	$171,247,176	$1,187,876,322
TOTAL, NON-RESIDENTIAL	**$880,869,002**	**$135,989,380**	**$171,307,075**	**$1,188,165,456**

II. CITY [4]

Non-Residential Land Use	Direct Wages [1]	Indirect Wages [2]	Induced Wages [3]	Total Wages
Office	$0	$0	$0	$0
Retail	$183,082	$23,076	$29,950	$236,108
Logistics Development / Light Logistics	$880,685,919	$67,971,613	$85,623,588	$1,034,281,121
TOTAL, NON-RESIDENTIAL	**$880,869,002**	**$67,994,690**	**$85,653,538**	**$1,034,517,229**

NOTES:

[1] Based on Direct Employees multiplied by Retail annual salary of $22,885, which reflects a blended average of local "retail" codes and "food service/accomodation" codes
Based on Direct Employees multiplied by Logistics annual salary of $42,841, which equals standard Warehousing/Transportation Salary (~$41,229) plus a small salary bump for 10% of employees (~$52,346) to account for presence of high-level management and related office personnel
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics Reports (California, 2010) for Riverside-San Bernardino-Ontario Metropolitan Area and Riverside County; confirmed by Bureau of Labor Statistics (May 2010)

[2] Based on indirect employees multiplied by County average annual salary of $40,602
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics Reports (California, 2010) for Riverside-San Bernardino-Ontario Metropolitan Area and Riverside County; confirmed by Bureau of Labor Statistics (May 2010)

[3] Based on induced employees multiplied by County average annual salary of $40,602
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics Reports (California, 2010) for Riverside-San Bernardino-Ontario Metropolitan Area and Riverside County; confirmed by Bureau of Labor Statistics (May 2010)

[4] An estimated 80% of the Center impacts occurring in Riverside County will take place in the City of Moreno Valley. Typical DTA baseline assumption. Subject to change

- ***All figures subject to rounding***

EXHIBIT B-4
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
JOBS-HOUSING BALANCE

ASSUMPTIONS

I. Existing Demographics

	Amount
A. Riverside County	784,357
Housing Units [1]	551,492
Employees [2]	
B. City of Moreno Valley	53,772
Housing Units [1]	25,120
Employees [2]	

II. Job Impacts [3]

A. Riverside County	20,808
Direct Impact	3,349
Additional Indirect, County	4,219
Additional Induced, County	**28,377**
Total Center, County	
B. City of Moreno Valley	20,808
Direct Impact	1,675
Additional Indirect, City	2,110
Additional Induced, City	**24,593**
Total Center, City	

III. Cumulative Center Demographics

	579,869
A. Existing plus Center - Riverside County	5.15%
Percentage Increase	**49,713**
B. Existing plus Center - City	97.90%
Percentage Increase	

JOBS-HOUSING BALANCE CALCULATION

IV. Jobs-Housing Balance

A. Riverside County	0.70
Existing	0.74
Existing with Center	**5.15%**
Percentage Increase	
B. City of Moreno Valley	0.47
Existing	0.92
Existing with Center	**97.90%**
Percentage Increase	

NOTES:

[1] Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2010.

[2] Source: California Employment Development Department ("EDD") - Labor Market Information Division, 2010 Annual Average NAICS Sector Data. Selected zip codes in Riverside County and City of Moreno Valley, special request by DTA. For these purposes, County employee figure does not equal Riverside County "labor force" figure because "labor force" reflects employed County residents irrespective of where they work.

[3] Please see Exhibit B-1.

* *All figures subject to rounding*

EXHIBIT B-5
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
ONE-TIME IMPACTS

JOB CREATION CALCULATION - FULL-TIME EQUIVALENTS ("FTE")

I. COUNTY

Non-Residential Land Use	Direct Employees [1]	Indirect Employees [2]	Induced Employees [3]	Total Employees
Office	0	0	0	0
Retail	1	0	0	1
Logistics Development / Light Logistics	13,122	3,366	4,243	20,731
TOTAL, NON-RESIDENTIAL	13,123	3,367	4,243	**20,733**

II. CITY [4]

Non-Residential Land Use	Direct Employees [1]	Indirect Employees [2]	Induced Employees [3]	Total Employees
Office	0	0	0	0
Retail	1	0	0	1
Logistics Development / Light Logistics	13,122	1,683	2,122	16,927
TOTAL, NON-RESIDENTIAL	13,123	1,683	2,122	**16,928**

NOTES:
[1] Based on direct effect employment multiplier multiplied by one-time output (see below). As this is an analysis of a store industry (construction), Direct Employment metric is based on Direct Output. Source: Riverside County IMPLAN multipliers
[2] Based on indirect effect employment multiplier multiplied by one-time output (see below). Indirect Employment metric is based on Direct Output. Source: Riverside County IMPLAN multipliers
[3] Based on induced effect employment multiplier multiplied by one-time output (see below). Induced Employment metric is based on Direct Output. Source: Riverside County IMPLAN multipliers
[4] An estimated 50% of the Center impacts occurring in Riverside County will take place in the City of Moreno Valley. Typical DTA baseline assumption. Subject to change
* *All figures subject to rounding*

TOTAL WAGE CALCULATION

III. COUNTY

Non-Residential Land Use	Direct Wages [1]	Indirect Wages [2]	Induced Wages [3]	Total Wages
Office	$0	$0	$0	$0
Retail	$46,203	$9,857	$12,424	$68,484
Logistics Development / Light Logistics	$640,681,136	$136,681,476	$172,276,486	$949,639,098
TOTAL, NON-RESIDENTIAL	**$640,727,339**	**$136,691,333**	**$172,288,909**	**$949,707,581**

IV. CITY [4]

Non-Residential Land Use	Direct Wages [1]	Indirect Wages [2]	Induced Wages [3]	Total Wages
Office	$0	$0	$0	$0
Retail	$46,203	$4,928	$6,212	$57,343
Logistics Development / Light Logistics	$640,681,136	$68,340,738	$86,138,243	$795,160,117
TOTAL, NON-RESIDENTIAL	**$640,727,339**	**$68,345,666**	**$86,144,455**	**$795,217,460**

NOTES:
[1] Based on direct employees multiplied by Construction annual salary of $45,825
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics Reports (California, 2010) for Riverside-San Bernardino-Ontario Metropolitan Area and Riverside County; confirmed by Bureau of Labor Statistics (May 2010)
[2] Based on indirect employees multiplied by County average annual salary of $43,602
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics Reports (California, 2010) for Riverside-San Bernardino-Ontario Metropolitan Area and Riverside County; confirmed by Bureau of Labor Statistics (May 2010)
[3] Based on induced employees multiplied by County average annual salary of $43,602
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics Reports (California, 2010) for Riverside-San Bernardino-Ontario Metropolitan Area and Riverside County; confirmed by Bureau of Labor Statistics (May 2010)
[4] An estimated 50% of the Center impacts occurring in Riverside County will take place in the City of Moreno Valley. Typical DTA baseline assumption. Subject to change
* *All figures subject to rounding*

TOTAL OUTPUT CALCULATION

V. COUNTY

	Total Square Footage [1]	Direct Output [2]	Indirect Output [3]	Induced Output [4]	Total Output
Office	0	$0	$0	$0	$0
Retail	3,000	$123,386	$32,181	$36,673	$192,240
Logistics Development / Light Logistics	41,600,000	$1,710,954,655	$446,240,640	$508,634,262	$2,665,729,558
TOTAL, NON-RESIDENTIAL	**41,603,000**	**$1,711,078,041**	**$446,272,821**	**$508,670,936**	**$2,665,921,798**

VI. CITY [5]

	Total Square Footage [1]	Direct Output [2]	Indirect Output [3]	Induced Output [4]	Total Output
Office	0	$0	$0	$0	$0
Retail	3,000	$123,386	$16,090	$18,337	$157,813
Logistics Development / Light Logistics	41,600,000	$1,710,954,655	$223,120,320	$254,267,131	$2,188,342,106
TOTAL, NON-RESIDENTIAL	**41,603,000**	**$1,711,078,041**	**$223,136,411**	**$254,285,468**	**$2,188,499,919**

NOTES:
[1] Source: Highland Fairview
[2] Construction costs reflect amount estimated to be spent within the County, which is assumed to be 85% of the total construction expenditure
Total construction expenditures equal approximately 41.6 million SF at an estimated cost of $42 per SF. Source: Highland Fairview, confirmed by RSMeans data
[3] Based on indirect effect output multiplier of per $ of Direct Output. Indirect Output metric is based on Direct Output Metric. Source: Riverside County IMPLAN multipliers
[4] Based on induced effect output multiplier of per $ of Direct Output. Induced Output metric is based on Direct Output Metric. Source: Riverside County IMPLAN multipliers
[5] An estimated 50% of the Center impacts occurring in Riverside County will take place in the City of Moreno Valley. Typical DTA baseline assumption. Subject to change
* *All figures subject to rounding*

EXHIBIT B-6
RANCHO BELAGO, CALIFORNIA: WORLD LOGISTICS CENTER
SUMMARY

ASSUMPTIONS (IMPLAN)

		Sq. Ft.
I.	LAND USE ASSUMPTIONS	
	Logistics Development / Light Logistics	41,600,000
	Office	0
	Retail	3,000
		per 1,000 SF
II.	EMPLOYMENT ASSUMPTIONS	
	Logistics Development / Light Logistics	0.50
	Office	2.00
	Retail	2.50
		per SF
III.	SALES ASSUMPTIONS	
	Logistics Development / Light Logistics	$0.00
	Office	$0.00
	Retail	$250.00

CONCLUSIONS (IMPLAN)

Recurring Impacts

		Direct	Indirect/Induced	Total
IV.	JOB CREATION			
	Countywide	20,808	7,569	28,377
	Within City	20,808	3,785	24,593
		Direct	**Indirect/Induced**	**Total**
V.	EMPLOYEE WAGES			
	Countywide	$880,869,002	$307,296,455	$1,188,165,456
	Within City	$880,869,002	$153,648,227	$1,034,517,229
		Direct	**Indirect/Induced**	**Total**
VI.	TOTAL OUTPUT			
	Countywide	$1,541,399,248	$891,452,422	$2,432,851,669
	Within City	$1,541,399,248	$445,726,211	$1,987,125,458

One-Time Impacts

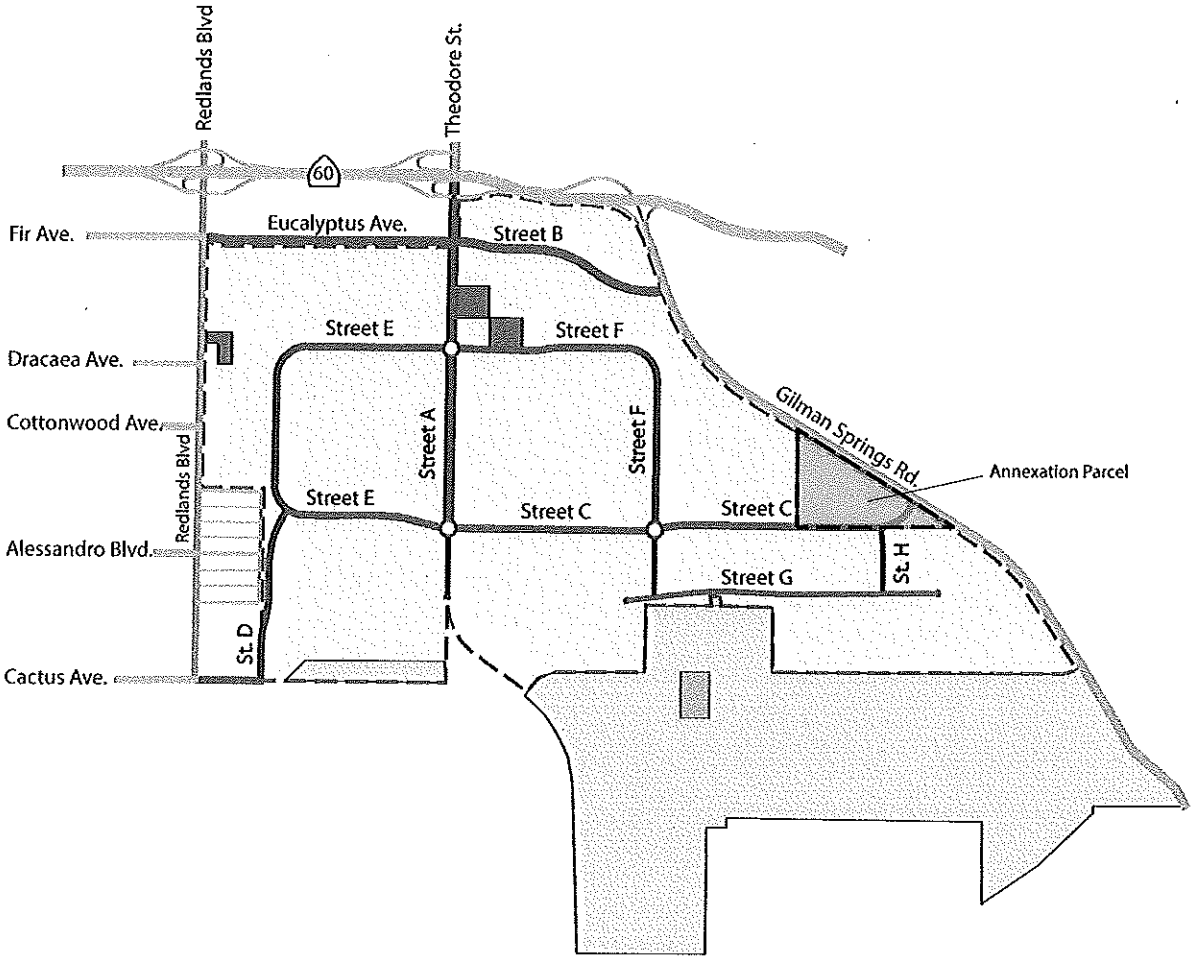
		Direct	Indirect/Induced	Total
VII.	CONSTRUCTION JOBS			
	Countywide	13,123	7,610	20,733
	Within City	13,123	3,805	16,928
		Direct	**Indirect/Induced**	**Total**
VIII.	CONSTRUCTION WAGES			
	Countywide	$640,727,339	$308,980,242	$949,707,581
	Within City	$640,727,339	$154,490,121	$795,217,460
		Direct	**Indirect/Induced**	**Total**
IX.	CONSTRUCTION OUTPUT			
	Countywide	$1,711,078,041	$954,843,757	$2,665,921,798
	Within City	$1,711,078,041	$477,421,878	$2,188,499,919

Other Impacts

		Balance With Center	% Increase/ (Decrease)
X.	JOBS-HOUSING BALANCE		
	Countywide	0.74	5.15%
	Citywide	0.92	97.90%

APPENDIX C

ANNEXATION EXHIBIT



Annexation Exhibit

Scale: None
May 2, 2012

HIGHLAND FAIRVIEW
Rancho Belago, Ca 92555

P:\World Logistics Center\SP\WLC SP Exhibits Brian\Files for LPA\Illustrator\Annexation Bdry

Resolutic **Item No. E.6**
Date Adopted: June 24, 2014

Appendix B

MANPOWER for Crossroads 10

MANPOWER for Crossroads 10, Ontario

Completed May, 2014

427,047 SF

Survey – 2 man crew

Demo – 4 man crew

Grading – 15 man crew

Curb & Gutter – 10 man crew

Paving – 12 man crew

Building concrete – 25 man crew

Underground utilities – 6 man crew

Underground fire lines – 6 man crew

Fencing – 5 man crew

Landscape – 15 man crew

Pavement striping – 3 man crew

Painting – 5 man crew

Rebar – 6 man crew

Sack & Patch – 7 man crew

Welding – 3 man crew

Structural steel – 5 man crew

Roof structure – 20 man crew

Roofing – 7 man crew

Caulking – 5 man crew

Plumbing – 4 man crew

Insulation – 2 man crew

Electrical – 6 man crew

Resolutic **Item No. E.6**
Date Adopted: June 24, 2014

HVAC – 4 man crew

Sheetmetal – 4 man crew

Interior doors/Hardware – 2 man crew

Overhead doors – 6 man crew

Glass/Storefront – 7 man crew

Frame/Drywall – 4 man crew

Acoustic ceiling – 2 man crew

Flooring – 3 man crew

FRP – 2 man crew

Cabinets – 2 man crew

Signage – 1 man crew

Restroom Accessories – 1 man crew

Dock levelers – 4 man crew

Window blinds – 1 man crew

Interior sprinkler – 8 man crew

Cleaning – 5 man crew

General Contractor staff- 5

Total manpower jobs: 234

Moreno Valley Eucalyptus 6 buildings: 234 x 6 = 1,404 temporary construction jobs

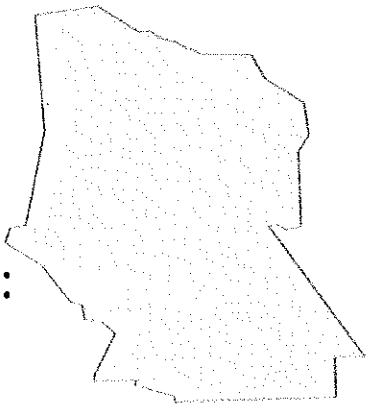
Appendix C

The Logistics Industry of Inland Empire:

A Fiscal and Economic Impact Study

DAVID TAUSSIG & ASSOCIATES

BEACON ECONOMICS



The Logistics Industry of the Inland Empire: A Fiscal and Economic Impact Study

PURPOSE:

The purpose of the Fiscal and Economic Impact Study is to provide (i) a general review of the impact of the Logistics Industry on the Inland Empire region of California and (ii) a detailed summary of the projected fiscal and economic impacts to four cities (Jurupa Valley, Chino, Moreno Valley, and Fontana, collectively the "Cities") as a result of the hypothetical development of a 500,000 sq. ft. "high cube" logistics facility in each jurisdiction. The hypothetical facilities in Moreno Valley and Fontana were assumed to be highly automated, while the facilities in Jurupa Valley and Chino were assumed to be not as automated, and staffed by more employees.

METHODOLOGY:

The Study analyzes both the recurring fiscal impacts of the facilities' development on the General Funds of the Cities. Importantly, because one-time revenues typically offset one time impacts, the Study does not address one time revenues (except for estimating development impact fees) and focuses primarily on recurring revenues. The Study also identifies the general economic impacts on the Cities in terms of employment, gross receipts, and earnings creation for residents and workers of the Cities.

Fiscal Impacts:

The fiscal impacts projected are based generally on the *Multiplier Methodology* and in particular the *Per Capita-Employee ("Persons Served") Methodology*. To project most recurring fiscal factors, the Study employed the *Per Capita-Employee ("Persons Served") Methodology* and for major revenue sources, e.g. property tax and sales tax, the Study employed the *Case Study Methodology*. In order to provide conservative results, the Study does not assume that any of the facilities would generate "point of sale" sales tax revenues.

Economic Impacts:

Beacon Economic's economic impact analysis incorporates three stages of the development process: construction, tenant improvements, and operations. To conduct the economic impact analysis, the Study used Version 3 of the IMPLAN economic modeling system and operated under the assumption that each phase has three economic effects:

1. Direct: Caused by the additional output of goods and services from a logistics facility.
2. Indirect: Ripple effect among all of the industries whose outputs are used by the logistics center and its overall supply chain
3. Induced: Arise when employment increases in a region and stimulates greater household spending.

RESULTS:

Recurring Fiscal Impact:

The model reflects the estimated recurring surplus to the general fund of each of the Cities that will result from the development of a 500,000 sq. ft. logistics facility. Results are summarized below:

Fiscal Impact	Moreno Valley	Fontana	Jurupa Valley	Chino
	High-Tech	High-Tech	Low-Tech	Low-Tech
Total Annual Recurring Fund Revenues	$113,532	$100,510	$45,537	$111,411
Total Annual Recurring Fund Costs	($62,171)	($55,881)	($22,909)	($81,017)
Total Annual Recurring Surplus/(Deficit)	**$51,361**	**$44,629**	**$22,628**	**$30,394**
Total Annual Revenue/Cost Ratio	*1.83*	*1.80*	*1.99*	*1.38*

Each jurisdiction will enjoy a positive fiscal impact as a result of new development of a 500,000 sq. ft. logistics facility. As an example, in the case of Jurupa Valley, for every one dollar incurred by the City in providing City services to the facility, the City will get $1.99 back in new facility revenues.

Development Impact Fees:

Development fees are one-time revenues to the City. New development is generally required to pay these fees prior to the construction of a project. Although non-recurring and not technically a part of the fiscal or economic impacts presented by the Study, they are substantial as indicated in the table below:

Impact Fees	Moreno Valley	Fontana	Jurupa Valley	Chino
	High-Tech	High-Tech	Low-Tech	Low-Tech
Capital Facilities Fees	$1,671,440	$1,920,560	$1,152,898	$3,094,800
Schools Fees	$255,000	$255,000	$255,000	$255,000
Sewer/Water Connection Fees	$234,838	$452,090	$329,169	$467,725
Other/Misc. Fees	$537,194	$298,813	$426,545	N/A
Total Development Impact Fees	**$2,698,472**	**$2,926,463**	**$2,163,612**	**$3,817,525**

Recurring Economic Impact:

Each of the tenants for the logistics facility will have ongoing operating expenses. These annual operating costs drive additional spending in the economy. The spending creates recurring economic impacts that once again have direct, indirect, and induced expenses. The results of the economic phase of Study are summarized below:

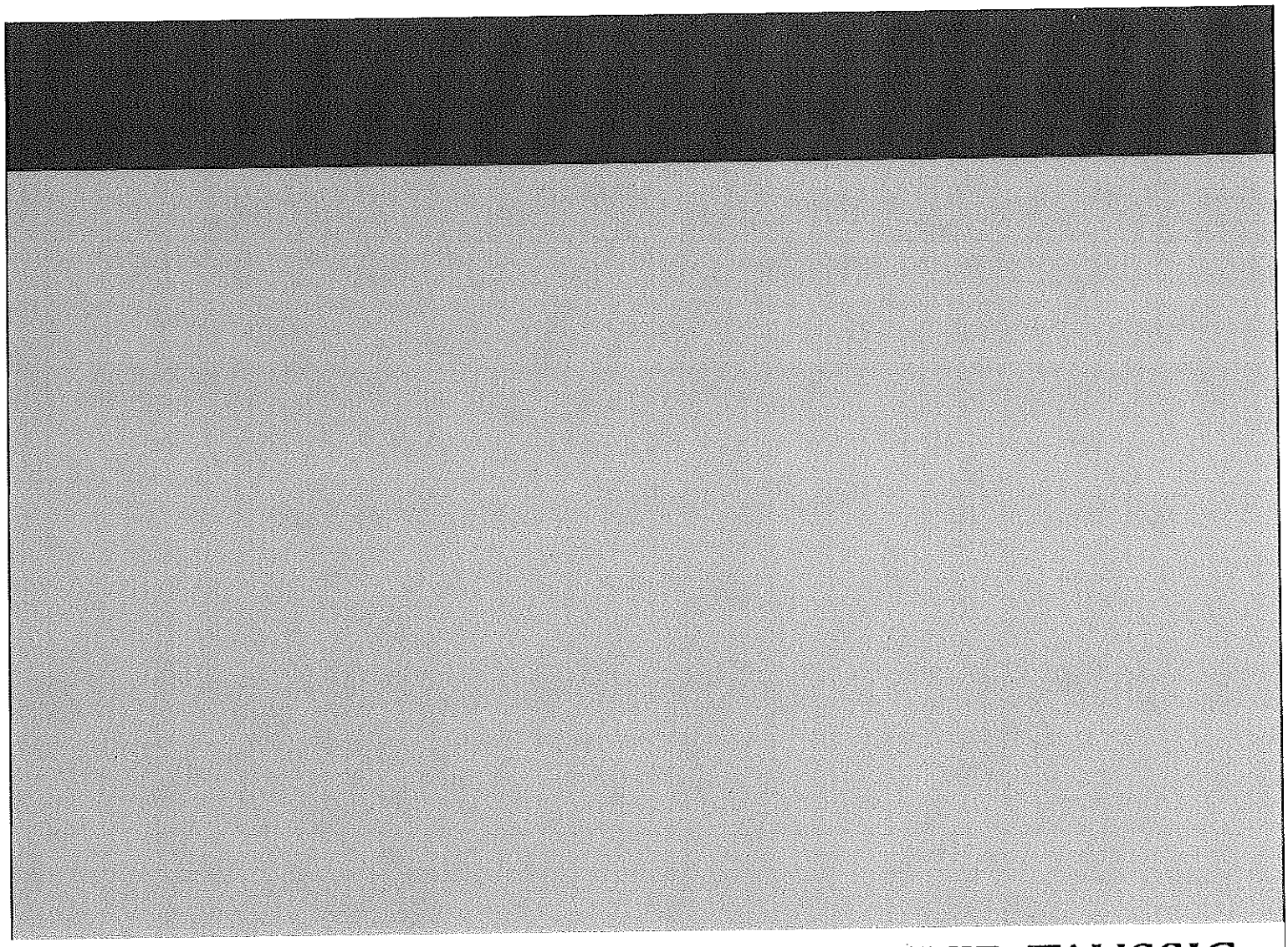
Recurring Economic Impact	Moreno Valley	Fontana	Jurupa Valley	Chino
	High-Tech	High-Tech	Low-Tech	Low-Tech
Direct Number of Employees within the City	192	192	305	305
Indirect/Induced Number of Employees within the City	71	65	63	76
Total Recurring Number of Employees within the City	263	257	368	381
Additional Jobs Outside City within the Inland Empire	40	46	42	29
Total Recurring Number of Employees	**303**	**303**	**410**	**410**
Direct Economic Impact	$19,162,236	$19,162,236	$18,161,890	$18,161,890
Indirect/Induced Economic Impact	$8,129,476	$8,635,107	$7,412,746	$9,767,757
Total Recurring Economic Impact within the City	$27,291,712	$27,797,343	$25,574,636	$27,919,647
Additional Impact Outside City within the Inland Empire	$4,380,235	$3,874,604	$4,443,906	$2,098,895
Total Recurring Economic Impact	**$31,671,947**	**$31,671,947**	**$30,018,542**	**$30,018,542**

One-Time/Construction Economic Impact:

Each of the tenants for the logistics facility will also have substantial construction, development, and tenant improvement expenses. Again, the spending creates economic impacts that have direct, indirect, and induced expenses. The results of the economic phase of the Study are summarized below:

Total One-Time Economic Impact	Moreno Valley	Fontana	Jurupa Valley	Chino
	High-Tech	High-Tech	Low-Tech	Low-Tech
Direct Number of Employees within the City	403	403	304	305
Indirect/Induced Number of Employees within the City	138	133	112	139
Total One-Time Number of Employees within the City	541	536	416	444
Additional Jobs Outside City within the Inland Empire	93	98	63	35
Total One-Time Number of Employees	**634**	**634**	**479**	**479**
Direct Economic Impact	$50,000,000	$50,000,000	$37,500,000	$37,500,000
Indirect/Induced Economic Impact	$16,457,246	$18,750,303	$14,366,256	$18,335,554
Total One-Time Economic Impact within the City	$66,457,246	$68,750,303	$51,866,256	$55,835,554
Additional Impact Outside City within the Inland Empire	$10,717,683	$8,424,626	$6,045,116	$2,075,819
Total One-Time Economic Impact	**$77,174,929**	**$77,174,929**	**$57,911,372**	**$57,911,372**

Simply put, the logistics industry serves as an invaluable anchor for the Inland Empire economy. The increase in the volume of trade in the Southern California customs districts has created stronger demand for logistics services. As a result, the logistics industry in the Inland Empire has expanded over the past few decades and significantly enhanced the regional economy through improved productivity and higher wages. As can be seen by the results of this Study, individual developments alone provide a large, long term economic benefit for the Cities where they are located as well as their surrounding area.



DAVID TAUSSIG & ASSOCIATES

Public Finance
Public Private Partnerships
Urban Economics

5000 Birch Street
Suite 6000
Newport Beach, CA 92660
Phone (800) 969-4382

Appendix D

Stratford Ranch Industrial Development:

Fiscal & Economic Impact

Resolutic Item No. E.6
Date Adopted: June 24, 2014

Stratford Ranch Industrial Development: Fiscal & Economic Impact

September 2012

Andrew Chang & Company, LLC

1301 H Street Sacramento ▪ CA 95814 ▪ 916-538-6091

About Andrew Chang & Company, LLC:

The professionals at Andrew Chang & Company work with our clients to achieve tangible results by combining best-in-class research and analyses with unique insights into public policy and government operations and business strategy. Using advanced economic, statistical and business administration techniques, we provide strategy and operations consulting to Fortune 1000 firms and provide policy, economic, fiscal and operations consulting to public sector agencies and non-profit organizations. We are a California State Department of General Services certified small business and CMAS vendor. Andrew Chang & Company are recognized experts in State and local government revenue projection modeling and have performed revenue projection modeling for cities and State government agencies throughout California The professional qualifications of the staff who worked on this report are set forth as Exhibit A.

Proposed Stratford Ranch Industrial Development in the City of Perris:
Fiscal & Economic Impacts
(Table of Contents)

Section	Page
Key Findings	3
1. Scope	4
2. Background	6
3. Fiscal Impact	7
4. Economic Impact	10
Conclusion	13
Appendix A – Methodology	14
Appendix B - Multipliers	16
Exhibit A – Professional Qualifications	17

Proposed Stratford Ranch Industrial Development in the City of Perris:
Fiscal & Economic Impacts
(Key Findings)

- The Stratford Ranch Industrial Development will increase City revenues by approximately $216,500 or 0.4% annually. Over a 5-year period after construction, City revenues will increase by $1.1 million cumulatively. The new revenue from the development will be driven by: property tax, business license fees, and indirect sales tax.

- During the construction phase, 486 direct jobs will be created that will support 595 indirect jobs in the City and 933 indirect jobs in the economic region. Additionally, over a two-year period, construction spending will add an additional $74.8 million to local output and $306.2 million to regional output. Construction spending will also increase local earnings by $21.4 million and regional earnings by $87.6 million.

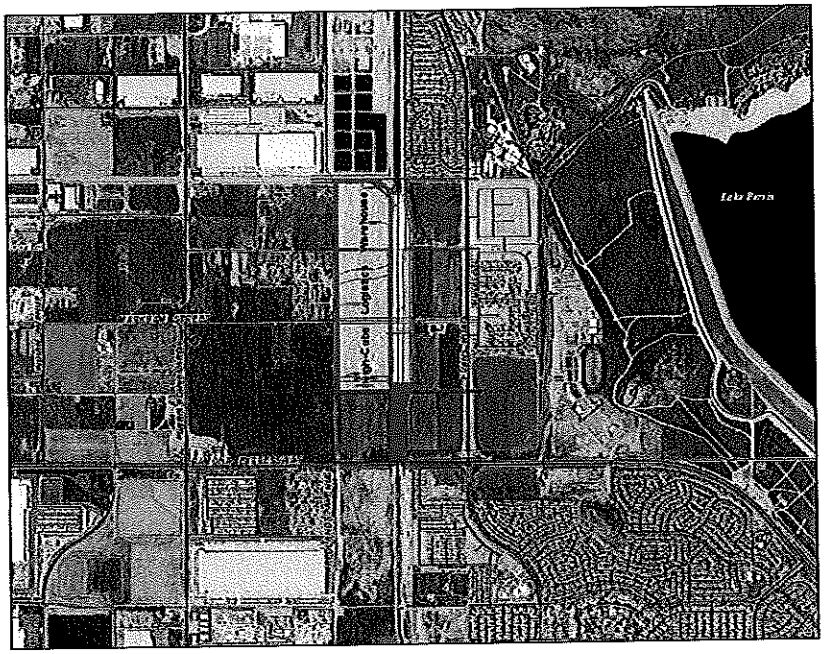
- After construction, the development will create 685 new on-site jobs and have estimated annual revenue of $19.2 million. The 685 new jobs will support 841 indirect jobs within the City and 1066 jobs within the economic region. The revenue generated from the development will add an additional $27.1 million to the local economy and $34.3 million to the regional economy. Additionally, local earnings will increase by $9 million and regional earnings will increase by $11.4 million

Proposed Stratford Ranch Industrial Development in the City of Perris:
Fiscal & Economic Impacts

1. Scope

The proposed Stratford Ranch Industrial project is located in the northern portion of the City of Perris and totals approximately 133.3 gross acres (Figure 1.1). The project involves development of approximately 79.23 net acres for two high-cube logistics warehouse buildings totaling up to 1,712,880 square feet, improvements to the adjacent Perris Valley Storm Channel (PVSC) including utility roads covering approximately 45.7 acres and construction of the Lateral D Channel. In summary, the project site will be developed with high-cube logistics warehouse uses; street, water, drainage, and sewer infrastructure to accommodate the logistics warehouse project; widening and associated improvements to the PVSC; and Lateral D Channel from Redlands Avenue to the PVSC.

Figure 1.1
Location of Development Site



Source: AirPhotoUSA, 2008; Albert A Webb, Assoc., 2011; County of Riverside, 2011

The project vicinity is characterized as a mix of developed and undeveloped properties. Developed properties in the vicinity include an industrial/warehouse building in Moreno Valley to the northwest, agricultural irrigation ponds in Moreno Valley to the north, residential subdivisions to the northeast, an RV and trailer camping facility to the southwest, and a residential subdivision to the southeast. The nearest residences to the warehouse component of the project are located to the northeast at approximately 400 feet, to the east at approximately 1,720 feet, and to the southeast at approximately 1,700 feet.[1]

In order to inform the decision making process, Andrew Chang and Company, LLC has been retained to determine the fiscal and economic impacts for the city and the region, resulting from the proposed development.

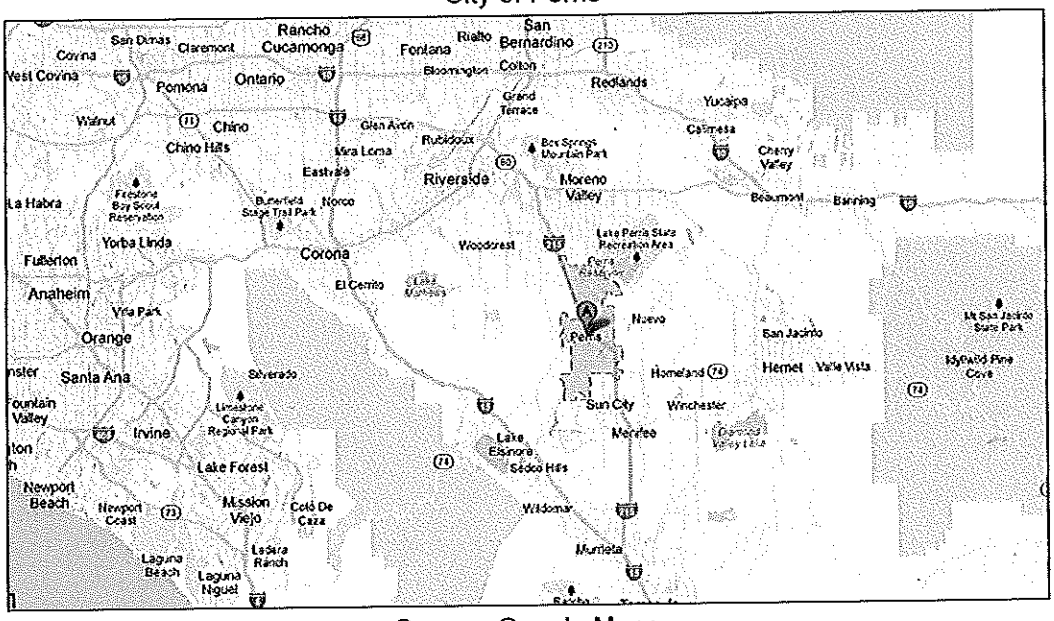
Importantly, the fiscal and economic benefits of the proposed Project as set forth in this report are independent of the payment of any host or franchise fee. In other words, this economic benefits analysis does not include any host or franchise fee payment.

[1] LSA Associates, Inc., "Stratford Ranch Industrial – City of Perris/Draft Environmental Impact Report," July 2012

2. Background

The City of Perris is located in Riverside County and encompasses 31.5 sq. miles. The population of Perris is 69,967 with a population growth of 42% since 2000.[2] Figure 2.1 below shows the general geography of the region surrounding Perris.

Figure 2.1
City of Perris



Source: Google Maps

Since 2006, total City revenues have averaged $75.7 million, but have declined from a high of $100.9 million in 2008 to a low of $54.2 million in 2011[3]. The labor force of Perris is estimated to be 27,754 with a median household income of $ 50,471.[4] Currently the 5 largest employers in the City are Ross Stores Inc., Starcrest, Lowes, Perris Union High School District and Hanes.[5]

[2] US Census Bureau, "California State & County QuickFacts – Perris," 2011
[3] City of Perris California, "Comprehensive Annual Financial Report," 2006-2011
[4] US Census Bureau, "Selected Economic Characteristics – City of Perris," 2010
[5] City of Perris California, "Comprehensive Annual Financial Report," 2011

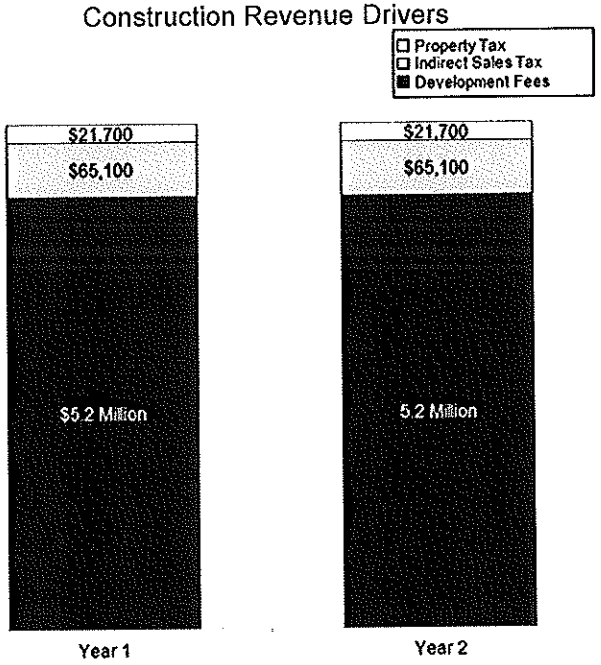
3. Fiscal Impact

The fiscal impact of the proposed Stratford Ranch Industrial Development on the City of Perris will occur over two phases. The first phase will be temporary and occur during the projected two-year construction and development phase. The second phase will be indefinite and will begin once construction and development of the site is complete.

3.1 Construction and Development Phase

This analysis assumes that the construction and development of the project site will take two years to complete. It is projected that construction will begin at the start of 2013 and finish at the end of 2014. The fiscal impact of the construction and development period was measured by the increased revenues that the project would generate for the City. The increased revenue is driven by indirect sales tax, property tax and one-time development fees. Figure 3.1 outlines the respective annual revenue increases for each driver.

Figure 3.1
Construction Revenue Drivers



Source: United States Bureau of Economic Analysis, RIMS II Multipliers, 2008; Andrew Chang & Company Analysis

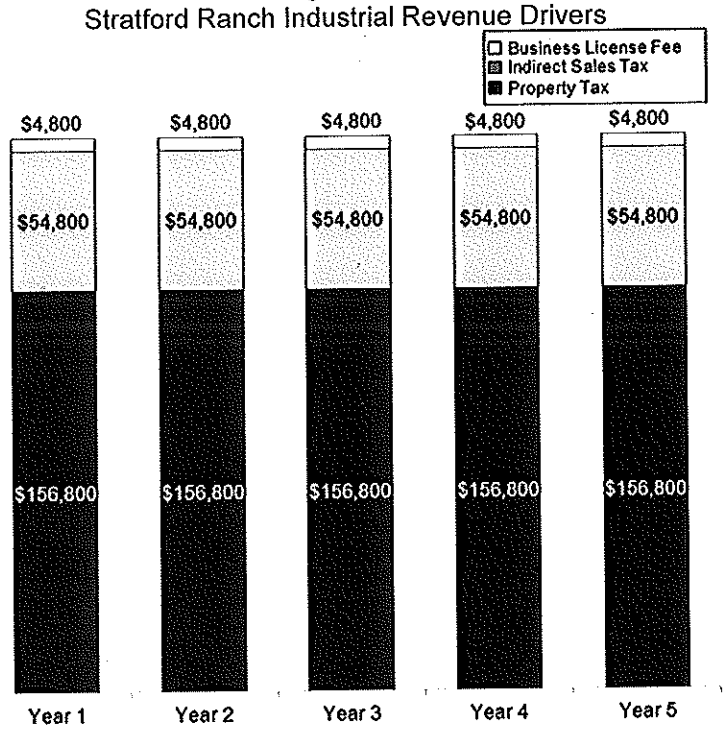
During the construction and development phase the largest revenue driver will be the one-time development fees. These fees include city fees, school fees, sewer and water fees and permits. Distributing these fees over the two-year construction period will increase City

revenues by $5.2 million annually. Additionally, the City will receive $65,100 each year in indirect sales tax resulting from the economic activity occurring during construction and $21,700 each year from property taxes. Overall, City revenues will increase by $11.2 million during the construction phase.

3.2 Post Build Out

After the development and construction of the site is completed, the two high-cubed warehouses will be fully functional and will continue to bring in additional revenues for the City. Figure 3.2 outlines the revenue drivers that will increase the City's revenues on an annual basis. As with the construction phase, additional City revenues will result from an increase in indirect sales tax and property taxes in addition to an annual business license fee.

Figure 3.2
Stratford Ranch Industrial Revenue Drivers

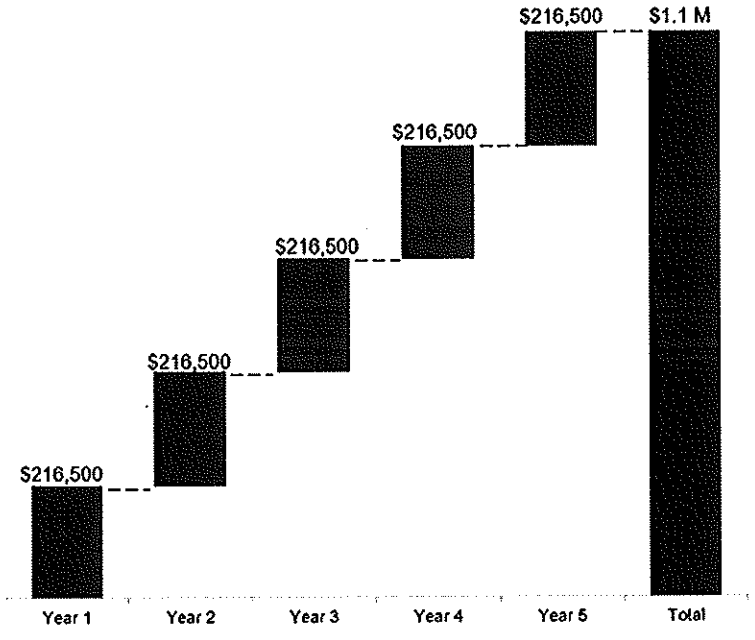


The largest revenue driver is the property tax. Currently the property tax for the proposed site totals approximately $21,700. After the site is developed, it is estimated that the property tax will increase to $178,500. After apportioning this increase to reflect the amount the City of Perris will actually receive, it is estimated that the increased property tax

will annually add $156,800 to City revenues. Indirect sales tax is the second largest revenue driver. After taking the estimated earnings growth the City will get from the development and multiplying it by the effective sales tax rate, it is estimated that the development will generate an additional $54,800 in indirect sales tax for the City. Lastly, increased City revenue from business license fees will total $4,800 annually.

Figure 3.3 shows that after totaling up all the revenue drivers, it is estimated that the development will increase City revenues by approximately $216,500 annually after the initial construction and development phase. In the City's 2011 Comprehensive Annual Financial Report, City revenues totaled $54.2 million. A revenue increase of $216,500 in FY 2013-14 (construction completion estimated to be end of 2013) will expand Perris revenues by 0.4%.

Figure 3.3
Yearly Revenue Added From Stratford Ranch Industrial



Source: United States Bureau of Economic Analysis, RIMS II Multipliers, 2008; Andrew Chang & Company Analysis

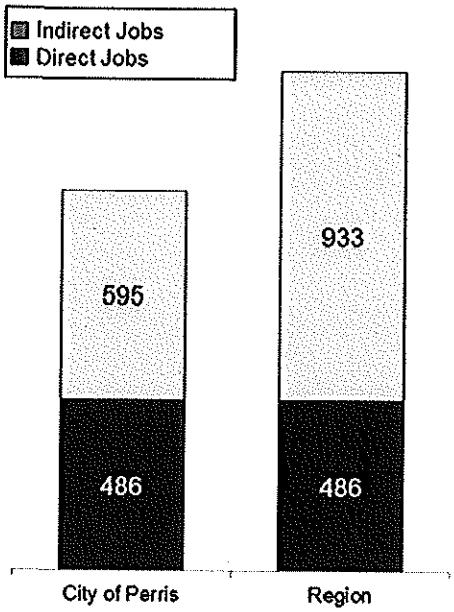
It is estimated that the additional revenue created by the development will remain stable on an annual basis. Therefore, over a five-year period after construction, City net revenues will increase by an estimated total of approximately $1.1 million. Over a ten year period after construction, City net revenues will increase by approximately $2.2 million.

4. Economic Impact

4.1 One-Time Construction & Development Impacts

Construction and development of the site will produce a temporary (2 year) economic stimulus as a result of one-time construction related spending. Construction and development costs are estimated to be approximately $160 million and the number of on-site construction jobs is estimated to be 486. To assess the economic impact of the temporary construction and development spending, RIMS II construction multipliers adjusted for both the City of Perris and the region were used. As seen in Figure 4.1, the approximate 486 on-site construction jobs will support 595 indirect jobs in the local economy (City of Perris) and 933 indirect jobs in the region (Riverside, San Bernardino and Ontario Metropolitan Statistical Area (MSA)).

Figure 4.1
Jobs Created by Construction of Transfer Station



Source: United States Bureau of Economic Analysis, RIMS II Multipliers, 2008; Andrew Chang & Company Analysis

The construction spending generated at the site will ripple through both the local and regional economy and create a one-time increase in output and earnings. Figure 4.2 shows the indirect increase in output (GDP) and earnings that the construction and development will create. Each year during the two-year phase, construction will create an additional $37.4 million in the local (City) economy and an additional $153.1 million in the regional economy.

Furthermore, annual City personal earnings will increase by approximately $10.7 million and regional personal earning will increase by approximately $43.8 million. In total, over the two-year period the construction and development will increase City output by $74.8 million and regional output by $306.2 million as well as increase City personal earnings by $21.4 million and regional earnings by $87.6 million.

Figure 4.2
Annual Indirect GDP and Earnings from Transfer Station

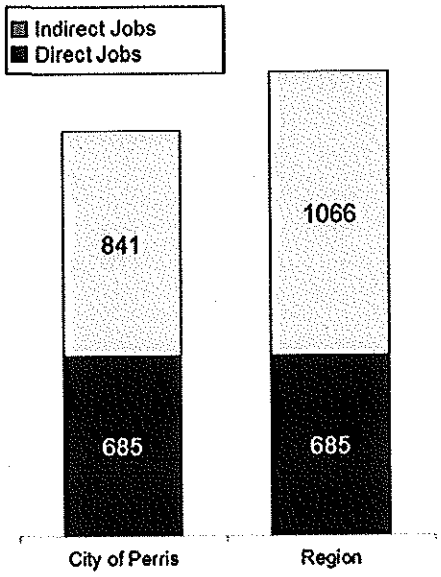
	GDP	Earnings
City of Perris	$37,400,000	$10,700,000
Region	$153,100,000	$43,800,000

Source: United States Bureau of Economic Analysis, RIMS II Multipliers, 2008; Andrew Chang & Company Analysis

4.2 Economic Impacts of Stratford Ranch Industrial

Estimated annual revenue for the transfer station is approximately $19.2 million annually. Additionally, approximately 685 permanent on-site jobs will be created. These 685 jobs will support 841 indirect jobs in the City of Perris and 1066 indirect jobs in the Riverside, San Bernardino and Ontario region (Figure 4.3).

Figure 4.3
Jobs Created by Transfer Station



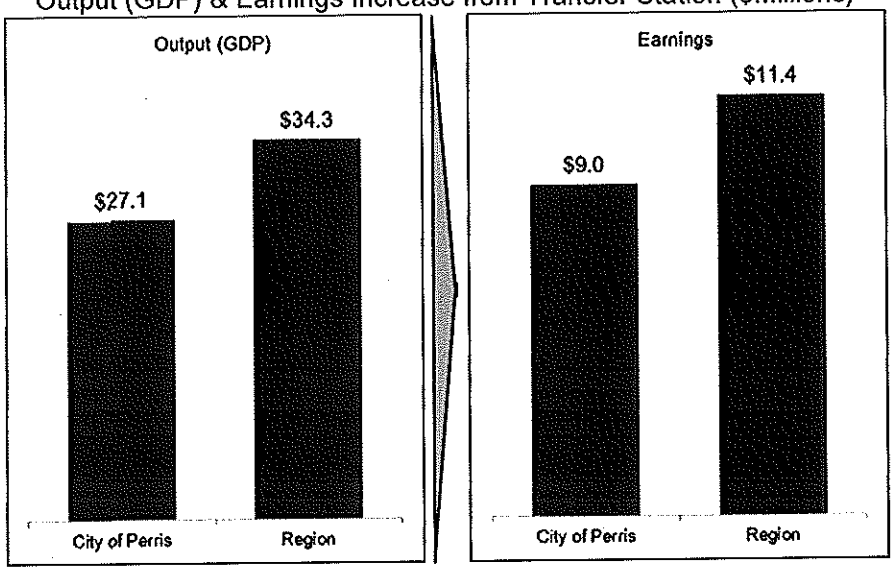
Source: United States Bureau of Economic Analysis, RIMS II Multipliers, 2008; Andrew Chang & Company Analysis

Resolutic Item No. E.6
Date Adopted: June 24, 2014

As with the one-time construction spending, the new revenue generated by development will ripple through both the local and regional economy and create additional output and earnings. However, unlike the temporary construction impact, the impact from the development will be reoccurring as long as the warehouses are in operation. As seen in Figure 4.4, the development will create an additional $27.1 million in local output and an additional $34.3 million in regional output. Furthermore, the development will increase local earnings by $9 million and regional earnings by $11.4 million.

Figure 4.4

Output (GDP) & Earnings Increase from Transfer Station ($Millions)



Source: United States Bureau of Economic Analysis, RIMS II Multipliers, 2008; Andrew Chang & Company Analysis

Proposed Stratford Ranch Industrial Development in the City of Perris:
Fiscal & Economic Impacts
(Conclusion)

- Development and construction of the site will create both temporary on-site jobs as well as indirectly support local and regional jobs. Additionally, construction spending will create a one-time stimulus to the local and regional economies.

- Once construction is completed, the facility will annually generate $216,500 in additional City revenue. This increased revenue from the development will be driven by indirect sales tax, property tax, and business license fees. After ten years the Project will create approximately $2.2 million in additional City revenue.

- The development will create approximately 685 new on-site jobs.

- The development will also indirectly support 841 local and 1066 regional jobs and add an additional $27.1 million to the local economy and $34.3 million to the regional economy. Additionally, local earnings will increase by $9 million and regional earnings will increase by $11.4 million.

- The development will ultimately spur the creation of both local and regional jobs, and there will be additional output and earnings to the local and regional economies.

Appendix A:
Methodology

Local multiplier adjustment:

We used RIMS II economic multipliers to determine the impacts on employment, wages and economic productivity for the surrounding region, defined as the Riverside, San Bernardino and Ontario Metropolitan Statistical Area (MSA). To apportion the added economic activity, we used regional and local employment data to determine whether the City of Perris is a net 'importer' or 'exporter' for each economic segment. In segments where the ratio of Perris Employment / Regional Employment is greater than one, we assume the City is a net exporter and, thus, can fulfill the additional demands locally. In segments where the ration is less than one, the surrounding communities will need to fulfill the demand. In these segments, we use the ratio to deflate the multipliers appropriately for the local economic activity.

Effective Sales Tax & Indirect Sales Tax:

In order to determine the impact additional economic activity will have on local sales tax revenue, we calculated an effective sales tax. This accounts for the portion of the statutory sales tax that is captured by other government entities and the portion of activity that is spent in surrounding communities or elsewhere and, thus, not applicable to the local sales tax. To determine the effective sales tax, we divide the 2010 sales tax revenue collected by the City of Perris by its 2010 GDP. Indirect sales tax was calculated by taking the estimated City GDP growth and multiplying it by the effective sales tax rate.

Property Tax:

First the present day property value was estimated by the purchase price of $22 million. Then the property value after build out was estimated by adding up the purchase price of $20 million, the development cost of $22 million, and the construction/building value of $140 million. Second, we calculated the estimated property tax of both the current day value and the after build out value. The after build out value resulted in an increase property tax of $156,800. We then took this estimate and apportioned it for the City of Perris based on the City's effective property tax rate.

Business License Fee:

To determine the business license fee for the warehouses the business license fee schedule of $0.25 per $1000 gross receipts was applied to the estimated facility annual revenue of $19.2 million.

Appendix B:
Multipliers

Multiplier	Industry	Perris	Regional
Jobs	Construction	1.2247	1.9197
	Warehousing & Storage	1.2270	1.5569
Economic Output	Construction	0.4701	1.9242
	Warehousing & Storage	1.4077	1.7862
Earnings	Construction	0.1344	0.5501
	Warehousing & Storage	0.4688	0.5948

EXHIBIT A
ANDREW J. CHANG
Managing Director

PROFILE: Seventeen years of experience working with both high-level executives and operations staff on sensitive issues under tight deadlines in both the private and public sectors. Eight years strategy and operations consulting experience with emphasis on customer analysis and market entry strategies. Twelve years public policy development and implementation experience in California State government. Extensive experience working with a broad array of stakeholders to design, implement and monitor organizational initiatives.

PROFESSIONAL EXPERIENCE:

10/11 – present **Andrew Chang & Co, LLC** Sacramento, CA
Managing Director
- Provide market entry and strategy consulting to Fortune 1000 companies with an emphasis on private sector interaction with government. Private sector specialization in assessing and identifying new market opportunities and developing strategies to enter new markets. Public sector emphasis on public policy, economic and public finance analysis and operations management consulting.

07/09 – 10/11 **Chang & Adams Consulting** Sacramento, CA
Managing Director
- Provide market entry and strategy consulting to Fortune 1000 companies with an emphasis on private sector interaction with government. Private sector specialization in assessing and identifying new market opportunities and developing strategies to enter new markets. Public sector emphasis on public policy, economic and public finance analysis and operations management consulting.

04/07 – 07/09 **Forward Observer, Inc.** Sacramento, CA
Vice President
- Provide business intelligence and strategy consulting to Fortune 1000 companies to support market entry initiatives. Provide business-political risk and due diligence assessment for investment companies. Conduct fiscal, economic and public policy assessments.

08/04 – 04/07 **California Department of General Services** Sacramento, CA
Chief Deputy Director
- Chief Financial and Operations Officer of a state department with $1 billion annual operating budget, thirteen business units and 4,000 employees. Oversaw the state's procurement and real estate operations. Also responsible for the state's telecommunications, automobile fleet, printing, warehousing, insurance and school construction operations.
- Special assignment to the Governor's Office to serve as chief staff economist for the Governor's Council of Economic Advisors. Facilitated Council meetings, prepared written briefings for the Governor on policy issues for consideration and assisted Council members with original research to present at the Council meetings.
- Special assignment to the California Department of Corrections and Rehabilitation to assess the agencies procurement operations and develop recommendations to improve procedures and operations.

06/00 – 08/04 **A.T. Kearney, Inc.** San Francisco, CA
Senior/Engagement Manager (06/02 – 08/04)
- Lead teams to develop strategies for new lines of business for a Fortune 1000 technology company, a national consumer products consortium and an international consumer products retail company.
- Lead teams to develop strategies to both acquire and sell technology services, R&D and manufacturing business units.
- Analytic and modeling methods subject matter expert. Finance and Accounting business processes subject matter expert.

Associate Management Consultant (06/00 – 06/02)
- Conduct research and develop recommendations for various clients in the high technology and consumer products industries.

08/03 – 10/03	**Californians for Schwarzenegger** (Temporary leave from A.T. Kearney, Inc.) ***Chief Economist/Deputy Policy Director*** ▪ Principal economic, tax, energy and budget staff advisor for Arnold Schwarzenegger's gubernatorial campaign.	Santa Monica, CA
12/98 – 02/00	**MGT of America, Inc.** ***Senior Management Consultant*** ▪ Implemented studies to improve finances and operations for Cleveland Unified School District, Florida State University and the California Resources Agency.	Sacramento, CA
10/95 – 12/98	**California State and Consumer Services Agency** ***Assistant Secretary for Policy and Operations*** ▪ Executive of a government agency with an annual operating budget of $1.3 billion, twelve departments and over 14,000 employees. ▪ Under supervision of the Secretary, guided agency and department policies, budgets and strategic plans.	Sacramento, CA
05/95 – 10/95	**Personal Staff of Governor Pete Wilson** ***Chief Economist/Deputy Issues Director*** ▪ Managed the development of national tax, trade, environment, agriculture and crime policies for Governor Pete Wilson's presidential campaign.	Sacramento, CA
09/93 – 05/95	**California Office of the Governor** ***Deputy Chief Economist*** ▪ Lead research teams to assess the economic and fiscal impact of tax, economic development, health care and immigration policies.	Sacramento, CA
EDUCATION:	**University of Michigan** ***Master of Business Administration Essentials*** (1 of 30 A.T. Kearney consultants selected globally to participate in a tailored executive MBA program.)	Ann Arbor, MI
	Georgetown University ***Master of Public Policy***	Washington, DC
	University of California ***Bachelor of Arts***	Berkeley, CA

4.3 MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project File Name: Eucalyptus Industrial Park **Applicant: Prologis**

Date: March 31, 2014

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.3 AIR QUALITY						
4.3.6.2A. Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall place construction equipment staging areas at least 200 feet away from sensitive receptors. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.	City of Moreno Valley Engineering and Building and Safety Planning Division	Once prior to Grading and once during grading and construction operations.	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order
4.3.6.2B Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize power sources (e.g., power poles) or clean-fuel (e.g., fuel other than diesel or gasoline) generators where feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.	City of Moreno Valley Engineering and Building and Safety Planning Division	Once prior to Grading	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order
4.3.6.2C Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize California Air Resources Board (CARB) Tier III Certified equipment or better during the rough/mass grading phase for the following pieces of equipment: rubber-tired dozers and scrapers. Contract specifications shall be included in the proposed project construction documents,	City of Moreno Valley Engineering and Building and Safety Planning Division	Once prior to Grading	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
which shall be reviewed by the City. Project start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emission standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devises used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations. Post January 1, 2015: All off-road diesel–powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devises used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specifications, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.						
4.3.6.2D All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous	City of Moreno Valley Engineering and Building and Safety	Ongoing throughout construction	During grading	Review of construction documents and on-		Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. On-site truck idling shall be prohibited in excess of five minutes.	Planning Division			site inspection		
4.3.6.2E The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.	City of Moreno Valley Engineering and Building and Safety Planning Division	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.2F The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less to reduce PM_{10} and $PM_{2.5}$ fugitive dust haul road emissions. Speed limit signs (15 mph maximum) shall be posted at entry points to the project site, and along any unpaved roads providing access to or within the project site and/or any unpaved designated on-site travel routes.	City of Moreno Valley Engineering and Building and Safety Planning Division	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.2G Groundcover shall be replaced, and/or non-toxic soil stabilizers shall be applied (according to manufacturers' specifications) to any inactive construction areas (previously graded areas inactive for ten days or more).	City of Moreno Valley Engineering and Building and Safety Planning Division	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.2H The contractor shall minimize pollutant emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and by not	City of Moreno Valley Engineering and Building and Safety	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
allowing construction equipment to be left idling for more than five minutes (per California law).						
4.3.6.2I The contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board (CARB) (diesel fuel with sulfur content of 15 ppm by weight or less).	City of Moreno Valley Engineering and Building and Safety	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.2J. Grading plans, construction specifications and bid documents shall also include the following requirements: • Off-road construction equipment shall utilize alternative fuels where feasible e.g., biodiesel fuel (a minimum of B20), natural gas (CNG), liquefied natural gas (LNG), propane, except for equipment where use of such fuels would void the equipment warranty; • Gravel pads shall be provided at all access points to prevent tracking of mud onto public roads; • Install and maintain trackout control devices at all access points where paved and unpaved access or travel routes intersect; • The contractor or builder shall designate a person or person(s) to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site; • The contractor or builder shall post a publicly visible sign with the	City of Moreno Valley Engineering and Building and Safety Planning Division	Review plans, specifications, and bid documents prior to grading; conduct site inspections during construction operations.	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
telephone number and person to contact regarding dust complaints. The contact person shall take corrective action within 24 hours; • High-pressure injectors shall be provided on diesel construction equipment if available; • Engine size of construction equipment shall be limited to the minimum practical size; • Substitute gasoline-powered for diesel powered construction equipment where gasoline powered equipment is available; • Use electric construction equipment where it is practical to use such equipment; • Install catalytic converters on gasoline-powered equipment where this type of equipment is available; • Ride-sharing program for the construction crew shall be supported by contractor(s) via incentives or other inducement; • Documentation shall be provided to the City of Moreno Valley indicating that construction workers have been encouraged to carpool or otherwise reduce VMT to the greatest extent practical, including providing information on available park and ride programs; • Lunch vendor services shall be allowed on site during construction to minimize the need for off-site vehicle						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
trips; and • All forklifts used during construction and in subsequent operation of the project shall be electric or natural gas powered.						
4.3.6.2K. Throughout project construction, a construction relations officer/community liaison, appointed by the Applicant, shall be retained on site. In coordination and cooperation with the City, the construction relations officer/community liaison shall respond to any concerns related to PM_{10} (fugitive dust) generation or other construction-related air quality issues within 24 hours.	City of Moreno Valley Engineering and Building and Safety	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.2L. All project entrances shall be posted with signs which state: • Truck drivers shall turn off engines when not in use; • Diesel delivery trucks servicing the project shall not idle for more than three (3) minutes; and • Telephone numbers of the building facilities manager and CARB, to report violations. These measures shall be enforced by the on-site facilities manager (or equivalent).	City of Moreno Valley Engineering and Building and Safety	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.2M. During project grading and construction, the various project contractors shall adhere to the control measures listed in Tables 1.D and 1.E (attached to the MMRP).	City of Moreno Valley Engineering and Building and Safety	Throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.3.6.3A Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to e covered or shall maintain at least 2 feet of freeboard I accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and the top of the trailer).	City of Moreno Valley Engineering and Building and Safety	Throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.3B. Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that construction access roads shall be paved at least 100 feet onto the site from the main road.	City of Moreno Valley Engineering and Building and Safety	Throughout construction	Prior to issuance of Grading Permits	On-site inspection		Issuance of a Stop Work Order
4.3.6.3C. Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.	City of Moreno Valley Engineering and Building and Safety Planning Division	One time Review and Approval of Grading Plans Throughout construction	Prior to issuance of Grading Permits During Construction	Review and Approval of Grading Plans On-site inspection		Withhold Grading Permit Issuance of a Stop Work Order
4.3.6.4A. The project applicant shall use "Low-Volatile Organic Compounds" paints, coatings, and solvents with a VOC content lower than required under Rule 1113 (not to exceed 150 grams/liter; 1.25 pounds/gallon). High Pressure Low Volume (HPLV) applications of paints, coatings, and solvents shall be consistent with South Coast Air Quality Management District Rule 1113. Alternatively, the project applicant shall use materials that do not require painting or are pre-painted.	City of Moreno Valley Engineering and Building and Safety Planning Division	Throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.3.6.5B. Prior to issuance of building permits, the project applicant shall provide evidence to the City that energy-efficient and low-emission methods and features of building construction shall be incorporated into the project design. These methods and features may include (but are not limited to) the following: ○ Construction of buildings that exceed statewide energy requirements beyond Construction of buildings that exceed statewide energy requirements beyond 10 percent of that identified in Title 24, Part 6 Energy Efficiency Standards: ○ Use of low-emissions water heaters; ○ Use of central water-heating systems; ○ Use of energy-efficient appliances; ○ Use of increased insulation; ○ Use of automated controls for air conditioners; ○ Use of energy-efficient parking lot lighting; and ○ Use of lighting controls and energy-efficient lighting. • Utilize low-VOC interior and exterior coatings during project repainting. • Provide on-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the number of vehicle trips. • Installation of skylights and energy-efficient lighting that exceeds California	City of Moreno Valley Engineering and Building and Safety and Planning Division	Prior to building and during construction operations.	Prior to Issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Title 24 standards where feasible, including electronic dimming ballasts and computer-controlled daylight sensors in the buildings. • Shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building shall be planted at the proposed project site. These strategies will minimize the heat island effect and thereby reduce the amount of air conditioning required. • Strategies to be considered include fans to assist natural ventilation, centralized water and space conditioning systems, high efficiency individual heating and cooling units, and automatic setback thermostats. • Reduction of energy demand associated with potable water conveyance through the following methods: o Incorporating drought-tolerant plants into the landscaping palette; and o Use of water-efficient irrigation techniques. • Energy-efficient low-pressure sodium parking lot lights or equivalent as determined by the City shall be used; • Buildings shall be oriented north-south where feasible; • Implement an on-site circulation plan in parking lots to reduce vehicle queuing; • Develop a trip reduction plan to achieve 1.5 average vehicle ridership (AVR) for businesses with fewer than 250						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
employees or multi-tenant worksites; • Include bicycle parking facilities such as bicycle lockers and racks; • Include showers for bicycling employees use; and • Construct on-site pedestrian facility improvements such as building access that is physically separated from street and parking lot traffic and walk paths.						
4.3.6.6A Prior to issuance of the first building permit, building and site plan designs shall ensure that the project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 10 percent until January 1, 2014. For building permits issued after that date, new state energy standards require a 20 percent reduction from 2008 Title 24, Part 6 Energy Efficiency Standards. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City. The following design features shall be used to fulfill this requirement: • Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City. • Increase in insulation such that heat transfer and thermal bridging is minimized. • Limit air leakage through the structure or within the heating and	City of Moreno Valley Building and Safety Planning Division	Prior to Construction (once)	Prior to Issuance of Building Permits	Review of building plans and on-site inspection		Withhold Building Permits

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
cooling distribution system to minimize energy consumption. • Incorporate dual-paned or other energy efficient windows. • Incorporate energy efficient space heating and cooling equipment. • Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City. Automatic devices to turn off lights when they are not needed shall be implemented. • To the extent that they are compatible with landscaping guidelines established by the City, shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the project site. • Paint and surface color palette for the project shall emphasize light and off-white colors which reflect heat away from the buildings. • All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design. • To reduce energy demand associated with potable water conveyance, the project shall implement the following:						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
○ Landscaping palette emphasizing drought-tolerant plants; ○ Use of water-efficient irrigation techniques; and, ○ U.S. EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads. • The project shall provide secure, weather-protected, on-site bicycle storage/parking. • The project shall provide on-site showers (one for males and one for females). Lockers for employees shall be provided. • The project will establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce greenhouse gas (GHG) emissions. A plan will be submitted by the TMA to the City within two months of project completion that outlines the measures implemented by the TMA, as well as contact information. • The project shall provide preferential parking for carpools and vanpools. Locations and configurations of						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan. • The project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the project building plan. • Lease/purchase documents shall identify that tenants are encouraged to promote the following: o Implementation of compressed workweek schedules. o SmartWay partnership; o Achievement of at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long-haul trips carried by SmartWay 1.0 or greater carriers. o Achievement of at least 15 percent per year (as a percentage of previous						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
percentage, not total trips) increase in percentage of long-haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by SmartWay 1.0 or greater carriers. o Use of fleet vehicles conforming to 2010 air quality standards or better. o Installation of catalytic converters on gasoline-powered equipment. o Inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets. o Establishment and use of carpool/vanpool programs, complemented by parking fees for single-occupancy vehicles. o Provision of preferential parking for EV and CNG vehicles. o Use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance. o Use of electric (instead of diesel or gasoline-powered) yard trucks. o Use of SmartWay 1.25 rated trucks. o Each facility operator shall provide regular sweeping of						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
onsite parking and drive areas. o Each facility operator shall maintain a log of all trucks entering the facility to ensure that, on average, the daily truck fleet meets the quantities and emissions standards listed in the Draft EIR. This log shall be available for inspection by City staff at any time. o Each facility operator shall prohibit all vehicles from idling in excess of five minutes in all onsite areas. o Each facility operator shall ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained and certified in diesel health effects and technologies, such as by requiring attendance at CARB-approved courses. o Each facility operator upon occupancy that do not already operate 2007 and newer trucks shall in food faith apply for funding to replace or retrofit their trucks such as Carl Moyer, VIP, Prop 1B or similar funds. Should funds be awarded, the tenant shall be required to accept and use them.						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.4 BIOLOGICAL RESOURCES						
4.4.6.1A. If tree removal or clearing and grubbing activities must take place during the general nesting season (February 1 through August 31), a nesting bird survey shall be conducted within seven (7) days prior to any vegetation disturbance activities. If passerine birds are found to be nesting or there is evidence of nesting behavior inside the impact area, an exclusion buffer, to be determined by the appropriate agency (e.g. the City, County, and/or CDFG), shall be set in place around the nest where no vegetation disturbance will be permitted. For raptor species, such as hawks and owls, this buffer may be as large as 500 feet. A qualified biologist shall closely monitor nests until it is determined that they are no longer active, at which time construction activity in the vicinity of nests may continue.	City of Moreno Valley Planning Division	Prior to grading and periodic site inspections during grading	Prior to Issuance of Grading Permit	Review of Evidence that a qualified biologist has been hired and the pre-construction survey has been completed. Review of a report of the survey findings. Periodic site inspections during construction activities during the nesting season to ensure compliance.		Withhold Grading Permit
4.4.6.1B. Prior to site grading, a pre-construction survey shall be required for the burrowing owl to confirm the presence/absence of this species from the site. The survey shall be conducted by a qualified biologist within 30 days prior to ground disturbance, and in accordance with MSHCP survey requirements, to avoid direct take of burrowing owls. If burrowing owls are determined to occupy the project site or immediate vicinity, the City of Moreno Valley Planning Department shall be notified and avoidance measures as identified in **Mitigation Measure 4.4.6.1C,** shall be implemented. Implementation of avoidance measures	City of Moreno Valley Planning Division	Once prior to grading	Prior to Issuance of Grading Permit	Review of Evidence that a qualified biologist has been hired and the pre-construction survey has been completed. Review of a report of the survey findings.		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
shall be executed pursuant to the MSHCP, the California Fish and Game Code, and the MBTA, and according the Burrowing Owl Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993) and reviewed the City of Moreno Valley, the Riverside Conservation Authority, and/or by the CDFG.						
4.4.6.1C. As recommended in the BUOW Survey and Mitigation Guidelines prepared by the California BUOW Consortium, no disturbance to an occupied burrow shall occur within approximately 160 feet of an occupied burrow during the non-breeding season (September 1 through January 31), or within approximately 250 feet of an occupied burrow during the breeding season (February 1 through August 31). For unavoidable impacts, passive relocation of burrowing owls shall be implemented. Passive relocation shall be conducted by a qualified biologist in accordance with procedures set forth by the MSHCP and California Burrowing Owl Consortium. Passive relocation of occupied burrows supporting a breeding pair of burrowing owls shall be conducted outside of the breeding season pursuant to the California Fish and Game Code and the MBTA.	City of Moreno Valley Planning Division	Prior to grading	Prior to Issuance of Grading Permit	Provide evidence to the City that the passive relocation plan has been approved by CDFG and USFWS.		Withhold Grading Permit
4.4.6.2A. As outlined in the project's Determination of a Biologically Equivalent or Superior Preservation (DBESP) report, the project applicant shall compensate for the temporary and permanent impact on and loss of jurisdictional waters and streambeds by providing a minimum 2:1 off-site replacement of equivalent riverine/riparian habitat prior to project	City of Moreno Valley Planning Division	As outlined in the approved DBESP	Prior to Issuance of Certificate of Occupancy	Demonstrate completion of DBESP implementation measures		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
construction. Offsite restoration, enhancement, and/or land purchase mitigation for the drainage impacts will occur at an offsite location through one or more of the following: an USACE approved mitigation bank, through an in lieu fee mitigation program, and/or land purchase and conservation. DFG and USFWS will need to provide concurrence that this mitigation is equivalent or superior to that proposed for impact through their review and acceptance of the DBESP.						
4.4.6.2B. Riparian/riverine resources that are temporarily impacted by project construction shall be returned to their preconstruction contours and hydroseeded, as outlined in the DBESP.	City of Moreno Valley Planning Division	Once, prior to issuance of Certificate of Occupancy	Prior to Issuance of Certificate of Occupancy	Applicant to demonstrate compliance with DBESP		Withhold Certificate of Occupancy
4.4.6.3A. The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE, a Section 401/Porter-Cologne Water Quality Certification from the RWQCB, and a Section 1602 Streambed Alteration Agreement from the CDFG. Offsite restoration, enhancement, and/or land purchase mitigation of jurisdictional drainage impacts will occur at an off-site location through one or more of the following: an USACE approved mitigation bank, through an in-lieu fee mitigation program, and/or land purchase and conservation.	City of Moreno Valley Planning Division	Once, prior to issuance of Certificate of Occupancy	Prior to Issuance of Certificate of Occupancy	Project applicant to submit to the City a copy of the USACE Section 404 Permit and the Section 1602 Streambed Alteration Agreement from the CDFG		Withhold Certificate of Occupancy

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
CULTURAL RESOURCES						
4.5.6.1A Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a Cultural Resources Monitoring Agreement has been secured for qualified Tribal representatives, and that a professional archaeological monitor meeting Secretary of Interior standards has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and Tribal representatives shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.	City of Moreno Valley Planning Division	Prior to grading	Prior to Issuance of Grading Permit	Provide evidence to the City that a qualified archaeological monitor has been retained to oversee all ground altering activities		Withhold Grading Permit
4.5.6.1B Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that appropriate Native American representative(s), Project Archaeologist, and the Tribal representative(s) shall be allowed to monitor and have received a minimum of 30 days advance notice of all mass grading and trenching activities. During grading and trenching operations, the Tribal representatives and the project archaeological monitor shall observe all mass grading and trenching activities per the Cultural Resources Monitoring Agreement. If the Tribal representatives suspect that an archaeological resource may have been unearthed, the archaeologist, in consultation with the	City of Moreno Valley Planning Division	Prior to grading and throughout ground disturbing activities.	Prior to Issuance of Grading Permit	Provide evidence to the City that a qualified archaeological monitor has been retained to oversee all ground altering activities and that the Soboba, Morongo, and Pechanga Tribes have been notified as to when ground altering activities will occur on site. Tthe		Withhold Grading Permit and/or Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
tribal representative, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.				archaeological monitor shall invite one or more Native American monitors to participate in the monitoring program at the expense of the applicant.		
4.5.6.1C If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared and by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the Project site to the culturally affiliated Native American tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Division, the appropriate Native American tribe(s),	City of Moreno Valley Planning Division	Throughout ground disturbing activities.	On-site Inspection during construction	If historic resources are found the archaeologist shall provide a recommendation to the City as to how to handle and evaluate the resources. If archaeological resources are found the archaeologist shall notify the applicant, City and local Native American representatives. A written disposition of the mitigation shall be provided to the City by the archaeologist.		Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
and the Eastern Information Center at the University of California, Riverside. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include the Pechanga Bands curatorial facility.						
4.5.6.1D Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find."	City of Moreno Valley Planning Division	Once prior to issuing permit	Prior to Issuance of Grading Permit.	Verify that plans contain specified language		Withhold Grading Permit.
4.5.6.1E If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner	City of Moreno Valley Planning Division	Ongoing during ground disturbing activities.	On-site Inspection during construction if human remains are discovered.	The contractor and/or archaeologist shall contact the applicant and City if human remains are discovered.		Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.						
4.5.6.2A. Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include the provision of a trained paleontological monitor during on-site soil disturbance activities. The monitoring for paleontological resources shall be conducted during the rough-grading phase of the project. In the event that paleontological resources are unearthed or discovered during excavation, **Mitigation Measure 4.5.6.2C** shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional action is required.	City of Moreno Valley Planning Division	Prior to grading and on-going during ground disturbing activities.	Prior to Issuance of Grading Permit	Provide evidence to the City that a qualified paleontologist has been retained, and that the paleontologist(s) shall prepare a PRIMP for City approval. A qualified paleontologist(s) shall be retained by the applicant to monitor during rough grading. A report of findings shall be submitted to the City after the finalization of construction.		Withhold Grading Permit/ Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.5.6.2B. The paleontological monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples of soil shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.	City of Moreno Valley Planning Division	Prior to grading and on-going during ground disturbing activities.	Prior to Issuance of Grading Permit	A qualified paleontologist(s) shall be retained by the applicant to monitor during rough grading. A report of findings shall be submitted to the City after the finalization of construction.		Withhold Grading Permit/ Issuance of a Stop Work Order
4.5.6.2C. If paleontological resources are unearthed or discovered during excavation of the project site, the monitoring for paleontological resources shall be conducted on a full-time basis for the duration of the rough-grading of the project site. The following recovery processes shall apply: • Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques. • All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens. • A report documenting the results of the monitoring and salvage activities	City of Moreno Valley Planning Division	Ongoing during ground disturbing activities.	When paleontological resources are unearthed or discovered	A qualified paleontologist(s) shall be retained by the applicant to monitor full time during the duration of ground disturbing activities. A report of findings shall be submitted to the City after the finalization of construction.		Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
and the significance of the fossils shall be prepared. • All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.						
4.5.6.2D Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan: "If any suspected paleontological resources are discovered during ground-disturbing activities, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call a qualified paleontologist to the site to assess the significance of the find. A qualified paleontologist shall evaluate the suspected resource. If the paleontologist determines that the find is not unique, construction shall be permitted to proceed. However, if the paleontologist determines that further information is needed to evaluate significance, the City of Moreno Valley shall be notified and a treatment plan shall be prepared and implemented in consultation with the City to protect the identified paleontological resource(s) from damage and destruction."	City of Moreno Valley Planning Division	Once before issuing grading permit.	Prior to Issuance of Grading Permit	Verify plans contain specified language.		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
HAZARDS AND HAZARDOUS MATERIALS						
4.6.6.1A Prior to issuance of a grading permit for the project, a qualified contractor shall test onsite soils for contamination by agricultural chemicals. If present in concentrations above established actionable levels or thresholds, these materials shall be removed and transported to an appropriate landfill by a licensed contractor. This measure shall be implemented to the satisfaction of the Building Division including written documentation of the disposal of any agricultural chemical residue in conformance with all applicable regulations.	City of Moreno Valley Planning Division	Prior to grading	Prior to Issuance of Grading Permit and receipt of supplemental Phase II soil testing	Applicant shall provide written results of subsequent soil testing for pesticides		Withhold Grading Permit
HYDROLOGY AND WATER QUALITY						
4.7.6.1A. Prior to grading plan approval and the issuance of a grading permit by the City, the project applicant shall provide evidence to the City that a Notice of Intent (NOI) has been filed with the Regional Water Quality Control Board for coverage under the State NPDES General Construction Permit for discharge of storm water associated with construction activities.	City of Moreno Valley Planning Division Building and Safety Engineering	Prior to grading	Prior to Issuance of Grading Permit and review of grading plan documents	Applicant shall provide written evidence that an NOI has been filed with the Regional Water Quality Control Board.		Withhold Grading Permit
4.7.6.1B. Prior to grading plan approval and the issuance of a grading permit by the City, the project applicant shall submit to the State Water Quality Control Board a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction	City of Moreno Valley Planning Division Building and Safety Engineering	Prior to grading and onsite inspection during construction	Prior to Issuance of Grading Permit	Review of grading and construction documents and on-site inspection. Applicant shall provide written evidence that a SWPPP has been filed with the Regional Water		Withhold Grading Permit and/or Issuance of Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
period. Additionally, the SWPPP shall identify structural and nonstructural BMPs to control sediment and nonvisible discharges from the site. BMPs to be implemented in the SWPPP may include, but shall not be limited to, the following: • Sediment discharges from the site may be controlled by the following: gravel bags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs will be periodically inspected during construction, and repairs will be made when necessary as required by the SWPPP. • No materials of any kind shall be placed in drainage ways. • Materials that could contribute non-visible pollutants to storm water must be contained, elevated, and placed in temporary storage containment areas. • All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected per RWQCB standards to eliminate any discharge from the site. Stockpiles will be surrounded by silt fences. The SWPPP will include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance. • Additional BMPs and erosion control measures will be documented in the				Quality Control Board.		

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
SWPPP and utilized if necessary. • The SWPPP will be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time. In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.						
4.7.6.1C. Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that the following provisions have been added to construction contracts for the project: • The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and submitted to the City for inspection. In addition, the Contractor will also be required to maintain an inspection log and have the log on site to be reviewed by the City of Moreno Valley and the representatives of the Regional Water Quality Control Board.	City of Moreno Valley Planning Division Engineering	Once prior to grading	Prior to issuance of Grading Permit	City review and approval of grading plans.		Withhold Grading Permit
4.7.6.2A. Prior to grading plan approval and the issuance of a grading permit by the City, the project applicant shall receive approval from the City of Moreno Valley for a Final Water Quality Management Plan (F-WQMP). The F-	City of Moreno Valley Planning Division Engineering	Once prior to grading	Prior to issuance of Grading Permit	City review and approval of Final Water Quality Management Plan		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
WQMP shall specifically identify pollution prevention, site design, source control, and treatment control BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality to the maximum extent practicable. BMPs to be implemented in the F-WQMP may include (but shall not be limited to) the following: • Required landscaped areas shall not use decorative concrete or impervious surfaces. • Landscape plans shall incorporate native and drought-tolerant plants, trees, and shrubs. Landscaping shall be maintained weekly and maintenance contractor will properly dispose of all landscape wastes. • Irrigation systems shall be inspected monthly by the landscape contractor to check for over-watering, leaks, or excessive runoff to paved areas. Timers will be used to prevent over-watering. • Signage will be inspected and maintained twice a year for legibility. • Outdoor Loading/Unloading truck docks shall be kept in a clean and orderly condition with weekly inspections, continuous monitoring, and immediate clean up of spills. • Parking area maintenance shall be swept or vacuumed at least quarterly, if there is any trash or debris in between the routine sweeping, it shall be swept or						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
vacuumed immediately. • Trash enclosures will be inspected and maintained weekly or as needed by maintenance contractor. • On-site extended detention/sedimentation basins and sand filters will treat all of the site's runoff via vegetated swales and will be maintained and inspected at least twice a year and prior to October 1. • Additional BMPs will be documented in the WQMP and utilized if necessary. In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.						
4.7.6.3A. Prior to grading plan approval, the project proponent shall receive approval on a project-specific Final Hydrology Study, with supporting engineering calculations, from the City Engineer. The Final Hydrology Study shall incorporate relevant requirements identified by the City, and/or site-specific geotechnical investigations. A Preliminary Hydrology Study will be required prior to approval of the associated project tentative tract map.	City of Moreno Valley Planning Division Engineering	Once prior to tentative tract map approval Once prior to grading	Prior to tentative tract map approval Prior to issuance of Grading Permit	City review and approval of Preliminary Hydrology Study City review and approval of Final Hydrology Study		Withhold hearing to approve the tentative tract map. Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
NOISE						
4.9.6.1A. During all project site excavation and grading on site, the project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.	City of Moreno Valley Building and Safety Engineering Planning Division	Ongoing during construction	Throughout Construction	Review of construction documents and on-site inspection		Withhold Grading Permit or Stop Work Order
4.9.6.1B. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site.	City of Moreno Valley Building and Safety Engineering Planning Division	Ongoing throughout construction /on-site inspection	Throughout Construction	Review of construction documents and on-site inspection		Withhold Grading Permit or Stop Work Order
4.9.6.1C. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest to the project site during all project construction.	City of Moreno Valley Building and Safety Engineering Planning Division	Ongoing throughout construction /on-site inspection	Throughout Construction	Review of construction documents and on-site inspection		Withhold Grading Permit or Stop Work Order
4.9.6.1D. During project site construction activities at Building 6 (i.e., closest to existing residences), the construction contractor shall limit all construction-related activities to between the hours of 6:00 a.m. and 8:00 p.m. on weekdays and between the hours of 7:00 a.m. to 8:00 p.m. on weekends and holidays, unless written approval is obtained from the City Building Official or City Engineer.	City of Moreno Valley Building and Safety Engineering Planning Division	Ongoing throughout construction /on-site inspection	Throughout Construction	Review of construction documents and on-site inspection		Withhold Grading Permit or Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
TRANSPORTATION						
4.11.6.4A. Prior to issuance of a Certificate of Occupancy the project applicant shall construct the following traffic improvements: • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is currently approved, and permitted by Caltrans. If not otherwise completed prior to project opening, the required traffic signal shall be constructed by the Applicant prior to issuance of the first Certificate of Occupancy. • **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** If not otherwise completed prior to project opening, prior to issuance of the first Certificate of Occupancy, the Applicant shall construct the following improvements: Install a traffic signal and add a northbound left-turn lane and a southbound left-turn lane. If the improvements are constructed by others prior to the Certificate of Occupancy, the applicant shall pay its fair share towards the improvements through the City's DIF program.	City of Moreno Valley Building and Safety Engineering Planning Division	Prior to Certificate of Occupancy on the building.	Prior to the Issuance of a Certificate of Occupancy	Evidence of the construction of the improvements. If construction has already occurred by others evidence of payment of DIF fees.		Withhold Certificate of Occupancy

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.11.6.4B. Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program: • **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** Install a traffic signal. This improvement is listed in the City's DIF program. Add a northbound left-turn lane and a southbound left-turn lane. These improvements are listed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.	City of Moreno Valley Building and Safety Engineering Planning Division	Once before construction	Prior to the Issuance of Building Permits	Evidence of Payment of City DIF fees and WRCOG TUMF fees.		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.11.6.4C. Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program: • **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Alessandro Boulevard.** Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is listed in the City's DIF program. Add a northbound through lane. The	City of Moreno Valley Building and Safety Engineering Planning Division	Once before construction	Prior to the Issuance of Building Permits	Evidence of Payment of City DIF fees and WRCOG TUMF fees.		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Redlands Boulevard/SR-60 Interchange reconstruction would implement the northbound through lane. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** Install a traffic signal. Add a westbound right-turn lane and provide overlap phasing for the westbound right turns. Add a westbound left-turn lane and an eastbound left-turn lane. These improvements are programmed in the City's DIF program. Add a northbound left-turn lane, a southbound through lane, and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Eucalyptus Avenue.** Add a southbound right-turn lane. This improvement is programmed in the TUMF.						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Therefore, payment of the TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Alessandro Boulevard.** Add a southbound left-turn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMF fees would mitigate the significant impact at this location.						
4.11.6.4D. Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program. At some locations, the DIF and TUMF fees would not fully mitigate the project's impact. For these locations, additional improvements shall be implemented by the project applicant prior to the issuance of a certificate of occupancy for the project: • **Nason Street/Eucalyptus Avenue.** Add a northbound right turn lane. This improvement is programmed in the City's DIF; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 1.76%) toward restriping the westbound approach to provide dual left-turn lanes. • **Nason Street/Alessandro Boulevard.** Add an eastbound through lane and a westbound	City of Moreno Valley Building and Safety Engineering Planning Division	Once before construction and onsite inspection for improvements.	Prior to the Issuance of Building Permits Where improvements must be built by the developer – Prior to a Certificate of Occupancy on the first building.	Evidence of Payment to the City of fair share contribution in addition to payment of DIF, TUMF and build improvements where indicated in the mitigation measure.		Withhold Building Permit and/or Withhold Certificate of Occupancy.

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 1.4%) toward modification of the traffic signal to provide overlap phasing for the eastbound right-turn lane. • **Moreno Beach Drive/SR-60 Westbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Eucalyptus Avenue.** Convert the existing eastbound through lane to a left-turn lane and the eastbound right-turn lane to a shared through/right-turn						

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lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 8.63%) toward modification of the traffic signal to provide right-turn overlap phasing for the westbound right-turn lane. • **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane, This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Alessandro Boulevard.** Add 2 southbound through lanes, 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. • **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands						

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Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, and a westbound right-turn lane with overlap phasing. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, southbound left-turn lane, northbound through lane, and northbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a northbound left-turn lane and a southbound left-turn lane. These improvements are						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Alessandro Boulevard.** Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.						
4.11.6.4E. Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program, or through a fair-share contribution to the City of Moreno Valley as noted below: • **Nason Street/Eucalyptus Avenue.** Add a northbound right-turn lane and an eastbound right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection.	City of Moreno Valley Building and Safety Engineering Planning Division	Once before construction	Prior to the Issuance of Building Permits	Evidence of Payment of City DIF fees and WRCOG TUMF fees or fair share contribution		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.6%) toward modification of the traffic signal to provide right-turn overlap phasing for the eastbound and northbound right turns. • **Nason Street/Alessandro Boulevard.** Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.35%) toward the addition of an eastbound left-turn lane and modification of the traffic signal to provide overlap phasing for the westbound right-turn lane. • **Moreno Beach Drive/SR-60 Westbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase.						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Eucalyptus Avenue.** Restripe eastbound approach to dual left-turn lanes and add a northbound through lane, a westbound through lane, and a southbound right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 5.17%) toward modification of the traffic signal to provide right-turn overlap phasing for the southbound right-turn lane. • **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
lane, a northbound through lane, an eastbound left-turn lane, an eastbound through lane, a westbound through lane, and a westbound left-turn lane. These improvements are programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Alessandro Boulevard.** Add 2 southbound through lanes, 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Auto Mall Drive/Eucalyptus Avenue.** Install a traffic signal. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. Therefore, payment of the DIF fee would mitigate the significant impact at this location.						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
• **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, a westbound right-turn lane with overlap phasing, and a southbound right-turn lane with overlap phasing. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, a southbound left-turn lane, a northbound through lane, a northbound left-turn lane, and a northbound right-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the TUMF fee would also partially mitigate the significant impact at this location. In addition, the project shall pay a fair share (calculated to be 10.44%) of the cost of adding a southbound left-turn lane. • **Redlands Boulevard/Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane.						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a northbound left-turn lane, a northbound through lane, a southbound left-turn lane, and southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Cottonwood Avenue.** Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a northbound through lane and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Alessandro Boulevard.** Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, and add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
westbound right-turn lane, a southbound through lane, a westbound through lane, and an eastbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.						
4.11.6.4F. If the Encilia Avenue and Quincy Street Connection plan is implemented as part of the proposed project, then prior to issuance of building permits, the project applicant shall implement the following improvements, in addition to those identified in **Mitigation Measure 4.11.6.4.E**, either through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program: • **Moreno Beach Drive/Eucalyptus Avenue.** Restripe the southbound shared through/right-turn lane to a southbound through lane. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the impacts of the project at this intersection. • **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Pay the fair share (calculated to be 10.84%) to add a southbound right-turn lane. • **Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program. In addition, add a	City of Moreno Valley Building and Safety Engineering Planning Division	Once before construction	Prior to the Issuance of Building Permits	Evidence of Payment of City DIF fees and WRCOG TUMF fees or fair share contribution.		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
northbound left-turn lane, northbound through lane, southbound left-turn lane, and a southbound through lane. These improvements are programmed in the TUMF program. Therefore, payment of the DIF and TUMF fees would fully mitigate the impact of the project at this intersection. • **Moreno Beach Drive/Encilia Avenue.** Install a traffic signal and add a northbound through lane, southbound left-turn lane, and a southbound through lane. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the impacts of the project at this intersection.						
GREENHOUSE GASES AND GLOBAL CLIMATE CHANGE						
4.13.6.1A. Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that building features have been incorporated in building plans as required by Title 24 of the California Code of Regulations. These features include but are not limited to the following: • Exterior windows shall utilize window treatments for efficient energy conservation. • Per CALGreen Code requirements, water-efficient fixtures and appliances, including but not limited to low-flow faucets, dual-flush toilets minimizing water consumption by 20 percent from the Building Standards	City of Moreno Valley Building and Safety Planning Division	Once prior to construction	Prior to issuance of building permits	Review of construction documents and on-site inspection		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Code baseline water consumption shall be used. • Per CALGreen Code requirements, a Commissioning Plan shall be prepared and all building systems (e.g., heating, ventilation, and air-conditioning [HVAC], irrigation systems, lighting, and water heating) shall be commissioned by the Commissioning Authority. • Per CALGreen Code, restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.						
4.13.6.1B. Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been incorporated into the design and construction of the project: • Use of locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project. • Use of "Green Building Materials," such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project. • Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel	City of Moreno Valley Building and Safety Planning Division	Once prior to construction Once during on-site inspection	Prior to issuance of building permits	Review of construction documents/building plans and on-site inspection		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
consumption, and therefore, GHG emissions. • Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants. • Design the project building to exceed the California Building Code's (CBC) Title 24 energy standard, including, but not limited to, any combination of the following: o Increase insulation such that heat transfer and thermal bridging is minimized. o Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. o Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment. • Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping. • Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
buildings. • Install reflective roof material (SRI >45) and cool pavements. • Install energy-efficient heating and cooling systems, appliances and equipment, and control systems. • Install solar or light-emitting diodes (LEDs) for outdoor lighting for auto parking areas.						
4.13.6.1C. Prior to the issuance of occupancy permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been be incorporated into the operation of the project: • The project applicant shall use less than 3,900 Global Warming Potential (GWP) hydrofluorocarbon (HCF) refrigerants or natural refrigerants (ammonia, propane, carbon dioxide [CO_2]) for refrigeration and fire suppression equipment. • Provide vegetative or man-made exterior wall shading devices for east-, south-, and west facing windows. • Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate: o Install drought-tolerant plants for landscaping.	City of Moreno Valley Building and Safety Planning Division	Once Prior to construction Once during on-site inspection	Prior to issuance of occupancy permit	Review of construction documents and on-site inspection		Withhold Occupancy Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
○ Use reclaimed water for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water. ○ Install water-efficient irrigation systems, such as weather-based and soil-moisture-based irrigation controllers and sensors for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance. • Provide employee education about reducing waste and available recycling services.						

RESOLUTION NO. 2014-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT (PA07-0082) FROM R15, R5, AND RA-2 LAND USE DESIGNATIONS TO BUSINESS PARK FOR APPROXIMATELY 71 ACRES FOR DEVELOPMENT OF A 2,244,419 SQUARE FOOT INDUSTRIAL PARK LOCATED WITHIN ASSESSOR'S PARCEL NUMBERS 4880330-011, -012, -013, -017, -018, -019, -020 AND -021, AS SHOWN ON THE GENERAL PLAN AMENDMENT MAP INCLUDED AS EXHIBIT A

WHEREAS, the applicant, Prologis, filed Application No. PA07-0082, requesting a General Plan Amendment for approximately 71 acres from R15, R5, and RA-2 land use designations to Business Park for certain property, as described in the title of this resolution and the attached Exhibit A. A General Plan Amendment is also required for proposed changes to the City's Circulation Element and the Master Plan of Trails; and

WHEREAS, the Planning Commission of the City of Moreno Valley held public hearings on March 13, 2014 and April 24, 2014 to consider the subject application and all of the environmental documentation prepared for the project and recommended City Council approval on April 24th; and

WHEREAS, on June 24, 2014, the City Council of the City of Moreno Valley held a public hearing to consider the subject application and all of the environmental documentation prepared for the project; and

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

WHEREAS, the City Council considered the Final Environmental Impact Report prepared for the project for the purpose of compliance with the California Environmental Quality Act (CEQA). The above application shall not be approved unless the Final Environmental Impact Report (P07-186) is certified and approved; and

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

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

B. Based upon substantial evidence presented to this City Council during the above-referenced meeting on June 24, 2014, including written and oral staff reports, and the record from the public hearing, this City Council hereby specifically finds as follows:

1. Conformance with General Plan Policies – The proposed general plan amendment is consistent with the goals, objectives, policies and programs of the General Plan.

   FACT: The project proposes a General Plan Amendment for approximately 71 acres from R15, R5, and RA-2 land use designations to Business Park for development of 2,244,419 square foot industrial park. Potential impacts to traffic and air quality have been examined through the preparation of a Final Environmental Impact Report. The expansion of the Business Park land use designation as proposed by the General Plan amendment would provide employment opportunities for residents of Moreno Valley with the establishment of industrial activities that have good access to the regional transportation system, and is consistent with the goals, objectives, policies and program of the Community Development Element of the General Plan.

   The changes to the City's Circulation Element and Master Plan of Trails have also been reviewed for conformance with the goals, objectives, policies and programs of the Circulation Element and the Parks, Recreation and Open Space Element of the General Plan.

2. Health, Safety and Welfare – The proposed general plan amendment will not be detrimental to the public health, safety or welfare.

   FACT: The proposed General Plan Amendment will not adversely affect the public health, safety or general welfare. A Final EIR has been prepared to address the potential environmental impacts of the General Plan Amendment in accordance with the provisions of the California Environmental Quality Act (CEQA). Subject to approval of the Final EIR, the proposed General Plan Amendment will not have a significant affect on public health or be materially injurious to surrounding properties or the environment as a whole.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2014-57 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 24th day of June, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

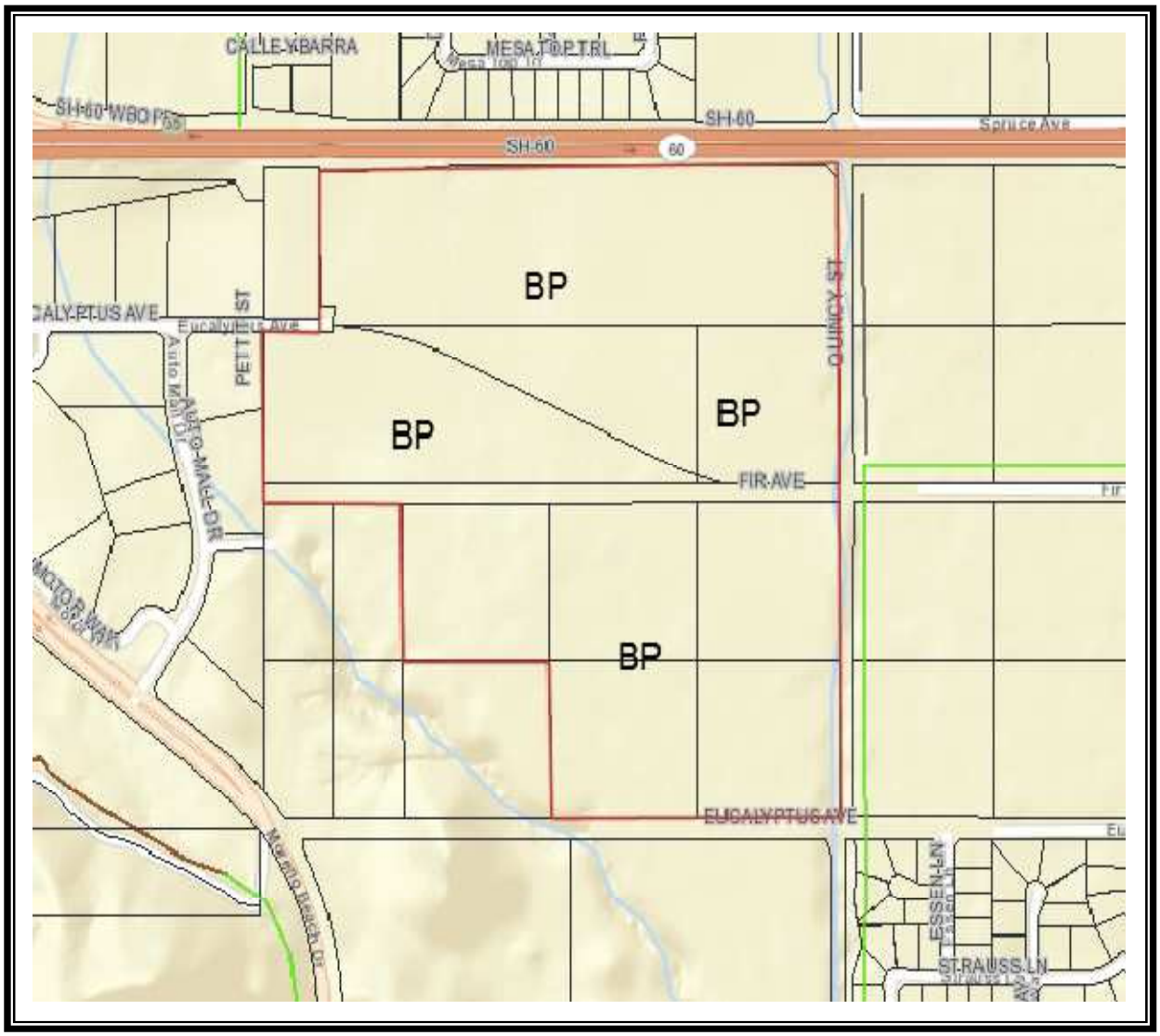
_____

CITY CLERK

(SEAL)

GENERAL PLAN AMENDMENT

Application No. PA07-0082
APN's 488-330-011, 012, -013, -017, -018, -019, -020, and -021
Resolution No. 2014-57



ADOPTED_____
EFFECTIVE_____

N

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ORDINANCE NO. 880

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING A ZONE CHANGE (PA07-0081) FROM BUSINESS PARK, BUSINESS PARK MIXED-USE, R15, R5, AND RA-2 TO LIGHT INDUSTRIAL FOR APPROXIMATELY 122 ACRES FOR DEVELOPMENT OF A 2,244,419 SQUARE FOOT INDUSTRIAL PARK LOCATED WITHIN ASSESSOR'S PARCEL NUMBERS 488-330-011, 012, -013, -017, -018, -019, -020, AND -021, AS SHOWN ON THE ZONE CHANGE MAP INCLUDED AS EXHIBIT A

The City Council of the City of Moreno Valley does ordain as follows:

SECTION 1 GENERAL:

1.1 The applicant, Prologis, has filed application PA07-0081, requesting an amendment requesting an Amendment to Pages 61 and 74 of the Official Zoning Atlas, and proposes a Zone Change from existing Business Park, Business Park Mixed-use, R15, R5, and RA-2 land use designations to Light Industrial for certain property as described in this ordinance.

1.2 Pursuant to the provisions of the law, a public hearing was held before the City Council on June 24, 2014, for deliberations and decision.

1.3 The matter was fully discussed, and the public and other agencies presented testimony and documentation.

1.4 An Environmental Impact Report is proposed for the project under California Environmental Quality Act (CEQA) guidelines.

SECTION 2 FINDINGS:

2.1 Based upon substantial evidence presented to this City Council during the above-referenced meeting on June 24, 2014, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

   FACT: The project proposes a change to the Zoning Atlas for properties located within Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -

018, -019, -020, and -021 from Business Park, Business Park Mixed-use, R15, R5, and RA-2 land use designations to Light Industrial for development of 2,244,419 square foot industrial park on approximately 122 acres. A Final EIR has been prepared to address the potential environmental impacts of the Zone Change in accordance with the provisions of the California Environmental Quality Act (CEQA). Subject to approval of the General Plan Amendment and Final Environmental Impact Report, the proposed Zone Change is consistent with and does not conflict with the goals, objective, policies or programs of the General Plan.

2. Health, Safety and Welfare – The proposed amendment will not adversely affect the public health, safety or general welfare.

   FACT: The proposed Zone Change will not adversely affect the public health, safety or general welfare. A Final EIR has been prepared to address the potential environmental impacts of the Zone Change in accordance with the provisions of the California Environmental Quality Act (CEQA). Subject to approval of the Final EIR, the proposed Zone Change will not have a significant affect on public health or be materially injurious to surrounding properties or the environment as a whole.

3. Conformance with the Zoning Regulations – The proposed pre-zoning is consistent with the purposes and intent of Title 9 of the City of Moreno Valley Municipal Code.

   FACT: The Zone Change application has satisfied the City's Municipal Code and other regulations to change the zone. As proposed, the zone change from Business Park, Business Park Mixed-use, R15, R5, and RA-2 land use designations to Light Industrial for the 122 acre project site is consistent with the purposes and intent of Title 9.

SECTION 3 AMENDMENT OF THE OFFICIAL ZONING ATLAS:

3.1 The City of Moreno Valley Official Zoning Atlas, as adopted by Ordinance No. 359, on April 14, 1992, of the City of Moreno Valley, and as amended thereafter from time to time by the City Council of the City of Moreno Valley, is further amended by placing in effect the zone or zone classification as shown on the attached map (marked "Exhibit A" and included herein by reference and on file in the office of the City Clerk).

SECTION 4 EFFECT OF ENACTMENT:

4.1 Except as specifically provided herein, nothing contained in this ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein.

SECTION 5 NOTICE OF ADOPTION:

5.1 Within fifteen days after the date of adoption hereof, the City Clerk shall certify to the adoption of this ordinance and cause it to be posted in three public places within the city.

SECTION 6 EFFECTIVE DATE:

6.1 This ordinance shall take effect thirty days after the date of its adoption.

APPROVED AND ADOPTED this 8th day of July, 2014.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

ORDINANCE JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. 880 had its first reading on June 24, 2014 and had its second reading on July 8, 2014, and was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 8th day of July, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

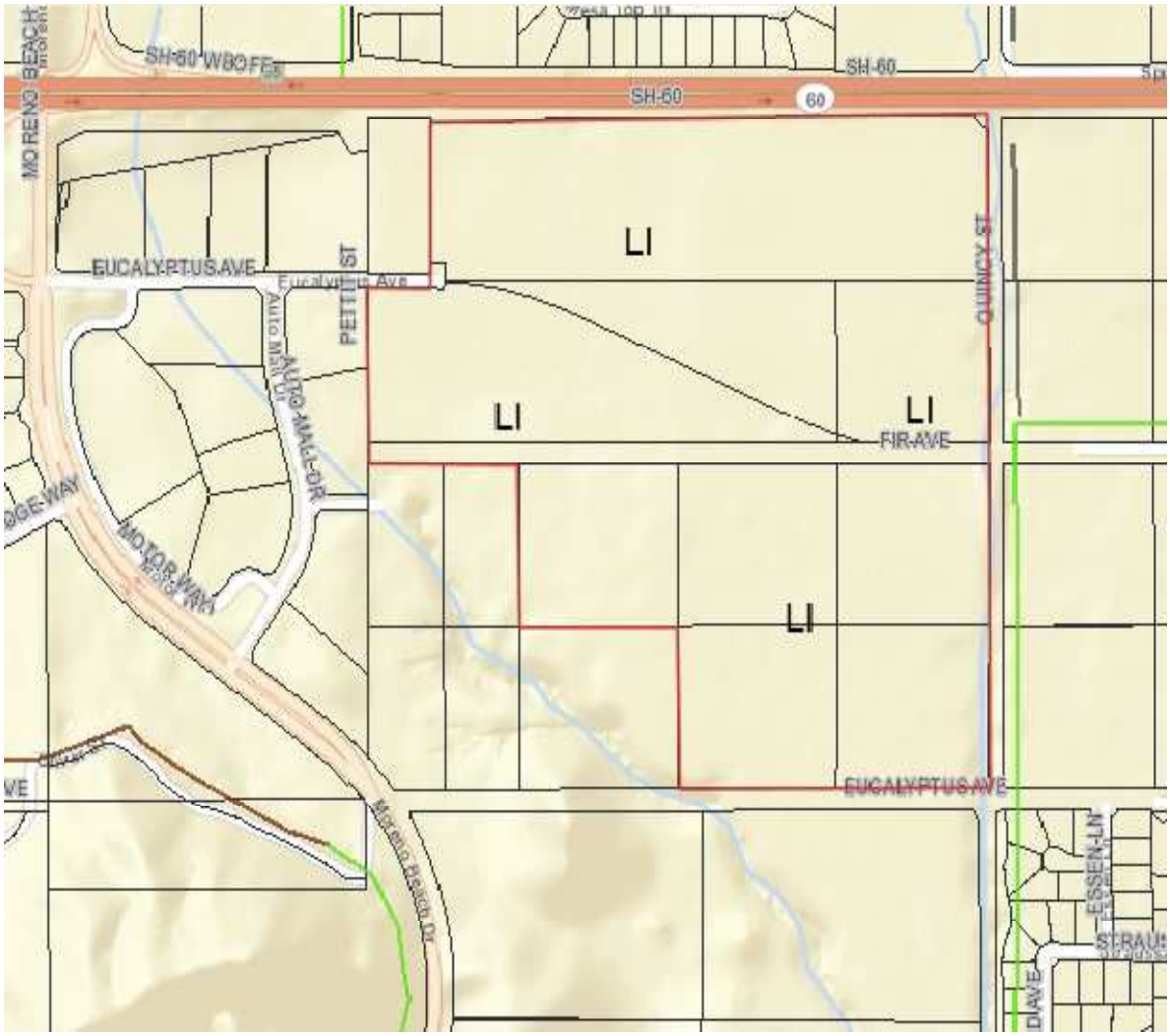
_____

CITY CLERK

(SEAL)

ZONE CHANGE

Application No. PA07-0081
APN's 488-330-011, 012, -013, -017, -018, -019, -020, and -021
Ordinance No. 880



ADOPTED_____

EFFECTIVE_____

N

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RESOLUTION NO. 2014-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING MASTER PLOT PLAN APPLICATION PA07-0083 AND PLOT PLAN APPLICATIONS PA07-0158 THROUGH PA07-0162 FOR DEVELOPMENT OF THE 2,244,419 SQUARE FOOT PROLOGIS EUCALYPTUS INDUSTRIAL PARK PROJECT WITHIN THE 122 ACRES OF ASSESSOR'S PARCEL NUMBERS 488-330-011, 012, -013, -017, -018, -019, -020, AND -021, SUBJECT TO THE CONDITIONS OF APPROVAL INCLUDED AS EXHIBIT A

Section 1:

WHEREAS, Prologis, has filed an application for the approval of Master Plot Plan PA07-0083 for development of an industrial park to include a total of 2,244,419 square feet of warehouse distribution space on 122 acres. This application also includes Building #2 on Parcel 2 of TPM 35679 for development of 862,035 square feet on 39.32. Related applications include Plot Plan PA07-0158 for Building #1 on Parcel 1 of TPM 35679 for development of a 168,342 square foot warehouse distribution building on 8.84 acres; Plot Plan PA07-0159 for Building #3 on Parcel 3 of TPM 35679 for development of a 160,106 square foot warehouse distribution building on 8.5 acres; Plot Plan PA07-0160 for Building #4 on Parcel 4 of TPM 35679 for development of a 339,015 square foot warehouse distribution building on 15.66 acres; Plot Plan PA07-0161 for Building #5 on Parcel 5 of TPM 35679 for development of a 390,102 square foot warehouse distribution building on 19.29 acres; and Plot Plan PA07-0162 for Building #6 on Parcel 6 of TPM 35679 for development of a 325,038 square foot warehouse distribution building on 17.55 acres, as described in the title of this Resolution; and

WHEREAS, on June 24, 2014, the City Council held a public hearing to consider the project; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

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

B. Based upon substantial evidence presented to this City Council during the above-referenced meeting on June 24, 2014, including written and oral staff reports, and the record from the public hearing, this City Council hereby specifically finds as follows:

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

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

   FACT: Subject to approval of the General Plan Amendment (PA07-0082), the proposed applications would be consistent with the General Plan. The General Plan encourages a mix of industrial uses to provide a diversified economic base and ample employment opportunities. Stated policies require the avoidance of adverse impacts on surrounding properties and the screening of industrial uses to reduce glare, noise, dust, vibrations and unsightly views. The project as designed and conditioned would achieve the objectives of the City of Moreno Valley's General Plan. The proposed project is consistent with the General Plan and does not conflict with the goals, objectives, policies, and programs established within the Plan.

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

   FACT: The project site is currently zoned Business Park, Business Park Mixed-Use, R15, R5 and RA-2. The project proposes a Zone Change to LI to allow for buildings larger than 50,000 square feet. Subject to approval of the related General Plan Amendment (PA07-0082) and Zone Change application (PA07-0081) the proposed use will comply with all applicable zoning other regulations. The project is designed in accordance with the provisions of Chapter 9.05 Industrial Districts of the City's Municipal Code.

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

   FACT: The proposed 2,244,419 square foot warehouse facility as designed and conditioned will not adversely affect the public health, safety or general welfare. The project has been designed consistent with the

City's Municipal Code. A Final EIR has been prepared to address the potential environmental impacts of the project in accordance with the provisions of the California Environmental Quality Act (CEQA).

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

FACT: The project is located on the south side of State Route 60 and east of the Moreno Valley Auto Mall. Land uses to the north include the freeway with Business Park and commercial zoned land within the Auto Mall to the west and Light Industrial and RA-2 zoned land to the east. South of the project site on the other side of Eucalyptus Avenue/Future Encilia Avenue is vacant RA-2 zoned land with tract homes in the RA-2 zone across the channel from the project site. The proposed warehouse distribution use is a permitted use in both the BP and LI zones, but the size of the buildings proposed by the project requires a Zone Change to LI for the warehouse facilities over 50,000 square feet. The project as designed and conditioned and subject to approval of the above mentioned Zone Change, is compatible with existing and proposed land uses in the vicinity.

Section 2:

A. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

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

Unless otherwise provided for by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and

resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PA07-0083 and PA07-0158 through PA07-0162, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

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

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

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

BE IT FURTHER RESOLVED that the City Council HEREBY APPROVES Resolution No. 2014-58

APPROVING Master Plot Plan application PA07-0083 and Plot Plan applications PA07-0158 through PA07-0162, subject to the attached conditions of approval included as Exhibit A.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2014-58 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 24th day of June, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL FOR MASTER PLOT PA07-0083 AND PLOT PLANS PA07-0158, PA07-0159, PA07-0160, PA07-0161 AND PA07-0162
APN's: 488-330-011, 012, -013, -017, -018, -019, -020, and -021

APPROVAL DATE:
EXPIRATION DATE:

_x_ Planning (P), including School District (S), Post Office (PO), Building (B)
_x_ Fire Prevention Bureau (F)
_x_ Public Works Department – Land Development (LD)
_x_ Public Works Department – Transportation Engineering (TE)
_x_ Financial and Management Services Dept. – Special Districts (SD)
_x_ Moreno Valley Utilities
_x_ Parks & Community Services Department (PCS)
_x_ Police (PD)
___ Other (Specify or Delete)

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

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division

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

P1. Approval of Master Plot Plan PA07-0083 and Plot Plans PA07-0158, PA07-0159, PA07-0160, PA07-161 and PA07-0162 are subject to approval of General Plan Amendment application PA07-0082 and Zone Change application PA07-0081.

P2. The following plot plan applications have been approved:

- **Master Plot Plan PA07-0083 for development of an industrial park to include a total of 2,244,419 square feet of warehouse distribution on 122 acres. This application also includes Building #2 on Parcel 2 of**

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

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

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

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

TPM 35679 for development of 862,035 square feet on 39.32 acres with 311 required employee parking spaces and 135 required truck parking spaces;

- **Plot Plan PA07-0158 for Building #1 on Parcel 1 of TPM 35679 for development of a 168,342 square foot warehouse distribution building on 8.84 acres with 100 required employee parking spaces and 21 required truck parking spaces;**

- **Plot Plan PA07-0159 for Building #3 on Parcel 3 of TPM 35679 for development of a 160,106 square foot warehouse distribution building on 8.5 acres with 98 required employee parking spaces and 20 required truck parking spaces;**

- **Plot Plan PA07-0160 for Building #4 on Parcel 4 of TPM 35679 for development of a 339,015 square foot warehouse distribution building on 15.66 acres with 180 required employee parking spaces and 36 required truck parking spaces;**

- **Plot Plan PA07-0161 for Building #5 on Parcel 5 of TPM 35679 for development of a 390,102 square foot warehouse distribution building on 19.29 acres with 173 required employee parking spaces and 53 required truck parking spaces; and**

- **Plot Plan PA07-0162 for Building #6 on Parcel 6 of TPM 35679 for development of a 325,038 square foot warehouse distribution building on 17.55 acres with 176 required employee parking spaces and 53 required truck parking spaces.**

P3. **No building permits shall be issued for the warehouse distribution buildings approved for Plot Plan PA07-0158 and Plot Plan PA07-0159 during the initial 18 months of this approval.**

P4. **A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project approval. No City permit or approval shall be issued until such fee is paid. (CEQA)**

P5. **The design of all swales and basins that are visible from the public right-of-way shall be integrated with the surrounding landscape areas.**

P6. **A double row of citrus trees shall be planted along the sites State Route 60 frontage. Citrus trees shall also be planted along the Quincy Channel, and in other areas throughout the industrial park.**

P7. Development of the industrial park is subject to approval of Tentative Parcel Map No. 35679 and the subsequent recordation of this map.

P8. Bicycle racks shall be provided at a minimum of five (5) percent of the required vehicular parking and shall be located near the office area(s). Eight percent of required parking shall be designated for any combination of low-emitting, fuel efficient and carpool/vanpool vehicles for all new nonresidential development.

P9. The gates into truck loading and parking areas that are within view of a public street shall be of solid metal construction or wrought iron with mesh to screen the interior of the loading area.

P10. This project shall comply with South Coast Air Quality Management District (SCAQMD) rules related to dust generation (Rule 403) and the use of architectural coatings (Rule 1113).

P11. Screening walls of decorative block or concrete tilt-up construction shall be provided to fully screen the truck loading and parking area for from view from Fir/Eucalyptus Avenue and State Route 60.

P12. Enhanced landscape shall be provided in the planter areas near each driveway and near the office portions of the facilities.

P13. All loudspeakers, bells, gongs, buzzers or other noise attention devices installed on the project site shall be designed to ensure that the noise level at all property lines will be at or below 55 dBA for consistency with the Municipal Code.

P14. Loading or unloading activities shall be conducted from the truck bays or designated loading areas only. (MC 9.10.140, CEQA)

P15. No outdoor storage is permitted on the project site, except for truck and trailer storage in designated areas within the screened truck courts.

P16. If the proposed project requires blasting, it shall be used only as a last resort. In such cases, it shall be approved by the Fire Marshall, and the developer shall comply with the current City ordinance governing blasting. (Ord)

P17. (CO) Prior to issuance of a Certificate of Occupancy, the developer shall install a segment of multi-use trail on the north side of Fir

Avenue/Eucalyptus Avenue from Quincy Channel to Fire Station #58.

General Conditions

P18. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)

P19. The project shall be developed in accordance with the approved plans on file in the Community & Economic Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)

P20. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)

P21. A drought tolerant, low water using landscape palette shall be utilized throughout the project to the extent feasible.

P22. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)

P23. Any signs indicated on the submitted plans are not included with this approval. Any signs**, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag),** proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. **No signs are permitted in the public right of way.** (MC 9.12)

Prior to Issuance of Grading Permits

P24. (GP) All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

P25. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the

Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be implemented as deemed appropriate by the Community & Economic Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

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

P26. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)

P27. (GP) Prior to approval of any grading permit, local and master-planned multi-use trail easements shall be shown in accordance with the City's Master Trail Plan.

P28. (GP) For projects abutting State Highway 60, a sixteen foot reservation for future right-of-way shall be provided.

P29. (GP) Prior to approval of any grading permits, plans for any security gate system shall be submitted to the Planning Division for review and approval.

P30. (GP) Prior to issuance of any grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein.

P31. (GP) Prior to the issuance of grading permits, the grading plan shall show decorative concrete paving for all driveway ingress/egress locations of the project. Accessible pedestrian pathways interior to the site cannot be painted. If delineation is necessary, then an alternative material is required.

P32. (GP) Prior to the issuance of a grading permit, all required planter areas, curbs, including twelve-inch concrete step outs, and required parking space striping shall be shown on the precise grading plan.

P33. (GP) Prior to the issuance of grading permits, the following burrowing owl

survey requirements shall be incorporated into the grading plans in accordance with the Riverside County Multi-species Habitat Conservation Plan: Within 30 days of and prior to disturbance, a burrowing owl focused survey shall be conducted by a qualified biologist using accepted protocols. The survey shall be submitted to the Planning Division for review and approval.

P34. (GP) Prior to any physical disturbance of any natural drainage course, or any wetland determined to contain riparian vegetation, the applicant shall obtain a stream bed alteration agreement or permit, or a written waiver of the requirement for such an agreement or permit, from both the California Department of Fish and Game and the U.S. Army Corps of Engineers. Written verification of such a permit or waiver shall be provided to both the Planning Division and the Public Works Department - Land Development Division. (CEQA, State and Federal codes)

P35. (GP) Prior to issuance of grading permits, landscape plans (trees, shrubs and groundcover) for basins maintained by an POA or other private entity shall be submitted to the Planning Division for review and approval for the sides and/or slopes. A hydroseed mix with irrigation is acceptable for the bottom of all the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Community Development Director is required to secure all water quality and detention basins more than 18 inches in depth.

P36. (GP) Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:

- **A. A maximum 3 foot high decorative wall in lieu of a hedge or berm may be placed in setback areas adjacent to a parking lot facing a public right-of-way.**
- **B. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement per the Municipal Code.**
- **C. A 14 foot tall solid wall of decorative block with pilasters and a cap or concrete tilt-up construction shall be provided to screen the trucks, parked trailers and the loading areas and loading docks.**
- **D. A four foot tall three rail fence per Parks and Community Services standards is required adjacent the multi-use trail.**
- **E. If fencing is required around basins, then fence shall be wrought iron with pilasters or a four foot three rail fence to match the trail**

fencing.

P37. (GP) Prior to approval of any grading permits, water well(s) on the site shall be closed or maintained in accordance with requirements of the Riverside County Environmental Health Department. (CEQA)

Prior to Issuance of Building Permits

P38. (BP) Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30, DG)

P39. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)

P40. (BP) Prior to issuance of building permits, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it does not exceed one-quarter foot-candle minimum maintained lighting measured from within five feet of any property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)

P41. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)

P42. (BP) Prior to issuance of building permits, a phasing plan shall be submitted to the Planning Division for approval, if development is proposed to be phased.

P43. (BP) Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approval by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Standards and shall include:

- **A. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.**
- **B. All finger and end planters shall be included at an interval of one per 12 parking stalls, be a minimum 5' x 16', and include additional 12" concrete step-outs and 6" curbing. (MC9.08.230, City's Landscape Standards)**
- **C. Diamond planters shall be provided every 3 parking stalls.**
- **D. Drought tolerant landscape shall be provided. Sod shall be limited to public gathering areas only and not be included along the perimeter of the project site.**
- **E. Street trees shall be provided every 40 feet on center in the right of way. Minimum 24 inch box Eucalyptus Nicholii shall be used for the street trees along the Fir Avenue/Eucalyptus Avenue frontage.**
- **F. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.**
- **G. The design of all swales and basins that are visible from the public right-of-way shall be integrated with the surrounding landscape areas.**
- **H. Minimum container size for required trees planted along the SR-60 frontage shall be 24 inch box.**
- **I. Enhanced landscaping shall be included at all driveway and corner locations as well as along Highway 60.**
- **J. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.**

K. Landscaping on three sides of any trash enclosure.

L. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits.

P44. (BP) Prior to the issuance of building permits, the landscape plans shall include landscape treatment for trash enclosures located outside of a truck court, to include landscape on three sides, and trash enclosures shall include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed commercial buildings on the site, subject to the approval of the Community & Economic Development Director.

P45. (BP) Prior to the issuance of building permits, all fences and walls required or proposed on site, shall be approved by the Community & Economic Development Director. (MC 9.08.070)

P46. (BP) Prior to the issuance of building permits, downspouts will be interior to the building, or if exterior, integrated into the architecture of the building to include compatible colors and materials to the satisfaction of the Community & Economic Development Director.

P47. (BP) Prior to the issuance of building permits the building site plan shall include decorative concrete or paving for all driveway ingress/egress locations for the project.

P48. (BP) Prior to issuance of any building permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein. (CEQA)

Prior to Issuance of a Certificate of Occupancy

P49. (CO) Prior to the issuance of Certificates of Occupancy or building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Community & Economic Development Department – Planning Division. (MC 9.080.070).

P50. (CO) Prior to issuance of Certificate of Occupancy or building final, all required landscape and irrigation shall be installed in accordance with the City's Landscape Standards and the approved landscape plans.

P51. (CO) Prior to issuance of Certificate of Occupancy or building final, all rooftop equipment shall be appropriately screened from Highway 60 or the Eucalyptus/Fir Avenue rights-of-way.

P52. (CO) Prior to issuance of any Certificates of Occupancy or building final, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein.

MITIGATION MEASURES

Air Quality

P53. **4.3.6.2A.** Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall place construction equipment staging areas at least 200 feet away from sensitive receptors. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.

P54. **4.3.6.2B** Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize power sources (e.g., power poles) or clean-fuel (e.g., fuel other than diesel or gasoline) generators where feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.

P55. **4.3.6.2C** Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize California Air Resources Board (CARB) Tier III Certified equipment or better during the rough/mass grading phase for the following pieces of equipment: rubbertired dozers and scrapers. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City. Project start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emission standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devises used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations. Post January 1, 2015: All off-road diesel–powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devises used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specifications, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

P56. **4.3.6.2D** All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. On-site truck idling shall be prohibited in excess of five minutes.

P57. **4.3.6.2E** The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.

P58. **4.3.6.2F** The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less to reduce PM10 and PM2.5 fugitive dust haul road emissions. Speed limit signs (15 mph maximum) shall be posted at entry points to the project site, and along any unpaved roads providing access to or within the project site and/or any unpaved designated on-site travel routes.

P59. **4.3.6.2G** Groundcover shall be replaced, and/or non-toxic soil stabilizers shall be applied (according to manufacturers' specifications) to any inactive construction areas (previously graded areas inactive for ten days or more).

P60. **4.3.6.2H** The contractor shall minimize pollutant emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and by not allowing construction equipment to be left idling for more than five minutes (per California law).

P61. **4.3.6.2I** The contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board (CARB) (diesel fuel with sulfur content of 15 ppm by weight or less).

P62. **4.3.6.2J.** Grading plans, construction specifications and bid documents shall also include the following requirements:

• Off-road construction equipment shall utilize alternative fuels where feasible e.g., biodiesel fuel (a minimum of B20), natural gas (CNG), liquefied natural gas (LNG), propane, except for equipment where use of such fuels would void the equipment warranty;

• Gravel pads shall be provided at all access points to prevent tracking of mud onto public roads;

• Install and maintain trackout control devices at all access points where paved and unpaved access or travel routes intersect;

• The contractor or builder shall designate a person or person(s) to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site;

• The contractor or builder shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The contact person shall take corrective action within 24 hours;
• High-pressure injectors shall be provided on diesel construction equipment if available;
• Engine size of construction equipment shall be limited to the minimum practical size;
• Substitute gasoline-powered for diesel powered construction equipment where gasoline powered equipment is available;
• Use electric construction equipment where it is practical to use such equipment;
• Install catalytic converters on gasoline-powered equipment where this type of equipment is available;
• Ride-sharing program for the construction crew shall be supported by contractor(s) via incentives or other inducement;
• Documentation shall be provided to the City of Moreno Valley indicating that construction workers have been encouraged to carpool or otherwise reduce VMT to the greatest extent practical, including providing information on available park and ride programs;
• Lunch vendor services shall be allowed on site during construction to minimize the need for off-site vehicle trips; and
• All forklifts used during construction and in subsequent operation of the project shall be electric or natural gas powered.

P63. **4.3.6.2K.** Throughout project construction, a construction relations officer/community liaison, appointed by the Applicant, shall be retained on site. In coordination and cooperation with the City, the construction relations officer/community liaison shall respond to any concerns related to PM10 (fugitive dust) generation or other construction related air quality issues within 24 hours.

P64. **4.3.6.2L.** All project entrances shall be posted with signs which state:
• Truck drivers shall turn off engines when not in use;
• Diesel delivery trucks servicing the project shall not idle for more than three (3) minutes; and
• Telephone numbers of the building facilities manager and CARB, to report violations. These measures shall be enforced by the on-site facilities manager (or equivalent).

P65. **4.3.6.2M.** During project grading and construction, the various project contractors shall adhere to the control measures listed in Tables 1.D and 1.E (attached to the MMRP).

P66. **4.3.6.3A** Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard in

accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and the top of the trailer).

P67. **4.3.6.3B.** Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that construction access roads shall be paved at least 100 feet onto the site from the main road.

P68. **4.3.6.3C.** Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.

P69. **4.3.6.4A.** The project applicant shall use"Low-Volatile Organic Compounds" paints, coatings, and solvents with a VOC content lower than required under Rule 1113 (not to exceed 150 grams/liter; 1.25 pounds/gallon). High Pressure Low Volume (HPLV) applications of paints, coatings, and solvents shall be consistent with South Coast Air Quality Management District Rule 1113. Alternatively, the project applicant shall use materials that do not require painting or are pre-painted.

P70. **4.3.6.5B.** Prior to issuance of building permits, the project applicant shall provide evidence to the City that energy efficient and low-emission methods and features of building construction shall be incorporated into the project design. These methods and features may include (but are not limited to) the following:
• Construction of buildings that exceed statewide energy requirements beyond Construction of buildings that exceed statewide energy requirements beyond 10 percent of that identified in Title 24, Part 6 Energy Efficiency Standards:
• Use of low-emissions water heaters;
• Use of central water-heating systems;
• Use of energy-efficient appliances;
• Use of increased insulation;
• Use of automated controls for air conditioners;
• Use of energy-efficient parking lot lighting; and
• Use of lighting controls and energy efficient lighting.
• Utilize low-VOC interior and exterior coatings during project repainting.
• Provide on-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the number of vehicle trips.
• Installation of skylights and energy efficient lighting that exceeds California Title 24 standards where feasible, including electronic dimming ballasts and computer-controlled daylight sensors in the buildings.
• Shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building shall be planted at the proposed project site. These strategies will minimize the heat island effect and thereby reduce the amount of air conditioning required.

• Strategies to be considered include fans to assist natural ventilation, centralized water and space conditioning systems, high efficiency individual heating and cooling units, and automatic setback thermostats.
• Reduction of energy demand associated with potable water conveyance through the following methods:
-Incorporating drought-tolerant plants into the landscaping palette; and
-Use of water-efficient irrigation techniques.
• Energy-efficient low-pressure sodium parking lot lights or equivalent as determined by the City shall be used;
• Buildings shall be oriented north-south where feasible;
• Implement an on-site circulation plan in parking lots to reduce vehicle queuing;
• Develop a trip reduction plan to achieve 1.5 average vehicle ridership (AVR) for businesses with fewer than 250 employees or multi-tenant worksites;
• Include bicycle parking facilities such as bicycle lockers and racks;
• Include showers for bicycling employees use; and
• Construct on-site pedestrian facility improvements such as building access that is physically separated from street and parking lot traffic and walk paths.

P71. **4.3.6.6A** Prior to issuance of the first building permit, building and site plan designs shall ensure that the project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 10 percent until January 1, 2014. For building permits issued after that date, new state energy standards require a 20 percent reduction from 2008 Title 24, Part 6 Energy Efficiency Standards. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City. The following design features shall be used to fulfill this requirement:
• Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City.
• Increase in insulation such that heat transfer and thermal bridging is minimized.
• Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.
• Incorporate dual-paned or other energy efficient windows.
• Incorporate energy efficient space heating and cooling equipment.
• Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City. Automatic devices to turn off lights when they are not needed shall be implemented.
• To the extent that they are compatible with landscaping guidelines established by the City, shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the project site.
• Paint and surface color palette for the project shall emphasize light and offwhite colors which reflect heat away from the buildings.

• All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.

• To reduce energy demand associated with potable water conveyance, the project shall implement the following:

-Landscaping palette emphasizing drought-tolerant plants;

-Use of water-efficient irrigation techniques; and,

-U.S. EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.

• The project shall provide secure, weather-protected, on-site bicycle storage/parking.

• The project shall provide on-site showers (one for males and one for females). Lockers for employees shall be provided.

• The project will establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce greenhouse gas (GHG) emissions. A plan will be submitted by the TMA to the City within two months of project completion that outlines the measures implemented by the TMA, as well as contact information.

• The project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan.

• The project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for stations shall be indicated on the project building plan.

• Lease/purchase documents shall identify that tenants are encouraged to promote the following:

-Implementation of compressed workweek schedules.

-SmartWay partnership;

-Achievement of at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long-haul trips carried by SmartWay 1.0 or greater carriers.

-Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of longhaul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by SmartWay 1.0 or greater carriers.

-Use of fleet vehicles conforming to 2010 air quality standards or better.

-Installation of catalytic converters on gasoline-powered equipment.

-Inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets.
-Establishment and use of carpool/vanpool programs, complemented by parking fees for single-occupancy vehicles.
-Provision of preferential parking for EV and CNG vehicles.
-Use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance.
-Use of electric (instead of diesel or gasoline-powered) yard trucks.
-Use of SmartWay 1.25 rated trucks.
-Each facility operator shall provide regular sweeping of onsite parking and drive areas.
-Each facility operator shall maintain a log of all trucks entering the facility to ensure that, on average, the daily truck fleet meets the quantities and emissions standards listed in the Draft EIR. This log shall be available for inspection by City staff at any time.
-Each facility operator shall prohibit all vehicles from idling in excess of five minutes in all onsite areas.
-Each facility operator shall ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained and certified in diesel health effects and technologies, such as by requiring attendance at CARB-approved courses.
-Each facility operator upon occupancy that do not already operate 2007 and newer trucks shall in food faith apply for funding to replace or retrofit their trucks such as Carl Moyer, VIP, Prop 1B or similar funds. Should funds be awarded, the tenant shall be required to accept and use them.

Biological Resources

P72. **4.4.6.1A.** If tree removal or clearing and grubbing activities must take place during the general nesting season (February 1 through August 31), a nesting bird survey shall be conducted within seven (7) days prior to any vegetation disturbance activities. If passerine birds are found to be nesting or there is evidence of nesting behavior inside the impact area, an exclusion buffer, to be determined by the appropriate agency (e.g. the City, County, and/or CDFG), shall be set in place around the nest where no vegetation disturbance will be permitted. For raptor species, such as hawks and owls, this buffer may be as large as 500 feet. A qualified biologist shall closely monitor nests until it is determined that they are no longer active, at which time construction activity in the vicinity of nests may continue.

P73. **4.4.6.1B.** Prior to site grading, a preconstruction survey shall be required for the burrowing owl to confirm the presence/absence of this species from the site. The survey shall be conducted by a qualified biologist within 30 days prior to ground disturbance, and in accordance with MSHCP survey requirements, to avoid direct

take of burrowing owls. If burrowing owls are determined to occupy the project site or immediate vicinity, the City of Moreno Valley Planning Department shall be notified and avoidance measures as identified in **Mitigation Measure 4.4.6.1C,** shall be implemented. Implementation of avoidance measures shall be executed pursuant to the MSHCP, the California Fish and Game Code, and the MBTA, and according the Burrowing Owl Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993) and reviewed the City of Moreno Valley, the Riverside Conservation Authority, and/or by the CDFG.

P74. **4.4.6.1C.** As recommended in the BUOW Survey and Mitigation Guidelines prepared by the California BUOW Consortium, no disturbance to an occupied burrow shall occur within approximately 160 feet of an occupied burrow during the non-breeding season (September 1 through January 31), or within approximately 250 feet of an occupied burrow during the breeding season (February 1 through August 31). For unavoidable impacts, passive relocation of burrowing owls shall be implemented. Passive relocation shall be conducted by a qualified biologist in accordance with procedures set forth by the MSHCP and California Burrowing Owl Consortium. Passive relocation of occupied burrows supporting a breeding pair of burrowing owls shall be conducted outside of the breeding season pursuant to the California Fish and Game Code and the MBTA.

P75. **4.4.6.2A**. As outlined in the project's Determination of a Biologically Equivalent or Superior Preservation (DBESP) report, the project applicant shall compensate for the temporary and permanent impact on and loss of jurisdictional waters and streambeds by providing a minimum 2:1 off-site replacement of equivalent riverine/riparian habitat prior to project construction. Offsite restoration, enhancement, and/or land purchase mitigation for the drainage impacts will occur at an offsite location through one or more of the following: an USACE approved mitigation bank, through an in lieu fee mitigation program, and/or landpurchase and conservation. DFG and USFWS will need to provide concurrence that this mitigation is equivalent or superior to that proposed for impact through their review and acceptance of the DBESP.

P76. **4.4.6.2B.** Riparian/riverine resources that are temporarily impacted by project construction shall be returned to their preconstruction contours and hydroseeded, as outlined in the DBESP.

P77. **4.4.6.3A.** The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE, a Section 401/Porter-Cologne Water Quality Certification from the RWQCB, and a Section 1602 Streambed Alteration Agreement from the CDFG. Offsite restoration, enhancement, and/or land purchase mitigation of jurisdictional drainage impacts will occur at an off-site location through one or more of the following: an USACE approved mitigation bank, through an in-lieu fee mitigation program, and/or land purchase and conservation.

Cultural Resources

P78. **4.5.6.1A** Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a Cultural Resources Monitoring Agreement has been secured for qualified Tribal representatives, and that a professional archaeological monitor meeting Secretary of Interior standards has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and Tribal representatives shall attend the pregrading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.

P79. **4.5.6.1B** Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that appropriate Native American representative(s), Project Archaeologist, and the Tribal representative(s) shall be allowed to monitor and have received a minimum of 30 days advance notice of all mass grading and trenching activities. During grading and trenching operations, the Tribal representatives and the project archaeological monitor shall observe all mass grading and trenching activities per the Cultural Resources Monitoring Agreement. If the Tribal representatives suspect that an archaeological resource may have been unearthed, the archaeologist, in consultation with the tribal representative, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.

P80. **4.5.6.1C** If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared and by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the Project site to the culturally affiliated Native American tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Division, the appropriate

Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include the Pechanga Bands curatorial facility.

P81. **4.5.6.1D** Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan: “If any suspected archaeological resources are discovered during ground disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find."

P82. **4.5.6.1E** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.

P83. **4.5.6.2A.** Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include the provision of a trained paleontological monitor during on-site soil disturbance activities. The monitoring for paleontological resources shall be conducted during the rough-grading phase of the project. In the event that paleontological resources are unearthed or discovered during excavation, **Mitigation Measure 4.5.6.2C** shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional action is required.

P84. **4.5.6.2B.** The paleontological monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples of soil shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.

P85. **4.5.6.2C.** If paleontological resources are unearthed or discovered during excavation of the project site, the monitoring for paleontological resources shall be conducted on a full-time basis for the duration of the rough-grading of the project site. The following recovery processes shall apply:

• Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.

• All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.

• A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.

• All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.

P86. **4.5.6.2D** Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan: "If any suspected paleontological resources are discovered during ground disturbing activities, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call a qualified paleontologist to the site to assess the significance of the find. A qualified paleontologist shall evaluate the suspected resource. If the paleontologist determines that the find is not unique, construction shall be permitted to proceed. However, if the paleontologist determines that further information is needed to evaluate significance, the City of Moreno Valley shall be notified and a treatment plan shall be prepared and implemented in consultation with the City to protect the identified paleontological resource(s) from damage and destruction."

Hydrology and Water Quality

P87. **4.7.6.1A.** Prior to grading plan approval and the issuance of a grading permit bythe City, the project applicant shall provide evidence to the City that a Notice of Intent (NOI) has been filed with the Regional Water Quality Control Board for coverage under the State NPDES General Construction Permit for discharge of storm water associated with construction activities.

P88. **4.7.6.1B.** Prior to grading plan approval and the issuance of a grading permit by the City, the project applicant shall submit to the State Water Quality Control Board a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. Additionally, the SWPPP shall identify structural and

nonstructural BMPs to control sediment and nonvisible discharges from the site. BMPs to be implemented in the SWPPP may include, but shall not be limited to, the following:

• Sediment discharges from the site may be controlled by the following: gravel bags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs will be periodically inspected during construction, and repairs will be made when necessary as required by the SWPPP.

• No materials of any kind shall be placed in drainage ways.

• Materials that could contribute nonvisible pollutants to storm water must be contained, elevated, and placed in temporary storage containment areas.

• All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected per RWQCB standards to eliminate any discharge from the site. Stockpiles will be surrounded by silt fences. The SWPPP will include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.

• Additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary.

• The SWPPP will be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time.

In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

P89. **4.7.6.1C.** Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that the following provisions have been added to construction contracts for the project:

• The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and submitted to the City for inspection. In addition, the Contractor will also be required to maintain an inspection log and have the log on site to be reviewed by the City of Moreno Valley and the representatives of the Regional Water Quality Control Board.

P90. **4.7.6.2A.** Prior to grading plan approval and the issuance of a grading permit by the City, the project applicant shall receive approval from the City of Moreno Valley for a Final Water Quality Management Plan (F-WQMP). The FWQMP shall specifically identify pollution prevention, site design, source control, and treatment control BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality to the maximum extent practicable. BMPs to be implemented in the F-WQMP may include (but shall not be limited to) the following:

• Required landscaped areas shall not use decorative concrete or impervious surfaces.
• Landscape plans shall incorporate native and drought-tolerant plants, trees, and shrubs. Landscaping shall be maintained weekly and maintenance contractor will properly dispose of all landscape wastes.
• Irrigation systems shall be inspected monthly by the landscape contractor to check for over-watering, leaks, or excessive runoff to paved areas. Timers will be used to prevent overwatering.
• Signage will be inspected and maintained twice a year for legibility.
• Outdoor Loading/Unloading truck docks shall be kept in a clean and orderly condition with weekly inspections, continuous monitoring, and immediate cleanup of spills.
• Parking area maintenance shall be swept or vacuumed at least quarterly, if there is any trash or debris in between the routine sweeping, it shall be swept or vacuumed immediately.
• Trash enclosures will be inspected and maintained weekly or as needed by maintenance contractor.
• On-site extended detention/sedimentation basins and sand filters will treat all of the site's runoff via vegetated swales and will be maintained and inspected at least twice a year and prior to October 1.
• Additional BMPs will be documented in the WQMP and utilized if necessary. In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

P91. **4.7.6.3A.** Prior to grading plan approval, the project proponent shall receive approval on a project-specific Final Hydrology Study, with supporting engineering calculations, from the City Engineer. The Final Hydrology Study shall incorporate relevant requirements identified by the City, and/or site-specific geotechnical investigations. A Preliminary Hydrology Study will be required prior to approval of the associated project tentative tract map.

Noise

P92. **4.9.6.1A.** During all project site excavation and grading on site, the project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

P93. **4.9.6.1B.** The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site.

P94. **4.9.6.1C.** The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and

noise-sensitive receptors nearest to the project site during all project construction.

P95. **4.9.6.1D.** During project site construction activities at Building 6 (i.e., closest to existing residences), the construction contractor shall limit all construction related activities to between the hours of 6:00 a.m. and 8:00 p.m. on weekdays and between the hours of 7:00 a.m. to 8:00 p.m. on weekends and holidays, unless written approval is obtained from the City Building Official or City Engineer.

Transportation

P96. **4.11.6.4A.** Prior to issuance of a Certificate of Occupancy the project applicant shall construct the following traffic improvements:

• **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is currently approved, and permitted by Caltrans. If not otherwise completed prior to project opening, the required traffic signal shall be constructed by the Applicant prior to issuance of the first Certificate of Occupancy.

• **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** If not otherwise completed prior to project opening, prior to issuance of the first Certificate of Occupancy, the Applicant shall construct the following improvements: Install a traffic signal and add a northbound left-turn lane and a southbound leftturn lane. If the improvements are constructed by others prior to the Certificate of Occupancy, the applicant shall pay its fair share towards the improvements through the City's DIF program.

P97. **4.11.6.4B.** Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program:

• **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location.

• **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location.

• **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** Install a traffic signal. This improvement is listed in the City's DIF program. Add a northbound left-turn lane and a southbound left-turn lane. These improvements are listed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.

P98. **4.11.6.4C.** Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program:

• **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location.

• **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location.

• **Moreno Beach Drive/Alessandro Boulevard.** Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location.

• **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is listed in the City's DIF program. Add a northbound through lane. The Redlands Boulevard/SR-60 Interchange reconstruction would implement the northbound through lane. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.

•**Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF fee would mitigate the significant impact at this location.

• **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** Install a traffic signal. Add a westbound right-turn lane and provide overlap phasing for the westbound right turns. Add a westbound left-turn lane and an eastbound left-turn lane. These improvements are programmed in the City's DIF program. Add a northbound left-turn lane, a southbound through lane, and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.

• **Redlands Boulevard/Eucalyptus Avenue.** Add a southbound right-turn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMF fees would mitigate the significant impact at this location.

• **Redlands Boulevard/Alessandro Boulevard.** Add a southbound leftturn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMF fees would mitigate the significant impact at this location.

P99. **4.11.6.4D.** Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program. At some locations, the DIF and TUMF fees would not

fully mitigate the project's impact. For these locations, additional improvements shall be implemented by the project applicant prior to the issuance of a certificate of occupancy for the project:

• **Nason Street/Eucalyptus Avenue.** Add a northbound right turn lane. This improvement is programmed in the City's DIF; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 1.76%) toward restriping the westbound approach to provide dual left-turn lanes.

• **Nason Street/Alessandro Boulevard.** Add an eastbound through lane and a westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 1.4%) toward modification of the traffic signal to provide overlap phasing for the eastbound right-turn lane.

• **Moreno Beach Drive/SR-60 Westbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location.

• **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location.

• **Moreno Beach Drive/Eucalyptus Avenue.** Convert the existing eastbound through lane to a left-turn lane and the eastbound right-turn lane to a shared through/right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 8.63%) toward modification of the traffic signal to provide right-turn overlap phasing for the westbound right-turn lane.

• **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane, This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location.

• **Moreno Beach Drive/Alessandro Boulevard.** Add 2 southbound through lanes, 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location.

• **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact.

• **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project

impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF fee would mitigate the significant impact at this location.

• **Redlands Boulevard/Fir Avenue- Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, and a westbound right-turn lane with overlap phasing. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, southbound left-turn lane, northbound through lane, and northbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.

• **Redlands Boulevard/Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a northbound leftturn lane and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.

• **Redlands Boulevard/Alessandro Boulevard.** Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.

P100. 4.11.6.4E. Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program, or through a fair-share contribution to the City of Moreno Valley as noted below:

• **Nason Street/Eucalyptus Avenue.** Add a northbound right-turn lane and an eastbound right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.6%) toward modification of the traffic signal to provide right-turn overlap phasing for the eastbound and northbound right turns.

• **Nason Street/Alessandro Boulevard.** Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF

program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.35%) toward the addition of an eastbound left-turn lane and modification of the traffic signal to provide overlap phasing for the westbound right-turn lane.

• **Moreno Beach Drive/SR-60 Westbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location.

• **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location.

• **Moreno Beach Drive/Eucalyptus Avenue.** Restripe eastbound approach to dual left-turn lanes and add a northbound through lane, a westbound through lane, and a southbound right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 5.17%) toward modification of the traffic signal to provide right-turn overlap phasing for the southbound right-turn lane.

• **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane, a northbound through lane, an eastbound left-turn lane, an eastbound through lane, a westbound through lane, and a westbound left-turn lane. These improvements are programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location.

• **Moreno Beach Drive/Alessandro Boulevard.** Add 2 southbound through lanes, 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location.

• **Auto Mall Drive/Eucalyptus Avenue.** Install a traffic signal. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location.

• **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. Therefore, payment of the DIF fee would mitigate the significant impact at this location.

• **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF fee would mitigate the significant impact at this location.

• **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, a westbound right-turn lane with overlap phasing, and a southbound right-turn lane with overlap phasing. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, a southbound left-turn lane, a northbound through lane, a northbound left-turn lane, and a northbound right-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the TUMF fee would also partially mitigate the significant impact at this location. In addition, the project shall pay a fair share (calculated to be 10.44%) of the cost of adding a southbound left-turn lane.

• **Redlands Boulevard/Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a northbound leftturn lane, a northbound through lane, a southbound left-turn lane, and southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.

• **Redlands Boulevard/Cottonwood Avenue.** Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a northbound through lane and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.

• **Redlands Boulevard/Alessandro Boulevard.** Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, and add a southbound leftturn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, a southbound through lane, a westbound through lane, and an eastbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.

P101. 4.11.6.4F. If the Encilia Avenue and Quincy Street Connection plan is implemented as part of the proposed project, then prior to issuance of building permits, the project applicant shall implement the following improvements, in addition to those identified in **Mitigation Measure 4.11.6.4.E**, either through fees

paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program:

• **Moreno Beach Drive/Eucalyptus Avenue.** Restripe the southbound shared through/right-turn lane to a southbound through lane. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the impacts of the project at this intersection.

• **Redlands Boulevard/Fir Avenue- Eucalyptus Avenue.** Pay the fair share (calculated to be 10.84%) to add a southbound right-turn lane. • **Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program. In addition, add a northbound left-turn lane, northbound through lane, southbound left-turn lane, and a southbound through lane. These improvements are programmed in the TUMF program. Therefore, payment of the DIF and TUMF fees would fully mitigate the impact of the project at this intersection.

• **Moreno Beach Drive/Encilia Avenue.** Install a traffic signal and add a northbound through lane, southbound left-turn lane, and a southbound through lane. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the impacts of the project at this intersection.

Greenhouse Gases and Global Climate Change

P102. 4.13.6.1A. Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that building features have been incorporated in building plans as required by Title 24 of the California Code of Regulations. These features include but are not limited to the following:

• Exterior windows shall utilize window treatments for efficient energy conservation.

• Per CALGreen Code requirements, water-efficient fixtures and appliances, including but not limited to low-flow faucets, dual-flush toilets minimizing water consumption by 20 percent from the Building Standards Code baseline water consumption shall be used.

• Per CALGreen Code requirements, a Commissioning Plan shall be prepared and all building systems (e.g., heating, ventilation, and airc-onditioning [HVAC], irrigation systems, lighting, and water heating) shall be commissioned by the Commissioning Authority.

• Per CALGreen Code, restrict watering methods (e.g., prohibit systems that apply water to nonvegetated surfaces) and control runoff.

P103. 4.13.6.1B. Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been incorporated into the design and construction of the project:

• Use of locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project.
• Use of "Green Building Materials," such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project.
• Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption, and therefore, GHG emissions.
• Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants.
• Design the project building to exceed the California Building Code's (CBC) Title 24 energy standard, including, but not limited to, any combination of the following:

-Increase insulation such that heat transfer and thermal bridging is minimized.

-Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.

-Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment.

• Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping.
• Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings.
• Install reflective roof material (SRI >45) and cool pavements.
• Install energy-efficient heating and cooling systems, appliances and equipment, and control systems.
• Install solar or light-emitting diodes (LEDs) for outdoor lighting for auto parking areas.

P104. 4.13.6.1C. Prior to the issuance of occupancy permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been be incorporated into the operation of the project:
• The project applicant shall use less than 3,900 Global Warming Potential (GWP) hydrofluorocarbon (HCF) refrigerants or natural refrigerants (ammonia, propane, carbon dioxide [CO2]) for refrigeration and fire suppression equipment.
• Provide vegetative or man-made exterior wall shading devices for east-, south-, and west facing windows.
• Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate:

-Install drought-tolerant plants for landscaping.

-Use reclaimed water for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water.

-Install water-efficient irrigation systems, such as weather-based and soil-moisture-based irrigation controllers and sensors for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance.

• Provide employee education about reducing waste and available recycling services.

Hazards and Hazardous Materials

P105. 4.6.6.1A Prior to issuance of a grading permit for the project, a qualified contractor shall test onsite soils for contamination by agricultural chemicals. If present in concentrations above established actionable levels or thresholds, these materials shall be removed and transported to an appropriate landfill by a licensed contractor. This measure shall be implemented to the satisfaction of the Building Division including written documentation of the disposal of any agricultural chemical residue in conformance with all applicable regulations.

Building and Safety Division

B1. The above project shall comply with the current California Codes (CBC, CEC, CMC, CPC and Green Building Standards) as well as City ordinances. All new projects shall provide a soils report as well. Plans shall be submitted to the Building Division as a separate submittal. Building permit applications (plan review) made on or after January 1, 2014, will be subject to the 2013 Edition of the California Building Standards Code.

B2. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification. Plans will include “as built” plans, revisions and changes. The CD will also include Title 24 energy calculations, structural calculations and all other pertinent information. It will be the responsibility of the developer and or the building or property owner(s) to bear all costs required for this process. The CD will be presented to the Building and Safety Division for review prior to final inspection and building occupancy. The CD will become the property of the Moreno Valley Building and Safety Division at that time. In addition, a site plan showing the path of travel from public right of way and building to building access with elevations will be required.

B3. (BP) Prior to the issuance of a building permit, the applicant shall submit a properly completed “Waste Management Plan” (WMP), as required, to the Compliance Official (Building Official) as a portion of the building or demolition permit process.

B4. (BP) Prior to the issuance of a building permit, show on the plans that all exterior doors comply with the requirements of CBC 1133B.1.1.1 for accessible path of

travel from every exit door, especially in consideration of doors that may be designated as exits due to interior obstructions to path of travel due to racks, equipment and other interior obstruction to the exit path of travel.

B5. (BP) Prior to the issuance of a building permit, show on the plans that no gutter, drainage feature, swale or other deviation in the flat level surface at the accessible parking spaces exists within and for a minimum four foot extension beyond the outer dimensions of the parking space, loading zone and path of travel.

B6. (BP) Plans shall be prepared, stamped and signed by a licensed Architect or Registered Civil Engineer for submission for plan check review.

B7. (BP) Plumbing plans shall be prepared, including isometrics, for required plumbing fixtures based on California Plumbing Code, Chapter 4 and Table 4-1.

SCHOOL DISTRICT

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

UNITED STATES POSTAL SERVICE

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

FIRE PREVENTION BUREAU

1. **Hydrant spacing shall be addressed in plan check.**
2. **The following Standard Conditions shall apply.**

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

F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy,

use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.

F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 4000 GPM for 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 508.3, Appendix B and MVMC 8.36.100 Section D).

F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 ½") and super enhanced fire hydrants (6" x 4" x 4" x 2 ½") shall not be closer than 40 feet and more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways. The required fire flow shall be available from any adjacent fire hydrant(s) in the system. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 508.5.7 & MVMC 8.36.050 Section O and 8.36.100 Section E)

F4. Maximum cul-de-sac or dead end road length shall not exceed 660 feet. The Fire Chief, based on City street standards, shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. (CFC 503.1)

F5. Prior to construction, all roads, driveways and private roads shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.050)

F6. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)

F7. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (MVMC 8.36.050 and CFC 501.3)

F8. Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved Fire Department emergency vehicular access road (all weather surface) capable of sustaining an imposed

load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4 and MVMC 8.36.050 Section A)

F9. Prior to construction and issuance of Building Permits, fire lanes and fire apparatus access roads shall have an unobstructed width of not less the twenty–four (24) or thirty (30) feet as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1.1 and MVMC 8.36.050)

F10. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4 and MVMC 8.36.050 Section A)

F11. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.3 and MVMC 8.36.050)

F12. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5 and MVMC 8.36.050)

F13. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)

F14. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:

a) Be signed by a registered civil engineer or a certified fire protection engineer;
b) Contain a Fire Prevention Bureau approval signature block; and
c) Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau.

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

Existing fire hydrants on public streets are allowed to be considered available.

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

F15. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 510.1)

F16. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1)

F17. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)

F18. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.070)

F19. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. The Knox-Box shall be supervised by the alarm system and all exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)

F20. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for obtaining underground and/or above ground tank permits for the storage of combustible liquids, flammable liquids, or any other hazardous materials from both the County of Riverside Community Health Agency Department of Environmental Health and the Fire Prevention Bureau. (CFC 3401.4 and 2701.5)

F21. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Moreno Valley Fire Prevention Bureau to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 2701.5)

F22. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a simple plot plan, a simple floor plan, and other plans as requested, each as an electronic file in .dwg format, to the Fire Prevention Bureau. Alternate file formats may be acceptable with approval by the Fire Chief.

F23. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503.2.7 and MVMC 8.36.050 Section I)

F24. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.050)

F25. Prior to construction, “private” driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.050)

F26. Complete plans and specifications for fire alarm systems, fire-extinguishing systems (including automatic sprinklers or standpipe systems), clean agent systems (or other special types of automatic fire-extinguishing systems), as well as other fire-protection systems and appurtenances thereto shall be submitted to the Moreno Valley Fire Prevention Bureau for review and approval prior to system installation. Submittals shall be in accordance with CFC Chapter 9 and associated accepted national standards.

F27. A permit is required to maintain, store, use or handle materials, or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in connection with such activities. Such permits shall not be construed as authority to violate, cancel or set aside any of the provisions of this code. Such permit shall not take the place of any license required by law. Applications for permits shall be made to the Fire Prevention Bureau in such form and detail as prescribed by the Bureau. Applications for permits shall be

accompanied by such plans as required by the Bureau. Permits shall be kept on the premises designated therein at all times and shall be posted in a conspicuous location on the premises or shall be kept on the premises in a location designated by the Fire Chief. Permits shall be subject to inspection at all times by an officer of the fire department or other persons authorized by the Fire Chief in accordance with Appendix Chapter 1 and MVMC 8.36.100.

F28. Approval of the safety precautions required for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals required for specific operations or processes associated with such construction, alteration or demolition. (CFC Chapter 14)

F29. Prior to issuance of Certificate of Occupancy, permits are required to store, dispense, use or handle hazardous material. Each application for a permit shall include a hazardous materials management plan (HMMP). The location of the HMMP shall be posted adjacent to (other) permits when an HMMP is provided. The HMMP shall include a facility site plan designating the following:

a) Storage and use areas;
b) Maximum amount of each material stored or used in each area;
c) Range of container sizes;
d) Locations of emergency isolation and mitigation valves and devises;
e) Product conveying piping containing liquids or gases, other than utility-owned fuel gas lines and low-pressure fuel gas lines;
f) On and off positions of valves for valves which are of the self-indicating type;
g) Storage plan showing the intended storage arrangement, including the location and dimensions of aisles. The plans shall be legible and approximately to scale. Separate distribution systems are allowed to be shown on separate pages; and
h) Site plan showing all adjacent/neighboring structures and use.

NOTE: Each application for a permit shall include a hazardous materials inventory statement (HMIS).

F30. Before a Hazardous Materials permit is issued, the Fire Chief shall inspect and approve the receptacles, vehicles, buildings, devices, premises, storage spaces or areas to be used. In instances where laws or regulations are enforceable by departments other than the Fire Prevention Bureau, joint approval shall be obtained from all departments concerned. (CFC Appendix H)

F31. Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work

shall remain accessible and exposed for inspection purposes until approved. (CFC Section 106)

F32. The Fire Prevention Bureau shall maintain the authority to inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety. (CFC Section 106)

F33. Permit requirements issued, which designate specific occupancy requirements for a particular dwelling, occupancy, or use, shall remain in effect until such time as amended by the Fire Chief. (CFC Section 104)

F34. In accordance with the California Fire Code Appendix Chapter 1, where no applicable standards or requirements are set forth in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards as are approved shall be deemed as prima facie evidence of compliance with the intent of this code as approved by the Fire Chief. (CFC Section 102.7)

F35. Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation. (CFC Appendix Chapter 1)

F36. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)

F37. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.

F38. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any

government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department – Land Development Division.

General Conditions

LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)

LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5).

LD3. (G) It is understood that the tentative map correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)

LD4. (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. In the event that the developer is unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)

LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the Public Improvement Agreement or issuance of a permit.

LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

(a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.

(b) Observance of working hours as stipulated on permits issued by the Public Works Department.

(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

(d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements shall be adhered to during the grading operations.

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

LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. (MC 9.14.110)

LD8. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: “Drainage Easement – no structures, obstructions, or encroachments by landfills are allowed.” In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.

LD9. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the

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

LD10. (G) Prior to final map approval, commencing applicable street improvements, or obtaining the first building permit, the developer shall enter into a Development Impact Fee (DIF) Improvement Credit Agreement to secure credit and reimbursement for the construction of applicable arterial street, traffic signal, and/or interchange improvements. If the developer fails to complete this agreement prior to the timing as specified above, no credits or reimbursements will be given. The applicant shall pay Arterial Streets, Traffic Signals, and Interchange Improvements development impact fees adopted by the City Council by resolution. (Ord. 695 § 1.1 (part), 2005) (MC 3.38.030, .040, .050)

LD11. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.

Prior to Grading Plan Approval or Grading Permit

LD12. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.

LD13. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:

(a) The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.

(b) Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.

(c) A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.

(d) All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)

(e) The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.

LD14. (GPA) Prior to grading plan approval, the developer shall select and implement treatment control best management practices (BMPs) that are medium to highly effective for treating Pollutants of Concern (POC) for the project. Projects where National Pollution Discharge Elimination System (NPDES) mandates water quality treatment control best management practices (BMPs) shall be designed per the City of Moreno Valley guidelines or as approved by the City Engineer.

LD15. (GPA) Prior to approval of the grading plans for projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.

LD16. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :

(a) Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;

(b) Incorporates Source Control BMPs and provides a detailed description of their implementation;

(c) Incorporates Treatment Control BMPs and provides information regarding design considerations;

(d) Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and

(e) Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

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

LD17. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the WQMP.

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

LD18. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format prior to grading plan approval.

LD19. (GPA) Prior to the grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.

LD20. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request. The SWPPP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format.

LD21. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.

LD22. (GP) Prior to issuance of a grading permit, or building permit when a grading permit is not required, for projects that require a project-specific Water Quality Management Plan (WQMP), a project-specific final WQMP (F-WQMP) shall be approved. Upon approval, a WQMP Identification Number is issued by the Storm Water Management Section and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.

LD23. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)

LD24. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project.

LD25. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Map Approval or Recordation

LD26. (MA) Prior to approval of the map, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development Division for review and approval. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.

LD27. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.

LD28. (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.

LD29. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.dxf) digital format to the Land Development Division of the Public Works Department.

Prior to Improvement Plan Approval or Construction Permit

LD30. (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.

LD31. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)

LD32. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.

LD33. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.

LD34. (IPA) The street improvement plans shall comply with all applicable City standards and the following design standards throughout this project:

(a) Corner cutbacks in conformance with City Standard 208 shall be shown on the final map or, if no map is to be recorded, offered for dedication by separate instrument.

(b) Lot access to major thoroughfares shall be restricted except at intersections and approved entrances and shall be so noted on the final map. (MC 9.14.100)

(c) The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)

(d) All street intersections shall be at ninety (90) degrees plus or minus five (5) degrees per City Standard No. 706A, or as approved by the City Engineer. (MC 9.14.020)

(e) All reverse curves shall include a minimum tangent of one hundred (100) feet in length.

LD35. (IPA) Prior to approval of the improvement plans, the plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer. Design plan and profile information shall include the minimum 300 feet beyond the project boundaries.

LD36. (IPA) Prior to approval of the improvement plans, the plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs

may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.

LD37. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement plans shall be designed based on the pothole field investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.

LD38. (IPA) Prior to approval of the improvement plans, all dry and wet utility crossings shall be potholed to determine actual elevations. Any conflicting utilities shall be identified and addressed on the plans. The pothole survey data shall be submitted with the street improvement plans for reference purposes.

LD39. (IPA) Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided. (MC 9.14.110)

LD40. (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)

LD41. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the Public Works Department – Land Development Division. (MC 9.14.110)

LD42. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)

LD43. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.

LD44. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.dxf) digital format to the Land Development Division of the Public Works Department.

LD45. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

LD46. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.

Prior to Certificate of Occupancy

LD47. (CO) Prior to issuance of a certificate of occupancy, if the project involves a non-residential subdivision, the map shall be recorded.

LD48. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD49. (CO) Prior to issuance of a certificate of occupancy, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System **(NPDES)** as mandated by the Federal Clean Water Act. In compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Following are the requirements:

a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.

i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or

ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.

b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy. (California Government Code & Municipal Code)

LD50. (CO) The City of Moreno Valley has an adopted Development Impact Fee (DIF) nexus study. All projects unless otherwise exempted shall be subject to the payment of the DIF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.

LD51. (CO) The City of Moreno Valley has an adopted area wide Transportation Uniform Mitigation Fee (TUMF). All projects unless otherwise exempted shall be subject to the payment of the TUMF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.

LD52. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:

(a) Street improvements including, but not limited to: pavement, base, curb, gutter, cross gutter, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, landscaping and irrigation, pavement tapers/transitions and traffic control devices as appropriate.

(b) Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.

(c) City-owned utilities.

(d) Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.

(e) Under grounding of existing and proposed utility lines less than 115,000 volts.

(f) Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.

LD53. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)

LD54. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.

LD55. (CO) Prior to issuance of a certificate of occupancy or building final, the applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:

(a) Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP)

(b) Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

LD56. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.

SPECIAL CONDITIONS

LD57. The following project engineering design plans (24"x36" sheet size) shall be submitted for review and approval as well as additional plans deemed necessary by the City during the plan review process. As-Built Plans of these plans are also required:

(a) Rough Grading Plan

(b) Precise Grading Plan

(c) Street Improvement Plan

(d) Storm Drain Plan

(e) Signing and Striping Plan

(f) Traffic Control Plan

(g) Final Drainage Study

(h) Final Water Quality Management Plan

LD58. Prior to rough grading plan approval, this project shall demonstrate, via a final drainage study, that the increased runoff resulting from the development of this site is mitigated. During no storm event shall the flow leaving the site in the developed condition be larger than that of the pre-developed condition. The drainage study shall analyze the following events: 1, 3, 6 and 24-hour durations for the 2, 5, 10 and 100-year storm events. The applicant understands that additional detention measures, beyond those shown on the tentative map and preliminary drainage study, may be required.

LD59. Prior to rough and precise grading plan approval, the plans shall clearly show the extents of all existing easements on the property. All building structures shall be constructed outside of existing easements. All on-site and off-site easements shall be shown on the grading plan.

LD60. Prior to rough and precise grading plan approval, the plans shall clearly show that any slope near the public right-of-way has a minimum set-back area at 2% maximum of 2 feet before the start of the top or toe of slope. If the vertical height of the slope exceeds 10 feet, this set-back area shall be 3 feet minimum.

LD61. Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan 627.

LD62. Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36.

(www.usdoj.gov) and as approved by the City's Building and Safety Division.

LD63. Prior to parcel map approval, either reciprocal access easement(s) shall be shown on the map or a separate recorded copy of a reciprocal access agreement between parcels shall be submitted to the City for review and approval.

LD64. Prior to parcel map approval, the map shall show the following:

(a) A 100-foot right-of-way dedication for the construction of Eucalyptus Avenue.

(b) A 60-foot right-of-way dedication for the construction of Street "A".

(c) A 44-foot right-of-way dedication for the future construction of Encilia Street along the south boundary of Parcel 6 and Lot C Quincy Channel.

(d) A 4-foot right-of-way dedication for the future construction of Encilia Street along the south boundary of Parcel 5.

(e) An 80-foot street right-of-way vacation for the old alignment of Fir Avenue traversing Buildings 4 and 5 as well as parking lot areas of Buildings 3 and 6.

(f) A 40-foot street right-of-way vacation for the old alignment of Fir Avenue traversing and along the south boundary of Parcel 3.

(g) A 30-foot street right-of-way vacation for the west half of Quincy Street.

(h) A 16-foot right-of-way dedication along the north property line, excepting area already acquired by the City, for the future use by Caltrans.

(i) A drainage and access easement dedication to the City at the north boundary line at Quincy Channel for culvert maintenance and also at the north and south ends of proposed culverts at its crossing with Eucalyptus Avenue.

(j) A 4-foot minimum pedestrian right-of-way dedication behind any driveway approach per City Standard 118C.

(k) A 2-foot and varying width public access easement for the portions of sidewalk which are outside of the public right-of-way, along Eucalyptus Avenue necessary to accommodate curb separated sidewalk.

(l) A 6-foot wide trail easement on the north side of Eucalyptus Avenue at its proposed bridge culvert crossing over Quincy Channel.

(m) A varying wide trail easement 8.5-foot wide to 13.5-foot wide trail easement on the north side of Eucalyptus Avenue.

(n) An 18.5-foot wide multi-purpose trail easement along the west side of Quincy Channel.

(o) An easement along the west project boundary between SR-60 and Eucalyptus Avenue for proposed water line improvements required to relocate an existing 12-inch EMWD water line from along the north project boundary to within Eucalyptus Avenue.

(p) A reciprocal access easement between Parcels 4 and 5 and between Parcels 5 and 6.

(q) Corner cutback right-of-way dedications per City Standard 208.

(r) Retention of open space lots designated as Lot C and Lot D on the tentative map to be retained and maintained by the developer.

LD65. Prior to parcel map approval, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.

(a) Eucalyptus Avenue, Arterial, City Standard 104A (100-foot RW / 76-foot CC) shall be constructed to full-width, within the project's frontage and 32-feet wide (12-foot lanes and 4-foot shoulders) on center from the east map boundary at Quincy Channel easterly to Redlands Boulevard, including any transitions required at the intersection with Redlands Boulevard. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, bridge culvert crossing, culvert structures, rip rap, offsite improvement transition/joins to existing, streetlights, pedestrian ramps, undergrounding of any

power poles with overhead utility lines less than 115,000 volts, signing, striping, and dry and wet utilities.

(b) Street "A", Local Street, City Standard 108A Modified (60-foot RW / 40-foot CC) shall be constructed full-width within the project's boundaries using a Traffic Index (TI) of 10. Improvements shall consist of, but not be limited to, pavement, base, eight-inch curb, gutter, sidewalk, driveway approaches, drainage structures, streetlights, pedestrian ramps, and dry and wet utilities.

(c) Quincy Channel improvements shall consist of, but not be limited to bridge culvert crossing including headwall, rip rap, access ramp from street to bottom of channel, multi-purpose trail and access road, buried concrete channel side slope, buried concrete channel vertical wall, storm drain outlet structures (headwall and cut-off walls, sewer line crossing beneath the channel.

(d) Driveway approaches shall be constructed per City Standard No. 118C. The parcel map shall show an additional 4-foot right-of-way dedication behind driveway approaches. No decorative pavers shall be placed within the public right-of-way.

(e) Relocation of an existing water line along the north property boundary adjacent to State Route 60 to within Eucalyptus Avenue.

(f) Removal or relocation, as determined by SCE, of existing overhead power lines along the north property boundary adjacent to State Route 60.

LD66. Prior to building permit issuance, the precise grading plan for that building shall be approved by the City and Parcel Map 35679 shall record.

LD67. Prior to building permit issuance, this project shall cause the vacation of all existing easements, especially those easements underneath proposed building footprints. This shall include, but not be limited to, the 12-foot wide EMWD access easement, 20-foot wide EMWD water line easement, and easements for utilities and incidental purposes granted to Southern Sierras Power Company. All utilities shall be relocated, as necessary, prior to vacation of easements. All new easements shall be granted prior to utility relocations and vacation of existing easements. All utilities shall be relocated into the proposed public right-of-way or to a location as agreed upon by the developer, the easement holder and the City Engineer, as necessary, prior to vacation of easements. All new easements shall be granted prior to utility relocations and vacation of existing easements

and/or street vacations. All utility locations shall be done at no expense to the City.

LD68. Prior to occupancy permit issuance, all overhead utility lines less than 115,000 volts fronting or within the entire project site boundary shall be placed underground per Section 9.14.130C of the City Municipal Code.

LD69. In accordance with the County of Riverside – Low Impact Development BMP Design Handbook (BMP Handbook) Appendix A – Infiltration Testing requirements, perform the required number of in-situ infiltration testing within the footprints of the proposed LID BMPs and provide the results in the first submittal of the Final-WQMP. Conceptually, the Engineer's proposed infiltration feasibility is acceptable for this Preliminary WQMP. Based on the field measured results of the additional infiltration tests, the Applicant acknowledges that infiltration infeasibility may be presented which would require substantially more area than currently shown on the plans to retain the proposed design capture volumes (DCV) as required. Maximum required dedicated LID BMP area shall be in compliance with the County's WQMP Guidance document's effective area requirements indicated in Table 2-5, page 41.

LD70. All proposed LID BMP's shall be designed in accordance with the BMP Handbook. This includes, but is not limited to, forebay design and volumes, basin landscaping, retaining wall designs, soil media depths, etc. Tributary areas to all LID BMPs shall be in conformance with the BMP Handbook and/or at the discretion of the City's Land Development Division.

LD71. The Applicant shall prepare and submit for approval a final, project-specific water quality management plan (F-WQMP) for PA07-0084 – Prologis Inc. The F-WQMP shall be consistent with the approved P-WQMP and in full conformance with the document; "Water Quality Management Plan, A Guidance Document for the Santa Ana Region of Riverside County," with an approval date of October 22, 2012 (WQMP Guidance). The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits or building permits. At a minimum, the F-WQMP shall include the following: Site design principles; Source control BMPs; LID BMPs; Operation and Maintenance requirements for BMPs; and sources of funding for BMP implementation.

LD72. Overall, the proposed LID BMP concept is accepted as the conceptual LID BMP implementation for the proposed site. The Applicant has proposed to incorporate the use of infiltration basins. Final design details of these basins must be provided in the first submittal of the F-WQMP. The sizes of all LID BMPs are to be determined using the current procedures set forth

the Riverside County Flood Control and Water Conservation District's Design Handbook for Low Impact Development Best Management Practices. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance.

LD73. The Applicant shall substantiate all applicable Hydrologic Condition of Concern (HCOC) issues in the first submittal of the F-WQMP.

LD74. The Applicant shall, prior to building or grading permit closeout or the issuance of a certificate of occupancy, demonstrate:

(a) That all structural BMPs have been constructed and installed in conformance with the approved plans and specifications;

(b) That all structural BMPs described in the F-WQMP have been implemented in accordance with approved plans and specifications;

(c) That the applicant is prepared to implement all non-structural BMPs included in the F-WQMP, conditions of approval, and building/grading permit conditions; and

(d) That an adequate number of copies of the approved F-WQMP are available for the future owners/occupants of the project.

PUBLIC WORKS DEPARTMENT – TRANSPORTATION ENGINEERING DIVISION

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

GENERAL CONDITIONS

TE1. Future Eucalyptus Avenue is classified as an Arterial (100'RW/76'CC) per City Standard Plan No. 104A. Any modifications or improvements undertaken by this project shall be consistent with the City's standards for this facility. Sidewalk shall be curb separated. The project shall construct pavement improvements from the eastern property boundary to Redlands Boulevard consistent with Land Development conditions.

TE2. Future "A" Street is classified as a Modified Local Street (60'RW/40'CC) per City Standard Plan No. 108A. The T.I. shall be per Land Development's conditions. The southerly terminus of the roadway shall include an end of roadway treatment satisfactory to the City Engineer. The street shall be signed for no parking/no stopping. Any modifications or improvements

undertaken by this project shall be consistent with the City's standards for this facility.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

TE3. The driveways less than or equal to 40 feet in width shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code - Design Guidelines, and City Standard Plan No. 118C. Driveways wider than 40' shall be designed as intersections with pedestrian access ramps per City standards.

TE4. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets with a cross section of 66'/44' and wider.

TE5. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, Registered Civil or Traffic engineer shall be required.

TE6. Sight distance at driveways and on streets shall conform to City Standard Plan No. 125 A, B, and C at the time of preparation of final grading, landscape, and street improvements.

TE7. Prior to final approval of the street improvement plans, interim and ultimate alignment studies shall be approved by the City Traffic Engineer.

TE8. Prior to the final approval of the street improvement plans, the project applicant shall prepare traffic signal design plans for the following intersections:

- **Redlands Boulevard/SR-60 Westbound Ramp**
- **Redlands Boulevard/Future Eucalyptus Avenue**

TE9. Prior to the final approval of the street improvement plans, the project applicant shall design the intersection of Redlands Boulevard and Eucalyptus Avenue to provide the following geometrics:

Northbound: One left turn lane, one through lane
Southbound: One through lane, one right turn lane
Eastbound: One left turn lane, one right turn lane
Westbound: N/A

NOTE: All curb return radii shall be 50 feet.

TE10. Prior to final approval of the street improvement plans, the project applicant shall design the intersection of Redlands Boulevard and SR-60 Westbound Ramp to provide the following geometrics:

Northbound: One left turn lane, one through lane, one right turn lane
Southbound: One left turn lane, one shared through/right turn lane
Eastbound: One shared left turn/through/right turn lane
Westbound: One shared left turn/through/right turn lane

TE11. Prior to issuance of a construction permit, the project applicant shall pay to the City all applicable "Fair Share" impact fees per the findings of the Environmental Impact Report.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

TE12. (CO) Prior to issuance of a certificate of occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans.

TE13. (CO) Each gated entrance from a public street will be provided with the following, or as approved by the City Engineer:

A. A storage lane with length sufficient to support the queuing predicted by the traffic study (minimum of 75 feet).
B. Signing and striping at the gate, including no parking signs.
C. A separate pedestrian entry, if pedestrian access is necessary.
D. Presence loop detectors (or another device) within 1 or 2 feet of the gates that ensures that the gates remain open while any vehicle is in the queue.

All of these features must be kept in working order.

TE14. (CO) Prior to issuance of a certificate of occupancy, the project applicant shall construct the intersection/roadway improvements identified in TE8, TE9, and TE10 per the approved plans.

TE15. (CO) Prior to issuance of the final certificate of occupancy, the project applicant shall submit a traffic calming study for Eucalyptus Avenue located between Moreno Beach Drive and the western property boundary (Specific Plan 209) for City review and approval. Any recommendations made in the study shall be implemented by the project applicant to the satisfaction of the City Traffic Engineer prior to issuance of the final certificate of occupancy.

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

TE16. Prior to the acceptance of streets into the City-maintained road system, all approved traffic control and signing and striping shall be installed per current City Standards and the approved plans.

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT

Special Districts Division

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

Acknowledgement of Conditions

The following items are Special Districts' Conditions of Approval for project **PA07-0083**; this project shall be completed at no cost to any Government Agency. All questions regarding Special Districts' Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Financial & Management Services Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

SD1. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks & Community Services) and C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.

SD2. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.

SD3. The ongoing maintenance of any landscaping required to be installed behind the curb on **Fir Avenue, Quincy Street, and Eucalyptus Avenue** shall be the responsibility of the property owner.

SD4. Street light Authorization forms, for all street lights that are conditioned to be installed as part of this project, must be submitted to the Special Districts Division for approval, **prior to** street light installation. The Street light Authorization form

can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison.

Prior to Building Permit Issuance

SD5. (BP) This project has been identified to be included in the formation of a Map Act Area of Benefit Special District for the construction of **major thoroughfares and/or freeway** improvements. The property owner(s) shall participate in such District, and pay any special tax, assessment, or fee levied upon the project property for such District. At the time of the public hearing to consider formation of the district, the property owner(s) will not protest the formation, but the property owners(s) will retain the right to object if any eventual assessment is not equitable, that is, if the financial burden of the assessment is not reasonably proportionate to the benefit which the affected property obtains from the improvements which are to be installed. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100)

SD6. (BP) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for **Public Safety** services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the Developer shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance. (California Government Code)

SD7. *Commercial* (BP) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide, but not limited to, stormwater utilities services for the monitoring of on-site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, the Developer must notify Special Districts 90 days prior to the City's issuance of a building permit and the financial option selected to fund the continued maintenance. (California Government Code)

SD8. (BP) Prior to the issuance of the first building permit for this project, the Developer shall pay Advanced Energy fees for all applicable Zone B (Residential Street Lighting) and/or Zone C (Arterial Street Lighting and Intersection Lighting) street lights required for this development. Payment shall be made to the City of Moreno Valley, as collected by the Land Development Division, based upon the

Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges and Rates, as adopted by City Council.

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

SD9. (BP) Prior to release of building permit, the Developer, or the Developer's successors or assignees, shall record with the County Recorder's Office a **Covenant of Assessments** for each assessable parcel therein, whereby the Developer covenants the existence of the Moreno Valley Community Services District), its established benefit zones, and that said parcel(s) is (are) liable for payment of annual benefit zone charges and the appropriate National Pollutant Discharge Elimination System (NPDES) maximum regulatory rate schedule when due. A copy of the recorded Covenant of Assessments shall be submitted to the Special Districts Division. For a copy of the Covenant of Assessments form, please contact Special Districts, phone 951.413.3480.

PUBLIC WORKS DEPARTMENT – MORENO VALLEY UTILITY

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

Acknowledgement of Conditions

The following items are Moreno Valley Utilities' Conditions of Approval for project(s) PA07-0081, PA07-0082, PA04-0083, PA07-0084, PA07-0158, PA07-0159, PA07-0160, PA07-0161, and PA07-0162; this project shall be completed at no cost to any Government Agency. All questions regarding Moreno Valley Utilities' Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from Moreno Valley Utilities (the Electric Utility Division) of the Public Works Department 951.413.3500. The applicant is fully responsible for communicating with Moreno Valley Utilities staff regarding their conditions. Listed after each individual condition is a contact name of who can be reached for specific questions.

PRIOR TO RECORDATION OF FINAL MAP

MVU1. For single family subdivisions, a three foot easement along each side yard property line shall be shown on the final map and offered for dedication to the City of Moreno Valley for public utility purposes, unless otherwise approved by

the City Engineer. If the project is a multi-family development, townhome, condominium, apartment, commercial or industrial project, and it requires the installation of electric distribution facilities within common areas, a non-exclusive easement shall be provided to Moreno Valley Utilities to include all such common areas. All easements shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.

PRIOR TO ENERGIZING MVU ELECTRIC UTILITY SYSTEM AND CERTIFICATE OF OCCUPANCY

MVU2. **City of Moreno Valley Municipal Utility Service – Electrical Distribution**: Prior to issuance of building permit, the developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer **shall** execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and concurrent with trenching operations and other subdivision improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

The Developer **shall** coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City, or the City's designee, all utility infrastructure (including but not limited to conduit, equipment, vaults, ducts, wires, switches, conductors, transformers, resistors, amplifiers, and "bring-up" facilities including electrical capacity to serve the identified development and other adjoining/abutting/ or benefiting projects as determined by Moreno Valley Utilities) – collectively referred to as "utility system" (to and through the development), along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and /or delivery of any and all "utility services" to each lot and unit within the Tentative Map. For purposes of this condition, "utility services" shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. "Utility services" shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval.

The City, or the City's designee, shall utilize dedicated utility facilities to ensure safe, reliable, sustainable and cost effective delivery of utility services and maintain the integrity of streets and other public infrastructure. Developer shall, at developer's sole expense, install or cause the installation of such interconnection facilities as may be necessary to connect the electrical

distribution infrastructure within the project to the Moreno Valley Utilities owned and controlled electric distribution system.

MVU3. This project may be subject to a Reimbursement Agreement. The project may be responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project. The project may be subject to a system wide capacity charge in addition to the referenced reimbursement agreement. Payment(s) shall be required prior to issuance of building permit(s).

MVU4. For all new projects, existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer expense, for any and all costs associated with the relocation of any of Moreno Valley Utility's underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.

PARKS AND COMMUNITY SERVICES DEPARTMENT

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

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for project **PA07-0084, TTM 35679**; this project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3280. The applicant is fully responsible for communicating with the Parks and Community Services Department project manager regarding the conditions.

SPECIFIC CONDITIONS OF APPROVAL

PCS1. A multi-use trail shall be located along the west side of Quincy Channel and east side of Quincy Street (or its alignment). Additionally, the trail is to be located over the Quincy Channel, on the south side of Fir Avenue, connecting to the Quincy trail. The trail shall be 14' in width, with a 2' stamped colored concrete section between curb and trail. The trail shall be dedicated as an easement to the City from a lettered lot owned by Riverside County Flood Control and Water Conservation District.

PCS2. Parks and Community Services Department – Standard Trail Conditions:

- **a.** Trail construction shall adhere to: The City's Standard Plans, 'The Greenbook Standard Specifications for Public Works Construction', 'California Code of Regulations Title 24' (where applicable), and the Park and Community Services Specification Guide.
- **b.** The General Contractor shall be a State of California Class 'A' General Engineering Contractor, per the Business and Professions Code Section 7056, or a combination of State of California Class 'C' licenses for which the work is being performed. Licenses must be current and in good standing, for the duration of the project.
- **c.** All utility easements shall not interfere with the trail or its fencing. A map of all easements and the corresponding easement rights shall be presented to Parks and Community Services prior to scheduling the Tentative Map for approval.
- **d.** (R) A restriction shall be placed on lots that are adjacent to the trail, preventing openings or gates accessing the trail. This shall be done through Covenants, Conditions, and Restrictions (CC&R's). A copy of the CC&R's with this/her restriction noted shall be submitted and approved by the Director of Parks and Community Services or his/her designee prior to the recordation of the Final Map.
- **e.** Trails shall not be shared with any above ground utilities, blocking total width access.
- **f.** The following plans require Parks and Community Services written approval: Tentative tract/parcel maps; rough grading plans (including all Delta changes); Final Map; precise grading plans; street improvement plans; traffic signal plans; fence and wall plans; landscape plans for areas adjacent to trails; trail improvement plans.
- **g.** (GP) A detailed rough grading plan with profile for the trail shall be submitted and approved by the Director of Parks and Community Services or his/her designee prior to the issuance of grading permits.
- **h.** Grading certification and compaction tests are required, prior to any improvements being installed.
- **i.** A minimum two-foot graded bench is required where trails adjoin landscaped or open space areas.
- **j.** (R) Prior to the approval of the Final Map, a detailed map of the trail and areas adjacent to the trail shall be submitted to the Director of Parks and Community Services or his/her designee prior for review and written approval.
- **k.** (R) All necessary documents to convey to the City and/or the Community Services District any required dedications for parks or open space, as specified on the tentative map or in these Conditions of Approval shall be submitted by the developer to Parks and Community Services, prior to the recordation of the final map.

- **l.** (R) Prior to recordation of the Final Map, the developer shall post security (bonds) to guarantee construction of the trail to the City's standards. Copies of the bonds shall be provided to Parks and Community Services, prior to the approval of the Final Map.
- **m.** (BP) Prior to the issuance of the first Building Permit, final improvement plans (mylars and AutoCAD & PDF file on a CD-ROM) shall be reviewed and approved by the Community Development Department – Planning Division; the Public Works Department – Land Development and Transportation Division; Fire Prevention; and Parks and Community Services Department. Landscaped areas adjacent to the park shall be designed to prevent water on the park.
- **n.** Eight sets of complete trail improvement plans shall be submitted to Parks and Community Services for routing. Adjacent landscaping and walls shall be shown on the plans. Final construction plans and details require wet stamped and signed Mylars, eight sets of bond copies and one Mylar copy from the City signed mylars, the AutoCAD file on CD, and a PDF file on CD. As-builts for the trails have the same requirements as final plan submittals.
- **o.** All street crossings shall be signed with approved 'STOP' signs, trail signs, and posts. All improved equestrian trail crossings at signalized intersections that are constructed at their ultimate locations shall have high mounted push buttons. These shall be coordinated through the Transportation Division.
- **p.** CSD Zone 'A' plan check fees shall be paid prior to the second plan check.
- **q.** CSD Zone 'A' inspection fees shall be paid prior to signing of Mylars.
- **r.** (BP) The trail shall be surveyed and staked by the developer. The trail shall be inspected and approved by the Director of Parks and Community Services or his/her designee prior to the issuance of any building permits for production units.
- **s.** Any damage to trails or fencing during construction shall be repaired by the developer and inspected by the Director of Parks and Community Services or his/her designee; prior to the last phase of building permit issuance.
- **t.** A minimum 38' radius shall be incorporated on all trails where a change of direction occurs (minor or major). Additionally, widening of the trail is necessary in most situations.
- **u.** Drive approaches shall adhere to City Std. Plan #118C.
- **v.** Concrete access areas to trails with decomposed granite surfaces shall be rough finished concrete (typically raked finish). The access shall extend to the main trail flat surface.
- **w.** (BP) In order to prevent the delay of building permit issuance, any deviation from trail fencing materials or trail surface materials shall be submitted to Director of Parks and Community Services or his/her designee and approved in writing 60-days prior to the commencement of trail construction.

x. Any unauthorized deviation from the approved plan, specifications, City Standard Plans, or Conditions of Approval may result in the delay of building permit issuance and/or building Finals/ Certificate of Occupancy of the project conditioned for improvements.

y. Where required, decorative solid-grouted block wall (no precision block, stucco, veneer finishes, PVC, or wood fencing) with a minimum height of 72" on the trailside shall be installed along lots that adjoin the trail. Block walls shall be located solely on private property. If landscaping is to be utilized between the block wall and the trail, a PVC fence shall be installed along the trail separating the landscaping from the trail (where required). All block walls that have public view shall have an anti-graffiti coating per Parks and Community Services specifications. Combination block/tubular steel fences shall only be utilized where approved by Parks and Community Services. Tubular steel shall comply with Parks and Community Services standards. Coating for tubular steel shall be anti-graffiti coating for metal per Parks and Community Services specifications. If alternate products are requested, the requested material(s) shall be presented to the Director of Parks and Community Services or his/her designee for review and approval. Under no circumstances can alternate products be utilized without prior written authorization from the Director of Parks and Community Services or his/her designee.

z. Any damage to existing landscape or hardscape areas due to project construction shall be repaired/replaced by the developer, or developer's successors in interest, at no cost to the City or Community Services District.

aa. All inspections shall be requested two (2) working days in advance from the Parks and Community Services Department at the time of rough and precise grading; fence and gate installation; curb and drainage; flatwork; D.G. installation; graffiti coating; and final inspection.

bb. (BP)Trail construction in single family developments shall commence prior to 30% of total building permit issuance. Trail completion and acceptance (single family developments) for maintenance shall be completed prior to 70% of total building permit issuance.

cc. (CO)Trail construction in multi-family or commercial developments shall commence with the rough grading. Trail completion and acceptance for maintenance shall be completed prior to the issuance of 50% of the total certificates-of-occupancy (for multi-family and/or commercial developments).

PCS3. (R) If Special Districts, a Division of the Public Works Department, requires this project to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems, the Developer must notify Special Districts of intent to record the final map 70 days prior to recordation of the final map and the financial option selected to fund the continued maintenance. (California Government Code, GP Chapter 2.7)

PCS3b. **(**BP) If Special Districts, a Division of the Public Works Department, requires this project to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems, the Developer must notify Special Districts of intent to request building permits 70 days prior to their issuance and the financial option selected to fund the continued maintenance. (California Government Code, GP Chapter 2.7)

PCS4. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone A charge for operations and capital improvements.

PCS5. (R) Prior to recordation of the final map, the developer, or the developer's successors or assignees, shall supply a copy of the recorded Declaration of Covenant and Acknowledgement of Assessments to the Parks and Community Services Department.

PCS6. (BP) Prior to release of building permit, the developer, or the developer's successors or assignees shall supply a copy of the recorded Declaration of Covenant and Acknowledgement of Assessments to the Parks and Community Services Department.

PCS7. (BP)This project is subject to current Development Impact Fees at time of building permit issuance.

PCS8. Any modified or newly created agreements shall be reviewed and approved by the Board of the Moreno Valley Community Services District.

POLICE DEPARTMENT

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

Standard Conditions

PD1. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard as determined by the Public Works Department. If security fencing is required, it shall remain in place until the project is completed or the above

conditions no longer exist. (MC 9.08.080)

PD2. (GP) Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:

a. The name (if applicable) and address of the development.

b. The developer's name, address, and a 24-hour emergency telephone number. (MC 9.08.080)

PD3. (CO) Prior to the issuance of a Certificate of Occupancy, an Emergency Contact Information Form for the project shall be completed at the permit counter of the Community & Economic Development Department - Building Division for routing to the Police Department. (MC 9.08.080)

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RESOLUTION NO. 2014-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 35679 (PA07-0084) FOR DEVELOPMENT OF THE 2,244,419 SQUARE FOOT PROLOGIS EUCALYPTUS INDUSTRIAL PARK PROJECT WITHIN THE 122 ACRES OF ASSESSOR'S PARCEL NUMBERS 488-330-011, 012, -013, -017, -018, -019, -020, AND -021, SUBJECT TO THE CONDITIONS OF APPROVAL INCLUDED AS EXHIBIT A

Section 1:

WHEREAS, the applicant, Prologis, has filed an application for the approval of PA07-0084 or Tentative Parcel Map No. 35679 to re-configure the existing eight parcels located within the project site into six parcels; and

WHEREAS, on June 24, 2014, the City Council of the City of Moreno Valley held a public hearing to consider the subject applications and the environmental documentation prepared for the project; and

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

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

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

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

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

B. Based upon substantial evidence presented to this City Council during the above-referenced meeting on June 24, 2014, including written and oral staff reports, and the record from the public hearing, this City Council hereby specifically finds as follows:

1. Conformance with General and Specific Plans – That the proposed land division is consistent with applicable general and specific plans.

FACT: The proposed tentative parcel map is consistent with the existing General Plan designations (BP, BPX, R15, R5 and RA-2) of the project site as well as the proposed change to Light Industrial. The proposed parcel map will re-configure the existing eight parcels located within the project site into six parcels. The proposed land division is consistent with existing goals, objectives, policies and programs of the general plan.

2. Design Conformance with General and Specific Plans – That the design or improvement of the proposed land division is consistent with applicable general and specific plans.

   FACT: The tentative parcel map as designed and conditioned will provide improvements that are consistent with the requirements of the project site's existing General Plan land use designations (BP, BPX, R15, R5 and RA-2) as well as the proposed change to Light Industrial.

3. Physically Suitable for Proposed Development – That the site of the proposed land division is physically suitable for the type of development.

   FACT: The project site is comprised of multiple vacant rectangular shaped parcels that are mostly flat with seasonal washes along the sites eastern and southern boundaries. The project is located on the south side of State Route 60 and east of the Moreno Valley Auto Mall. Land uses to the north include the adjacent freeway with Office Commercial, R2 and RA-2 zoned land north of the freeway. Land uses to the east include a mix of Light Industrial and Community Commercial zoned land and RA-2 zoned land with a developed warehouse facility further to the east. Land uses to the south include vacant RA-2 zone with developed tract homes across the channel from the project site. Overall, the project site is well suited for the proposed subdivision.

4. Physically Suitable for Proposed Density – That the site of the proposed land division is physically suitable for the proposed density of the development.

   FACT: The project site is mostly flat with seasonal washes along the sites eastern and southern boundaries. The parcel map is designed in accordance with the provisions of the City's Municipal Code. The project site is physically suitable for the subdivision.

5. Protection of Fish or Wildlife Habitat – That the design of the proposed land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

FACT: A Final EIR has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA), concluding that with mitigation and as conditioned and designed, the proposed subdivision would result in less than significant impacts to Fish and Wildlife resources. The project has also been determined to be consistent with the Multiple Species Habitat Conservation Plan (MSHCP).

6. Health, Safety and Welfare – That the design of the proposed land division or the type of improvements are unlikely to cause serious public health problems.

   FACT: As conditioned, the proposed parcel map would not cause serious public health problems. The Eastern Municipal Water District will provide water and sewer services to the project site. There are no known hazardous conditions associated with the property, the design of the land division or the type of improvements.

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

   FACT: The tentative parcel map has been designed to accommodate and not conflict with existing easements on the subject site including utility and storm drain easements.

8. Consistent with Applicable City Ordinances – That the proposed land division and the associated design and improvements are consistent with applicable ordinances of the city.

   FACT: The tentative parcel map is designed in accordance with the provisions of the City's Municipal Code.

9. Passive or Natural Heating and Cooling – That the design of the land division provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

   FACT: The design of this parcel map, to the extent feasible, allows solar access for passive heating and opportunities for placement of shade trees and other vegetation for cooling.

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

FACT: The project does not exceed the planned density, the associated public service demand, or the demand for environmental resources envisioned by the Moreno Valley General Plan. The project will supplement the City's fiscal resources by paying impact fees for public facilities.

Section 2:

FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

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

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PA07-0083, PA07-0158 to PA07-0162 and PA07-0084, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

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

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

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

BE IT FURTHER RESOLVED that the City Council HEREBY APPROVES Resolution No. 2014-59

APPROVING Tentative Parcel Map No. 35679 (PA07-0084), subject to the attached conditions of approval included as Exhibit A.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2014-59 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 24th day of June, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL FOR PA07-0084
TENTATIVE PARCEL MAP NO. 35679
APN's: 488-330-011, 012, -013, -017, -018, -019, -020, and -021

APPROVAL DATE:
EXPIRATION DATE:

_x_ Planning (P), including School District (S), Post Office (PO), Building (B)
_x_ Fire Prevention Bureau (F)
_x_ Public Works Department – Land Development (LD)
_x_ Public Works Department – Transportation Engineering (TE)
_x_ Financial and Management Services Dept. – Special Districts (SD)
_x_ Moreno Valley Utilities
_x_ Parks & Community Services Department (PCS)
_x_ Police (PD)
___ Other (Specify or Delete)

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

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division

P1. Tentative Parcel Map No. 35679 is approved for the purposes of re-configuring the 116.99 acres of Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021 and creating a six parcels.

P2. Development within Tentative Parcel Map No. 35679 shall be subject to the requirements of the City's Municipal Code.

P3. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.

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

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

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

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

P4. The site shall be developed in accordance with the approved tentative map on file in the Community & Economic Development Department -Planning Division, the Municipal Code regulations, General Plan, the Moreno Valley Industrial Area Plan and the conditions contained herein. (MC 9.14.020)

P5. This tentative map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)

P6. All undeveloped portions of the site shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)

P7. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)

Prior to Issuance of Grading Permits

P8. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)

P9. (GP) All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

P10. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains are potentially Native American, the California Native American Heritage Commission and any and all affected Native American Indians tribes such as the Morongo Band of Mission Indians or the Pechanga Band of Luiseno Indians shall be notified and appropriate measures provided by State law shall be

implemented. (GP Objective 23.3, DG, CEQA).

P11. (GP) Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to the Planning Division for review and approval for the phase in process. This shall include slopes associated with swales and basins. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer for that phase. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. Graded slopes shall have variations that do not exceed 2:1 (GP Objective 1.5, MC 9.08.080, DG)

P12. (GP) Prior to the issuance of a precise grading permit, the plan shall show decorative concrete paving for all driveway ingress/egress locations of the project. Accessible pedestrian pathways interior to the site cannot be painted. If delineation is necessary, then an alternative material is required.

P13. (GP) Prior to the issuance of a precise grading permit, all required planter areas, curbs, including twelve-inch concrete step outs, and required parking space striping shall be shown on the precise grading plan.

P14. (GP) Prior to the issuance of any grading permits, the following burrowing owl survey requirements shall be incorporated into the grading plans in accordance with the Riverside County Multi-Species Habitat Conservation Plan: Within 30 days of and prior to disturbance, a burrowing owl focused survey shall be conducted by a qualified biologist using accepted protocols. The survey shall be submitted to the Planning Division for review and approval.

Prior to Recordation of Final Map

P15. (R) Prior to final map recordation, subdivision phasing (including any proposed common open space or improvement phasing, if applicable), shall be subject to the Planning Division approval. Any proposed phasing shall provide for adequate vehicular access to all lots in each phase as determined by the City Transportation Engineer or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)

Building and Safety Division

B1. The above project shall comply with the current California Codes (CBC, CEC, CMC, CPC and Green Building Standards) as well as City ordinances. All new projects shall provide a soils report as well. Plans shall be submitted to the Building Division as a separate submittal. Building permit applications (plan review) made on or after January 1, 2014, will be subject to the 2013 Edition of the California Building Standards Code.

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

B3. (BP) Prior to the issuance of a building permit, the applicant shall submit a properly completed "Waste Management Plan" (WMP), as required, to the Compliance Official (Building Official) as a portion of the building or demolition permit process.

B4. (BP) Prior to the issuance of a building permit, show on the plans that all exterior doors comply with the requirements of CBC 1133B.1.1.1 for accessible path of travel from every exit door, especially in consideration of doors that may be designated as exits due to interior obstructions to path of travel due to racks, equipment and other interior obstruction to the exit path of travel.

B5. (BP) Prior to the issuance of a building permit, show on the plans that no gutter, drainage feature, swale or other deviation in the flat level surface at the accessible parking spaces exists within and for a minimum four foot extension beyond the outer dimensions of the parking space, loading zone and path of travel.

B6. (BP) Plans shall be prepared, stamped and signed by a licensed Architect or Registered Civil Engineer for submission for plan check review.

B7. (BP) Plumbing plans shall be prepared, including isometrics, for required plumbing fixtures based on California Plumbing Code, Chapter 4 and Table 4-1.

SCHOOL DISTRICT

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

UNITED STATES POSTAL SERVICE

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

FIRE PREVENTION BUREAU

1. **Hydrant spacing shall be addressed in plan check.**
2. **The following Standard Conditions shall apply.**

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

F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.

F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 4000 GPM for 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 508.3, Appendix B and MVMC 8.36.100 Section D).

F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 ½") and super enhanced fire hydrants (6" x 4" x 4" x 2 ½") shall not be closer than 40 feet and more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways. The required fire flow shall be available from any adjacent fire hydrant(s) in the system. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 508.5.7 & MVMC 8.36.050 Section O and 8.36.100 Section E)

F4. Maximum cul-de-sac or dead end road length shall not exceed 660 feet. The Fire Chief, based on City street standards, shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. (CFC 503.1)

F5. Prior to construction, all roads, driveways and private roads shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.050)

F6. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)

F7. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (MVMC 8.36.050 and CFC 501.3)

F8. Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved Fire Department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4 and MVMC 8.36.050 Section A)

F9. Prior to construction and issuance of Building Permits, fire lanes and fire apparatus access roads shall have an unobstructed width of not less the twenty–four (24) or thirty (30) feet as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1.1 and MVMC 8.36.050)

F10. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4 and MVMC 8.36.050 Section A)

F11. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.3 and MVMC 8.36.050)

F12. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5 and MVMC 8.36.050)

F13. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)

F14. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:

a) Be signed by a registered civil engineer or a certified fire protection engineer;
b) Contain a Fire Prevention Bureau approval signature block; and
c) Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau.

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

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

F15. Prior to issuance of Certificate of Occupancy or Building Final, “Blue Reflective Markers” shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 510.1)

F16. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for buildings and six (6) inches in height for suite identification on

a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1)

F17. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)

F18. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.070)

F19. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. The Knox-Box shall be supervised by the alarm system and all exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)

F20. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for obtaining underground and/or above ground tank permits for the storage of combustible liquids, flammable liquids, or any other hazardous materials from both the County of Riverside Community Health Agency Department of Environmental Health and the Fire Prevention Bureau. (CFC 3401.4 and 2701.5)

F21. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Moreno Valley Fire Prevention Bureau to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 2701.5)

F22. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a simple plot plan, a simple floor plan, and other plans as requested, each as an electronic file in .dwg format, to the Fire Prevention Bureau. Alternate file formats may be acceptable with approval by the Fire Chief.

F23. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503.2.7 and MVMC 8.36.050 Section I)

F24. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.050)

F25. Prior to construction, "private" driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.050)

F26. Complete plans and specifications for fire alarm systems, fire-extinguishing systems (including automatic sprinklers or standpipe systems), clean agent systems (or other special types of automatic fire-extinguishing systems), as well as other fire-protection systems and appurtenances thereto shall be submitted to the Moreno Valley Fire Prevention Bureau for review and approval prior to system installation. Submittals shall be in accordance with CFC Chapter 9 and associated accepted national standards.

F27. A permit is required to maintain, store, use or handle materials, or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in connection with such activities. Such permits shall not be construed as authority to violate, cancel or set aside any of the provisions of this code. Such permit shall not take the place of any license required by law. Applications for permits shall be made to the Fire Prevention Bureau in such form and detail as prescribed by the Bureau. Applications for permits shall be accompanied by such plans as required by the Bureau. Permits shall be kept on the premises designated therein at all times and shall be posted in a conspicuous location on the premises or shall be kept on the premises in a location designated by the Fire Chief. Permits shall be subject to inspection at all times by an officer of the fire department or other persons authorized by the Fire Chief in accordance with Appendix Chapter 1 and MVMC 8.36.100.

F28. Approval of the safety precautions required for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals required for specific operations or processes associated with such construction, alteration or demolition. (CFC Chapter 14)

F29. Prior to issuance of Certificate of Occupancy, permits are required to store, dispense, use or handle hazardous material. Each application for a permit shall

include a hazardous materials management plan (HMMP). The location of the HMMP shall be posted adjacent to (other) permits when an HMMP is provided. The HMMP shall include a facility site plan designating the following:

a) Storage and use areas;
b) Maximum amount of each material stored or used in each area;
c) Range of container sizes;
d) Locations of emergency isolation and mitigation valves and devises;
e) Product conveying piping containing liquids or gases, other than utility-owned fuel gas lines and low-pressure fuel gas lines;
f) On and off positions of valves for valves which are of the self-indicating type;
g) Storage plan showing the intended storage arrangement, including the location and dimensions of aisles. The plans shall be legible and approximately to scale. Separate distribution systems are allowed to be shown on separate pages; and
h) Site plan showing all adjacent/neighboring structures and use.

NOTE: Each application for a permit shall include a hazardous materials inventory statement (HMIS).

F30. Before a Hazardous Materials permit is issued, the Fire Chief shall inspect and approve the receptacles, vehicles, buildings, devices, premises, storage spaces or areas to be used. In instances where laws or regulations are enforceable by departments other than the Fire Prevention Bureau, joint approval shall be obtained from all departments concerned. (CFC Appendix H)

F31. Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved. (CFC Section 106)

F32. The Fire Prevention Bureau shall maintain the authority to inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety. (CFC Section 106)

F33. Permit requirements issued, which designate specific occupancy requirements for a particular dwelling, occupancy, or use, shall remain in effect until such time as amended by the Fire Chief. (CFC Section 104)

F34. In accordance with the California Fire Code Appendix Chapter 1, where no applicable standards or requirements are set forth in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards as are approved shall be deemed as prima facie evidence of compliance with the intent of this code as approved by the Fire Chief. (CFC Section 102.7)

F35. Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation. (CFC Appendix Chapter 1)

F36. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)

F37. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.

F38. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

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

General Conditions

LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)

LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The

boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5).

LD3. (G) It is understood that the tentative map correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)

LD4. (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. In the event that the developer is unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)

LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the Public Improvement Agreement or issuance of a permit.

LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

(a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.

(b) Observance of working hours as stipulated on permits issued by the Public Works Department.

(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

(d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements shall be adhered to during the grading operations.

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

LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. (MC 9.14.110)

LD8. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by landfills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.

LD9. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Public Works Department.

LD10. (G) Prior to final map approval, commencing applicable street improvements, or obtaining the first building permit, the developer shall enter into a Development Impact Fee (DIF) Improvement Credit Agreement to secure credit and reimbursement for the construction of applicable arterial street, traffic signal, and/or interchange improvements. If the developer fails to complete this agreement prior to the timing as specified above, no credits or reimbursements will be given. The applicant shall pay Arterial Streets, Traffic Signals, and Interchange Improvements development impact fees adopted by the City Council by resolution. (Ord. 695 § 1.1 (part), 2005) (MC 3.38.030, .040, .050)

LD11. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically

placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.

Prior to Grading Plan Approval or Grading Permit

LD12. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.

LD13. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:

(a) The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.

(b) Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.

(c) A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.

(d) All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)

(e) The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.

LD14. (GPA) Prior to grading plan approval, the developer shall select and implement treatment control best management practices (BMPs) that are medium to highly effective for treating Pollutants of Concern (POC) for the project. Projects where National Pollution Discharge Elimination System (NPDES) mandates water quality treatment control best management practices (BMPs) shall be designed per the City of Moreno Valley guidelines or as approved by the City Engineer.

LD15. (GPA) Prior to approval of the grading plans for projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.

LD16. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :

(a) Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;

(b) Incorporates Source Control BMPs and provides a detailed description of their implementation;

(c) Incorporates Treatment Control BMPs and provides information regarding design considerations;

(d) Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and

(e) Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

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

LD17. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the WQMP.

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

LD18. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format prior to grading plan approval.

LD19. (GPA) Prior to the grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.

LD20. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request. The SWPPP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format.

LD21. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.

LD22. (GP) Prior to issuance of a grading permit, or building permit when a grading permit is not required, for projects that require a project-specific Water Quality Management Plan (WQMP), a project-specific final WQMP (F-WQMP) shall be approved. Upon approval, a WQMP Identification Number is issued by the Storm Water Management Section and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.

LD23. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)

LD24. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project.

LD25. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Map Approval or Recordation

LD26. (MA) Prior to approval of the map, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development Division for review and approval. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.

LD27. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.

LD28. (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.

LD29. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.dxf) digital format to the Land Development Division of the Public Works Department.

Prior to Improvement Plan Approval or Construction Permit

LD30. (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.

LD31. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)

LD32. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.

LD33. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.

LD34. (IPA) The street improvement plans shall comply with all applicable City standards and the following design standards throughout this project:

(a) Corner cutbacks in conformance with City Standard 208 shall be shown on the final map or, if no map is to be recorded, offered for dedication by separate instrument.

(b) Lot access to major thoroughfares shall be restricted except at intersections and approved entrances and shall be so noted on the final map. (MC 9.14.100)

(c) The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)

(d) All street intersections shall be at ninety (90) degrees plus or minus five (5) degrees per City Standard No. 706A, or as approved by the City Engineer. (MC 9.14.020)

(e) All reverse curves shall include a minimum tangent of one hundred (100) feet in length.

LD35. (IPA) Prior to approval of the improvement plans, the plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer. Design plan and profile information shall include the minimum 300 feet beyond the project boundaries.

LD36. (IPA) Prior to approval of the improvement plans, the plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.

LD37. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement plans shall be designed based on the pothole field investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.

LD38. (IPA) Prior to approval of the improvement plans, all dry and wet utility crossings shall be potholed to determine actual elevations. Any conflicting utilities shall be identified and addressed on the plans. The pothole survey data shall be submitted with the street improvement plans for reference purposes.

LD39. (IPA) Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided. (MC 9.14.110)

LD40. (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)

LD41. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the Public Works Department – Land Development Division. (MC 9.14.110)

LD42. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)

LD43. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.

LD44. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.dxf) digital format to the Land Development Division of the Public Works Department.

LD45. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

<u>Prior to Building Permit</u>

LD46. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of “Blue-top” markers installed by a registered land surveyor or licensed engineer.

Prior to Certificate of Occupancy

LD47. (CO) Prior to issuance of a certificate of occupancy, if the project involves a non-residential subdivision, the map shall be recorded.

LD48. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD49. (CO) Prior to issuance of a certificate of occupancy, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System **(NPDES)** as mandated by the Federal Clean Water Act. In compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Following are the requirements:

a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.

   i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
   ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.

b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy. (California Government Code & Municipal Code)

LD50. (CO) The City of Moreno Valley has an adopted Development Impact Fee (DIF) nexus study. All projects unless otherwise exempted shall be subject to the payment of the DIF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.

LD51. (CO) The City of Moreno Valley has an adopted area wide Transportation Uniform Mitigation Fee (TUMF). All projects unless otherwise exempted shall be subject to the payment of the TUMF prior to issuance of occupancy. The fees

are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.

LD52. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:

(a) Street improvements including, but not limited to: pavement, base, curb, gutter, cross gutter, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, landscaping and irrigation, pavement tapers/transitions and traffic control devices as appropriate.

(b) Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.

(c) City-owned utilities.

(d) Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.

(e) Under grounding of existing and proposed utility lines less than 115,000 volts.

(f) Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.

LD53. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)

LD54. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.

LD55. (CO) Prior to issuance of a certificate of occupancy or building final, the applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:

(a) Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP)

(b) Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

LD56. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.

SPECIAL CONDITIONS

LD57. The following project engineering design plans (24"x36" sheet size) shall be submitted for review and approval as well as additional plans deemed necessary by the City during the plan review process. As-Built Plans of these plans are also required:

(a) Rough Grading Plan

(b) Precise Grading Plan

(c) Street Improvement Plan

(d) Storm Drain Plan

(e) Signing and Striping Plan

(f) Traffic Control Plan

(g) Final Drainage Study

(h) Final Water Quality Management Plan

LD58. Prior to rough grading plan approval, this project shall demonstrate, via a final drainage study, that the increased runoff resulting from the development of this site is mitigated. During no storm event shall the flow leaving the site in the developed condition be larger than that of the pre-developed condition. The drainage study shall analyze the following events: 1, 3, 6 and 24-hour durations for the 2, 5, 10 and 100-year storm events. The applicant understands that additional detention measures, beyond those shown on the tentative map and preliminary drainage study, may be required.

LD59. Prior to rough and precise grading plan approval, the plans shall clearly show the extents of all existing easements on the property. All building structures shall be constructed outside of existing easements. All on-site and off-site easements shall be shown on the grading plan.

LD60. Prior to rough and precise grading plan approval, the plans shall clearly show that any slope near the public right-of-way has a minimum set-back area at 2% maximum of 2 feet before the start of the top or toe of slope. If the vertical height of the slope exceeds 10 feet, this set-back area shall be 3 feet minimum.

LD61. Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan 627.

LD62. Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. (www.usdoj.gov) and as approved by the City's Building and Safety Division.

LD63. Prior to parcel map approval, either reciprocal access easement(s) shall be shown on the map or a separate recorded copy of a reciprocal access agreement between parcels shall be submitted to the City for review and approval.

LD64. Prior to parcel map approval, the map shall show the following:

(a) A 100-foot right-of-way dedication for the construction of Eucalyptus Avenue.

(b) A 60-foot right-of-way dedication for the construction of Street "A".

(c) A 44-foot right-of-way dedication for the future construction of Encilia Street along the south boundary of Parcel 6 and Lot C Quincy Channel.

(d) A 4-foot right-of-way dedication for the future construction of Encilia Street along the south boundary of Parcel 5.

(e) An 80-foot street right-of-way vacation for the old alignment of Fir Avenue traversing Buildings 4 and 5 as well as parking lot areas of Buildings 3 and 6.

(f) A 40-foot street right-of-way vacation for the old alignment of Fir Avenue traversing and along the south boundary of Parcel 3.

(g) A 30-foot street right-of-way vacation for the west half of Quincy Street.

(h) A 16-foot right-of-way dedication along the north property line, excepting area already acquired by the City, for the future use by Caltrans.

(i) A drainage and access easement dedication to the City at the north boundary line at Quincy Channel for culvert maintenance and also at the north and south ends of proposed culverts at its crossing with Eucalyptus Avenue.

(j) A 4-foot minimum pedestrian right-of-way dedication behind any driveway approach per City Standard 118C.

(k) A 2-foot and varying width public access easement for the portions of sidewalk which are outside of the public right-of-way, along Eucalyptus Avenue necessary to accommodate curb separated sidewalk.

(l) A 6-foot wide trail easement on the north side of Eucalyptus Avenue at its proposed bridge culvert crossing over Quincy Channel.

(m) A varying wide trail easement 8.5-foot wide to 13.5-foot wide trail easement on the north side of Eucalyptus Avenue.

(n) An 18.5-foot wide multi-purpose trail easement along the west side of Quincy Channel.

(o) An easement along the west project boundary between SR-60 and Eucalyptus Avenue for proposed water line improvements required to relocate an existing 12-inch EMWD water line from along the north project boundary to within Eucalyptus Avenue.

(p) A reciprocal access easement between Parcels 4 and 5 and between Parcels 5 and 6.

(q) Corner cutback right-of-way dedications per City Standard 208.

(r) Retention of open space lots designated as Lot C and Lot D on the tentative map to be retained and maintained by the developer.

LD65. Prior to parcel map approval, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.

(a) Eucalyptus Avenue, Arterial, City Standard 104A (100-foot RW / 76-foot CC) shall be constructed to full-width, within the project's frontage and 32-feet wide (12-foot lanes and 4-foot shoulders) on center from the east map boundary at Quincy Channel easterly to Redlands Boulevard, including any transitions required at the intersection with Redlands Boulevard. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, bridge culvert crossing, culvert structures, rip rap, offsite improvement transition/joins to existing, streetlights, pedestrian ramps, undergrounding of any power poles with overhead utility lines less than 115,000 volts, signing, striping, and dry and wet utilities.

(b) Street "A", Local Street, City Standard 108A Modified (60-foot RW / 40-foot CC) shall be constructed full-width within the project's boundaries using a Traffic Index (TI) of 10. Improvements shall consist of, but not be limited to, pavement, base, eight-inch curb, gutter, sidewalk, driveway approaches, drainage structures, streetlights, pedestrian ramps, and dry and wet utilities.

(c) Quincy Channel improvements shall consist of, but not be limited to bridge culvert crossing including headwall, rip rap, access ramp from street to bottom of channel, multi-purpose trail and access road, buried concrete channel side slope, buried concrete channel

vertical wall, storm drain outlet structures (headwall and cut-off walls, sewer line crossing beneath the channel.

(d) Driveway approaches shall be constructed per City Standard No. 118C. The parcel map shall show an additional 4-foot right-of-way dedication behind driveway approaches. No decorative pavers shall be placed within the public right-of-way.

(e) Relocation of an existing water line along the north property boundary adjacent to State Route 60 to within Eucalyptus Avenue.

(f) Removal or relocation, as determined by SCE, of existing overhead power lines along the north property boundary adjacent to State Route 60.

LD66. Prior to building permit issuance, the precise grading plan for that building shall be approved by the City and Parcel Map 35679 shall record.

LD67. Prior to building permit issuance, this project shall cause the vacation of all existing easements, especially those easements underneath proposed building footprints. This shall include, but not be limited to, the 12-foot wide EMWD access easement, 20-foot wide EMWD water line easement, and easements for utilities and incidental purposes granted to Southern Sierras Power Company. All utilities shall be relocated, as necessary, prior to vacation of easements. All new easements shall be granted prior to utility relocations and vacation of existing easements. All utilities shall be relocated into the proposed public right-of-way or to a location as agreed upon by the developer, the easement holder and the City Engineer, as necessary, prior to vacation of easements. All new easements shall be granted prior to utility relocations and vacation of existing easements and/or street vacations. All utility locations shall be done at no expense to the City.

LD68. Prior to occupancy permit issuance, all overhead utility lines less than 115,000 volts fronting or within the entire project site boundary shall be placed underground per Section 9.14.130C of the City Municipal Code.

LD69. In accordance with the County of Riverside – Low Impact Development BMP Design Handbook (BMP Handbook) Appendix A – Infiltration Testing requirements, perform the required number of in-situ infiltration testing within the footprints of the proposed LID BMPs and provide the results in the first submittal of the Final-WQMP. Conceptually, the Engineer's proposed infiltration feasibility is acceptable for this Preliminary WQMP. Based on the field measured results of the additional infiltration tests, the

Applicant acknowledges that infiltration infeasibility may be presented which would require substantially more area than currently shown on the plans to retain the proposed design capture volumes (DCV) as required. Maximum required dedicated LID BMP area shall be in compliance with the County's WQMP Guidance document's effective area requirements indicated in Table 2-5, page 41.

LD70. All proposed LID BMP's shall be designed in accordance with the BMP Handbook. This includes, but is not limited to, forebay design and volumes, basin landscaping, retaining wall designs, soil media depths, etc. Tributary areas to all LID BMPs shall be in conformance with the BMP Handbook and/or at the discretion of the City's Land Development Division.

LD71. The Applicant shall prepare and submit for approval a final, project-specific water quality management plan (F-WQMP) for PA07-0084 – Prologis Inc. The F-WQMP shall be consistent with the approved P-WQMP and in full conformance with the document; "Water Quality Management Plan, A Guidance Document for the Santa Ana Region of Riverside County," with an approval date of October 22, 2012 (WQMP Guidance). The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits or building permits. At a minimum, the F-WQMP shall include the following: Site design principles; Source control BMPs; LID BMPs; Operation and Maintenance requirements for BMPs; and sources of funding for BMP implementation.

LD72. Overall, the proposed LID BMP concept is accepted as the conceptual LID BMP implementation for the proposed site. The Applicant has proposed to incorporate the use of infiltration basins. Final design details of these basins must be provided in the first submittal of the F-WQMP. The sizes of all LID BMPs are to be determined using the current procedures set forth the Riverside County Flood Control and Water Conservation District's Design Handbook for Low Impact Development Best Management Practices. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance.

LD73. The Applicant shall substantiate all applicable Hydrologic Condition of Concern (HCOC) issues in the first submittal of the F-WQMP.

LD74. The Applicant shall, prior to building or grading permit closeout or the issuance of a certificate of occupancy, demonstrate:

(a) That all structural BMPs have been constructed and installed in conformance with the approved plans and specifications;

(b) That all structural BMPs described in the F-WQMP have been implemented in accordance with approved plans and specifications;

(c) That the applicant is prepared to implement all non-structural BMPs included in the F-WQMP, conditions of approval, and building/grading permit conditions; and

(d) That an adequate number of copies of the approved F-WQMP are available for the future owners/occupants of the project.

PUBLIC WORKS DEPARTMENT – TRANSPORTATION ENGINEERING DIVISION

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

GENERAL CONDITIONS

TE1. Future Eucalyptus Avenue is classified as an Arterial (100'RW/76'CC) per City Standard Plan No. 104A. Any modifications or improvements undertaken by this project shall be consistent with the City's standards for this facility. Sidewalk shall be curb separated. The project shall construct pavement improvements from the eastern property boundary to Redlands Boulevard consistent with Land Development conditions.

TE2. Future "A" Street is classified as a Modified Local Street (60'RW/40'CC) per City Standard Plan No. 108A. The T.I. shall be per Land Development's conditions. The southerly terminus of the roadway shall include an end of roadway treatment satisfactory to the City Engineer. The street shall be signed for no parking/no stopping. Any modifications or improvements undertaken by this project shall be consistent with the City's standards for this facility.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

TE3. The driveways less than or equal to 40 feet in width shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code - Design Guidelines, and City Standard Plan No. 118C. Driveways wider than 40' shall be designed as intersections with pedestrian access ramps per City standards.

TE4. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets with a cross section of 66'/44' and wider.

TE5. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, Registered Civil or Traffic engineer shall be required.

TE6. Sight distance at driveways and on streets shall conform to City Standard Plan No. 125 A, B, and C at the time of preparation of final grading, landscape, and street improvements.

TE7. Prior to final approval of the street improvement plans, interim and ultimate alignment studies shall be approved by the City Traffic Engineer.

TE8. Prior to the final approval of the street improvement plans, the project applicant shall prepare traffic signal design plans for the following intersections:

- **Redlands Boulevard/SR-60 Westbound Ramp**
- **Redlands Boulevard/Future Eucalyptus Avenue**

TE9. Prior to the final approval of the street improvement plans, the project applicant shall design the intersection of Redlands Boulevard and Eucalyptus Avenue to provide the following geometrics:

Northbound: One left turn lane, one through lane
Southbound: One through lane, one right turn lane
Eastbound: One left turn lane, one right turn lane
Westbound: N/A

NOTE: All curb return radii shall be 50 feet.

TE10. Prior to final approval of the street improvement plans, the project applicant shall design the intersection of Redlands Boulevard and SR-60 Westbound Ramp to provide the following geometrics:

Northbound: One left turn lane, one through lane, one right turn lane
Southbound: One left turn lane, one shared through/right turn lane
Eastbound: One shared left turn/through/right turn lane
Westbound: One shared left turn/through/right turn lane

TE11. Prior to issuance of a construction permit, the project applicant shall pay to the City all applicable "Fair Share" impact fees per the findings of the Environmental Impact Report.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

TE12. (CO) Prior to issuance of a certificate of occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans.

TE13. (CO) Each gated entrance from a public street will be provided with the following, or as approved by the City Engineer:

A. A storage lane with length sufficient to support the queuing predicted by the traffic study (minimum of 75 feet).
B. Signing and striping at the gate, including no parking signs.
C. A separate pedestrian entry, if pedestrian access is necessary.
D. Presence loop detectors (or another device) within 1 or 2 feet of the gates that ensures that the gates remain open while any vehicle is in the queue.

All of these features must be kept in working order.

TE14. (CO) Prior to issuance of a certificate of occupancy, the project applicant shall construct the intersection/roadway improvements identified in TE8, TE9, and TE10 per the approved plans.

TE15. (CO) Prior to issuance of the final certificate of occupancy, the project applicant shall submit a traffic calming study for Eucalyptus Avenue located between Moreno Beach Drive and the western property boundary (Specific Plan 209) for City review and approval. Any recommendations made in the study shall be implemented by the project applicant to the satisfaction of the City Traffic Engineer prior to issuance of the final certificate of occupancy.

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

TE16. Prior to the acceptance of streets into the City-maintained road system, all approved traffic control and signing and striping shall be installed per current City Standards and the approved plans.

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT

Special Districts Division

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

Acknowledgement of Conditions

The following items are Special Districts' Conditions of Approval for project **PA07-0084**; this project shall be completed at no cost to any Government Agency. All questions regarding Special Districts' Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Financial & Management Services Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

SD1. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks & Community Services) and C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.

SD2. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.

SD3. The ongoing maintenance of any landscaping required to be installed behind the curb on **Fir Avenue, Quincy Street, and Eucalyptus Avenue** shall be the responsibility of the property owner.

SD4. Street light Authorization forms, for all street lights that are conditioned to be installed as part of this project, must be submitted to the Special Districts Division for approval, **prior to** street light installation. The Street light Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison.

Prior to Recordation of Final Map

SD5. (R) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for **Public Safety** services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and

Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the Developer shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify Special Districts of intent to record final map 90 days prior to City Council action authorizing recordation of the map. (California Government Code)

SD6. *Commercial* (R) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide, but not limited to, stormwater utilities services for the monitoring of on site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, the developer must notify Special Districts of intent to record final map 90 days prior to City Council action authorizing recordation of the map and the financial option selected to fund the continued maintenance. (California Government Code)

SD7. (R) Prior to recordation of the final map, the Developer, or the Developer's successors or assignees, shall record with the County Recorder's Office a **Covenant of Assessments** for each assessable parcel therein, whereby the Developer covenants the existence of the City of Moreno Valley established benefit zones, and that said parcel(s) is (are) liable for payment of annual benefit zone charges and the appropriate National Pollutant Discharge Elimination System (NPDES) maximum regulatory rate schedule when due. A copy of the recorded Covenant of Assessments shall be submitted to the Special Districts Division. For a copy of the Covenant of Assessments form, please contact Special Districts, phone 951.413.3480.

Prior to Building Permit Issuance

SD8. (BP) This project has been identified to be included in the formation of a Map Act Area of Benefit Special District for the construction of **major thoroughfares and/or freeway** improvements. The property owner(s) shall participate in such District, and pay any special tax, assessment, or fee levied upon the project property for such District. At the time of the public hearing to consider formation of the district, the property owner(s) will not protest the formation, but the property owners(s) will retain the right to object if any eventual assessment is not equitable, that is, if the financial burden of the assessment is not reasonably proportionate to the benefit which the affected property obtains from the improvements which are to be installed. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100)

SD9. (BP) Prior to the issuance of the first building permit for this project, the Developer shall pay Advanced Energy fees for all applicable Zone B (Residential Street Lighting) and/or Zone C (Arterial Street Lighting and Intersection Lighting) street lights required for this development. Payment shall be made to the City of Moreno Valley, as collected by the Land Development Division, based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges and Rates, as adopted by City Council.

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

PUBLIC WORKS DEPARTMENT – MORENO VALLEY UTILITY

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

Acknowledgement of Conditions

The following items are Moreno Valley Utilities' Conditions of Approval for project(s) PA07-0081, PA07-0082, PA04-0083, PA07-0084, PA07-0158, PA07-0159, PA07-0160, PA07-0161, and PA07-0162; this project shall be completed at no cost to any Government Agency. All questions regarding Moreno Valley Utilities' Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from Moreno Valley Utilities (the Electric Utility Division) of the Public Works Department 951.413.3500. The applicant is fully responsible for communicating with Moreno Valley Utilities staff regarding their conditions. Listed after each individual condition is a contact name of who can be reached for specific questions.

PRIOR TO RECORDATION OF FINAL MAP

MVU1. For single family subdivisions, a three foot easement along each side yard property line shall be shown on the final map and offered for dedication to the City of Moreno Valley for public utility purposes, unless otherwise approved by the City Engineer. If the project is a multi-family development, townhome, condominium, apartment, commercial or industrial project, and it requires the installation of electric distribution facilities within common areas, a non-exclusive easement shall be provided to Moreno Valley Utilities to include all such common areas. All easements shall include the rights of ingress and

egress for the purpose of operation, maintenance, facility repair, and meter reading.

PRIOR TO ENERGIZING MVU ELECTRIC UTILITY SYSTEM AND CERTIFICATE OF OCCUPANCY

MVU2. **City of Moreno Valley Municipal Utility Service – Electrical Distribution**: Prior to issuance of building permit, the developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer **shall** execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and concurrent with trenching operations and other subdivision improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

The Developer **shall** coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City, or the City's designee, all utility infrastructure (including but not limited to conduit, equipment, vaults, ducts, wires, switches, conductors, transformers, resistors, amplifiers, and "bring-up" facilities including electrical capacity to serve the identified development and other adjoining/abutting/ or benefiting projects as determined by Moreno Valley Utilities) – collectively referred to as "utility system" (to and through the development), along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and /or delivery of any and all "utility services" to each lot and unit within the Tentative Map. For purposes of this condition, "utility services" shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. "Utility services" shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval.

The City, or the City's designee, shall utilize dedicated utility facilities to ensure safe, reliable, sustainable and cost effective delivery of utility services and maintain the integrity of streets and other public infrastructure. Developer shall, at developer's sole expense, install or cause the installation of such interconnection facilities as may be necessary to connect the electrical distribution infrastructure within the project to the Moreno Valley Utilities owned and controlled electric distribution system.

MVU3. This project may be subject to a Reimbursement Agreement. The project may be responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project.

The project may be subject to a system wide capacity charge in addition to the referenced reimbursement agreement. Payment(s) shall be required prior to issuance of building permit(s).

MVU4. For all new projects, existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer expense, for any and all costs associated with the relocation of any of Moreno Valley Utility's underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.

PARKS AND COMMUNITY SERVICES DEPARTMENT

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

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for project **PA07-0084, TTM 35679**; this project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3280. The applicant is fully responsible for communicating with the Parks and Community Services Department project manager regarding the conditions.

SPECIFIC CONDITIONS OF APPROVAL

PCS1. A multi-use trail shall be located along the west side of Quincy Channel and east side of Quincy Street (or its alignment). Additionally, the trail is to be located over the Quincy Channel, on the south side of Fir Avenue, connecting to the Quincy trail. The trail shall be 14' in width, with a 2' stamped colored concrete section between curb and trail. The trail shall be dedicated as an easement to the City from a lettered lot owned by Riverside County Flood Control and Water Conservation District.

PCS2. Parks and Community Services Department – Standard Trail Conditions:

a. Trail construction shall adhere to: The City's Standard Plans, 'The Greenbook Standard Specifications for Public Works Construction', 'California Code of Regulations Title 24' (where applicable), and the Park and Community Services Specification Guide.

b. The General Contractor shall be a State of California Class 'A' General Engineering Contractor, per the Business and Professions Code Section 7056, or a combination of State of California Class 'C' licenses for which the work is being performed. Licenses must be current and in good standing, for the duration of the project.

c. All utility easements shall not interfere with the trail or its fencing. A map of all easements and the corresponding easement rights shall be presented to Parks and Community Services prior to scheduling the Tentative Map for approval.

d. (R) A restriction shall be placed on lots that are adjacent to the trail, preventing openings or gates accessing the trail. This shall be done through Covenants, Conditions, and Restrictions (CC&R's). A copy of the CC&R's with this/her restriction noted shall be submitted and approved by the Director of Parks and Community Services or his/her designee prior to the recordation of the Final Map.

e. Trails shall not be shared with any above ground utilities, blocking total width access.

f. The following plans require Parks and Community Services written approval: Tentative tract/parcel maps; rough grading plans (including all Delta changes); Final Map; precise grading plans; street improvement plans; traffic signal plans; fence and wall plans; landscape plans for areas adjacent to trails; trail improvement plans.

g. (GP) A detailed rough grading plan with profile for the trail shall be submitted and approved by the Director of Parks and Community Services or his/her designee prior to the issuance of grading permits.

h. Grading certification and compaction tests are required, prior to any improvements being installed.

i. A minimum two-foot graded bench is required where trails adjoin landscaped or open space areas.

j. (R) Prior to the approval of the Final Map, a detailed map of the trail and areas adjacent to the trail shall be submitted to the Director of Parks and Community Services or his/her designee prior for review and written approval.

k. (R) All necessary documents to convey to the City and/or the Community Services District any required dedications for parks or open space, as specified on the tentative map or in these Conditions of Approval shall be submitted by the developer to Parks and Community Services, prior to the recordation of the final map.

l. (R) Prior to recordation of the Final Map, the developer shall post security (bonds) to guarantee construction of the trail to the City's standards. Copies of the bonds shall be provided to Parks and Community Services, prior to the approval of the Final Map.

m. (BP) Prior to the issuance of the first Building Permit, final improvement plans (mylars and AutoCAD & PDF file on a CD-ROM) shall be reviewed and approved by the Community Development Department – Planning Division; the Public Works Department – Land Development and Transportation Division; Fire Prevention; and Parks and Community Services Department. Landscaped areas adjacent to the park shall be designed to prevent water on the park.

n. Eight sets of complete trail improvement plans shall be submitted to Parks and Community Services for routing. Adjacent landscaping and walls shall be shown on the plans. Final construction plans and details require wet stamped and signed Mylars, eight sets of bond copies and one Mylar copy from the City signed mylars, the AutoCAD file on CD, and a PDF file on CD. As-builts for the trails have the same requirements as final plan submittals.

o. All street crossings shall be signed with approved 'STOP' signs, trail signs, and posts. All improved equestrian trail crossings at signalized intersections that are constructed at their ultimate locations shall have high mounted push buttons. These shall be coordinated through the Transportation Division.

p. CSD Zone 'A' plan check fees shall be paid prior to the second plan check.

q. CSD Zone 'A' inspection fees shall be paid prior to signing of Mylars.

r. (BP) The trail shall be surveyed and staked by the developer. The trail shall be inspected and approved by the Director of Parks and Community Services or his/her designee prior to the issuance of any building permits for production units.

s. Any damage to trails or fencing during construction shall be repaired by the developer and inspected by the Director of Parks and Community Services or his/her designee; prior to the last phase of building permit issuance.

t. A minimum 38' radius shall be incorporated on all trails where a change of direction occurs (minor or major). Additionally, widening of the trail is necessary in most situations.

u. Drive approaches shall adhere to City Std. Plan #118C.

v. Concrete access areas to trails with decomposed granite surfaces shall be rough finished concrete (typically raked finish). The access shall extend to the main trail flat surface.

w. (BP) In order to prevent the delay of building permit issuance, any deviation from trail fencing materials or trail surface materials shall be submitted to Director of Parks and Community Services or his/her designee and approved in writing 60-days prior to the commencement of trail construction.

x. Any unauthorized deviation from the approved plan, specifications, City Standard Plans, or Conditions of Approval may result in the delay of building permit issuance and/or building Finals/ Certificate of Occupancy of the project conditioned for improvements.

y. Where required, decorative solid-grouted block wall (no precision block, stucco, veneer finishes, PVC, or wood fencing) with a minimum height of 72" on the trailside shall be installed along lots that adjoin the trail. Block walls

shall be located solely on private property. If landscaping is to be utilized between the block wall and the trail, a PVC fence shall be installed along the trail separating the landscaping from the trail (where required). All block walls that have public view shall have an anti-graffiti coating per Parks and Community Services specifications. Combination block/tubular steel fences shall only be utilized where approved by Parks and Community Services. Tubular steel shall comply with Parks and Community Services standards. Coating for tubular steel shall be anti-graffiti coating for metal per Parks and Community Services specifications. If alternate products are requested, the requested material(s) shall be presented to the Director of Parks and Community Services or his/her designee for review and approval. Under no circumstances can alternate products be utilized without prior written authorization from the Director of Parks and Community Services or his/her designee.

z. Any damage to existing landscape or hardscape areas due to project construction shall be repaired/replaced by the developer, or developer's successors in interest, at no cost to the City or Community Services District.

aa. All inspections shall be requested two (2) working days in advance from the Parks and Community Services Department at the time of rough and precise grading; fence and gate installation; curb and drainage; flatwork; D.G. installation; graffiti coating; and final inspection.

bb. (BP)Trail construction in single family developments shall commence prior to 30% of total building permit issuance. Trail completion and acceptance (single family developments) for maintenance shall be completed prior to 70% of total building permit issuance.

cc. (CO)Trail construction in multi-family or commercial developments shall commence with the rough grading. Trail completion and acceptance for maintenance shall be completed prior to the issuance of 50% of the total certificates-of-occupancy (for multi-family and/or commercial developments).

PCS3. (R) If Special Districts, a Division of the Public Works Department, requires this project to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems, the Developer must notify Special Districts of intent to record the final map 70 days prior to recordation of the final map and the financial option selected to fund the continued maintenance. (California Government Code, GP Chapter 2.7)

PCS3b. **(**BP) If Special Districts, a Division of the Public Works Department, requires this project to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems, the Developer must notify Special Districts of intent to request building permits 70 days prior to their issuance and the financial option selected to fund the continued maintenance. (California

Government Code, GP Chapter 2.7)

PCS4. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone A charge for operations and capital improvements.

PCS5. (R) Prior to recordation of the final map, the developer, or the developer's successors or assignees, shall supply a copy of the recorded Declaration of Covenant and Acknowledgement of Assessments to the Parks and Community Services Department.

PCS6. (BP) Prior to release of building permit, the developer, or the developer's successors or assignees shall supply a copy of the recorded Declaration of Covenant and Acknowledgement of Assessments to the Parks and Community Services Department.

PCS7. (BP)This project is subject to current Development Impact Fees at time of building permit issuance.

PCS8. Any modified or newly created agreements shall be reviewed and approved by the Board of the Moreno Valley Community Services District.

POLICE DEPARTMENT

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

Standard Conditions

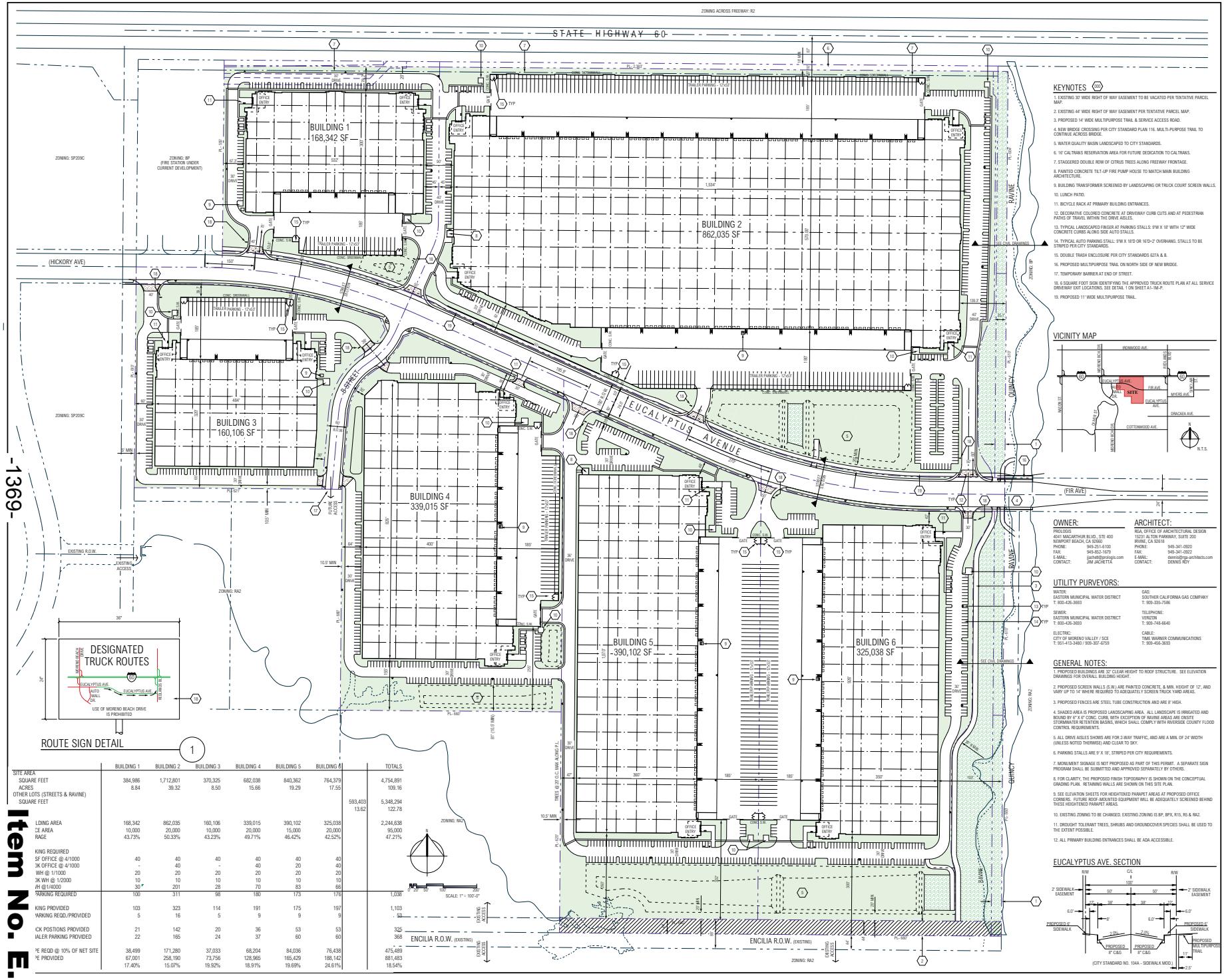
PD1. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard as determined by the Public Works Department. If security fencing is required, it shall remain in place until the project is completed or the above conditions no longer exist. (MC 9.08.080)

PD2. (GP) Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:

a. The name (if applicable) and address of the development.

b. The developer's name, address, and a 24-hour emergency telephone number. (MC 9.08.080)

PD3. (CO) Prior to the issuance of a Certificate of Occupancy, an Emergency Contact Information Form for the project shall be completed at the permit counter of the Community & Economic Development Department - Building Division for routing to the Police Department. (MC 9.08.080)



KEYNOTES

1. EXISTING 30' WIDE RIGHT OF WAY EASEMENT TO BE VACATED PER TENTATIVE PARCEL MAP.
2. EXISTING 44' WIDE RIGHT OF WAY EASEMENT PER TENTATIVE PARCEL MAP.
3. PROPOSED 14' WIDE MULTIPURPOSE TRAIL & SERVICE ACCESS ROAD.
4. NEW BRIDGE CROSSING PER CITY STANDARD PLAN 116. MULTI-PURPOSE TRAIL TO CONTINUE ACROSS BRIDGE.
5. WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
6. 16' CALTRANS RESERVATION AREA FOR FUTURE DEDICATION TO CALTRANS.
7. STAGGERED DOUBLE ROW OF CITRUS TREES ALONG FREEWAY FRONTAGE.
8. PAINTED CONCRETE TILT-UP FIRE PUMP HOUSE TO MATCH MAIN BUILDING ARCHITECTURE.
9. BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN WALLS.
10. LUNCH PATIO.
11. BICYCLE RACK AT PRIMARY BUILDING ENTRANCES.
12. DECORATIVE COLORED CONCRETE AT DRIVEWAY CURB CUTS AND AT PEDESTRIAN PATHS OF TRAVEL WITHIN THE DRIVE AISLES.
13. TYPICAL LANDSCAPED FINGER AT PARKING STALLS: 9'W X 18' WITH 12" WIDE CONCRETE CURBS ALONG SIDE AUTO STALLS.
14. TYPICAL AUTO PARKING STALL: 9'W X 18'D OR 16'D-2' OVERHANG. STALLS TO BE STRIPED PER CITY STANDARDS.
15. DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
16. PROPOSED MULTIPURPOSE TRAIL ON NORTH SIDE OF NEW BRIDGE.
17. TEMPORARY BARRIER AT END OF STREET.
18. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-1M-P.
19. PROPOSED 11' WIDE MULTIPURPOSE TRAIL.

VICINITY MAP

OWNER:

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4041 MACARTHUR BLVD., STE 400
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PHONE: 949-251-8100
FAX: 949-852-1679
E-MAIL: jjachett@prologis.com
CONTACT: JIM JACHETTA

ARCHITECT:

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PHONE: 949-341-0920
FAX: 949-341-0922
E-MAIL: dennis@rga-architects.com
CONTACT: DENNIS IDDY

UTILITY PURVEYORS:

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EASTERN MUNICIPAL WATER DISTRICT
T: 800-426-3693

SEWER:
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ELECTRIC:
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GAS:
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TELEPHONE:
VERIZON
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CABLE:
TIME WARNER COMMUNICATIONS
T: 909-466-3693

GENERAL NOTES:

1. PROPOSED BUILDINGS ARE 32' CLEAR HEIGHT TO ROOF STRUCTURE. SEE ELEVATION DRAWINGS FOR OVERALL BUILDING HEIGHT.
2. PROPOSED SCREEN WALLS (S.W.) ARE PAINTED CONCRETE, & MIN. HEIGHT OF 12', AND VARY UP TO 14' WHERE REQUIRED TO ADEQUATELY SCREEN TRUCK YARD AREAS.
3. PROPOSED FENCES ARE STEEL TUBE CONSTRUCTION AND ARE 6' HIGH.
4. SHADED AREA IS PROPOSED LANDSCAPING AREA. ALL LANDSCAPE IS IRRIGATED AND BOUND BY 6" X 6" CONC. CURB, WITH EXCEPTION OF RAVINE AREAS ARE ONSITE STORMWATER RETENTION BASINS, WHICH SHALL COMPLY WITH RIVERSIDE COUNTY FLOOD CONTROL REQUIREMENTS.
5. ALL DRIVE AISLES SHOWS ARE FOR 2-WAY TRAFFIC, AND ARE A MIN. OF 24' WIDTH (UNLESS NOTED THERWISE) AND CLEAR TO SKY.
6. PARKING STALLS ARE 9' X 18', STRIPED PER CITY REQUIREMENTS.
7. MONUMENT SIGNAGE IS NOT PROPOSED AS PART OF THIS PERMIT. A SEPARATE SIGN PROGRAM SHALL BE SUBMITTED AND APPROVED SEPARATELY BY OTHERS.
8. FOR CLARITY, THE PROPOSED FINISH TOPOGRAPHY IS SHOWN ON THE CONCEPTUAL GRADING PLAN. RETAINING WALLS ARE SHOWN ON THIS SITE PLAN.
9. SEE ELEVATION SHEETS FOR HEIGHTENED PARAPET AREAS AT PROPOSED OFFICE CORNERS. FUTURE ROOF-MOUNTED EQUIPMENT WILL BE ADEQUATELY SCREENED BEHIND THESE HEIGHTENED PARAPET AREAS.
10. EXISTING ZONING TO BE CHANGED. EXISTING ZONING IS BP, BPX, R15, RS & RA2.
11. DROUGHT TOLERANT TREES, SHRUBS AND GROUNDCOVER SPECIES SHALL BE USED TO THE EXTENT POSSIBLE.
12. ALL PRIMARY BUILDING ENTRANCES SHALL BE ADA ACCESSIBLE.

EUCALYPTUS AVE. SECTION

(CITY STANDARD NO. 104A - SIDEWALK MOD.)

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6		TOTALS
SITE AREA								
SQUARE FEET	384,986	1,712,801	370,325	682,038	840,362	764,379		4,754,891
ACRES	8.84	39.32	8.50	15.66	19.29	17.55		109.16
OTHER LOTS (STREETS & RAVINE)							593,403	5,348,294
SQUARE FEET							13.62	122.78
LDING AREA	168,342	862,035	160,106	339,015	390,102	325,038		2,244,638
CE AREA	10,000	20,000	10,000	20,000	15,000	20,000		95,000
RAGE	43.73%	50.33%	43.23%	49.71%	46.42%	42.52%		47.21%
KING REQUIRED								
SF OFFICE @ 4/1000	40	40	40	40	40	40		
3K OFFICE @ 4/1000	-	40	-	40	20	40		
WH @ 1/1000	20	20	20	20	20	20		
3K WH @ 1/2000	10	10	10	10	10	10		
/H @1/4000	30	201	28	70	83	66		
PARKING REQUIRED	100	311	98	180	173	176		1,038
KING PROVIDED	103	323	114	191	175	197		1,103
PARKING REQD./PROVIDED	5	16	5	9	9	9		53
CK POSTIONS PROVIDED	21	142	20	36	53	53		325
ALER PARKING PROVIDED	22	165	24	37	60	60		368
E REQD @ 10% OF NET SITE	38,499	171,280	37,033	68,204	84,036	76,438		475,489
E PROVIDED	67,001	258,190	73,756	128,965	165,429	188,142		881,483
	17.40%	15.07%	19.92%	18.91%	19.69%	24.61%		18.54%

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
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T 949-341-0920
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CONSULTANT

PROFESSIONAL SEALS

PROLOGIS PARK
MORENO VALLEY
EUCALYPTUS

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
PA07-0083

PROLOGIS
17777 CENTER COURT DR NORTH, STE 100
CERRITOS, CA 90703
PHONE: 562-345-9226
CONTACT: JIM JACHETTA
JJACHETTA@PROLOGIS.COM

CD		
BID		
PC		
DD		
SD	05/13/2013	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

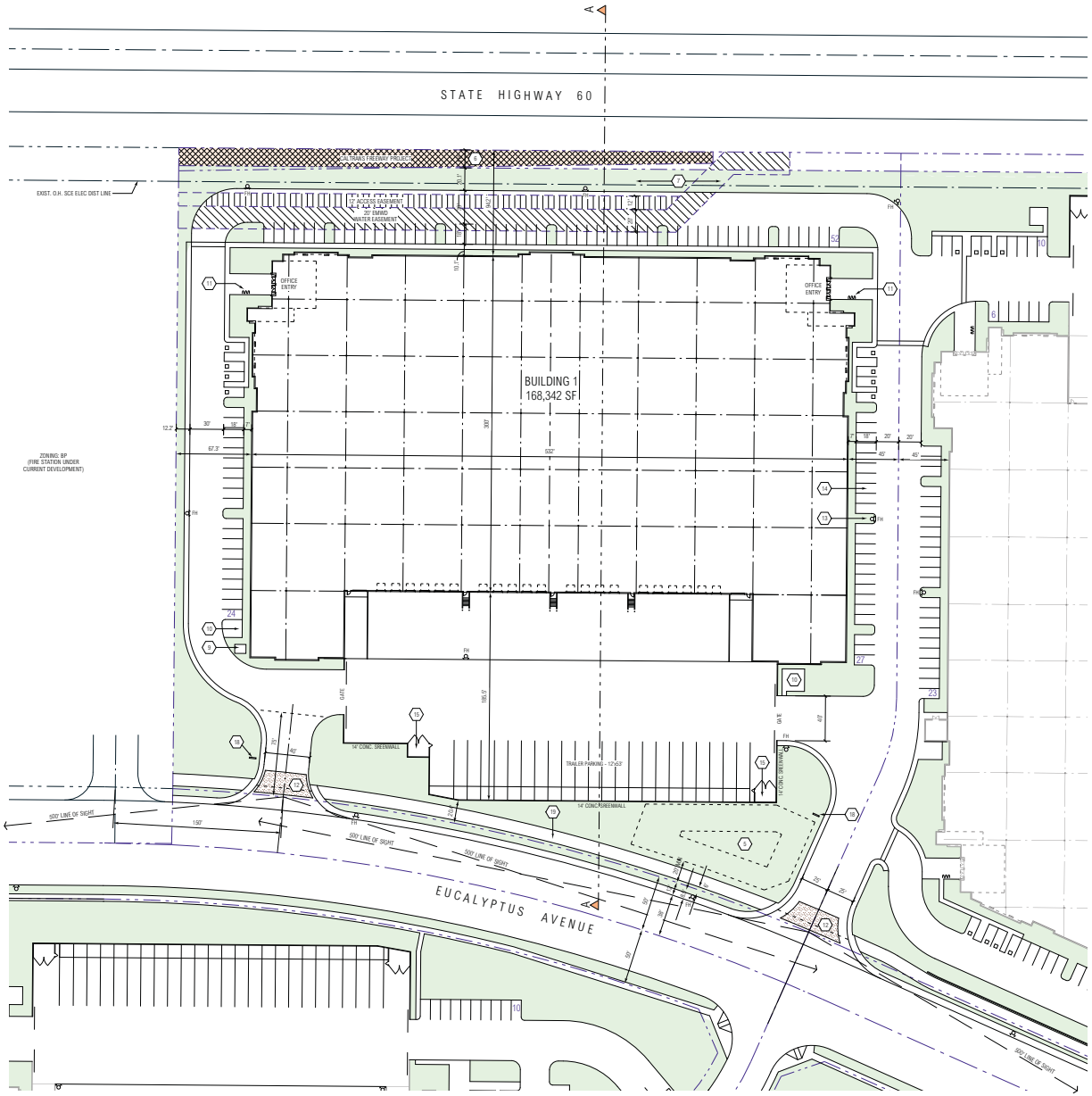
RGA PROJECT NO: 07024-00
OWNER PROJECT NO: 00000.00
CAD FILE NAME: 07024-00-A1-1M-P
DRAWN BY: CF
CHK'D BY: DR

COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE
MASTER SITE PLAN

ATTACHMENT 4

SHEET: A1-1M-P



KEYNOTES

1. N/A
2. N/A
3. N/A
4. N/A
5. WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
6. 16' CALTRANS RESERVATION AREA FOR FUTURE DEDICATION TO CALTRANS.
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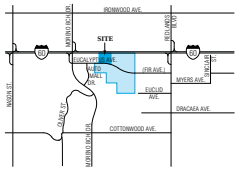
19. PROPOSED 11' WIDE MULTIPURPOSE TRAIL.

PROJECT DATA

	BUILDING 1
SITE AREA	
SQUARE FEET	384,986
ACRES	8.84
OTHER LOTS (STREETS & RAVINE)	
SQUARE FEET	
ACRES	
TOTAL BUILDING AREA	168,342
OFFICE AREA	10,000
NET COVERAGE	43.73%
AUTO PARKING REQUIRED	
10,000 SF OFFICE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	-
0 - 20K WH @ 1/1000	20
20K - 40K WH @ 1/2000	10
40K + WH @1/4000	30
TOTAL PARKING REQUIRED	100
AUTO PARKING PROVIDED	103
BICYCLE PARKING REQD./PROVIDED	5
TRUCK DOCK POSITIONS PROVIDED	21
TRUCK TRAILER PARKING PROVIDED	22
LANDSCAPE REQD @ 10% OF NET SITE	38,499
LANDSCAPE PROVIDED	67,001
	17.40%

VICINITY MAP:



OWNER:

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CABLE:
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9. SEE ELEVATION SHEETS FOR HEIGHTENED PARAPET AREAS AT PROPOSED OFFICE CORNERS. FUTURE ROOF-MOUNTED EQUIPMENT WILL BE ADEQUATELY SCREENED BEHIND THESE HEIGHTENED PARAPET AREAS.
10. EXISTING ZONING TO BE CHANGED. EXISTING ZONING IS BP, BPX, R15, RS & RA2.
11. DROUGHT TOLERANT TREES, SHRUBS AND GROUNDCOVER SPECIES SHALL BE USED TO THE EXTENT POSSIBLE.

SCALE: 1" = 40'-0"

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CONSULTANT

PROFESSIONAL SEALS

PROLOGIS PARK MORENO VALLEY EUCALYPTUS

BUILDING 1

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
PA07-0083

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MARK	DATE	DESCRIPTION
CD		
BID		
PC		
DD		
SD	05/23/2013	SCHEMATIC DESIGN

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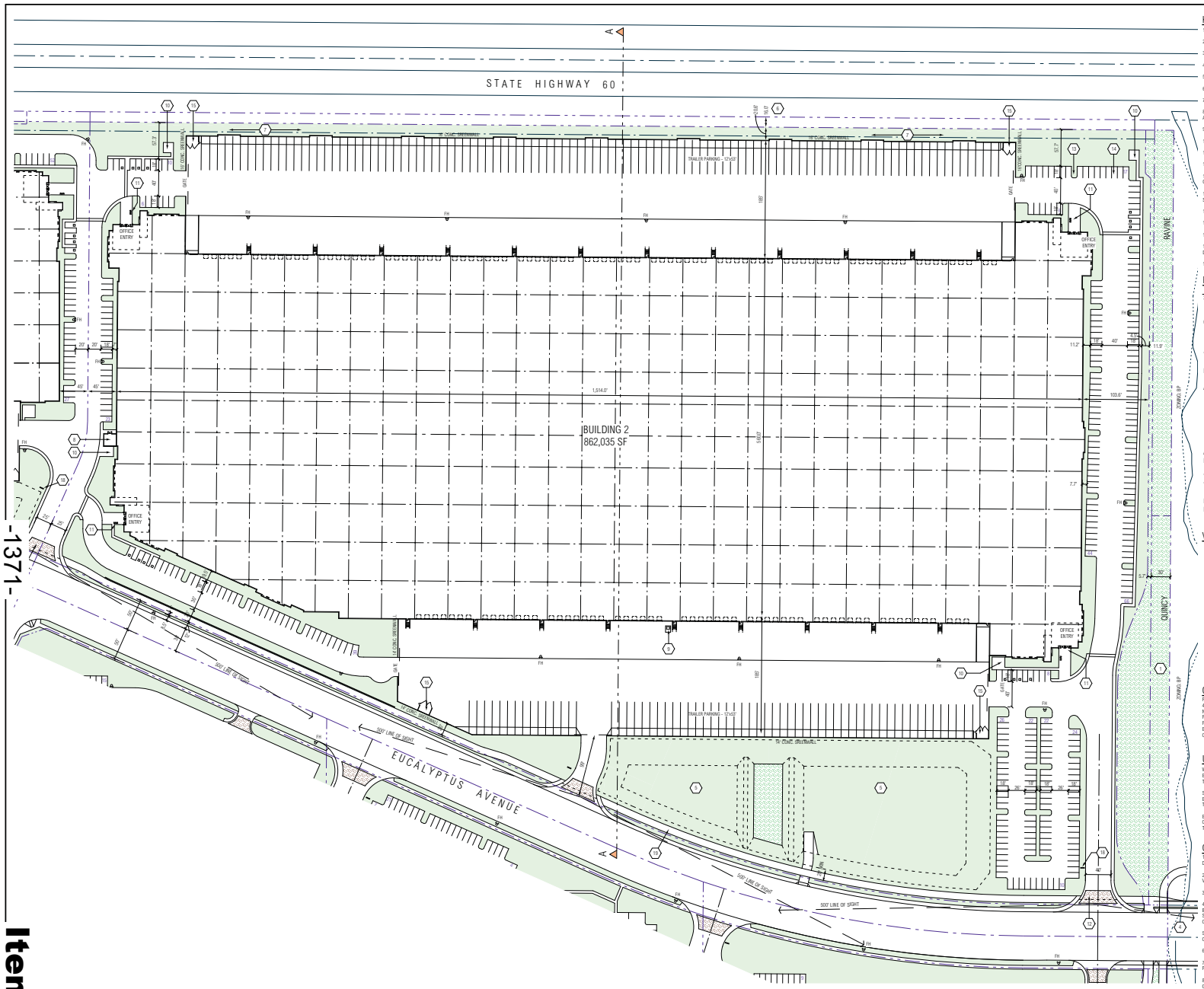
SHEET TITLE
SITE PLAN
BUILDING 1

SHEET: A1-1-1-P



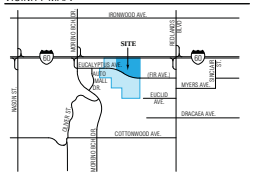
KEYNOTES

1. EXISTING 30' WIDE RIGHT OF WAY EASEMENT TO BE VACATED.
2. N/A
3. N/A
4. NEW BRIDGE CROSSING PER CITY STANDARD PLAN 116.
5. WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
6. 16' CALTRANS RESERVATION AREA FOR FUTURE DEDICATION TO CALTRANS.
7. STAGGERED DOUBLE ROW OF CITRUS TREES ALONG FREEWAY FRONTAGE.
8. PAINTED CONCRETE TILT-UP FIRE PUMP HOUSE TO MATCH MAIN BUILDING ARCHITECTURE.
9. BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN WALLS.
10. LUNCH PATIO.
11. BICYCLE RACK AT PRIMARY BUILDING ENTRANCES.
12. DECORATIVE COLORED CONCRETE AT DRIVEWAY CURB CUTS.
13. TYPICAL LANDSCAPED FINGER AT PARKING STALLS: 9'W X 18' WITH 12" WIDE CONCRETE CURBS ALONG SIDE AUTO STALLS.
14. TYPICAL AUTO PARKING STALL: 9'W X 18'D OR 16'D-2' OVERHANG. STALLS TO BE STRIPED PER CITY STANDARDS.
15. DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
16. N/A
17. N/A
18. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-1M-P
19. PROPOSED 11' WIDE MULTIPURPOSE TRAIL.

PROJECT DATA

	BUILDING 2
SITE AREA	
SQUARE FEET	1,712,801
ACRES	39.32
OTHER LOTS (STREETS & RAVINE)	
SQUARE FEET	
ACRES	
TOTAL BUILDING AREA	862,035
OFFICE AREA	20,000
NET COVERAGE	50.33%
AUTO PARKING REQUIRED	
10,000 SF OFFICE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	40
0 - 20K WH @ 1/1000	20
20K - 40K WH @ 1/2000	10
40K + WH @1/4000	201
TOTAL PARKING REQUIRED	311
AUTO PARKING PROVIDED	323
BICYCLE PARKING REQD./PROVIDED	16
TRUCK DOCK POSTIONS PROVIDED	142
TRUCK TRAILER PARKING PROVIDED	165
LANDSCAPE REQD @ 10% OF NET SITE	171,280
LANDSCAPE PROVIDED	258,190
	15.07%

VICINITY MAP:



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CABLE:
TIME WARNER COMMUNICATIONS
T: 909-456-3693

GENERAL NOTES:

1. PROPOSED BUILDINGS ARE 32' CLEAR HEIGHT TO ROOF STRUCTURE. SEE ELEVATION DRAWINGS FOR OVERALL BUILDING HEIGHT.
2. PROPOSED SCREEN WALLS (S.W.) ARE PAINTED CONCRETE, & MIN. HEIGHT OF 12', AND VARY UP TO 14' WHERE REQUIRED TO ADEQUATELY SCREEN TRUCK YARD AREAS.
3. PROPOSED FENCES ARE STEEL TUBE CONSTRUCTION AND ARE 8' HIGH.
4. SHADED AREA IS PROPOSED LANDSCAPING AREA. ALL LANDSCAPE IS IRRIGATED AND BOUND BY 6" X 6" CONC. CURB, WITH EXCEPTION OF RAVINE AREAS ARE ONSITE STORMWATER RETENTION BASINS, WHICH SHALL COMPLY WITH RIVERSIDE COUNTY FLOOD CONTROL REQUIREMENTS.
5. ALL DRIVE AISLES SHOWS ARE FOR 2-WAY TRAFFIC, AND ARE A MIN. OF 26' WIDTH AND CLEAR TO SKY.
6. PARKING STALLS ARE 9' X 18', STRIPED PER CITY REQUIREMENTS.
7. MONUMENT SIGNAGE IS NOT PROPOSED AS PART OF THIS PERMIT. A SEPARATE SIGN PROGRAM SHALL BE SUBMITTED AND APPROVED SEPARATELY BY OTHERS.
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SCALE: 1" = 60'-0"

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PROFESSIONAL SEALS

PROLOGIS PARK MORENO VALLEY EUCALYPTUS

BUILDING 2

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
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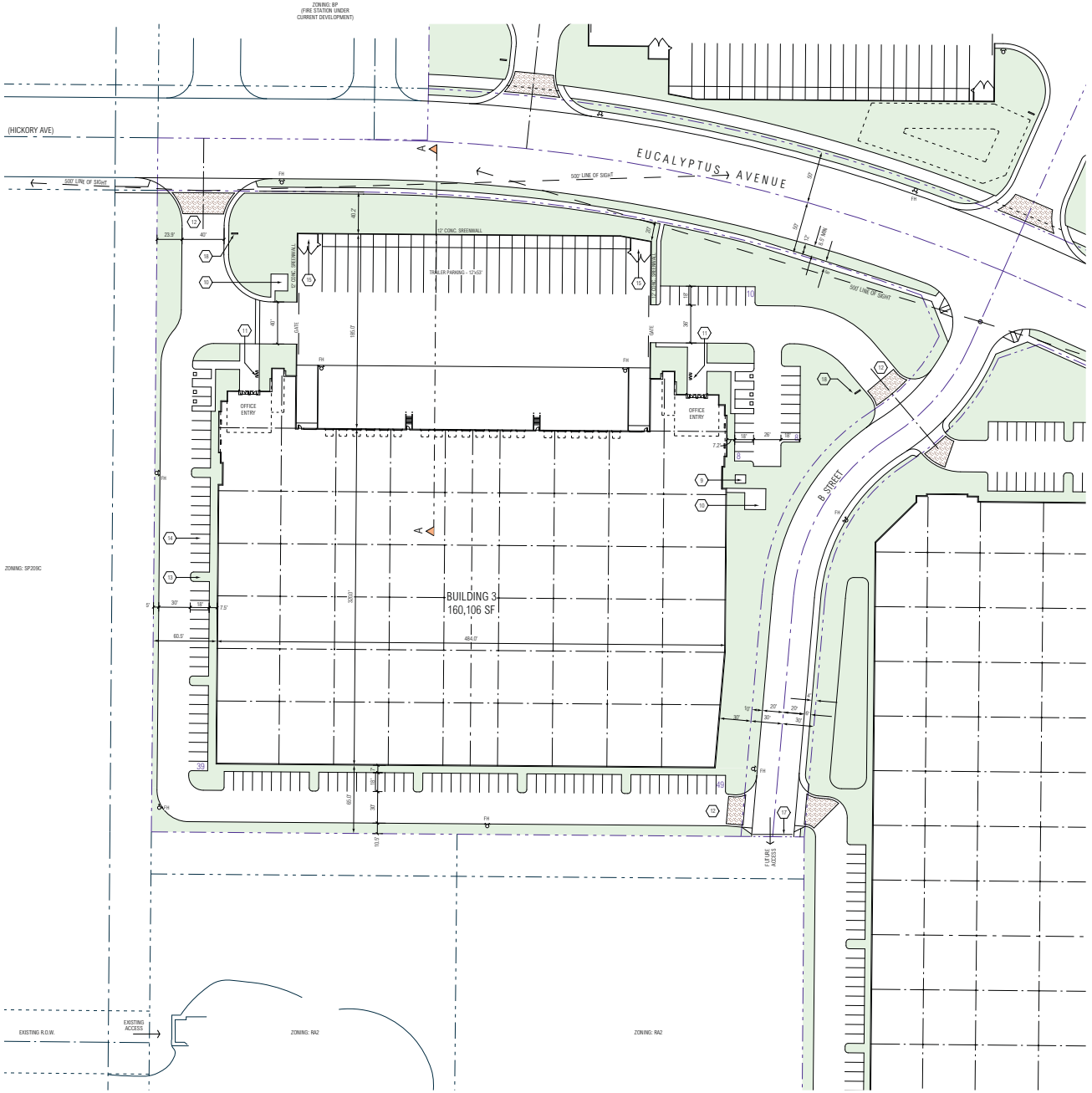
SHEET TITLE
SITE PLAN
BUILDING 2

SHEET: A1-1-2-P



KEYNOTES

1. N/A
2. N/A
3. N/A
4. N/A
5. N/A
6. N/A
7. N/A
8. N/A
9. BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN WALLS.
10. LUNCH PATIO.
11. BICYCLE RACK AT PRIMARY BUILDING ENTRANCES.
12. DECORATIVE COLORED CONCRETE AT DRIVEWAY CURB CUTS AND AT PEDESTRIAN PATHS OF TRAVEL WITHIN THE DRIVE AISLES.
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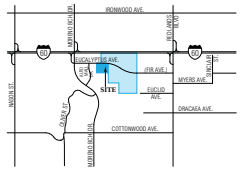
15. DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
16. N/A
17. TEMPORARY BARRIER AT END OF STREET.
18. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-1M-P

PROJECT DATA

	BUILDING 3
SITE AREA	
SQUARE FEET	370,325
ACRES	8.50
OTHER LOTS (STREETS & RAVINE)	
SQUARE FEET	
ACRES	
TOTAL BUILDING AREA	160,106
OFFICE AREA	10,000
NET COVERAGE	43.23%
AUTO PARKING REQUIRED	
10,000 SF OFFICE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	--
0 - 20K WH @ 1/1000	20
20K - 40K WH @ 1/2000	10
40K + WH @1/4000	28
TOTAL PARKING REQUIRED	98
AUTO PARKING PROVIDED	114
BICYCLE PARKING REQD./PROVIDED	5
TRUCK DOCK POSTIONS PROVIDED	20
TRUCK TRAILER PARKING PROVIDED	24
LANDSCAPE REQD @ 10% OF NET SITE	37,033
LANDSCAPE PROVIDED	73,756
	19.92%

VICINITY MAP:



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GENERAL NOTES:

1. PROPOSED BUILDINGS ARE 32' CLEAR HEIGHT TO ROOF STRUCTURE. SEE ELEVATION DRAWINGS FOR OVERALL BUILDING HEIGHT.
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11. DROUGHT TOLERANT TREES, SHRUBS AND GROUNDCOVER SPECIES SHALL BE USED TO THE EXTENT POSSIBLE.

0' 10' 20' 50' 100'
SCALE: 1" = 40'-0"

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CONSULTANT

PROFESSIONAL SEALS

PROLOGIS PARK MORENO VALLEY EUCALYPTUS

BUILDING 3

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
PA07-0083

PROLOGIS
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MARK	DATE	DESCRIPTION
SD	05/13/2013	SCHEMATIC DESIGN
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BID		
CD		

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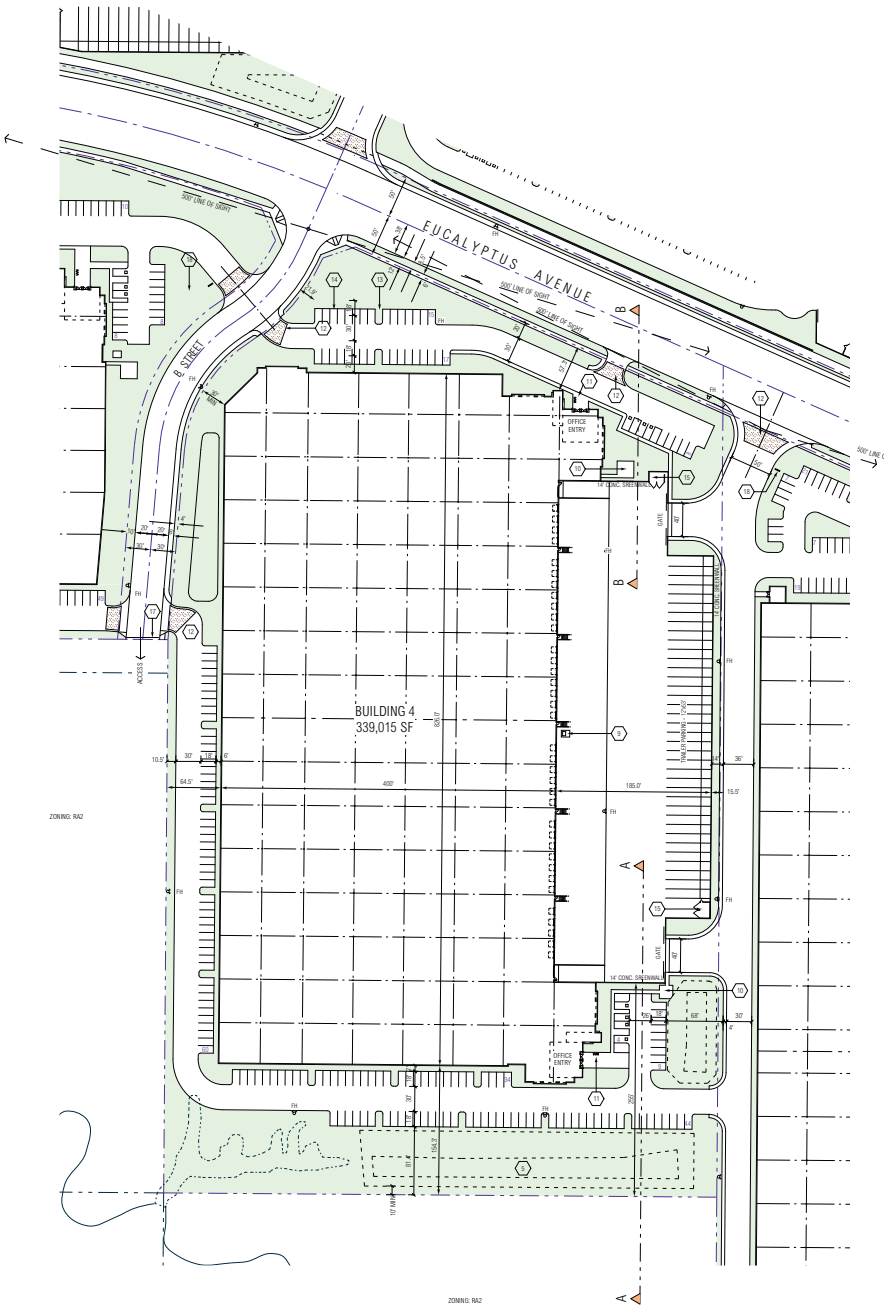
SHEET TITLE
SITE PLAN
BUILDING 3

SHEET: A1-1-3-P



KEYNOTES

1. N/A
2. N/A
3. N/A
4. N/A
5. WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
6. N/A
7. N/A
8. N/A
9. BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN WALLS.
10. LUNCH PATIO.
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13. TYPICAL LANDSCAPED FINGER AT PARKING STALLS: 9'W X 18' WITH 12" WIDE CONCRETE CURBS ALONG SIDE AUTO STALLS.
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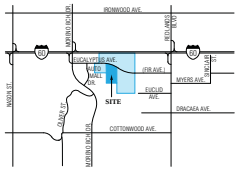
15. DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
16. N/A
17. TEMPORARY BARRIER AT END OF STREET.
18. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-1M-P

PROJECT DATA

	BUILDING 4
SITE AREA	
SQUARE FEET	682,038
ACRES	15.66
OTHER LOTS (STREETS & RAVINE)	
SQUARE FEET	
ACRES	
TOTAL BUILDING AREA	339,015
OFFICE AREA	20,000
NET COVERAGE	49.71%
AUTO PARKING REQUIRED	
10,000 SF OFFICE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	40
0 - 20K WH @ 1/1000	20
20K - 40K WH @ 1/2000	10
40K + WH @1/4000	70
TOTAL PARKING REQUIRED	180
AUTO PARKING PROVIDED	191
BICYCLE PARKING REQD./PROVIDED	9
TRUCK DOCK POSTIONS PROVIDED	36
TRUCK TRAILER PARKING PROVIDED	37
LANDSCAPE REQD @ 10% OF NET SITE	68,204
LANDSCAPE PROVIDED	128,965
	18.91%

VICINITY MAP:



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GENERAL NOTES:

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2. PROPOSED SCREEN WALLS (S.W.) ARE PAINTED CONCRETE, & MIN. HEIGHT OF 12', AND VARY UP TO 14' WHERE REQUIRED TO ADEQUATELY SCREEN TRUCK YARD AREAS.
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0' 20' 50' 100' 200'
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BUILDING 4

EUCALYPTUS AVENUE
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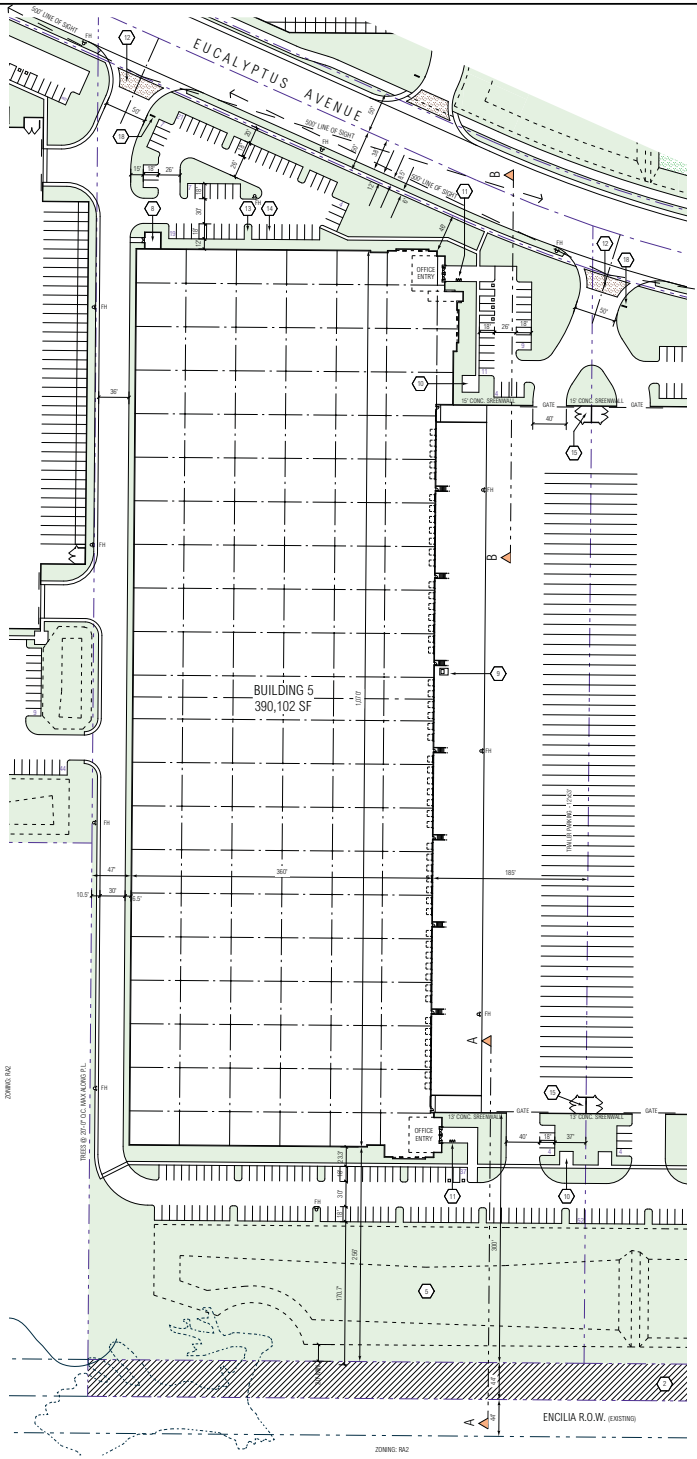
SHEET TITLE
SITE PLAN
BUILDING 4

SHEET: A1-1-4-P



KEYNOTES

1. N/A
2. EXISTING 44' WIDE RIGHT OF WAY EASEMENT TO REMAIN FOR FUTURE ENCILIA STREET.
3. N/A
4. N/A
5. WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
6. N/A
7. N/A
8. PAINTED CONCRETE TILT-UP FIRE PUMP HOUSE TO MATCH MAIN BUILDING ARCHITECTURE.
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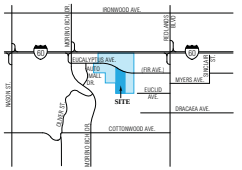
16. N/A
17. N/A
18. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-1M-P

PROJECT DATA

	BUILDING 5
SITE AREA	
SQUARE FEET	840,362
ACRES	19.29
OTHER LOTS (STREETS & RAVINE)	
SQUARE FEET	
ACRES	
TOTAL BUILDING AREA	390,102
OFFICE AREA	15,000
NET COVERAGE	46.42%
AUTO PARKING REQUIRED	
10,000 SF OFFICE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	20
0 - 20K WH @ 1/1000	20
20K - 40K WH @ 1/2000	10
40K + WH @1/4000	83
TOTAL PARKING REQUIRED	173
AUTO PARKING PROVIDED	175
BICYCLE PARKING REQD./PROVIDED	9
TRUCK DOCK POSTIONS PROVIDED	53
TRUCK TRIALER PARKING PROVIDED	60
LANDSCAPE REQD @ 10% OF NET SITE	84,036
LANDSCAPE PROVIDED	165,429
	19.69%

VICINITY MAP:



OWNER:

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VERIZON
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CABLE:
TIME WARNER COMMUNICATIONS
T: 909-456-3693

GENERAL NOTES:

1. PROPOSED BUILDINGS ARE 32' CLEAR HEIGHT TO ROOF STRUCTURE. SEE ELEVATION DRAWINGS FOR OVERALL BUILDING HEIGHT.
2. PROPOSED SCREEN WALLS (S.W.) ARE PAINTED CONCRETE, & MIN. HEIGHT OF 12', AND VARY UP TO 14' WHERE REQUIRED TO ADEQUATELY SCREEN TRUCK YARD AREAS.
3. PROPOSED FENCES ARE STEEL TUBE CONSTRUCTION AND ARE 8' HIGH.
4. SHADED AREA IS PROPOSED LANDSCAPING AREA. ALL LANDSCAPE IS IRRIGATED AND BOUND BY 6" X 6" CONC. CURB, WITH EXCEPTION OF RAVINE AREAS ARE ONSITE STORMWATER RETENTION BASINS, WHICH SHALL COMPLY WITH RIVERSIDE COUNTY FLOOD CONTROL REQUIREMENTS.
5. ALL DRIVE AISLES SHOWS ARE FOR 2-WAY TRAFFIC, AND ARE A MIN. OF 24' WIDTH AND CLEAR TO SKY.
6. PARKING STALLS ARE 9' X 18', STRIPED PER CITY REQUIREMENTS.
7. MONUMENT SIGNAGE IS NOT PROPOSED AS PART OF THIS PERMIT. A SEPARATE SIGN PROGRAM SHALL BE SUBMITTED AND APPROVED SEPARATELY BY OTHERS.
8. FOR CLARITY, THE PROPOSED FINISH TOPOGRAPHY IS SHOWN ON THE CONCEPTUAL GRADING PLAN. RETAINING WALLS ARE SHOWN ON THIS SITE PLAN.
9. SEE ELEVATION SHEETS FOR HEIGHTENED PARAPET AREAS AT PROPOSED OFFICE CORNERS. FUTURE ROOF-MOUNTED EQUIPMENT WILL BE ADEQUATELY SCREENED BEHIND THESE HEIGHTENED PARAPET AREAS.
10. EXISTING ZONING TO BE CHANGED. EXISTING ZONING IS BP, BPX, R15, RS & RA2.
11. DROUGHT TOLERANT TREES, SHRUBS AND GROUNDCOVER SPECIES SHALL BE USED TO THE EXTENT POSSIBLE.

0' 20' 50' 100' 200'
SCALE: 1" = 60'-0"

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CONSULTANT

PROFESSIONAL SEALS

PROLOGIS PARK MORENO VALLEY EUCALYPTUS

BUILDING 5

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
PA07-0083

PROLOGIS
17777 CENTER COURT DR NORTH, STE 100
CERRITOS, CA 90703
PHONE: 562-345-9226
CONTACT: JIM JACHETTA
JJACHETTA@PROLOGIS.COM

MARK	DATE	DESCRIPTION
SD	05/13/2013	SCHEMATIC DESIGN
DD		
PC		
BID		
CD		

RGA PROJECT NO:	07024.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	07024-00-A1-1-5-P
DRAWN BY:	CF
CHKD BY:	DR

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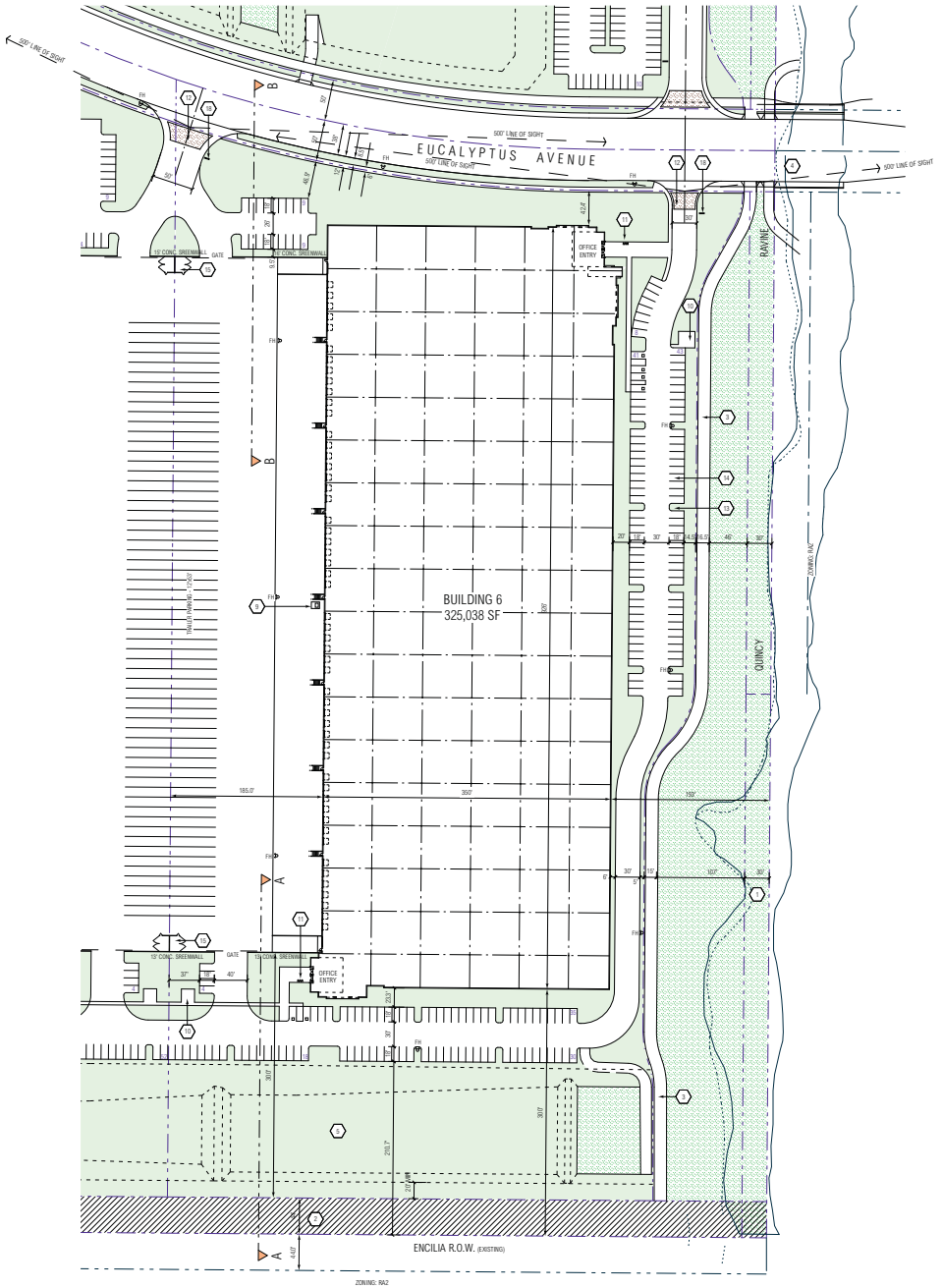
SHEET TITLE
SITE PLAN
BUILDING 5

SHEET: A1-1-5-P



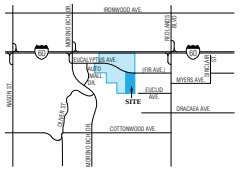
KEYNOTES

1. EXISTING 30' WIDE RIGHT OF WAY EASEMENT TO BE VACATED.
2. EXISTING 44' WIDE RIGHT OF WAY EASEMENT TO REMAIN FOR FUTURE ENCILIA STREET.
3. PROPOSED 14' WIDE MULTIPURPOSE TRAIL.
4. NEW BRIDGE CROSSING PER CITY STANDARD PLAN 116.
5. WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
6. 16' LANDSCAPED DEDICATION TO CAL TRANS.
7. DOUBLE ROW OF CITRUS TREES TO MATCH FIRE STATION LANDSCAPING.
8. PAINTED CONCRETE TILT-UP FIRE PUMP HOUSE TO MATCH MAIN BUILDING ARCHITECTURE.
9. BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN WALLS.
10. LUNCH PATIO.
11. BICYCLE RACK AT PRIMARY BUILDING ENTRANCES.
12. DECORATIVE COLORED CONCRETE AT DRIVEWAY CURB CUTS AND AT PEDESTRIAN PATHS OF TRAVEL WITHIN THE DRIVE AISLES.
13. TYPICAL LANDSCAPED FINGER AT PARKING STALLS: 9'W X 18' WITH 12" WIDE CONCRETE CURBS ALONG SIDE AUTO STALLS.
14. TYPICAL AUTO PARKING STALL: 9'W X 18'D OR 16'D+2' OVERHANG. STALLS TO BE STRIPED PER CITY STANDARDS.
15. DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
16. N/A
17. N/A
18. 18. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-1M-P

PROJECT DATA

	BUILDING 6
SITE AREA	
SQUARE FEET	764,379
ACRES	17.55
OTHER LOTS (STREETS & RAVINE)	
SQUARE FEET	
ACRES	
TOTAL BUILDING AREA	325,038
OFFICE AREA	20,000
NET COVERAGE	42.52%
AUTO PARKING REQUIRED	
10,000 SF OFFICE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	40
0 - 20K WH @ 1/1000	20
20K - 40K WH @ 1/2000	10
40K + WH @1/4000	66
TOTAL PARKING REQUIRED	176
AUTO PARKING PROVIDED	197
BICYCLE PARKING REQD./PROVIDED	9
TRUCK DOCK POSTIONS PROVIDED	53
TRUCK TRAILER PARKING PROVIDED	60
LANDSCAPE REQD @ 10% OF NET SITE	76,438
LANDSCAPE PROVIDED	188,142
	24.61%

VICINITY MAP:



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0' 20' 50' 100' 200'
SCALE: 1" = 60'-0"

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CONSULTANT

PROFESSIONAL SEALS

PROLOGIS PARK MORENO VALLEY EUCALYPTUS

BUILDING 6

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
PA07-0083

PROLOGIS
17777 CENTER COURT DR NORTH, STE 100
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CONTACT: JIM JACHETTA
JJACHETTA@PROLOGIS.COM

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DD		
SD	05/13/2013	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

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CAD FILE NAME:	07024-00-A1-1-6-P
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CHK'D BY:	DR

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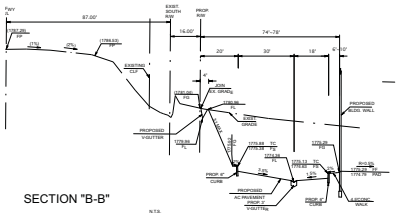
SHEET TITLE

SITE PLAN
BUILDING 6

SHEET: A1-1-6-P

Item No. E.6

-1376-



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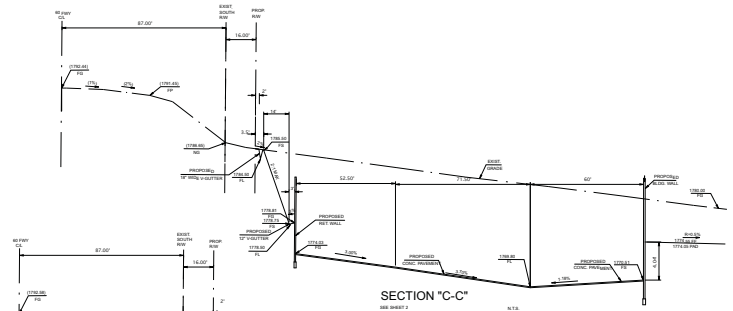

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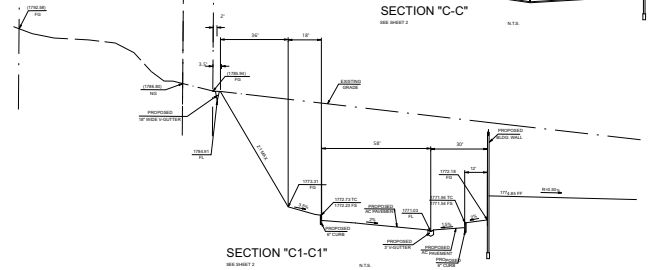

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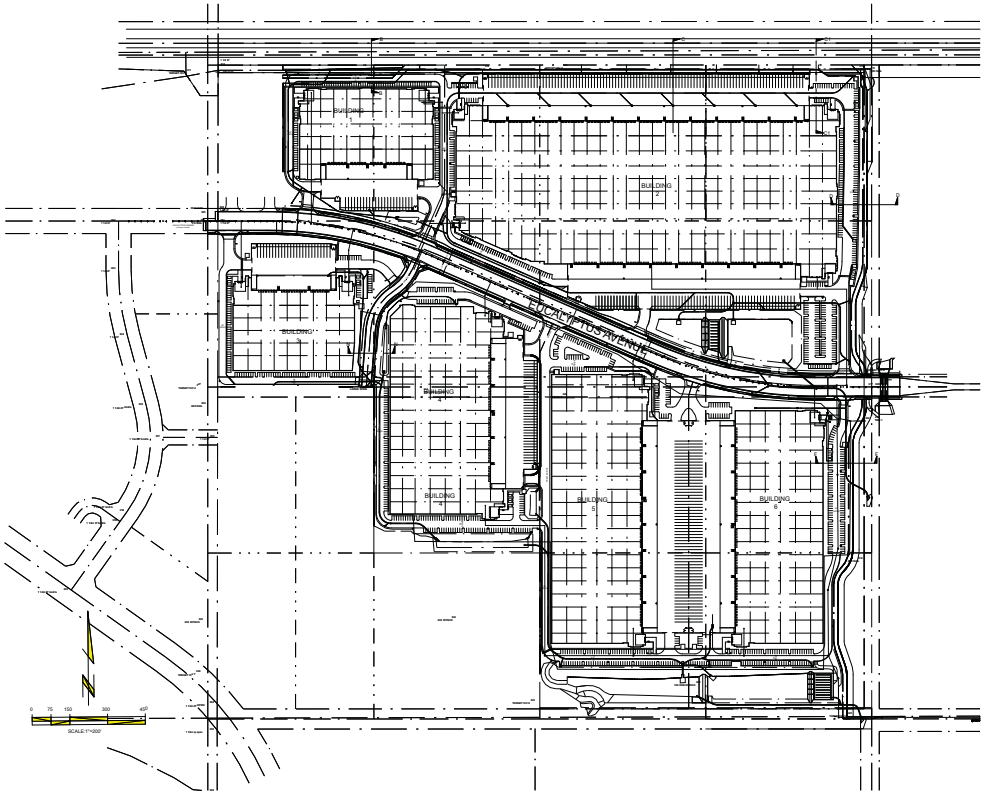

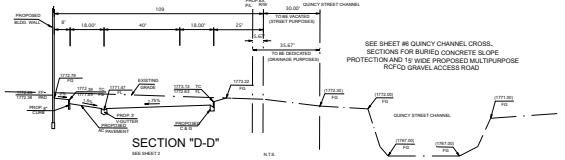

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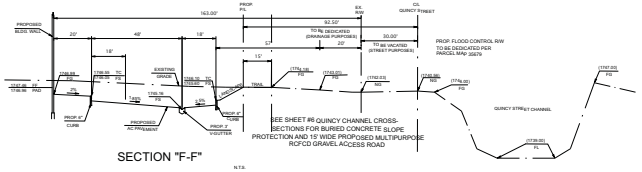

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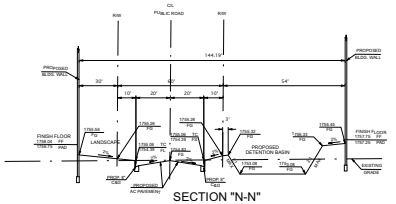

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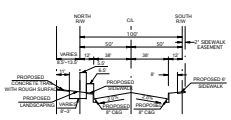

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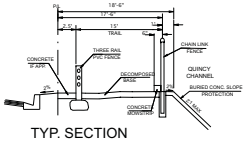
EUCALYPTUS AVE.
(CITY STANDARD NO. 104A - SIDEWALK MOD.)



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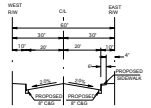
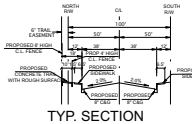
MULTIPURPOSE TRAIL



TYP. SECTION
MODIFIED LOCAL STREET ("B" STREET)
(CITY STANDARD NO. 108A - SIDEWALK MOD.)



TYP. SECTION
EUCALYPTUS AVE.
BRIDGE CROSSING
(CITY STANDARD NO. 116 - SIDEWALK MOD.)

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CONSULTANT

PROFESSIONAL SEALS

PROLOGIS PARK
MORENO VALLEY
EUCALYPTUS

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
PA07-0083

PROLOGIS
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CONTACT: JIM JACHETTA
JJACHETTA@PROLOGIS.COM

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BID		
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SD	05/13/2013	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

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CAD FILE NAME:	07024-00-A1-2M-P
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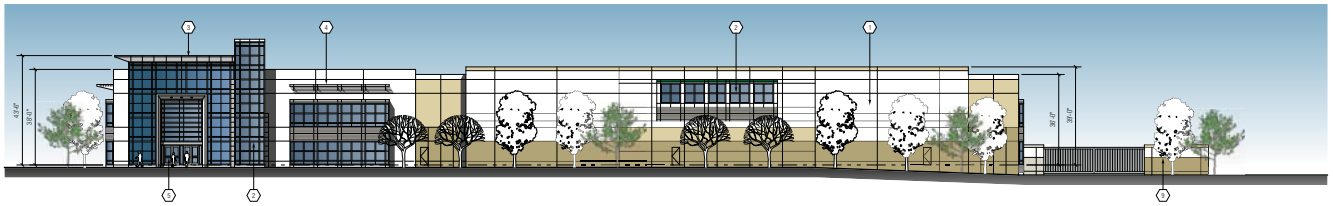
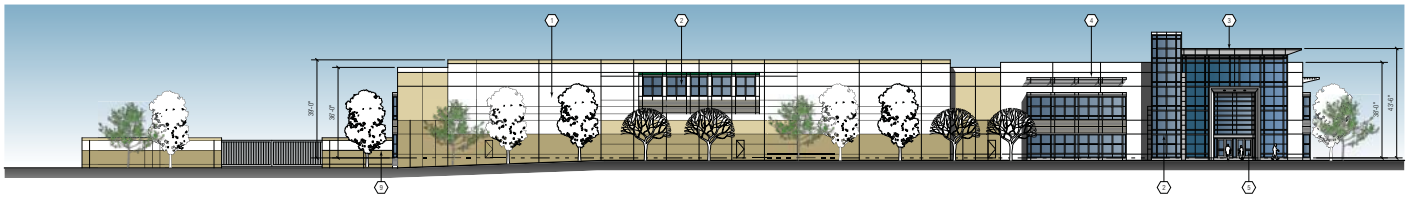
SHEET TITLE
SITE PLAN SECTIONS

SHEET: A1-2M-P

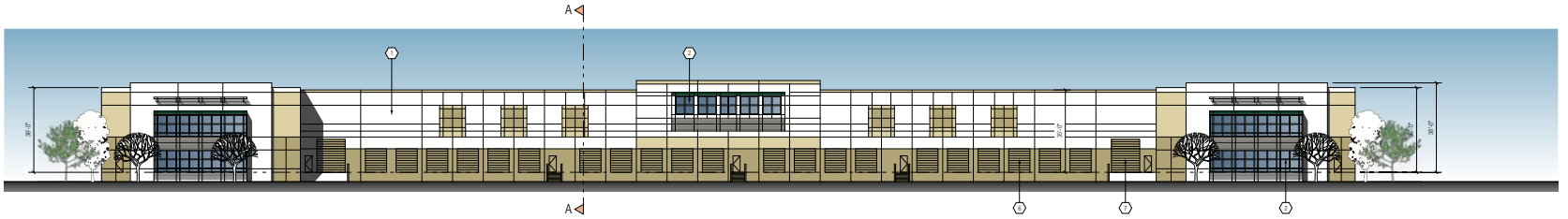


WEST ELEVATION
SCALE: 1" = 20'-0"

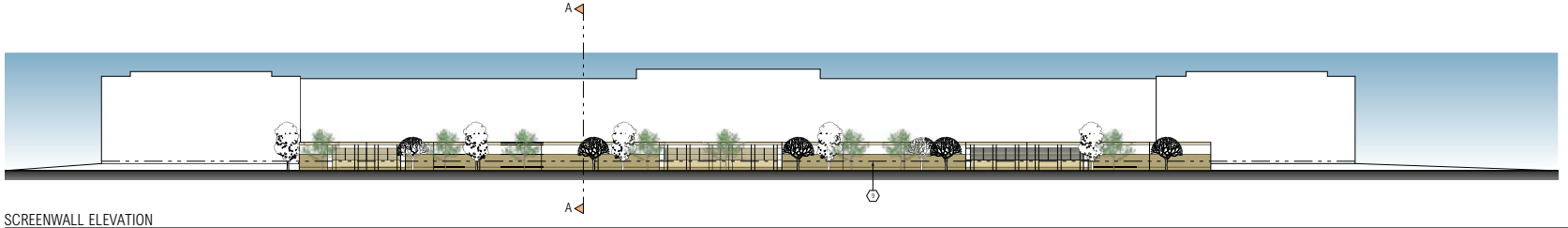
NORTH ELEVATION
SCALE: 1" = 20'-0"



EAST ELEVATION
SCALE: 1" = 20'-0"



SOUTH ELEVATION
SCALE: 1" = 20'-0"



SCREENWALL ELEVATION
SCALE: 1" = 20'-0"

KEYNOTES:

1. PAINTED CONCRETE TILT-UP PANELS W/ ACCENT REVEALS AS SHOWN.
2. REFLECTIVE BLUE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
3. ALUMINUM FINISHED CORNICE OVER ENTRY ELEMENT.
4. METAL SHADING DEVICE OVER UPPER LEVEL WINDOWS.
5. RECESSED ENTRY WITH PRIMARY GLASS ENTRANCE DOORS.
6. PAINTED 9'-0" X 10' DOCK HIGH VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY WITH DOCK BUMPERS. SEE DOOR SCHEDULE.
7. PAINTED 12' X 14' GRADE LEVEL VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY. SEE DOOR SCHEDULE.
8. ACCENT CLADDING MATERIAL AT OFFICE ENTRY ELEMENTS.
9. CONCRETE TILT-UP SCREEN WALL PAINT AND REVEALS AS SHOWN TO MATCH BUILDING.

FINISH SCHEDULE

1. FIELD COLOR - PLD-1 PARIS WHITE - SHERWIN WILLIAMS SW 2068
2. ACCENT COLOR - PLD-2 STONE LION - SHERWIN WILLIAMS SW 7507
3. BASE ACCENT COLOR - PLD-3 TAVERN TAUPE - SHERWIN WILLIAMS SW 7508
4. PROLOGIS ACCENT COLOR - PLD-4 - TALL TREE GREEN - AMERITONE 18L16A
5. VISION GLAZING - SEE KEYNOTE 5 - VISTEON VERSALUX 1/4" BLUE 2000R. SEE KEYNOTES FOR LOCATIONS OF INSULATED UNITS.

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CONSULTANT

PROFESSIONAL SEALS

PROLOGIS PARK
MORENO VALLEY
EUCALYPTUS

BUILDING 1

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

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CHK'D BY:	DR

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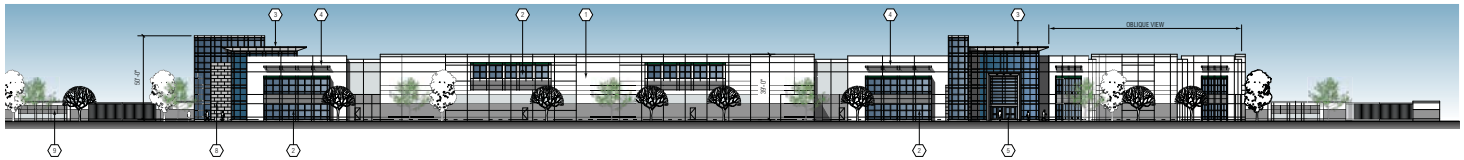
SHEET TITLE
ELEVATIONS
BUILDING 1

SHEET: A3-1-1-P



WEST ELEVATION
SCALE: 1" = 30'-0"

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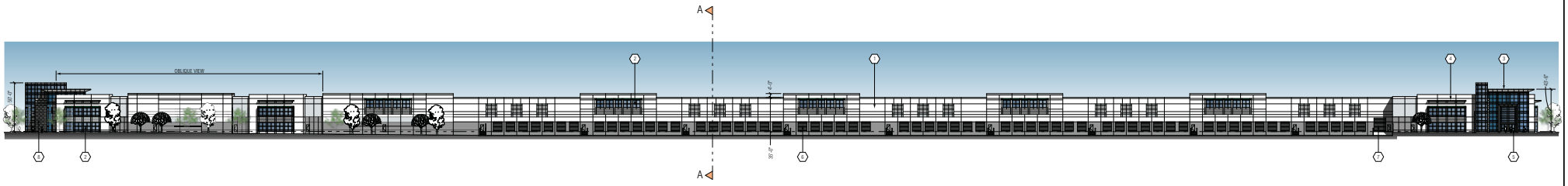

SOUTH ELEVATION
SCALE: 1" = 40'-0"

FINISH SCHEDULE

1. FIELD COLOR - PLD-6 SABLE - SHERWIN WILLIAMS SW 0000
2. ACCENT COLOR - PLD-7 LIQUORICE TINT - SHERWIN WILLIAMS SW 0000
3. BASE ACCENT COLOR - PLD-3 JAGUAR - SHERWIN WILLIAMS SW 0000
4. PROLOGIS ACCENT COLOR - PLD-4 - TALL TREE GREEN - AMERITONE 18L16A
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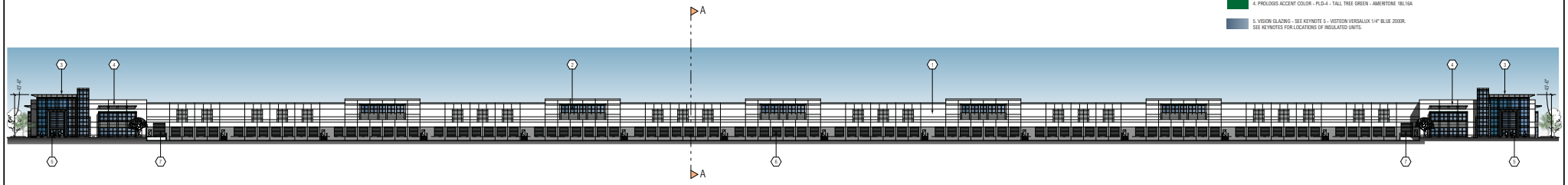
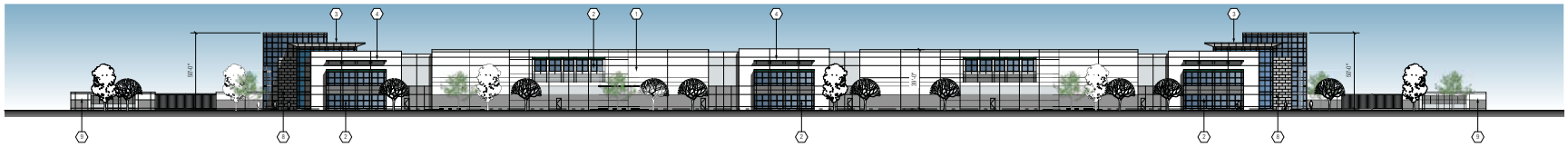


NORTH ELEVATION
SCALE: 1" = 40'-0"



EAST ELEVATION
SCALE: 1" = 30'-0"

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PROLOGIS PARK
MORENO VALLEY
EUCALYPTUS

BUILDING 2
EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
PA07-0083

PROLOGIS
17777 CENTER COURT DR NORTH, STE 100
CERRITOS, CA 90703
PHONE: 562-345-9226
CONTACT: JIM JACHETTA
JJACHETTA@PROLOGIS.COM

MARK	DATE	DESCRIPTION
DD		
SD	05/10/2012	SCHEMATIC DESIGN

RGA PROJECT NO:	07024.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	07024-00-A3-1-2-P
DRAWN BY:	CF
CHKD BY:	DR

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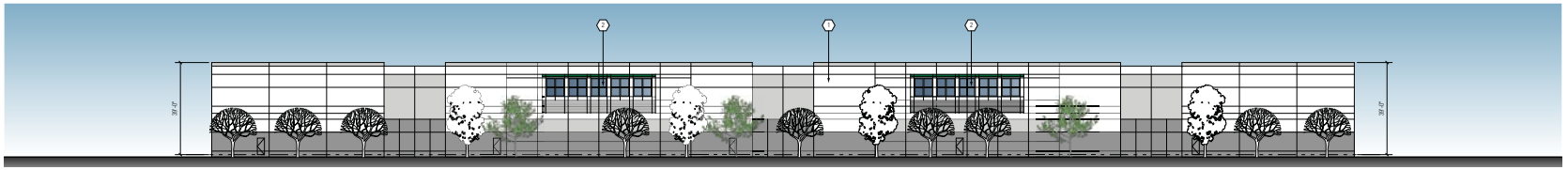
SHEET TITLE
ELEVATIONS
BUILDING 2

SHEET: A3-1-2-P

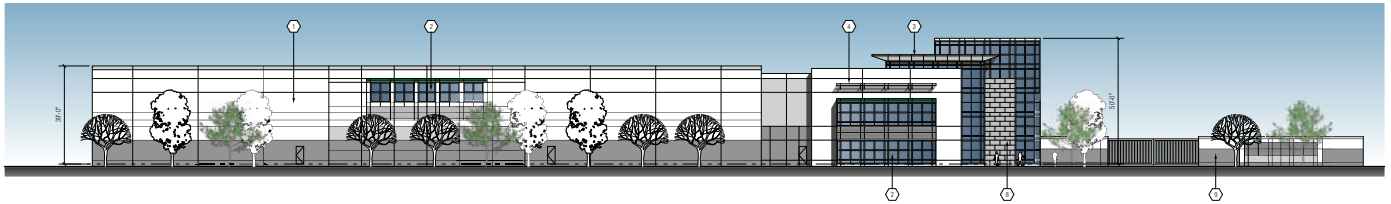
WEST ELEVATION

SCALE: 1" = 20'-0"



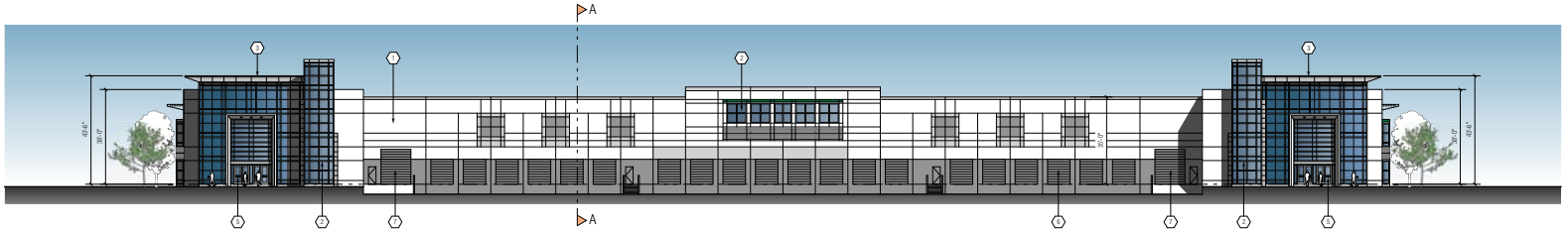
SOUTH ELEVATION

SCALE: 1" = 20'-0"



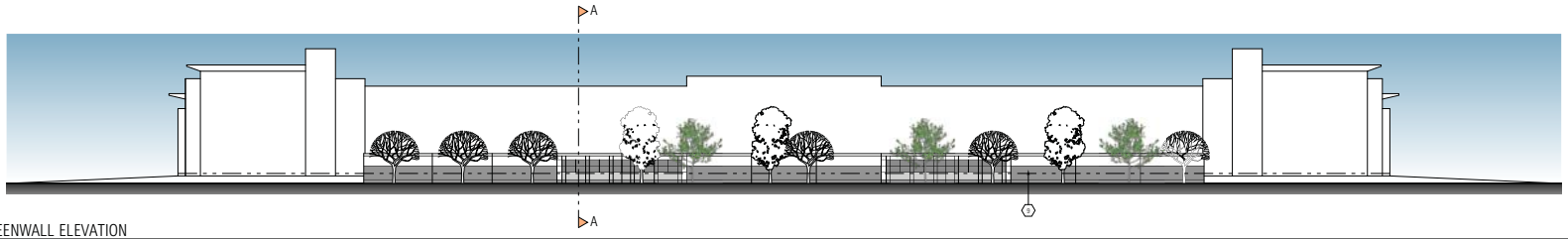
EAST ELEVATION

SCALE: 1" = 20'-0"



NORTH ELEVATION

SCALE: 1" = 20'-0"



SCREENWALL ELEVATION

SCALE: 1" = 20'-0"

KEYNOTES:

1. PAINTED CONCRETE TILT-UP PANELS W/ ACCENT REVEALS AS SHOWN.
2. REFLECTIVE BLUE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
3. ALUMINUM FINISHED CORNICE OVER ENTRY ELEMENT.
4. METAL SHADING DEVICE OVER UPPER LEVEL WINDOWS.
5. RECESSED ENTRY WITH PRIMARY GLASS ENTRANCE DOORS.
6. PAINTED 9'-0" X 10' DOCK HIGH VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY WITH DOCK BUMPERS. SEE DOOR SCHEDULE.
7. PAINTED 12' X 14' GRADE LEVEL VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY. SEE DOOR SCHEDULE.
8. ACCENT CLADDING MATERIAL AT OFFICE ENTRY ELEMENTS.
9. CONCRETE TILT-UP SCREEN WALL PAINT AND REVEALS AS SHOWN TO MATCH BUILDING.

FINISH SCHEDULE

1. FIELD COLOR - PLD-6 SABLE - SHERWIN WILLIAMS SW 0000
2. ACCENT COLOR - PLD-7 LIQUORICE TINT - SHERWIN WILLIAMS SW 0000
3. BASE ACCENT COLOR - PLD-3 JAGUAR - SHERWIN WILLIAMS SW 0000
4. PROLOGIS ACCENT COLOR - PLD-4 - TALL TREE GREEN - AMERITONE 18L16A
5. VISION GLAZING - SEE KEYNOTE 5 - VISTEON VERSALUX 1/4" BLUE 2000R. SEE KEYNOTES FOR LOCATIONS OF INSULATED UNITS.

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PROFESSIONAL SEALS

PROLOGIS PARK
MORENO VALLEY
EUCALYPTUS

BUILDING 3

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
PA07-0083

PROLOGIS
17777 CENTER COURT DR NORTH, STE 100
CERRITOS, CA 90703
PHONE: 562-345-9226
CONTACT: JIM JACHETTA
JJACHETTA@PROLOGIS.COM

MARK	DATE	DESCRIPTION
CD		
BID		
PC		
DD		
SD	05/10/2012	SCHEMATIC DESIGN

RGA PROJECT NO:	07024.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	07024-00-A3-1-3-P
DRAWN BY:	CS
CHK'D BY:	DR

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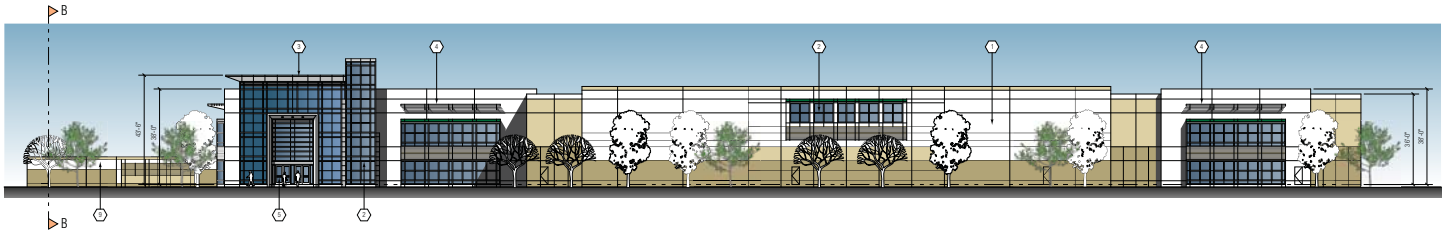
SHEET TITLE

ELEVATIONS
BUILDING 3

SHEET: A3-1-3-P



..ORTH ELEVATION
SCALE: 1" = 20'-0"

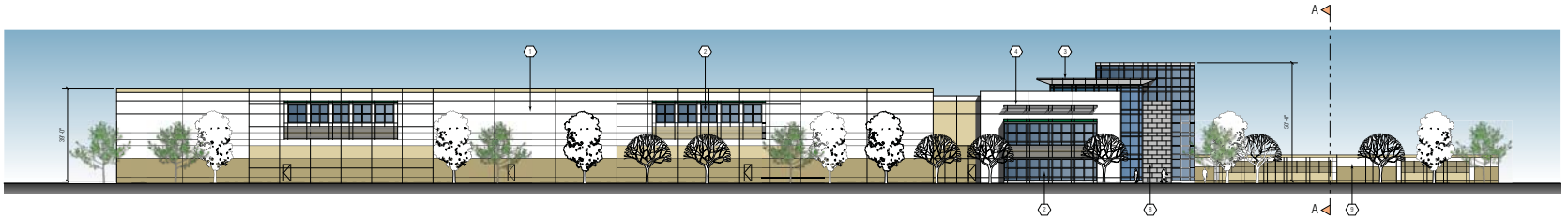
KEYNOTES:

1. PAINTED CONCRETE TILT-UP PANELS W/ ACCENT REVEALS AS SHOWN.
2. REFLECTIVE BLUE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
3. ALUMINUM FINISHED CORNICE OVER ENTRY ELEMENT.
4. METAL SHADING DEVICE OVER UPPER LEVEL WINDOWS.
5. RECESSED ENTRY WITH PRIMARY GLASS ENTRANCE DOORS.
6. PAINTED 9'-0" X 10' DOCK HIGH VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY WITH DOCK BUMPERS. SEE DOOR SCHEDULE.
7. PAINTED 12' X 14' GRADE LEVEL VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY. SEE DOOR SCHEDULE.
8. ACCENT CLADDING MATERIAL AT OFFICE ENTRY ELEMENTS.
9. CONCRETE TILT-UP SCREEN WALL PAINT AND REVEALS AS SHOWN TO MATCH BUILDING.

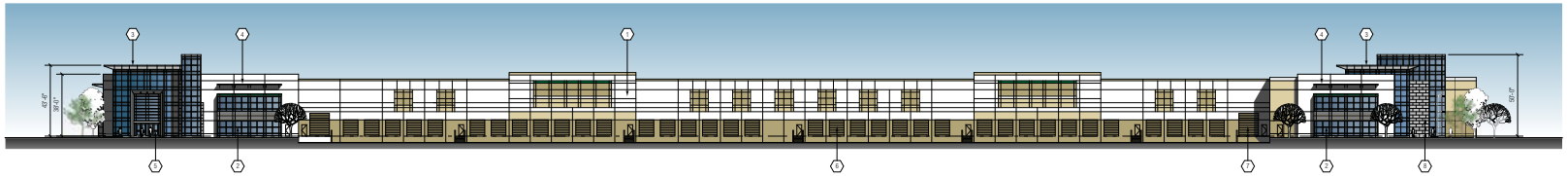
FINISH SCHEDULE

1. FIELD COLOR - PLD-1 PARIS WHITE - SHERWIN WILLIAMS SW 2068
2. ACCENT COLOR - PLD-2 STONE LION - SHERWIN WILLIAMS SW 7507
3. BASE ACCENT COLOR - PLD-3 TAVERN TAUPE - SHERWIN WILLIAMS SW 7508
4. PROLOGIS ACCENT COLOR - PLD-4 - TALL TREE GREEN - AMERTONE 18L16A
5. VISION GLAZING - SEE KEYNOTE 5 - VISTEON VERSALUX 1/4" BLUE 2000R. SEE KEYNOTES FOR LOCATIONS OF INSULATED UNITS.

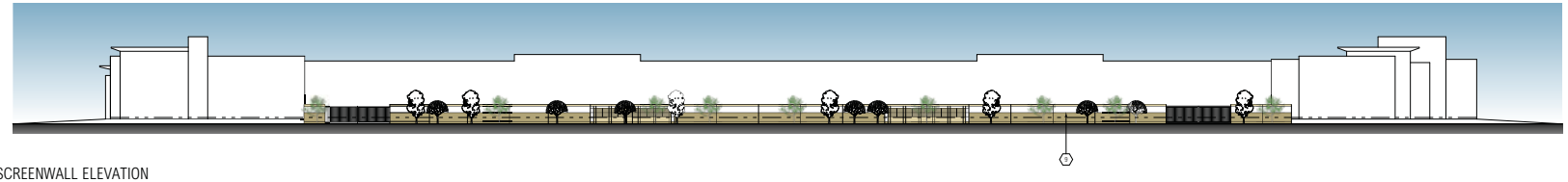
WEST ELEVATION
SCALE: 1" = 20'-0"



SOUTH ELEVATION
SCALE: 1" = 20'-0"



EAST ELEVATION
SCALE: 1" = 20'-0"



SCREENWALL ELEVATION
SCALE: 1" = 20'-0"

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CONSULTANT

PROFESSIONAL SEALS

PROLOGIS PARK
MORENO VALLEY
EUCALYPTUS

BUILDING 4

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
PA07-0083

PROLOGIS
17777 CENTER COURT DR NORTH, STE 100
CERRITOS, CA 90703
PHONE: 562-345-9226
CONTACT: JIM JACHETTA
JJACHETTA@PROLOGIS.COM

MARK	DATE	DESCRIPTION
CD		
BID		
PC		
DD		
SD	05/10/2012	SCHEMATIC DESIGN

RGA PROJECT NO: 07024.00
OWNER PROJECT NO: 00000.00
CAD FILE NAME: 07024-00-A3-1-4-P
DRAWN BY: CS
CHK'D BY: DR

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SHEET TITLE
ELEVATIONS
BUILDING 4

SHEET: A3-1-4-P

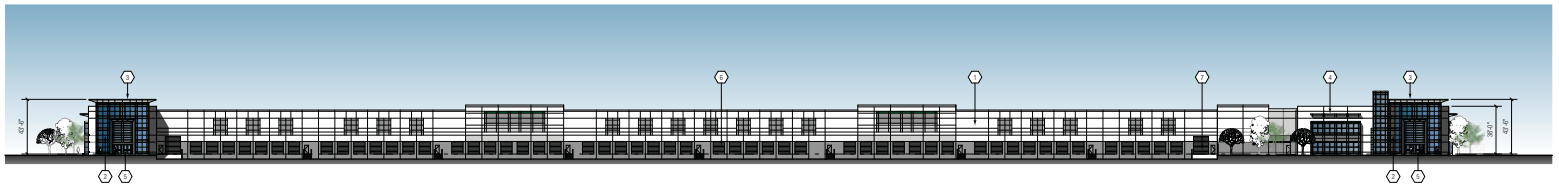
FINISH SCHEDULE

1. FIELD COLOR - PLD-6 SABLE - SHERWIN WILLIAMS SW 0000
2. ACCENT COLOR - PLD-7 LIQUORICE TINT - SHERWIN WILLIAMS SW 0000
3. BASE ACCENT COLOR - PLD-3 JAGUAR - SHERWIN WILLIAMS SW 0000
4. PROLOGIS ACCENT COLOR - PLD-4 - TALL TREE GREEN - AMERITONE 1BL16A
5. VISION GLAZING - SEE KEYNOTE 5 - VISTEON VERSALUX 1/4" BLUE 2000R. SEE KEYNOTES FOR LOCATIONS OF INSULATED UNITS.

KEYNOTES:

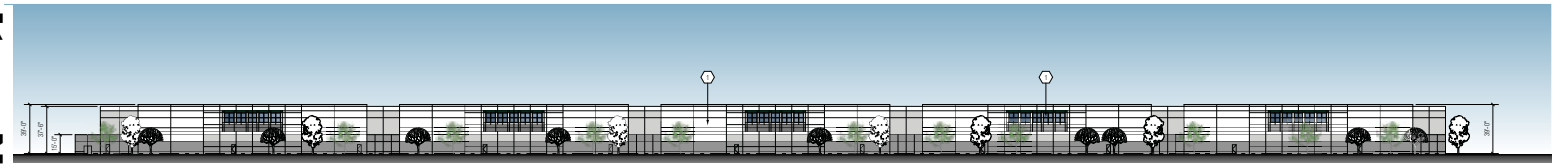
1. PAINTED CONCRETE TILT-UP PANELS W/ ACCENT REVEALS AS SHOWN.
2. REFLECTIVE BLUE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
3. ALUMINUM FINISHED CORNICE OVER ENTRY ELEMENT.
4. METAL SHADING DEVICE OVER UPPER LEVEL WINDOWS.
5. RECESSED ENTRY WITH PRIMARY GLASS ENTRANCE DOORS.
6. PAINTED 9'-0" X 10' DOCK HIGH VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY WITH DOCK BUMPERS. SEE DOOR SCHEDULE.
7. PAINTED 12' X 14' GRADE LEVEL VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY. SEE DOOR SCHEDULE.
8. ACCENT CLADDING MATERIAL AT OFFICE ENTRY ELEMENTS.
9. CONCRETE TILT-UP SCREEN WALL PAINT AND REVEALS AS SHOWN TO MATCH BUILDING.

SOUTH ELEVATION
SCALE: 1" = 20'-0"



EAST ELEVATION
SCALE: 1" = 40'-0"

NORTH ELEVATION
SCALE: 1" = 20'-0"



WEST ELEVATION
SCALE: 1" = 40'-0"

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PROFESSIONAL SEALS

PROLOGIS PARK
MORENO VALLEY
EUCALYPTUS

BUILDING 5

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
PA07-0083

PROLOGIS
17777 CENTER COURT DR NORTH, STE 100
CERRITOS, CA 90703
PHONE: 562-345-9226
CONTACT: JIM JACHETTA
JJACHETTA@PROLOGIS.COM

MARK	DATE	DESCRIPTION
CD		
BID		
PC		
DD		
SD	05/10/2012	SCHEMATIC DESIGN

RGA PROJECT NO:	07024.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	07024-00-A3-1-5-P
DRAWN BY:	CS
CHKD BY:	DR

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SHEET TITLE
ELEVATIONS
BUILDING 5

SHEET: A3-1-5-P

FINISH SCHEDULE

1. FIELD COLOR - PLD-1 PARIS WHITE - SHERWIN WILLIAMS SW 2088
2. ACCENT COLOR - PLD-2 STONE LION - SHERWIN WILLIAMS SW 7507
3. BASE ACCENT COLOR - PLD-3 TAVERN TAUPE - SHERWIN WILLIAMS SW 7508
4. PROLOGIS ACCENT COLOR - PLD-4 - TALL TREE GREEN - AMERITONE 18L16A
5. VISION GLAZING - SEE KEYNOTE 5 - VISTEON VERSALUX 1/4" BLUE 2000R. SEE KEYNOTES FOR LOCATIONS OF INSULATED UNITS.

KEYNOTES:

1. PAINTED CONCRETE TILT-UP PANELS W/ ACCENT REVEALS AS SHOWN.
2. REFLECTIVE BLUE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
3. ALUMINUM FINISHED CORNICE OVER ENTRY ELEMENT.
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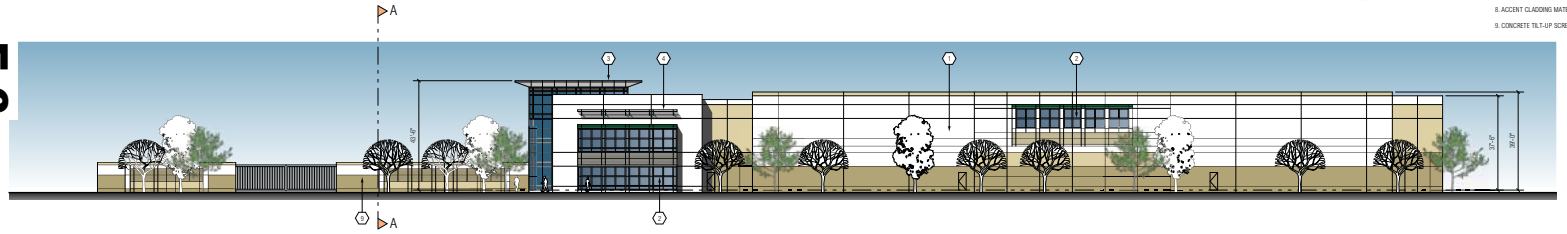
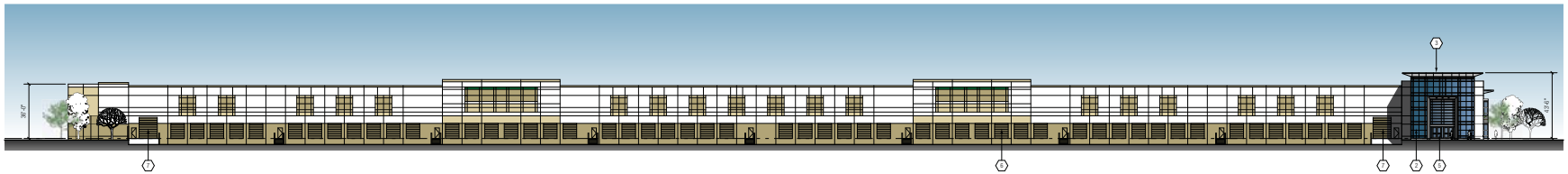
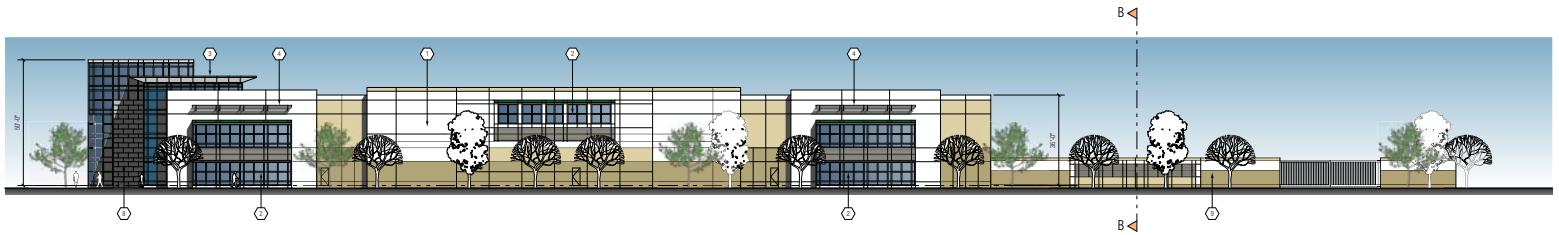
6. PAINTED 9'-0" X 10' DOCK HIGH VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY WITH DOCK BUMPERS. SEE DOOR SCHEDULE.
7. PAINTED 12' X 14' GRADE LEVEL VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY. SEE DOOR SCHEDULE.
8. ACCENT CLADDING MATERIAL AT OFFICE ENTRY ELEMENTS.
9. CONCRETE TILT-UP SCREEN WALL PAINT AND REVEALS AS SHOWN TO MATCH BUILDING.



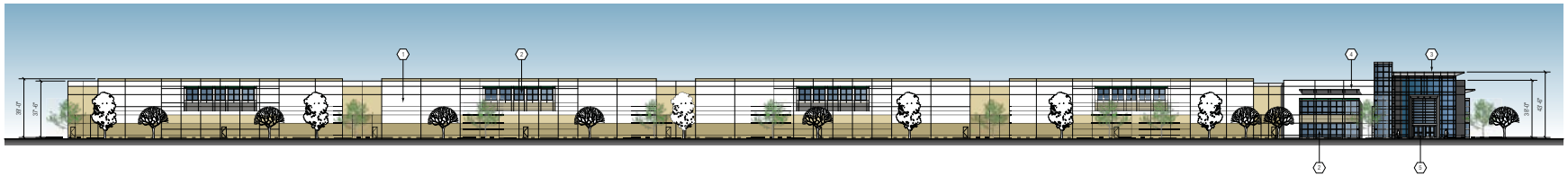
SOUTH ELEVATION
SCALE: 1" = 20'-0"



WEST ELEVATION
SCALE: 1" = 30'-0"



NORTH ELEVATION
SCALE: 1" = 20'-0"



EAST ELEVATION
SCALE: 1" = 30'-0"

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PROFESSIONAL SEALS

PROLOGIS PARK
MORENO VALLEY
EUCALYPTUS

BUILDING 6

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
PA07-0083

PROLOGIS
17777 CENTER COURT DR NORTH, STE 100
CERRITOS, CA 90703
PHONE: 562-345-9226
CONTACT: JIM JACHETTA
JJACHETTA@PROLOGIS.COM

MARK	DATE	DESCRIPTION
CD		
BID		
PC		
DD		
SD	05/10/2012	SCHEMATIC DESIGN

RGA PROJECT NO:	07024.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	07024-00-A3-1-S-P
DRAWN BY:	CS
CHK'D BY:	DR

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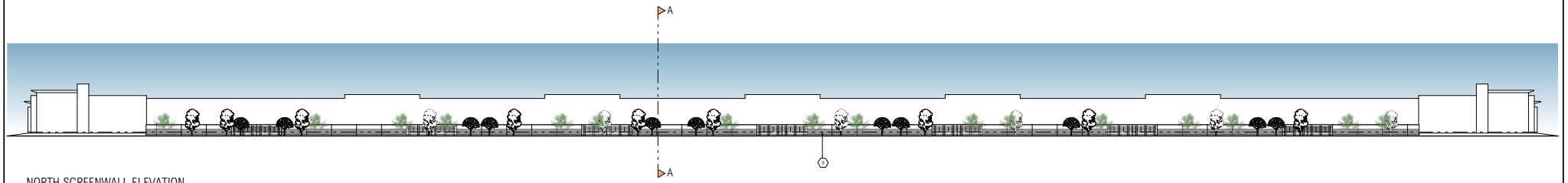
SHEET TITLE
ELEVATIONS
BUILDING 6

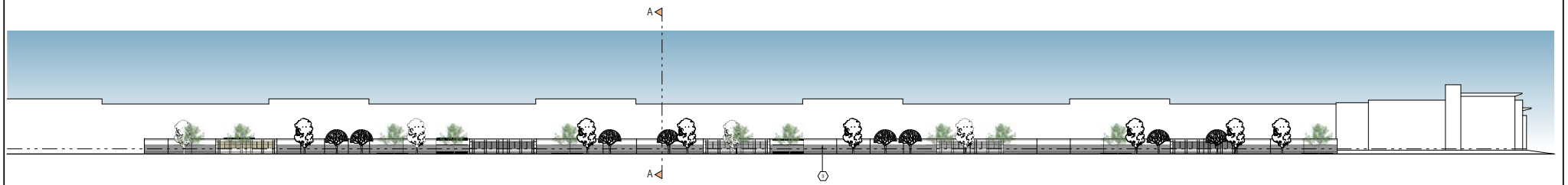
SHEET: A3-1-6-P

KEYNOTES:
9. CONCRETE TILT-UP SCREEN WALL PAINT AND REVEALS AS SHOWN TO MATCH BUILDING.

FINISH SCHEDULE
1. FIELD COLOR - PLD-6 SABLE - SHERWIN WILLIAMS SW 0000
2. ACCENT COLOR - PLD-7 LIQUORICE TINT - SHERWIN WILLIAMS SW 0000
3. BASE ACCENT COLOR - PLD-3 JAGUAR - SHERWIN WILLIAMS SW 0000
4. PROLOGIS ACCENT COLOR - PLD-4 - TALL TREE GREEN - AMERITONE 18L16A
5. VISION GLAZING - SEE KEYNOTE 5 - VISTEON VERSALUX 1/4" BLUE 2000R. SEE KEYNOTES FOR LOCATIONS OF INSULATED UNITS.



NORTH SCREENWALL ELEVATION
1" = 40'-0"



SOUTH SCREENWALL ELEVATION
SCALE: 1" = 30'-0"

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FX 949-341-0922

PROLOGIS PARK
MORENO VALLEY
EUCALYPTUS

BUILDING 2
EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

CASE NUMBER:
PA07-0083

PROLOGIS
17777 CENTER COURT DR NORTH, STE 100
CERRITOS, CA 90703
PHONE: 562-345-9226
CONTACT: JIM JACHETTA
JJACHETTA@PROLOGIS.COM

MARK	DATE	DESCRIPTION
DD		
SD	05/10/2012	SCHEMATIC DESIGN

RGA PROJECT NO:	07024.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	07024-00-A3-2-2-P
DRAWN BY:	CF
CHK'D BY:	DR

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SHEET TITLE
SCREENWALL
ELEVATIONS
BUILDING 2

SHEET: A3-2-2-P

MORENO VALLEY
WHERE DREAMS SOAR

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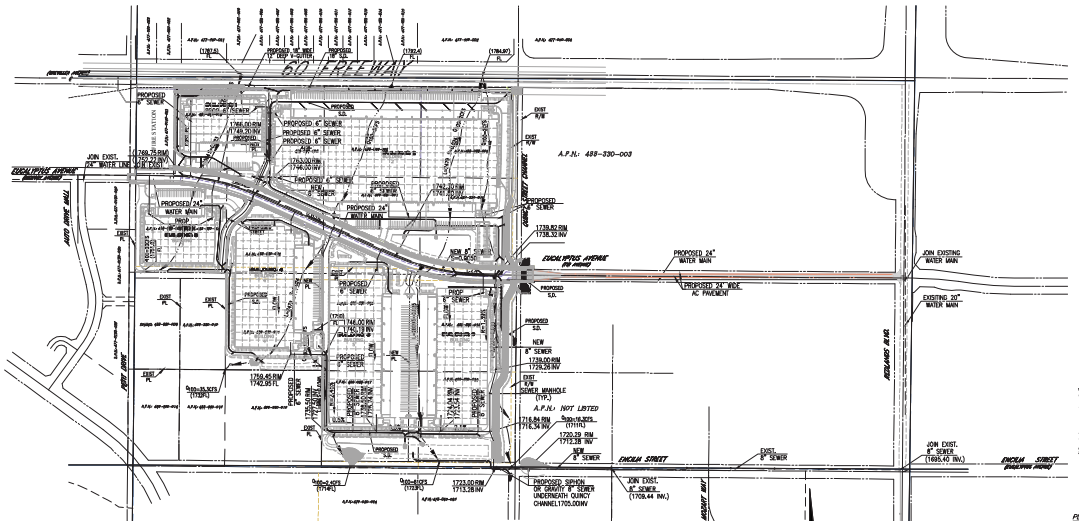
PROLOGIS PARK
MORENO VALLEY
EUCALYPTUS

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

PROLOGIS™

CONCEPTUAL GRADING PLAN
PROLOGIS PARK MORENO VALLEY EUCALYPTUS



VICINITY MAP
N.T.S.

PROJECT INFORMATION:

1. PROJECT ADDRESS: TBD
2. PROPOSED USES: INDUSTRIAL
3. EXISTING ZONING: "BP" (BUSINESS PARK)
"BPX" (BUSINESS PARK-LIMITED USE)
"RA2" (RESIDENTIAL 2 DISTRICT)
"R15" (RESIDENTIAL 15 DISTRICT)
"RA5" (RESIDENTIAL AGRICULTURE 5 DISTRICT)

SITE ACREAGE

GROSS= 5,347,814 SQ. FT.
= 122.768 ACRES

SUBJECT PROPERTY:

ASSESSORS PARCEL NUMBERS: 488-330-011
488-330-012
488-330-013
488-330-016
488-330-017
488-330-018
488-330-019
488-330-020
488-330-021

FLOOD ZONE DESIGNATION

ZONE X SHADED
PANEL NO.: 06065C 0725G
DATED: AUGUST 28, 2008
AND
ZONE X UNSHADED
PANEL NO.: 06065C 0725G
DATED: AUGUST 28, 2008

UNDERGROUND UTILITIES

WATER
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD,
PERRIS, CA 92570
(951) 928-3777

SEWER
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD,
PERRIS, CA 92570
(951) 928-3777

ELECTRICAL
SCE – MORENO VALLEY
14799 PERANNIAL ST., STE. 9
FONTANA, CA 92335
877-471-7922

GAS
SOUTHERN CALIFORNIA GAS
COMPANY-RELIANCE
1981 N. LUGONIA AV, PO. BOX 3003
REDLANDS, CA 92374
(562) 806-7401

TELEPHONE
VERIZON- RIVERSIDE
1880 ORANGE TREE LN. STE. 100
REDLANDS, CA 92374
909-748-5940

PLANNING CASE NO'S.

PA07-0081 (ZONE CHANGE)
PA07-0082 (GENERAL PLAN AMENDMENT)
PA07-0083 (TTM 36578)
PA07-0084 (TPM 35679)

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

DIVISION 1:

LOTS 1 THROUGH 4, INCLUSIVE, IN BLOCK 38 AS SHOWN BY MAP NO. 1 OF MOOR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 11, PAGE 16 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION AS DESCRIBED IN THE DEED FROM C. H. LANTZ AND MARY LEE LANTZ TO LANDMARK LAND COMPANY, INC., A CALIFORNIA CORPORATION RECORDED AUGUST 31, 1989 AS INSTRUMENT NO. 298755, OFFICIAL RECORDS.

ALSO EXCEPT FROM LOTS 4 AND 5 THAT PORTION CONVEYED TO THE CITY OF MORENO VALLEY BY DEED RECORDED FEBRUARY 3, 2005 AS INSTRUMENT NO. 069841 OF OFFICIAL RECORDS.

DIVISION 2:

PARCEL A:

LOTS 5, 6 AND 7 OF BLOCK 38 OF MOOR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 11, PAGE 16, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL B:

LOT 8 BLOCK 38 OF MAP NO. 1 MOOR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH THOSE PORTIONS OF EUCALYPTUS AVENUE AND QUINCY CHANNEL ADJOINING SAID BLOCK LYING SOUTHERLY OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT AND EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT.

PARCEL C:

LOT 1 BLOCK 3-A, AS SHOWN BY MAP NO. 1 OF MOOR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 11, PAGE 16 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

PARCEL D:

PARCEL 1 AS SHOWN ON THE "LOT LINE ADJUSTMENT NO. 878J AND CERTIFICATE OF COMPLIANCE" AS EVIDENCED BY THE DOCUMENT RECORDED ON JANUARY 5, 2007 AS INSTRUMENT NO. 2007-0010081 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PORTIONS OF LOTS 3 THROUGH 8, AND LOCAL OF BLOCK 38 OF MOOR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 16, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN AND THE NORTH LINE OF SAID LOT 5;

THENCE SOUTH 89°37'29" EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 313.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1850.00 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°37'34", A DISTANCE OF 658.69 FEET;

THENCE SOUTH 89°53'16" EAST, A DISTANCE OF 678.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1950.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°37'42", A DISTANCE OF 803.84 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID LOT 6;

THENCE SOUTH 89°37'08" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 180.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE NORTH 00°34'12" EAST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 1660.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;

THENCE NORTH 89°37'08" WEST, ALONG THE NORTH LINE OF SAID LOTS 6, 5 AND 4, A DISTANCE OF 1318.62 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.39 ACRES PLUS OR MINUS.

PARCEL D:

PARCEL 2 AS SHOWN ON THE "LOT LINE ADJUSTMENT NO. 878J AND CERTIFICATE OF COMPLIANCE" AS EVIDENCED BY THE DOCUMENT RECORDED ON JANUARY 5, 2007 AS INSTRUMENT NO. 2007-0010081 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PORTIONS OF LOTS 3 THROUGH 8, INCLUSIVE, OF BLOCK 38 OF MOOR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 16, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN AND THE NORTH LINE OF SAID LOT 5;

THENCE SOUTH 89°37'29" EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 313.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1850.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°37'34", A DISTANCE OF 658.69 FEET;

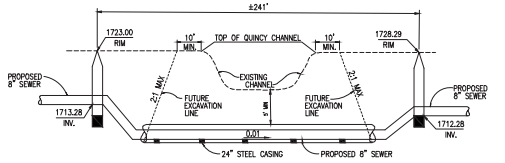
THENCE SOUTH 89°53'16" EAST, A DISTANCE OF 678.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1950.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°37'42", A DISTANCE OF 803.84 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID LOT 6;

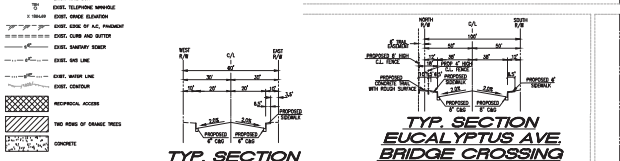
THENCE NORTH 89°37'08" WEST, ALONG THE SOUTH LINE OF SAID LOTS 6 AND 5, A DISTANCE OF 2412.56 FEET TO THE WEST LINE OF SAID LOT 5 AND SAID EAST LINE OF SECTION 3 AND THE SOUTH LINE OF SAID LOT 5;

THENCE NORTH 00°32'37" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2612.26 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 20.08 ACRES PLUS OR MINUS.



SIPHON DETAIL
N.T.S.



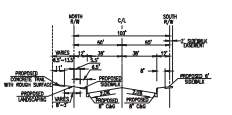
TYP. SECTION
MODIFIED LOCAL STREET ("A" STREET)
(CITY STANDARD NO. 108A – SIDEWALK MOD.) N.T.S.

TYP. SECTION
EUCALYPTUS AVE.
BRIDGE CROSSING
(CITY STANDARD NO. 114 – SIDEWALK MOD.) N.T.S.

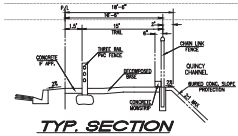
INDEX MAP
SCALE:1"=240'

EARTHWORK ANALYSIS:

MATERIAL AVAILABLE:		MATERIAL REQUIRED:	
TOTAL EXCAVATION	572198 C.Y.	FILL	339,561 C.Y.
OVER EXCAVATION	0 C.Y.	SUBSIDENCE (0.15')	57,000 C.Y.
		SHRINKAGE (15%)	85,834 C.Y.
		OVEREXCAVATION SHRINKAGE (15%)	90,000 C.Y.
APPROXIMATE IMPORT	194 C.Y.	TOTAL FILL	572,395 C.Y.



TYP. SECTION
EUCALYPTUS AVE.
(CITY STANDARD NO. 104A – SIDEWALK MOD.) N.T.S.



TYP. SECTION
MULTIPURPOSE TRAIL
N.T.S.

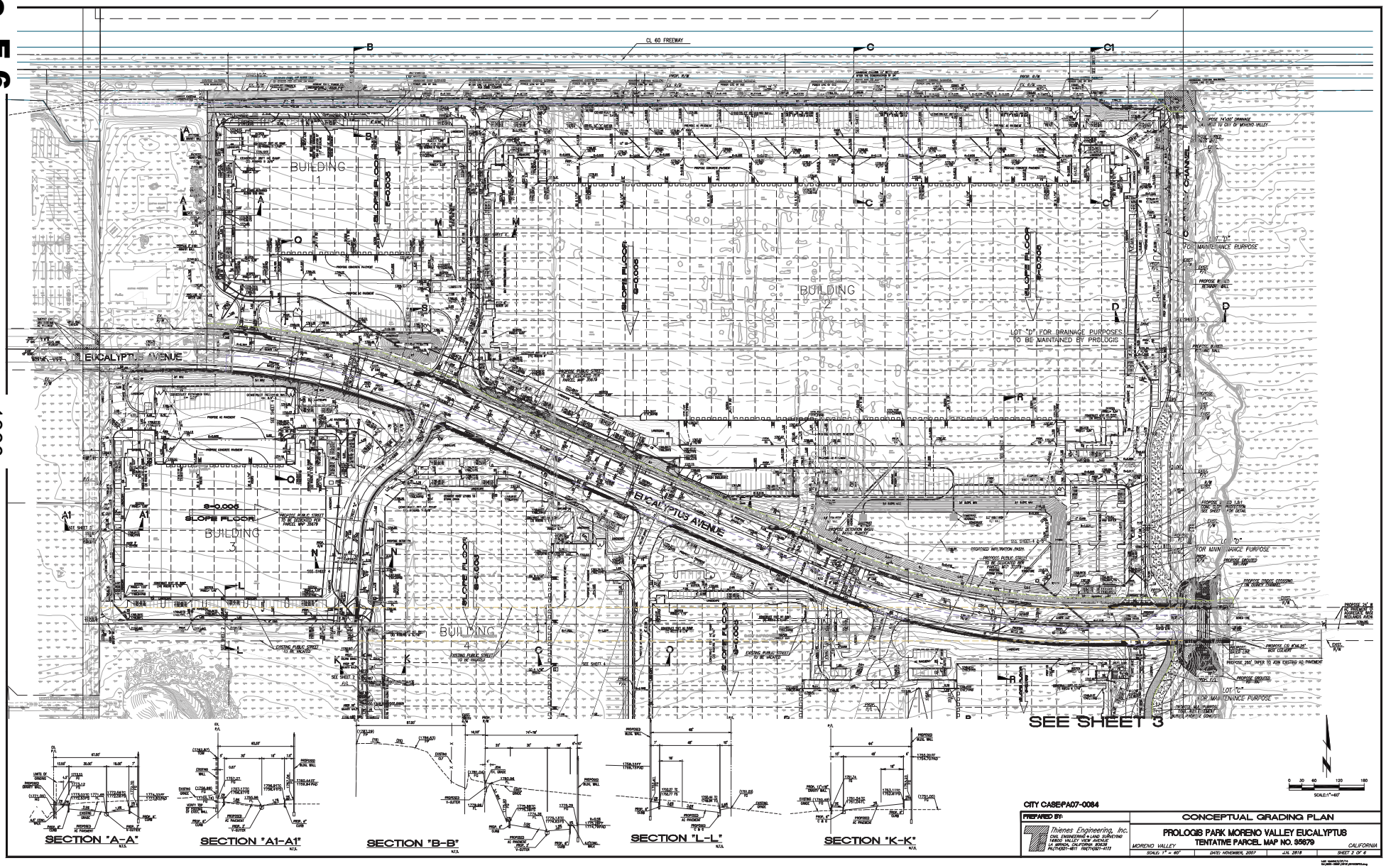
SHEET INDEX	
1	TITLE SHEET – NOTES, DETAILS, SECTIONS AND CONCEPTUAL UITILITIES
2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL GRADING PLAN
4	SECTIONS
5	SECTIONS
6	QUINCY CHANNEL PLAN AND SECTIONS

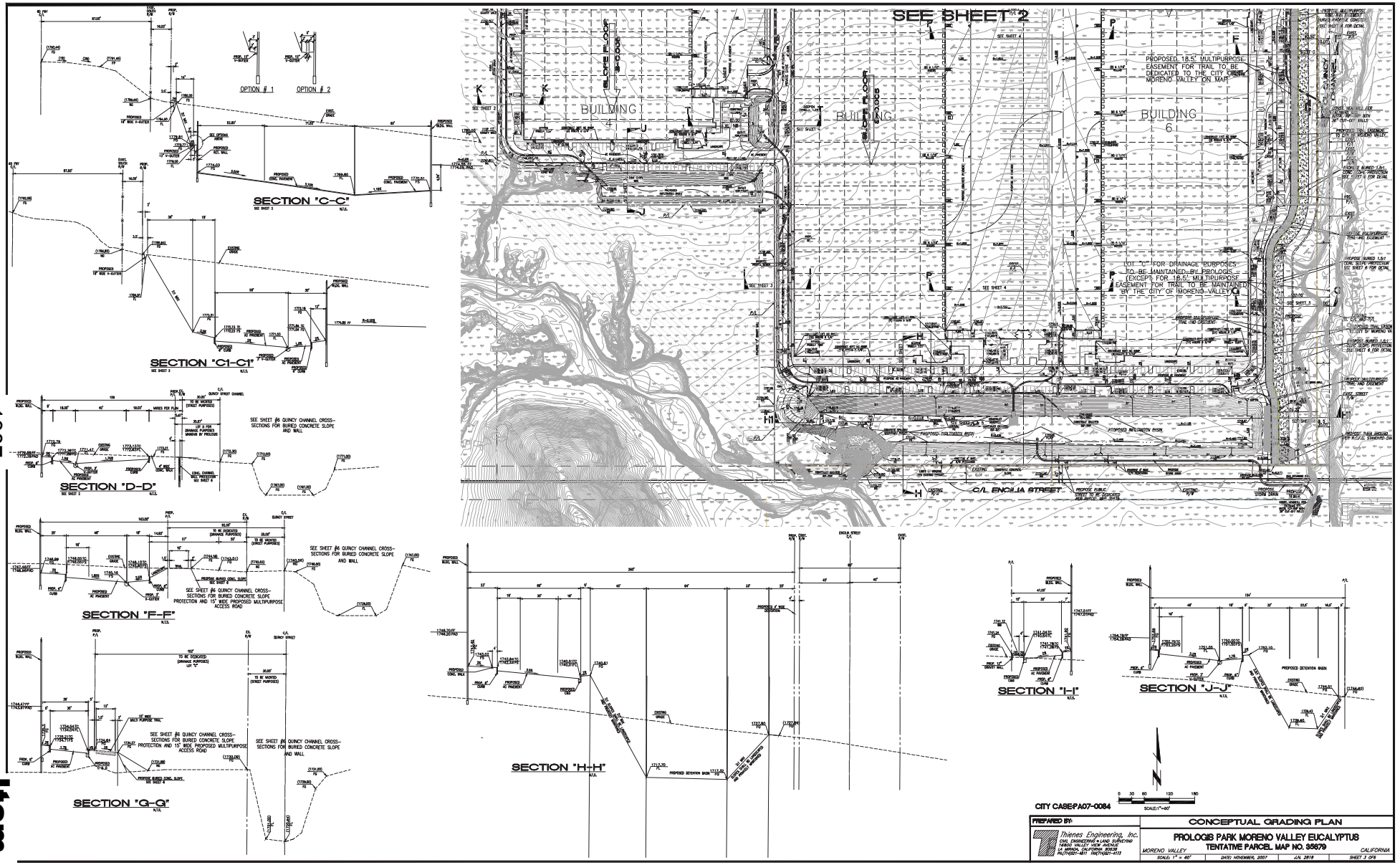
CITY CASE NUMBER: PA07-0084 DATE OF PREPARATION: 9/27/11

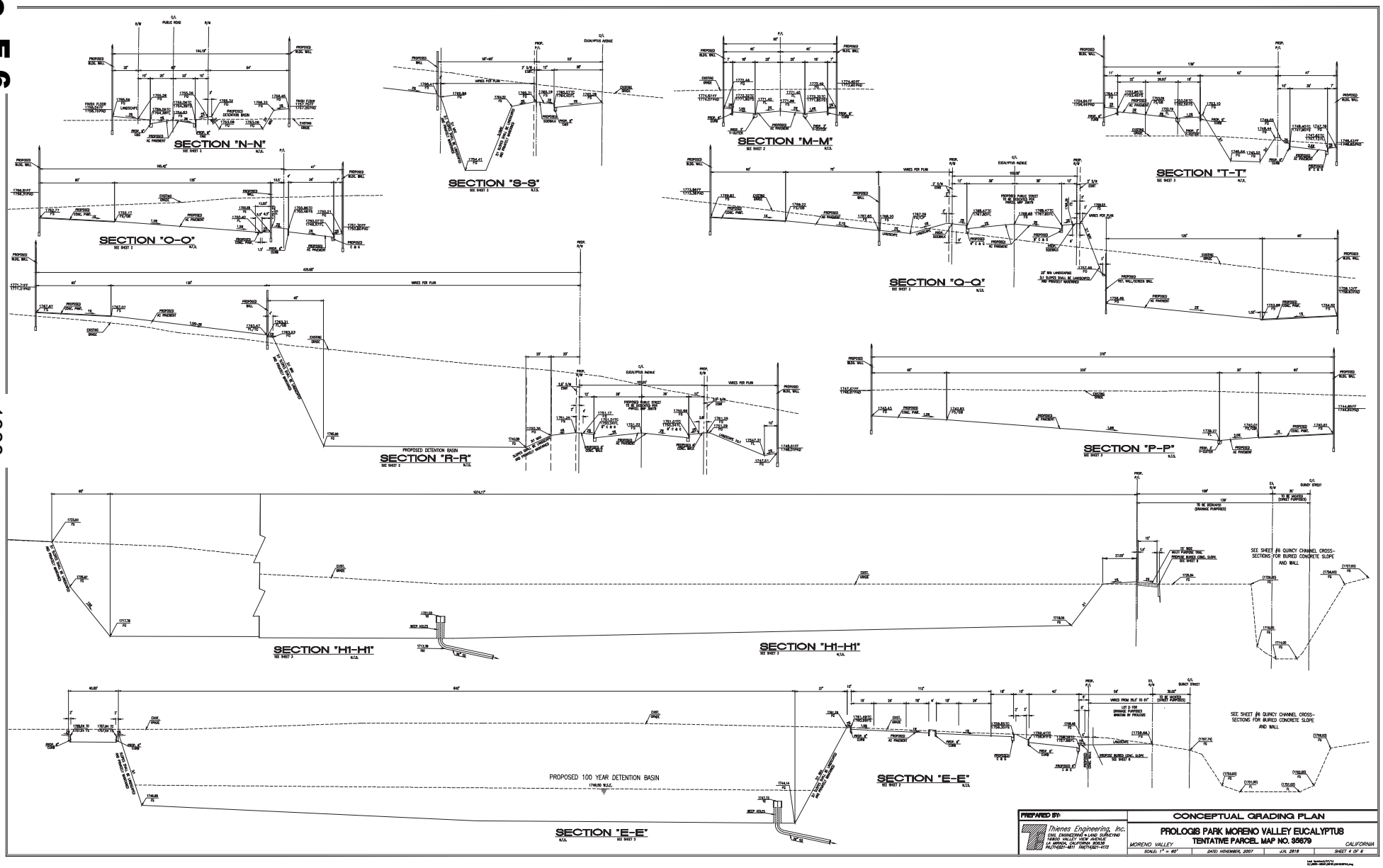
OWNER/ APPLICANT:
PROLOGIS DEV. SERV., INC.
4041 MC ARTHUR BLVD.
NEWPORT BEACH, CA 92660
PH. (949) 251-6100
FAX (949) 251-0766

PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

CONCEPTUAL GRADING PLAN
PROLOGIS PARK MORENO VALLEY EUCALYPTUS
TENTATIVE PARCEL MAP NO. 35679
MORENO VALLEY CALIFORNIA
SCALE: 1" = 40' | DATE: DECEMBER, 2007 | JN: 2818 | SHEET 1 OF 6


CL 60 FREEWAY
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
SLOPE FLOOR
EUCALYPTUS AVENUE
LOT "D" FOR DRAINAGE PURPOSES TO BE MAINTAINED BY PROLOGIS
LOT "C" FOR MAINTENANCE PURPOSE
CHANNEL
SEE SHEET 3
SECTION "A-A"
SECTION "A1-A1"
SECTION "B-B"
SECTION "L-L"
SECTION "K-K"
CITY CASE/PA07-0084
PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
CONCEPTUAL GRADING PLAN
PROLOGIS PARK MORENO VALLEY EUCALYPTUS
TENTATIVE PARCEL MAP NO. 35679
MORENO VALLEY
CALIFORNIA
SCALE: 1" = 40'
DATE: NOVEMBER, 2007
JUL 2018
SHEET 2 OF 6


SEE SHEET 2
OPTION # 1
OPTION # 2
SECTION "C-C"
SECTION "C1-C1"
SECTION "D-D"
SECTION "F-F"
SECTION "G-G"
SECTION "H-H"
SECTION "I-I"
SECTION "J-J"
BUILDING 4
BUILDING 5
BUILDING 6
C/L ENCILIA STREET
PROPOSED 18.5' MULTIPURPOSE EASEMENT FOR TRAIL TO BE DEDICATED TO THE CITY OF MORENO VALLEY ON MAP
LOT "C" FOR DRAINAGE PURPOSES TO BE MAINTAINED BY PROLOGIS EXCEPT FOR 18.5' MULTIPURPOSE EASEMENT FOR TRAIL TO BE MAINTAINED BY THE CITY OF MORENO VALLEY
PROPOSED DETENTION BASIN
SEE SHEET #6 QUINCY CHANNEL CROSS-SECTIONS FOR BURIED CONCRETE SLOPE AND WALL
SEE SHEET #6 QUINCY CHANNEL CROSS-SECTIONS FOR BURIED CONCRETE SLOPE PROTECTION AND 15' WIDE PROPOSED MULTIPURPOSE ACCESS ROAD
CITY CASE:PA07-0084
SCALE:1"=60'
PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
CONCEPTUAL GRADING PLAN
PROLOGIS PARK MORENO VALLEY EUCALYPTUS
TENTATIVE PARCEL MAP NO. 35679
MORENO VALLEY
CALIFORNIA
SCALE: 1" = 40'
DATE: NOVEMBER, 2007
JUL 2018
SHEET 3 OF 6



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CONSULTING • PROJECT MANAGEMENT
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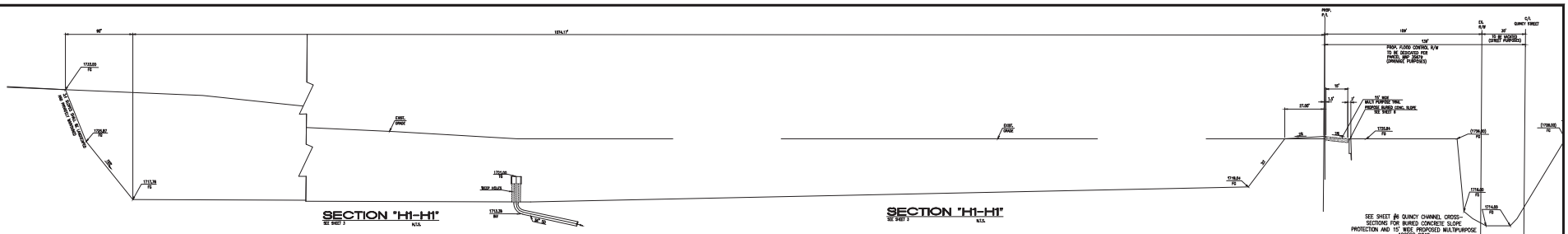
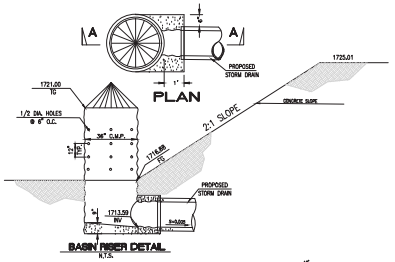
CONCEPTUAL GRADING PLAN

PROLOGIS PARK MORENO VALLEY EUCALYPTUS
TENTATIVE PARCEL MAP NO. 35679

MORENO VALLEY | CALIFORNIA

SCALE: 1" = 40' | DATE: NOVEMBER, 2007 | JUL 2018 | SHEET 4 OF 6



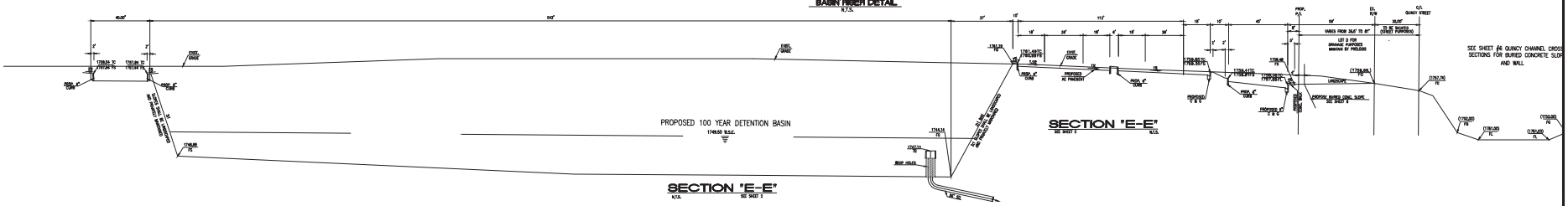


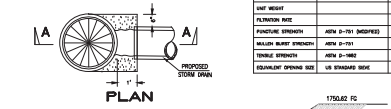
GEOTEXTILE FABRIC SPECIFICATIONS

PROPERTY	TEST METHOD	UNIT	SPECIFICATION
MATERIAL			NONWOVEN GEOTEXTILE FABRIC
UNIT WEIGHT		OZ/YD^2	6 (MINIMUM)
FILTRATION RATE		IN/SEC.	0.08 (MINIMUM)
PUNCTURE STRENGTH	ASTM D-751 (MODIFIED)	LB.	125 (MINIMUM)
MULLEN BURST STRENGTH	ASTM D-751	PSI	400 (MINIMUM)
TENSILE STRENGTH	ASTM D-1682	LB.	300 (MINIMUM)
EQUIVALENT OPENING SIZE	US STANDARD SIEVE	NO.	80 (MINIMUM)

DRAINAGE MATTING SPECIFICATIONS

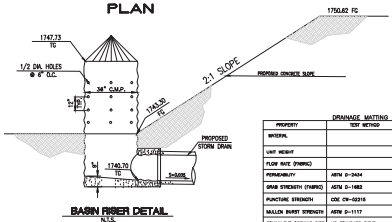
PROPERTY	TEST METHOD	UNIT	SPECIFICATION
MATERIAL			NONWOVEN GEOTEXTILE FABRIC
UNIT WEIGHT		OZ/YD^2	20
FLOW RATE (FABRIC)		GPM/FT^2	180 (MINIMUM)
PERMEABILITY	ASTM D-2434	CM/SEC.	10.4 X 10
GRAB STRENGTH (FABRIC)	ASTM D-1682	LB.	DRY (@ 85 DRY MD. TO MAT (@ 85 WET MD. TO
PUNCTURE STRENGTH	CDE CW-02215	LB.	43 (MINIMUM)
MULLEN BURST STRENGTH	ASTM D-1117	PSI	140 (MINIMUM)
EQUIVALENT OPENING SIZE	US STANDARD SIEVE	NO.	100 (70-120)
FLOW RATE (DRAINAGE CORE)	ASTM D4716, TEST METHOD	GPM/FT^2 WIDTH	14





GEOTEXTILE FABRIC SPECIFICATIONS

PROPERTY	TEST METHOD	UNIT	SPECIFICATION
MATERIAL			NONWOVEN GEOTEXTILE FABRIC
UNIT WEIGHT		OZ/YD^2	6 (MINIMUM)
FILTRATION RATE		IN/SEC.	0.08 (MINIMUM)
PUNCTURE STRENGTH	ASTM D-751 (MODIFIED)	LB.	125 (MINIMUM)
MULLEN BURST STRENGTH	ASTM D-751	PSI	400 (MINIMUM)
TENSILE STRENGTH	ASTM D-1682	LB.	300 (MINIMUM)
EQUIVALENT OPENING SIZE	US STANDARD SIEVE	NO.	80 (MINIMUM)



DRAINAGE MATTING SPECIFICATIONS

PROPERTY	TEST METHOD	UNIT	SPECIFICATION
MATERIAL			NONWOVEN GEOTEXTILE FABRIC
UNIT WEIGHT		OZ/YD^2	20
FLOW RATE (FABRIC)		GPM/FT^2	180 (MINIMUM)
PERMEABILITY	ASTM D-2434	CM/SEC.	10.4 X 10
GRAB STRENGTH (FABRIC)	ASTM D-1682	LB.	DRY (@ 85 DRY MD. TO MAT (@ 85 WET MD. TO
PUNCTURE STRENGTH	CDE CW-02215	LB.	43 (MINIMUM)
MULLEN BURST STRENGTH	ASTM D-1117	PSI	140 (MINIMUM)
EQUIVALENT OPENING SIZE	US STANDARD SIEVE	NO.	100 (70-120)
FLOW RATE (DRAINAGE CORE)	ASTM D4716, TEST METHOD	GPM/FT^2 WIDTH	14

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LA MIRADA, CALIFORNIA 90638
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CONCEPTUAL GRADING PLAN

PROLOGIS PARK MORENO VALLEY EUCALYPTUS
TENTATIVE PARCEL MAP NO. 35679

MORENO VALLEY — CALIFORNIA

SCALE: 1" = 40' | DATE: NOVEMBER, 2007 | JUL 2018 | SHEET 5 OF 6

Last Updated: 5/15/19
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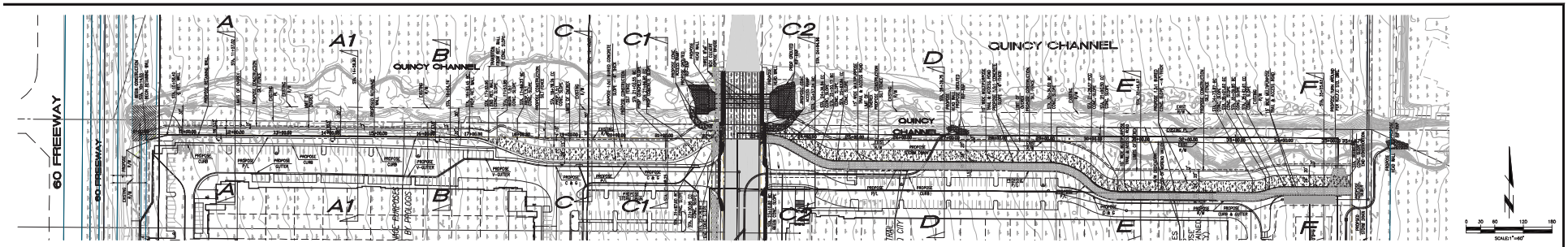
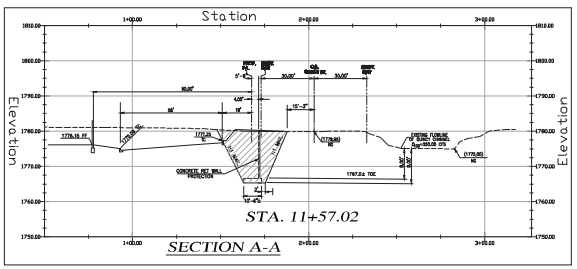
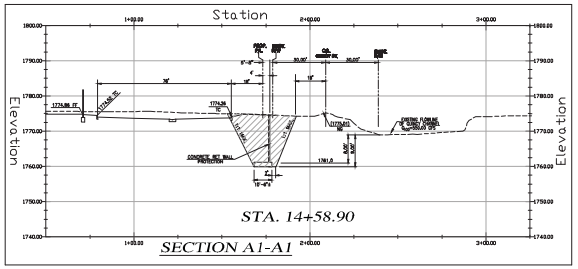
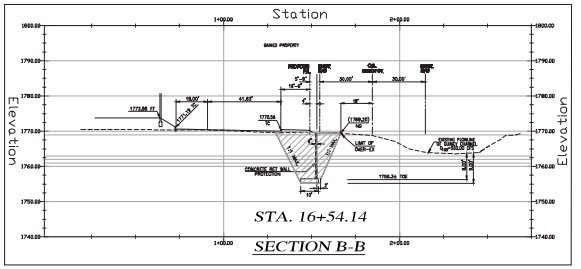
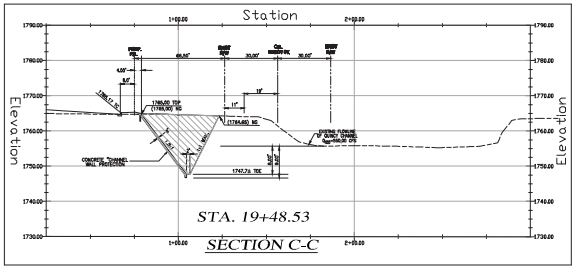
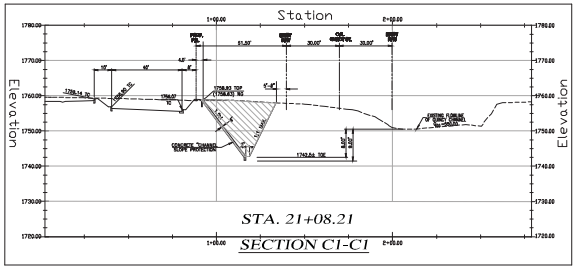


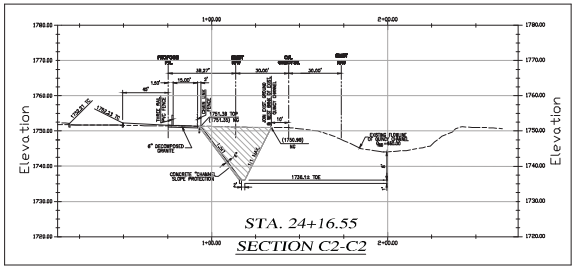


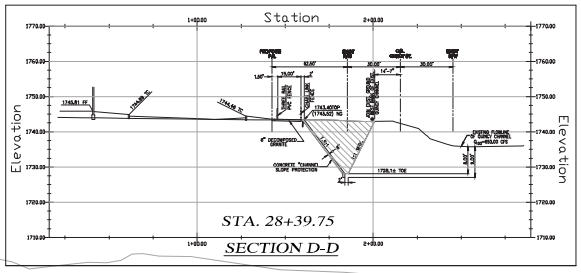


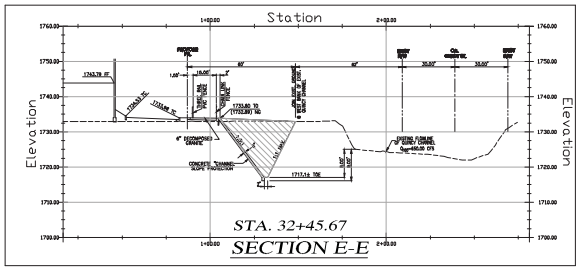


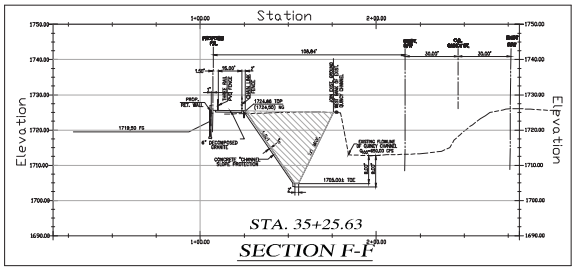












CONCRETE SLOPE AND BURIED RETAINING WALL
PROLOGIS PARK MORENO VALLEY EUCALYPTUS
TENTATIVE PARCEL MAP NO. 35079
MORENO VALLEY | SCALE: 1" = 40' | DATE: NOVEMBER, 2007 | CALIFORNIA | SHEET 1 OF 1

PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BLVD.
LA MIRADA, CALIFORNIA 90638-5753
(714) 521-4811 FAX (714) 521-4173

SCALE: 1'= 60'

SHEET 1 OF 2

TENTATIVE PARCEL MAP NO. 35679

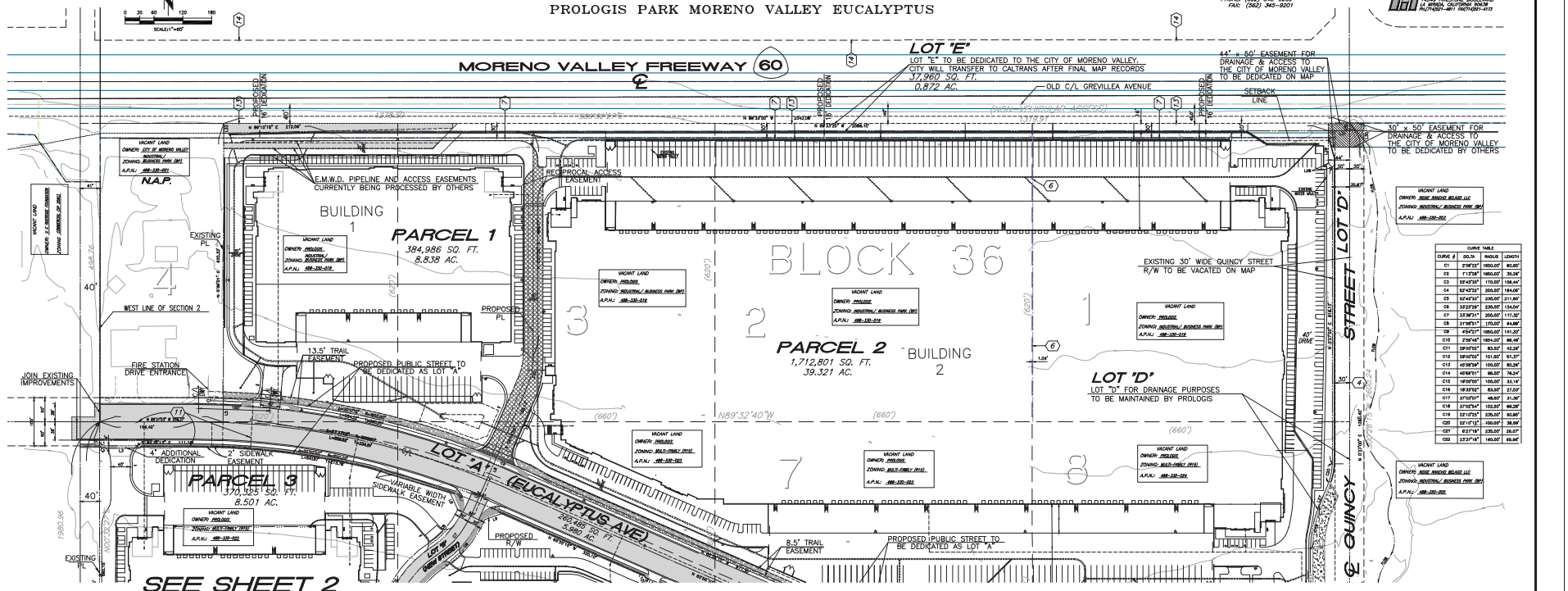
ASSESSORS PARCEL NUMBERS: 488-330-011, 488-330-012, 488-330-013, 488-330-017
488-330-018, 488-330-019, 488-330-020 & 488-330-021

REAL PROPERTY IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PROLOGIS PARK MORENO VALLEY EUCALYPTUS

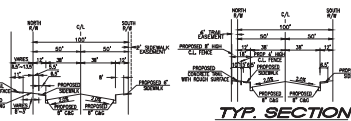
OWNER/ APPLICANT:
PROLOGIS DEV SERV, INC.
1777 CENTER COURT
DRIVE NORTH, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (562) 345-9200
FAX: (562) 345-9201

PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

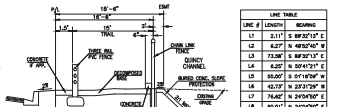


SEE SHEET 2

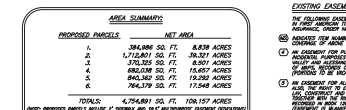
TYP. SECTION
MODIFIED LOCAL STREET ("A" STREET)
(CITY STANDARD NO. 105A – SIDEWALK MOD.) N.T.S.



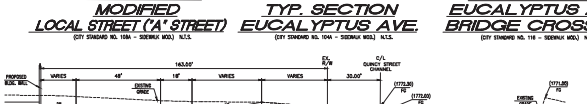
TYP. SECTION
EUCALYPTUS AVE.
(CITY STANDARD NO. 104A – SIDEWALK MOD.) N.T.S.



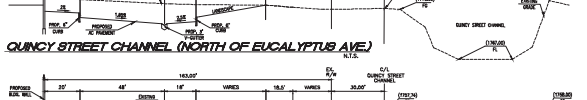
TYP. SECTION
EUCALYPTUS AVE. BRIDGE CROSSING
(CITY STANDARD NO. 116 – SIDEWALK MOD.) N.T.S.



TYP. SECTION
MULTIPURPOSE TRAIL
N.T.S.



QUINCY STREET CHANNEL (NORTH OF EUCALYPTUS AVE.)
N.T.S.



QUINCY STREET CHANNEL (SOUTH OF EUCALYPTUS AVE.)
N.T.S.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	3.11'	N 89°31'15" E
L2	6.27'	N 48°52'40" W
L3	73.28'	S 89°32'13" E
L4	6.23'	N 39°47'37" E
L5	50.00'	S 01°19'09" W
L6	43.73'	N 23°31'29" W
L7	76.42'	N 24°09'06" E
L8	50.01'	N 24°04'56" E
L9	40.86'	S 71°15'19" W
L10	3.66'	N 20°56'15" W
L11	24.00'	N 89°32'10" W
L12	3.66'	N 69°04'56" E
L13	6.23'	S 20°56'48" W
L14	135.46'	N 69°56'11" W
L15	89.04'	N 69°56'11" W
L16	6.18'	N 70°45'44" E
L17	6.14'	N 30°17'26" W
L18	56.66'	N 17°30'48" E
L19	6.16'	N 69°34'56" E
L20	90.53'	N 89°33'13" W
L21	4.94'	N 20°30'32" W
L22	46.37'	N 89°33'13" W
L23	4.94'	N 36°23'18" E
L24	83.18'	N 89°33'13" W
L25	43.54'	N 29°37'00" E
L26	35.40'	N 36°36'01" W
L27	56.26'	S 22°37'12" W
L28	11.26'	N 46°41'46" W
L29	67.81'	N 00°27'00" E
L30	50.00'	N 00°27'00" E
L31	44.00'	N 89°33'00" W
L32	16.00'	N 00°27'00" E
L33	35.04'	N 00°32'36" E

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	2°06'25"	1600.00'	60.05'
C2	1°17'8"	1600.00'	35.58'
C3	52°43'25"	170.00'	156.44'
C4	52°43'25"	200.00'	184.08'
C5	52°43'25"	235.00'	211.85'
C6	33°23'28"	235.00'	134.04'
C7	33°36'31"	200.00'	117.32'
C8	31°08'51"	170.00'	94.88'
C9	4°54'10"	1650.00'	141.32'
C10	2°59'46"	1804.00'	94.48'
C11	29°00'05"	83.50'	42.26'
C12	29°00'05"	101.50'	51.37'
C13	16°09'39"	105.00'	80.26'
C14	45°09'01"	95.00'	76.24'
C15	19°00'00"	100.00'	33.16'
C16	19°23'02"	93.50'	27.03'
C17	37°07'01"	48.50'	31.38'
C18	37°07'54"	102.50'	66.39'
C19	52°17'25"	235.00'	93.90'
C20	52°17'12"	100.00'	39.66'
C21	6°21'18"	235.00'	26.07'
C22	53°37'18"	180.00'	69.96'

VACANT LAND
OWNER: ROSE RANCHO BCLACO LLC
ZONING: INDUSTRIAL/ BUSINESS PARK (BP)
A.P.N.: 488-330-001

VACANT LAND
OWNER: PROLOGIS
ZONING: INDUSTRIAL/ BUSINESS PARK (BP)
A.P.N.: 488-330-002

VACANT LAND
OWNER: ROSE RANCHO BCLACO LLC
ZONING: INDUSTRIAL/ BUSINESS PARK (BP)
A.P.N.: 488-330-003

VACANT LAND
OWNER: PROLOGIS
ZONING: INDUSTRIAL/ BUSINESS PARK (BP)
A.P.N.: 488-330-018

VACANT LAND
OWNER: PROLOGIS
ZONING: MULTI-FAMILY (MFH)
A.P.N.: 488-330-021

VACANT LAND
OWNER: PROLOGIS
ZONING: MULTI-FAMILY (MFH)
A.P.N.: 488-330-022

VACANT LAND
OWNER: PROLOGIS
ZONING: MULTI-FAMILY (MFH)
A.P.N.: 488-330-024

VACANT LAND
OWNER: PROLOGIS
ZONING: MULTI-FAMILY (MFH)
A.P.N.: 488-330-025

VACANT LAND
OWNER: PROLOGIS
ZONING: INDUSTRIAL/ BUSINESS PARK (BP)
A.P.N.: 488-330-026

VACANT LAND
OWNER: CITY OF MORENO VALLEY
ZONING: INDUSTRIAL/ BUSINESS PARK (BP)
A.P.N.: 488-330-027

VACANT LAND
OWNER: P.E. RANCHO, LP (MFH)
ZONING: COMMERCIAL (CP-MFH)

LEGEND:
EXIST. FIRE HYDRANT
EXIST. WATER METER
EXIST. WATER VALVE
EXIST. GAS VALVE
GUY WIRE/DEADMAN
EXIST. POWER POLE
EXIST. SIGN
TREE
EXIST. TELEPHONE MANHOLE
EXIST. GRADE ELEVATION
EXIST. EDGE OF A.C. PAVEMENT
EXIST. CURB AND GUTTER
EXIST. SANITARY SEWER
EXIST. GAS LINE
EXIST. WATER LINE
EXIST. CONTOUR
PROP. R/W AND PL

LEGEND:
PROP. WATER LINE
PROP. SEWER LINE
PROP. STORM DRAIN PIPE
EXIST. BOUNDARY
EXIST. PROPERTY LINE
RECIPROCAL ACCESS
CONCRETE
AC PAVEMENT

ABBREVIATIONS:
APN —ASSESSOR'S PARCEL NUMBER
C/L —CENTERLINE
CURB FACE
CURB RETURN
EXIST —EXISTING
EG —EXISTING ELEVATION
AC —ASPHALT CONCRETE PAVEMENT
FDC —FIRE DEPARTMENT CONNECTION
FH —FIRE HYDRANT
FF —FINISH FLOOR
FG —FINISH GRADE
FS —FINISH SURFACE
FL —FLOW LINE
HP —HANDICAP
INV —INVERT
N.G. —NATURAL GRADE
P/P —POWER POLE
R —RADIUS
TG —TOP OF GRATE

AREA SUMMARY:

PROPOSED PARCELS:

	NET AREA	
1.	384,986 SQ. FT.	8.838 ACRES
2.	1,712,801 SQ. FT.	39.321 ACRES
3.	370,325 SQ. FT.	8.501 ACRES
4.	692,038 SQ. FT.	15.657 ACRES
5.	840,362 SQ. FT.	19.293 ACRES
6.	764,379 SQ. FT.	17.548 ACRES
TOTALS:	4,764,891 SQ. FT.	109.157 ACRES

(NOTE: PROPOSED PARCELS INCLUDE 2' SIDEWALK AND 18.5' MULTIPURPOSE EASEMENT DEDICATIONS)

LETTERED LOTS

	NET AREA	
A.	260,485 SQ. FT.	5.980 ACRES
B.	34,395 SQ. FT.	0.789 ACRES
C.	140,451 SQ. FT.	3.224 ACRES
D.	62,062 SQ. FT.	1.425 ACRES
E.	17,960 SQ. FT.	0.872 ACRES
F.	58,080 SQ. FT.	1.333 ACRES
TOTALS:	593,403 SQ. FT.	13.623 ACRES

TOTAL PROPOSED PARCELS: 4,764,891 SQ. FT. 109.157 ACRES
TOTAL LETTERED LOTS: 593,403 SQ. FT. 13.623 ACRES
TOTAL AREA: 5,348,294 SQ. FT. 122.780 ACRES

STREET VACATION SUMMARY:

QUINCY STREET (INCLUDED IN LOT "D")	36,782 SQ. FT.	0.845 ACRES
QUINCY STREET (INCLUDED IN LOT "D")	36,432 SQ. FT.	0.836 ACRES
FIR AVENUE (INCLUDED IN PARCEL 2) (NOT INCLUDING PORTION IN LOT "E")	22,494 SQ. FT.	0.518 ACRES
FIR AVE. (INCLUDED IN PARCELS 4, 5 & 6) (NOT INCLUDING PORTION IN LOT "E")	108,686 SQ. FT.	2.495 ACRES
PUBLIC HIGHWAY EASEMENT NO. (11) INST. NO. 2020-0302760, O.R. (INCLUDED IN LOT "F")	18,852 SQ. FT.	0.433 ACRES

EXISTING EASEMENTS:

THE FOLLOWING EASEMENTS, STATEMENTS AND MATTERS AS DISCLOSED BY FIRST AMERICAN TITLE INSURANCE COMPANY POLICY OF TITLE NUMBER 0100100-00-CM, DATED JULY 31, 2007.

(10) INDICATES TITLE EXCEPTION PER SCHEDULE "B", EXCEPTIONS FROM COVERAGE, AS FOLLOWS:

(4) AN EASEMENT FOR PUBLIC STREETS, HIGHWAYS AND BOULEVARDS AND INCIDENTAL PURPOSES AS SHOWN OR DEDICATED ON MAP NO. 1 MAP VALLEY AND ALESSANDRO DEVELOPMENT CO., AS BOOK 11, PAGE 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (PERTAINS TO BE MADE OF PARCEL MAP – SEE VACATION SUMMARY)

(5) AN EASEMENT FOR ALL NECESSARY DITCHES, DITCH, DITCHES AND FLUMES ALSO, THE RIGHT TO ENTER UPON SAID LAND AT ANY AND ALL TIMES TO CLEAN, REPAIR AND KEEP IN GOOD CONDITION ALL SUCH DITCHES, AS GRANTED IN DEED RECORDED JUNE 25, 1923 AS INSTRUMENT NO. 15, RECORDED IN BOOK 536 OF DEEDS OF SAN BERNARDINO COUNTY, PAGE 373 (EASEMENT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON)

(6) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED JUNE 25, 1923 AS BK 537, PG 168, O.R. AFFECTS: 60' QUINCY STREET C/L (PLOTTED HEREON) (EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)

(7) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED JUNE 25, 1923 AS BK 537, PG 318, O.R. AFFECTS: 60' SOUTH EXISTING EASEMENT C/L (PLOTTED HEREON) (EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)

(8) AN EASEMENT FOR CONDUITS, WIRES AND EDRESS AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED NOV. 20, 1958 AS INST. NO. 124, BK 3, PG 1 OF OFFICIAL RECORDS AND BK 2436, PG 241 AND NOV 12, 1969 AS INST. NO. 119555, ALL OF OFFICIAL RECORDS. (THIS EASEMENT IS NOT PLOTTABLE FROM SAID INFORMATION)

(9) CC & R's AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 24, 1969 AS INST. NO. 99971, O.R. DOCUMENT DECLARING MODIFICATIONS THEREOF RECORDED APRIL 5, 1972 AS INST. NO. 43611, O.R. (NOT PLOTTABLE)

(10) A DOCUMENT ENTITLED "RESOLUTION NO. 69-210 ACCEPTING OFFERS OF DEDICATION FOR PUBLIC ROAD" RECORDED SEPTEMBER 24, 1969 AS INST. NO. 99970, O.R. (OLD EUCALYPTUS AVENUE DEDICATION PLOTTED HEREON)

(11) AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED JANUARY 9 AS INSTRUMENT NO. 2020-0302760, O.R. (EASEMENT TO BE VACATED ON FINAL MAP)

(12) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE MORENO VALLEY FREEWAY ALONG THE COURSE DESCRIBED AS FOLLOWS: COURSE NO. 1 IN THE NORTH LINE WAS RELINQUISHED IN THE DOCUMENT RECORDED MARCH 18, 1958 AS INST. NO. 19845, BK. 1714, PG. 49 AND MARCH 04, 1982 AS INST. NOS. 39622 AND 39624, ALL OF O.R. (LINE OF RELINQUISHED ACCESS RIGHTS PLOTTED HEREON)

(13) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE MORENO VALLEY FREEWAY ALONG THE COURSE DESCRIBED AS FOLLOWS: COURSE NO. 1 IN THE NORTHERLY BOUNDARY WAS RELINQUISHED TO THE CITY OF MORENO VALLEY, RECORDED PRIORITY TO THE NOVEMBER 1987 RECORDING IN THE DOCUMENT RECORDED APRIL 18, 1963 AS INST. NO. 33801, O.R. (SOUTH SIDE OF FREEWAY) (LINE OF RELINQUISHED ACCESS RIGHTS PLOTTED HEREON)

BENCH MARK:
RIVERSIDE COUNTY SURVEYOR BENCHMARK NO. "M-124".
BENCHMARK IS AT NORTHWEST CORNER OF BRODIAEOD AND HENDRICKS VOC AND 0.3± MI.±-375, M-124 COUNTY DESIGNATION. FOUND BRASS DISK 0.2' NORTH OF POWER POLE 2071056

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF HEMERY VALLEY ROAD BEING SHOWN AS BEING N89°32'13"W IN THE CITY OF MORENO VALLEY, RECORDS OF COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SUBJECT PROPERTY:
ASSESSORS PARCEL NUMBERS: 488-330-018, 488-330-022, 488-330-021, 488-330-011, 488-330-012, 488-330-013, 488-330-017, 488-330-019, 488-330-020, 488-330-026
STREET ADDRESS: NO KNOWN ADDRESS AT THIS TIME

ZONING
THE EXISTING THE DIFFERENT ZONES ARE AS FOLLOWS:
BUSINESS PARK (BP)
BUSINESS PARK MIXED USE (BPX)
MULTI-FAMILY RESIDENTIAL (R16)
SUBURBAN RESIDENTIAL (SR)
RESIDENTIAL AGRICULTURAL 2 (RA2)

FLOOD ZONE DESIGNATION
ZONE "X" SHADED
PANEL NO.: 06065C 0770G
DATED: AUGUST 28, 2008
AND
ZONE "X" UNSHADED
PANEL NO.: 06065C 0770G
DATED: AUGUST 28, 2008

PLANNING CASE NO'S:
PA07-0091 (ZONE CHANGE)
PA07-0092 (GPA NO. 940 AMENDMENT)
PA07-0093 (PLOT PLAN)
PA07-0094 (TPM 35679)

NOTES:
1. SITE IS VACANT UNDEVELOPED, EXISTING STRUCTURES (SHED)
2. PROJECT PROPOSES NEW REQUIRED PUBLIC STREET (EUCALYPTUS AVENUE).
3. PROVIDE RECIPROCAL ACCESS EASEMENTS BETWEEN PARCELS AS REQUIRED.
4. THERE IS NO OFFSITE STORM WATER RUNOFF ENTERING THIS SITE THAT WILL NOT BE CONVEYED IN A PUBLIC STREET.
5. SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD ZONE.
6. ALL DIMENSIONS TO BE BUILT FOR CITY STD. NO. 1180.
7. TRASH ENCLOSURES SHALL BE PER CITY STD. 631.

UNDERGROUND UTILITIES

WATER
EASTERN MUNICIPAL WATER DISTRICT
2270 TROUMLE ROAD,
PERRIS, CA 92570
(909) 928-3311

SEWER
EASTERN MUNICIPAL WATER DISTRICT
2270 TROUMLE ROAD,
PERRIS, CA 92570
(909) 928-3311

ELECTRICAL
CITY OF MORENO VALLEY
ELECTRIC UTILITY DIVISION
14331 FREDERICK ST. PO. BOX 3553
RIVERSIDE, CA 92516
(562) 699-7411

GAS
SOUTHERN CALIFORNIA GAS
GAS ENGINEERING
1981 N. LOGAN AV, PO. BOX 3003
REDLANDS, CA 92374
(562) 699-7411

TELEPHONE
VERIZON - REDLANDS
1980 ORANGE TREE LN. STE. 100
REDLANDS, CA 92374
909-748-8640

SITE ACREAGE
5,347,814 SQ. FT.
122.769 ACRES

SURVEYOR:
PREPARED UNDER THE SUPERVISION OF:

BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2013
DATE

PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

DATE OF PREPARATION: 11/29/07
DATE OF REVISIONS: 10/19/11, 12/10/12, 01/22/13

SCALE: 1" = 60'

SHEET 2 OF 2

TENTATIVE PARCEL MAP NO. 35679

ASSESSORS PARCEL NUMBERS: 488-330-011, 488-330-012, 488-330-013, 488-330-017
488-330-018, 488-330-019, 488-330-020 & 488-330-021

REAL PROPERTY IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PROLOGIS PARK MORENO VALLEY EUCALYPTUS

OWNER/ APPLICANT:
PROLOGIS DEVELOPMENT SERVICES, INC.
1777 CENTER COURT DRIVE NORTH, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (562) 345-9200
FAX: (562) 345-9201

PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING/LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
(714)521-4811 (657)521-4173

SEE SHEET 1

PARCEL 3
370,325 SQ. FT.
8.501 AC.

LOT "B"
34,365 SQ. FT.
0.789 AC.
LOT "B" PROPOSED PUBLIC STREET

PARCEL 4
682,038 SQ. FT.
15.657 AC.

PARCEL 5
840,362 SQ. FT.
19.292 AC.

PARCEL 6
764,379 SQ. FT.
17.548 AC.

LOT "A" (EUCALYPTUS AVE)

LOT "C"
LOT "C" FOR DRAINAGE PURPOSES TO BE MAINTAINED BY PROLOGIS (EXCEPT FOR 18.5' MULTIPURPOSE EASEMENT FOR TRAIL TO BE MAINTAINED BY THE CITY OF MORENO VALLEY)

LOT "F"
58,080 SQ. FT.
1.333 AC.
LOT "F" PROPOSED ENCILIA STREET DEDICATION TO THE CITY OF MORENO VALLEY (44' HALF WIDTH)

LOT "G"
140,451 SQ. FT.
3.224 AC.

BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6

PORTION OF FIR AVENUE TO BE VACATED ON MAP
PORTION OF FIR AVENUE TO REMAIN (NOT A PART)
EXISTING R/W PER RES. 90-89 INST NO. 90-343767
AUTO MALL DR.
WEST LINE OF SECTION 2
SOUTH LINE OF SECTION 2
ENCILIA STREET
EXISTING STREET RIGHT OF WAY
QUINCY STREET
EXISTING 30' WIDE QUINCY STREET R/W TO BE VACATED ON MAP
4' ADDITIONAL DEDICATION
2' SIDEWALK EASEMENT
RECIPROCAL ACCESS EASEMENT
PROPOSED TRASH ENCLOSURE (TYP)
PROPOSED 18.5' MULTIPURPOSE EASEMENT FOR TRAIL TO BE DEDICATED TO THE CITY OF MORENO VALLEY ON MAP
15.5' TRAIL EASEMENT
PROPOSED R/W 120' WIDE
10' PROPOSED DEDICATION BY OTHERS
PROPOSED PAVEMENT TRANSITION & JOIN
PROPOSED BRIDGE CROSSING
DETENTION BASIN
SAND BASIN
SAN BASIN
VACANT LAND
PROPOSED PL
BLOCK 55

LEGEND:
PROP. WATER LINE
PROP. SEWER LINE
PROP. STORM DRAIN PIPE
EXIST. BOUNDARY
EXIST. PROPERTY LINE
RECIPROCAL ACCESS
CONCRETE
AC PAVEMENT

VICINITY MAP
NOT TO SCALE

EXISTING LEGAL DESCRIPTION

DATE OF PREPARATION: 11/29/07
DATE OF REVISIONS: 10/19/11, 12/10/12, 01/22/13

PLANNING CASE NO'S.

SCALE: 1'= 60'

SHEET 1 OF 2

TENTATIVE PARCEL MAP NO. 35679

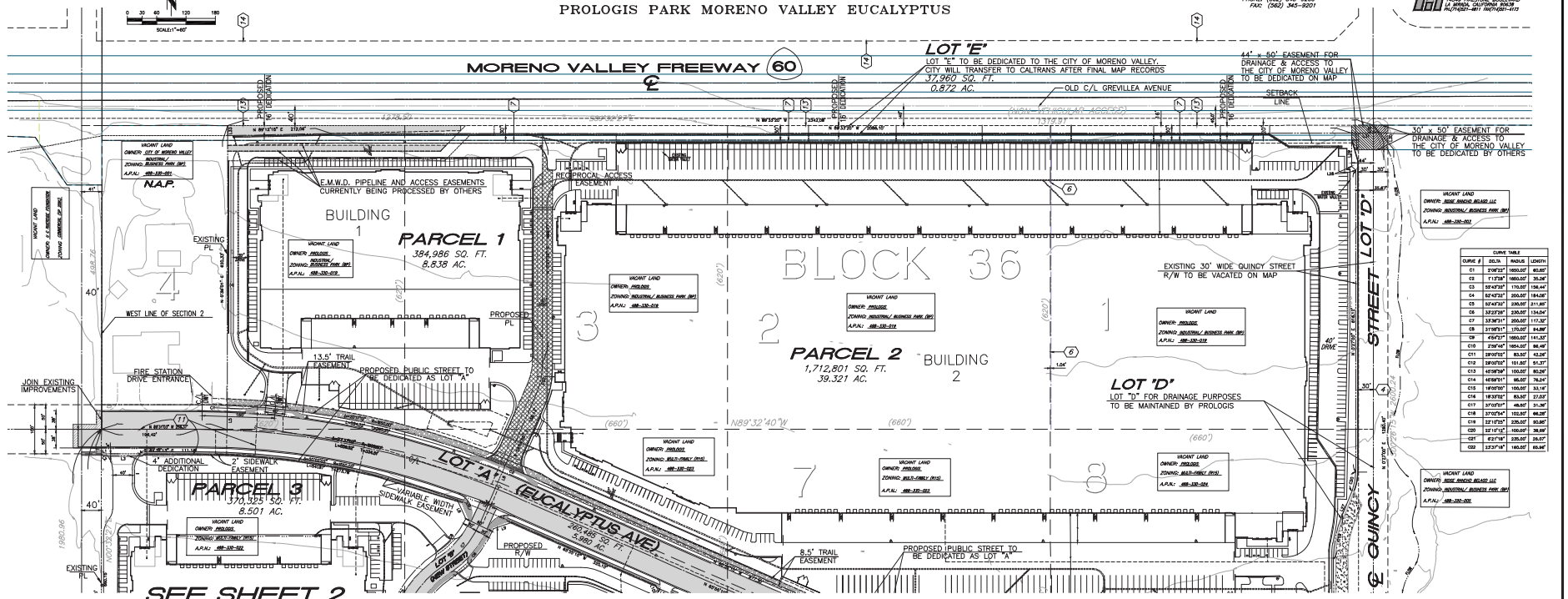
ASSESSORS PARCEL NUMBERS: 488-330-011, 488-330-012, 488-330-013, 488-330-017
488-330-018, 488-330-019, 488-330-020 & 488-330-021

REAL PROPERTY IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PROLOGIS PARK MORENO VALLEY EUCALYPTUS

OWNER/ APPLICANT:
PROLOGIS DEV SERV, INC.
1777 CENTER COURT
DRIVE NORTH, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (562) 345-9200
FAX: (562) 345-9201

PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
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C2	1°17'28"	1600.00'	36.08'
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C4	52°43'25"	200.00'	184.05'
C5	52°43'25"	230.00'	211.65'
C6	33°23'28"	230.00'	134.04'
C7	33°36'31"	200.00'	117.32'
C8	31°08'51"	170.00'	94.89'
C9	4°54'01"	1650.00'	141.32'
C10	2°39'45"	1854.00'	86.48'
C11	29°00'05"	83.50'	42.28'
C12	29°00'05"	101.50'	51.37'
C13	16°58'09"	105.00'	83.26'
C14	41°59'01"	95.00'	76.24'
C15	19°00'56"	100.00'	33.18'
C16	19°33'02"	83.50'	27.03'
C17	37°07'57"	48.50'	31.36'
C18	37°07'54"	102.50'	66.28'
C19	52°17'25"	235.00'	93.90'
C20	52°17'12"	100.00'	39.68'
C21	6°21'18"	235.00'	26.07'
C22	13°37'18"	180.00'	85.86'

TYP. SECTION
MODIFIED LOCAL STREET ("A" STREET)
(CITY STANDARD NO. 105A – SIDEWALK MOD.) N.T.S.

TYP. SECTION
EUCALYPTUS AVE.
(CITY STANDARD NO. 104A – SIDEWALK MOD.) N.T.S.

TYP. SECTION
EUCALYPTUS AVE. BRIDGE CROSSING
(CITY STANDARD NO. 116 – SIDEWALK MOD.) N.T.S.

TYP. SECTION
MULTIPURPOSE TRAIL
N.T.S.

QUINCY STREET CHANNEL (NORTH OF EUCALYPTUS AVE)
N.T.S.

QUINCY STREET CHANNEL (SOUTH OF EUCALYPTUS AVE)
N.T.S.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	2.11'	N 89°31'15" E
L2	6.27'	N 48°52'40" W
L3	73.28'	S 89°32'13" E
L4	6.23'	N 59°47'37" E
L5	50.00'	S 01°19'08" W
L6	43.73'	N 23°31'28" W
L7	76.42'	N 24°09'06" E
L8	50.01'	N 24°04'06" E
L9	40.86'	S 71°10'18" W
L10	5.66'	N 20°56'10" W
L11	24.00'	N 65°03'10" W
L12	5.66'	N 69°04'50" E
L13	6.23'	S 20°56'48" W
L14	135.46'	N 65°06'10" W
L15	89.04'	N 65°10'10" W
L16	6.18'	N 70°45'44" E
L17	6.14'	N 30°17'26" W
L18	56.82'	N 17°30'48" E
L19	6.16'	N 65°31'36" E
L20	90.53'	N 89°33'13" W
L21	4.94'	N 20°30'32" W
L22	46.37'	N 89°31'13" W
L23	4.94'	N 36°23'18" E
L24	83.18'	N 89°33'13" W
L25	43.54'	S 29°37'00" E
L26	35.45'	N 38°36'01" W
L27	95.26'	S 22°37'14" W
L28	11.26'	N 48°41'48" W
L29	67.81'	N 00°27'07" E
L30	50.00'	N 00°27'00" E
L31	44.00'	N 89°33'51" W
L32	16.00'	N 00°27'00" E
L33	35.04'	N 00°32'36" E

LEGEND:
EXIST. FIRE HYDRANT
EXIST. WATER METER
EXIST. WATER VALVE
EXIST. GAS VALVE
GUY WIRE/DEDEMAN
EXIST. POWER POLE
EXIST. SIGN
TREE
EXIST. TELEPHONE MANHOLE
EXIST. GRADE ELEVATION
EXIST. EDGE OF A.C. PAVEMENT
EXIST. CURB AND GUTTER
EXIST. SANITARY SEWER
EXIST. GAS LINE
EXIST. WATER LINE
EXIST. CONTOUR
PROP. R/W AND PL

LEGEND:
PROP. WATER LINE
PROP. SEWER LINE
PROP. STORM DRAIN PIPE
EXIST. BOUNDARY
EXIST. PROPERTY LINE
RECIPROCAL ACCESS
CONCRETE
AC PAVEMENT

ABBREVIATIONS:
APN —ASSESSOR'S PARCEL NUMBER
C/L —CENTERLINE
CONC. —CONCRETE
CURB FACE
EXIST. —EXISTING
ELEV. —ELEVATION
EP —EDGE OF PAVEMENT
F/L —FIRE HYDRANT
F/G —FINISH GRADE
F/S —FINISH SURFACE
F/F —FINISH FLOOR
FL —FLOW LINE
HDWP —HANDICAP
N/A —NOT APPLICABLE
NG —NATURAL GRADE
P/P —POWER POLE
R —RADIUS OF BEND
RIM —RIM OF GRATE

AREA SUMMARY:

PROPOSED PARCELS:

	NET AREA	
1.	384,986 SQ. FT.	8.838 ACRES
2.	1,712,801 SQ. FT.	39.321 ACRES
3.	370,325 SQ. FT.	8.501 ACRES
4.	682,038 SQ. FT.	15.657 ACRES
5.	840,362 SQ. FT.	19.292 ACRES
6.	764,379 SQ. FT.	17.548 ACRES
TOTALS:	4,754,891 SQ. FT.	109.157 ACRES

(NOTE: PROPOSED PARCELS INCLUDE 1' SIDEWALK AND 18.5' MULTIPURPOSE EASEMENT DEDICATIONS)

LETTERED LOTS

	NET AREA	
A.	260,485 SQ. FT.	5.980 ACRES
B.	34,395 SQ. FT.	0.789 ACRES
C.	143,451 SQ. FT.	3.294 ACRES
D.	63,062 SQ. FT.	1.425 ACRES
E.	17,960 SQ. FT.	0.872 ACRES
F.	58,080 SQ. FT.	1.333 ACRES
TOTALS:	593,403 SQ. FT.	13.623 ACRES

TOTAL PROPOSED PARCELS: 4,754,891 SQ. FT. 109.157 ACRES
TOTAL LETTERED LOTS: 593,403 SQ. FT. 13.623 ACRES
TOTAL AREA: 5,348,294 SQ. FT. 122.780 ACRES

STREET VACATION SUMMARY:

QUINCY STREET (INCLUDED IN LOT "D")	36,782 SQ. FT.	0.845 ACRES
QUINCY STREET (INCLUDED IN LOT "D")	36,432 SQ. FT.	0.836 ACRES
FIR AVENUE (INCLUDED IN PARCEL 2) (NOT INCLUDING PORTION IN LOT "E")	22,494 SQ. FT.	0.518 ACRES
FIR AVE. (INCLUDED IN PARCELS 4, 5 & 6) (NOT INCLUDING PORTION IN LOT "E")	108,686 SQ. FT.	2.495 ACRES
PUBLIC HIGHWAY EASEMENT NO. (11) INST. NO. 20020-0302760, O.R. (INCLUDED IN LOT "E")	18,852 SQ. FT.	0.433 ACRES

EXISTING EASEMENTS:

THE FOLLOWING EASEMENTS, STATEMENTS AND MATTERS AS DISCLOSED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY OF TITLE NO. FWPP-1000008 DATED SEPTEMBER 27, 2007 AT 7:30 A.M.

(10) INDICATES THE NUMBER FOR SCHEDULE "B", EXCEPTIONS FROM COVERAGE, AS SHOWN ON TITLE REPORT.

(1) AN EASEMENT FOR PUBLIC STREETS, HIGHWAYS AND BOULEVARDS AND INCIDENTAL PURPOSES AS SHOWN ON MAP NO. 1 BOOK 8 PAGE 70 OF RECORD OF SURVEYS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. (AFFECTS PARCEL 1)

(2) AN EASEMENT FOR ALL NECESSARY DRY LINES, DUCTS AND CLUMPS ALSO, THE RIGHT TO ENTER UPON SAID LAND AT ANY AND ALL TIMES TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE SAID FACILITIES AND THE RIGHT TO CONSTRUCT WATER OR SEWER MAINS, AS RESERVED IN DEED FROM THE STATE OF CALIFORNIA, RECORDED IN BOOK 1281 OF DEEDS OF SAN BERNARDINO COUNTY, PAGE 373 (EASEMENT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON)

(3) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 29, 1933 AS BK 137, PG 348, O.R. (AFFECTS PARCEL 1)

(4) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA POWER COMPANY, RECORDED JUNE 29, 1933 AS BK 137, PG 318, O.R. (AFFECTS PARCEL 1)

(5) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA POWER COMPANY, RECORDED JUNE 29, 1933 AS BK 137, PG 318, O.R. (DOCUMENT DOES NOT GIVEN, EXEMPLIFY C/L PLOTTED HEREON) (EASEMENT TO BE CLOSED BY SEPARATE INSTRUMENT)

(6) AN EASEMENT FOR CONDUITS, JUNCTIONS AND BOXES AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED JUNE 29, 1933 AS BK 137, PG 318, O.R. AND RECORDED JULY 14, 1969 AS INST. NO. 2141 AND NOV 12, 1969 AS INST. NO. 119553, ALL OF OFFICIAL RECORDS. (THIS EASEMENT IS NOT PLOTTABLE FROM SAID INFORMATION)

(7) CC & R's AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 24, 1969 AS INST. NO. 99971, O.R. (INCLUDES BUT NOT LIMITED TO) DECLARATION OF ANNEXATION RECORDED APRIL 5, 1972 AS INST. NO. 44511, O.R. AND RECORDED JULY 14, 1972 AS INST. NO. 91447, O.R. AND RECORDED JULY 14, 1972 AS INST. NO. 91448, O.R. AND RECORDED JULY 14, 1972 AS INST. NO. 91449, O.R. AND RECORDED JULY 14, 1972 AS INST. NO. 91450, O.R. AND RECORDED JULY 14, 1972 AS INST. NO.

SCALE: 1" = 60'

SHEET 2 OF 2

TENTATIVE PARCEL MAP NO. 35679

ASSESSORS PARCEL NUMBERS: 488-330-011, 488-330-012, 488-330-013, 488-330-017
488-330-018, 488-330-019, 488-330-020 & 488-330-021

REAL PROPERTY IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PROLOGIS PARK MORENO VALLEY EUCALYPTUS

OWNER/ APPLICANT:
PROLOGIS DEVELOPMENT SERVICES, INC.
1777 CENTER COURT DRIVE NORTH, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (562) 345-9200
FAX: (562) 345-9201

PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING/LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
(714)521-4811 (562)921-6113

SEE SHEET 1

PARCEL 3
370,325 SQ. FT.
8.501 AC.

LOT "B"
34,365 SQ. FT.
0.789 AC.
LOT "B" PROPOSED PUBLIC STREET

PARCEL 4
682,038 SQ. FT.
15.657 AC.

PARCEL 5
840,362 SQ. FT.
19.292 AC.

PARCEL 6
764,379 SQ. FT.
17.548 AC.

LOT "A" (EUCALYPTUS AVE)
822,062 SQ. FT.
18.871 AC.

LOT "C"
LOT "C" FOR DRAINAGE PURPOSES TO BE MAINTAINED BY PROLOGIS (EXCEPT FOR 18.5' MULTIPURPOSE EASEMENT FOR TRAIL TO BE MAINTAINED BY THE CITY OF MORENO VALLEY)
140,451 SQ. FT.
3.224 AC.

LOT "F"
58,080 SQ. FT.
1.333 AC.
LOT "F" PROPOSED ENCILIA STREET DEDICATION TO THE CITY OF MORENO VALLEY (44' HALF WIDTH)

BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6

PORTION OF FIR AVENUE TO BE VACATED ON MAP
PORTION OF FIR AVENUE TO REMAIN (NOT A PART)
EXISTING R/W PER RES. 90-89 INST NO. 90-343767
AUTO MALL DR.
WEST LINE OF SECTION 2
SOUTH LINE OF SECTION 2
ENCILIA STREET
EXISTING STREET RIGHT OF WAY
QUINCY STREET
EXISTING 30' WIDE QUINCY STREET R/W TO BE VACATED ON MAP
4' ADDITIONAL DEDICATION
RECIPROCAL ACCESS EASEMENT
PROPOSED TRASH ENCLOSURE (TYP)
PROPOSED 18.5' MULTIPURPOSE EASEMENT FOR TRAIL TO BE DEDICATED TO THE CITY OF MORENO VALLEY ON MAP
PROPOSED R/W 100' WIDE
2' SIDEWALK EASEMENT
15.5' TRAIL EASEMENT
10' PROPOSED DEDICATION BY OTHERS
PROPOSED PAVEMENT TRANSITION & JOIN
PROPOSED BRIDGE CROSSING
DETENTION BASIN
SAND BASIN
SWALE
PROPOSED PL
EXISTING PL
VACANT LAND
OWNER: PROLOGIS
ZONING: MULTI-FAMILY (R10)
A.P.N.: 488-330-022
ZONING: SUBURBAN RESIDENTIAL (RS)
A.P.N.: 488-330-011
ZONING: RESIDENTIAL 2 (R2)
A.P.N.: 488-330-012
A.P.N.: 488-330-017
A.P.N.: 488-330-018
A.P.N.: 488-330-019
A.P.N.: 488-330-020
A.P.N.: 488-330-021
OWNER: CHAMBERS GRAIL 5
OWNER: CHAMBERS GRAIL 6
OWNER: J.C. PATRONIS FOUNDATION
OWNER: SOUTHERN CALIFORNIA EDISON CO.
LEGEND:
PROP. WATER LINE
PROP. SEWER LINE
PROP. STORM DRAIN PIPE
EXIST. BOUNDARY
EXIST. PROPERTY LINE
RECIPROCAL ACCESS
CONCRETE
AC PAVEMENT
BLOCK 55
BLOCK 56
VICINITY MAP
NOT TO SCALE
MORENO VALLEY FREEWAY
SITE
EUCALYPTUS AVENUE
ALESSANDRO BOULEVARD
CACTUS AVENUE
PERRIS BOULEVARD
HEACOCK STREET
INDIAN STREET
NASON STREET
MORRISON STREET
REDLANDS BOULEVARD

EXISTING LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

DIVISION 1:

LOTS 1 THROUGH 4, INCLUSIVE, IN BLOCK 38 AS SHOWN BY MAP NO. 1 OF MORENO VALLEY, UNIT NO. 1, AS PER MAP RECORDED IN BOOK 11, PAGE 18 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION AS CONVEYED IN THE DEED TO THE CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION RECORDED JULY 24, 1989 AS INSTRUMENT NO. 254703, OFFICIAL RECORDS.

ALSO EXCEPT FROM LOTS 1 AND 4 THAT PORTION CONVEYED TO THE CITY OF MORENO VALLEY BY DEED RECORDED FEBRUARY 3, 2005 AS INSTRUMENT NO. 069847, OFFICIAL RECORDS.

DIVISION 2:

PARCEL A:

LOTS 5, 6, 7 AND 12 OF BLOCK 53 OF BEAN VALLEY AND ALESSANDRO IRRIGATED DISTRICT, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE(S) 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL B:

LOTS 8 AND 9 OF BLOCK 53, AS SHOWN ON MAP OF BEAN VALLEY AND ALESSANDRO IRRIGATED DISTRICT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 11, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

EXCEPTING THEREFROM THAT PORTION OF EUCALYPTUS AVENUE AND QUINCY STREET AS SHOWN ON MAP NO. 1 OF MORENO VALLEY UNIT NO. 1 AS PER MAP RECORDED IN BOOK 11, PAGE 18 OF MAPS, LYING SOUTHERLY AND EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT.

PARCEL C:

LOT 1, BLOCK 53, AS SHOWN BY MAP NO. 1 OF BEAN VALLEY AND ALESSANDRO IRRIGATED DISTRICT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 11, PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

PARCEL D:

PARCEL 1 AS SHOWN ON THE "LOT LINE ADJUSTMENT NO. 8781" AND CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY THE DOCUMENTS RECORDED JANUARY 17, 2012 AS INSTRUMENT NO. 2012-0021000 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PORTIONS OF LOTS 3 THROUGH 6, INCLUSIVE, OF BLOCK 38 OF MAP NO. 1 OF MORENO VALLEY AND ALESSANDRO IRRIGATED DISTRICT, AS SHOWN ON FILE IN BOOK 11, PAGE 18, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN AND THE NORTH LINE OF SAID LOT 6;

THENCE SOUTH 89°33'10" EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;

THENCE SOUTH 00°27'02" WEST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;

THENCE NORTH 89°33'10" WEST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6;

THENCE NORTH 00°27'02" EAST, ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1960.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°37'04", A DISTANCE OF 55.36 FEET;

THENCE SOUTH 89°33'10" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1320.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE NORTH 00°27'02" EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.28 ACRES PLUS OR MINUS.

PARCEL E:

PARCEL 2 AS SHOWN ON THE "LOT LINE ADJUSTMENT NO. 8781" AND CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY THE DOCUMENTS RECORDED JANUARY 17, 2012 AS INSTRUMENT NO. 2012-0021000 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PORTIONS OF LOTS 3 THROUGH 6, INCLUSIVE, OF BLOCK 38, OF MAP NO. 1 OF MORENO VALLEY AND ALESSANDRO IRRIGATED DISTRICT, AS SHOWN ON FILE IN BOOK 11, PAGE 18, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN AND THE NORTH LINE OF SAID LOT 6;

THENCE SOUTH 89°33'10" EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;

THENCE SOUTH 00°27'02" WEST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;

THENCE NORTH 89°33'10" WEST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6;

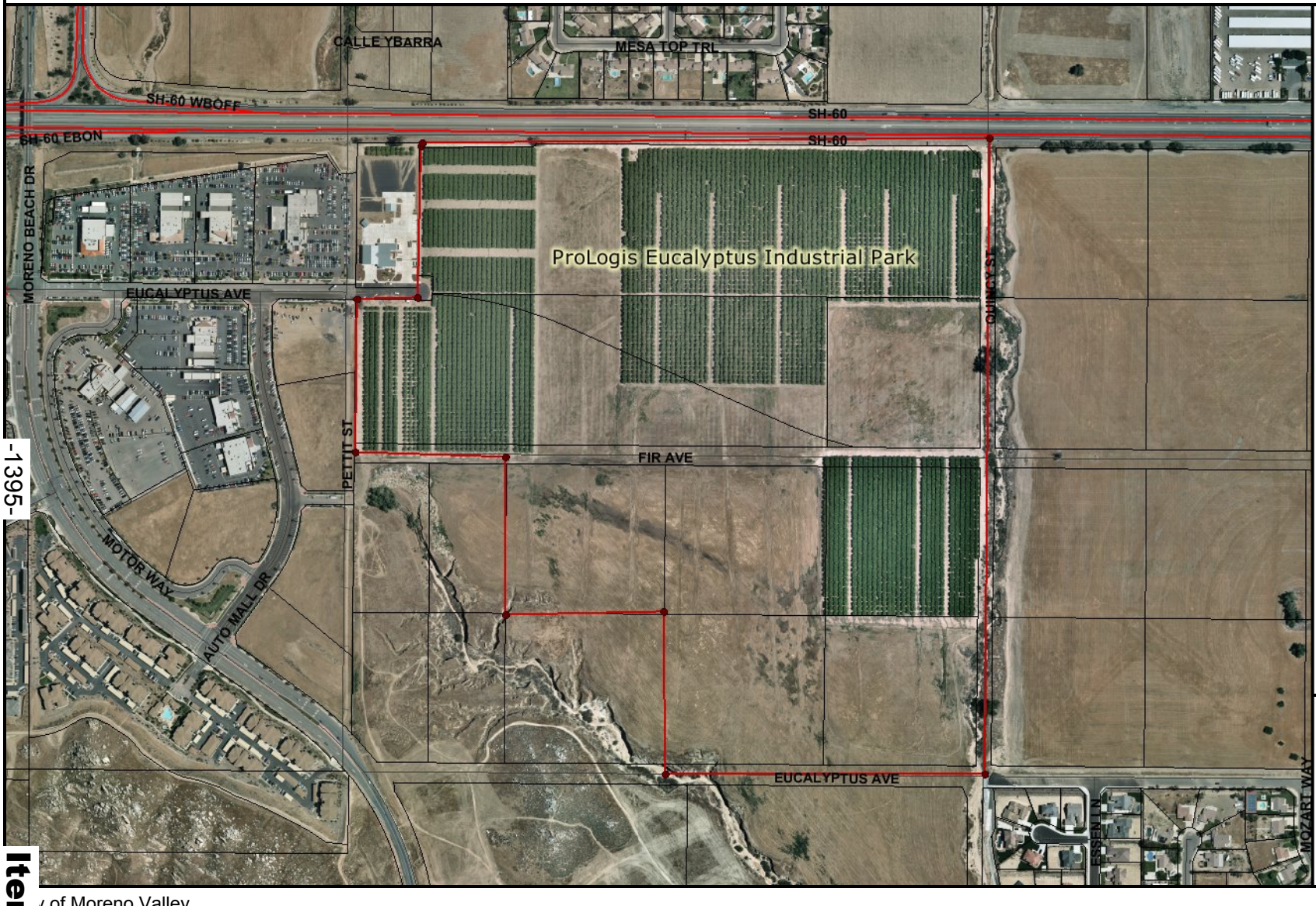
THENCE NORTH 00°27'02" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.28 ACRES PLUS OR MINUS.

PLANNING CASE NO'S.
PA07-0061 ZONE CHANGE
PA07-0062 GENERAL PLAN AMENDMENT
PA07-0063 TENTATIVE
PA07-0064 DRAINAGE

DATE OF PREPARATION: 11/29/07
DATE OF REVISIONS: 10/19/11, 12/10/12, 01/22/13

ProLogis Eucalyptus Industrial Park

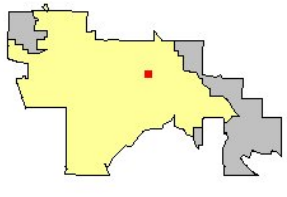


Legend

- Highways
- Parcels
- Roads
- March Installation Area
- Waterbodies
- Sphere of Influence
- Ortho Photography

City Boundaries

- Calimesa
- Moreno Valley
- Perris
- Riverside



-1395-

Item No. E.6

y of Moreno Valley
177 Frederick Street
reno Valley, CA 92553

*LAIMER: The information shown on this map was compiled from the Riverside
ty GIS and the City of Moreno Valley GIS. The land base and facility information on this
is for display purposes only and should not be relied upon without independent verification
its accuracy. Riverside County and City of Moreno Valley will not be held responsible
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MORENO VALLEY
WHERE DREAMS SOAR

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Via Electronic Mail and Overnight Delivery

August 31, 2012

Jeff Bradshaw
Associate Planner
City of Moreno Valley, Planning Division
14177 Frederick Street
Post Office Box 88005
Moreno Valley, CA 92553
Email: jeffreyb@moval.org

RE: Comment on Draft Environmental Impact Report for ProLogis Eucalyptus Industrial Park (State Clearinghouse No. 2008021002)

Dear Mr. Bradshaw:

I am writing on behalf of Laborers International Union of North America, Local Union No. 1184 and its members living in Riverside County (collectively "LIUNA Local Union No. 1184" or "LIUNA" or "Commenters") regarding the Draft Environmental Impact Report ("DEIR") prepared for the ProLogis Eucalyptus Industrial Park, State Clearinghouse No. 2008021002 ("Project").

We have reviewed the DEIR with the assistance of:

1. Atmospheric Scientist, Dr. James Clark, Ph.D.
2. Hydrogeologist, Matthew Hagemann, C.Hg., MS.

These experts have prepared written comments that are attached hereto, and which are incorporated in their entirety. The City of Moreno Valley ("City") should respond to the expert comments separately. These experts and our own independent review demonstrate that the DEIR is woefully inadequate and that a new supplemental EIR is required to be prepared and recirculated for public comment. In particular, the EIR suffers from the following significant errors and omissions, among others:

- SEGMENTATION OF PROJECT: The DEIR improperly segments the Project by failing to include the infrastructure (e.g., roads, water, and sewer) as part of the Project.

- LOSS OF FARMLAND: The DEIR acknowledges that the Project's conversion of Prime Farmland is a significant impact, but the DEIR fails to adequately mitigate for the loss of farmland. The conclusion that mitigation measures are infeasible is unsupported.

- HAZARDOUS MATERIALS: The baseline of the physical environmental conditions in the vicinity of the Project is erroneous because the DEIR does not provide any details on the types of pesticides used on the Project site, relies on two outdated Phase I Environmental Site Assessments ("ESAs") that do not cover the entire Project site, and fails to disclose the status of an underground storage tank.

- GREENHOUSE GAS: The DEIR fails to provide support for the conclusion that greenhouse gas emissions after mitigation will be less than significant.

- AIR QUALITY: The DEIR fails to adequately analyze impacts to air quality because: (1) the DEIR underestimates the potential particulate emissions for the construction phase of the Project, (2) fails to accurately compare construction emissions to daily construction significance thresholds, (3) fails to consider health risks from contaminated dust, (4) fails to properly identify and address the Project's operational air quality impacts, (5) fails to disclose impacts to offsite receptors, and (6) fails to adequately analyze cumulative impacts.

Commenters urge the City to revise the EIR to adequately describe, analyze, and mitigate the Project and its impacts.[1] The revised EIR should be recirculated to allow public review and comment.

I. PROJECT DESCRIPTION

The Project site encompasses 122.8 acres of land located within the City of Moreno Valley, south of and adjacent to SR-60, east of Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel in Riverside County. (DEIR, p. 3-1). Single-family residential uses are located approximately 50 feet southeast of the southeastern corner of the Project site. (DEIR, p. 3-1). The Assessor's Parcel Numbers ("APNs") for this site are 488-330-011, 488-330-012, 488-330-013, 488-330-017, 488-330-018, 488-330-019, 488-330-022, 488-330-023, 488-330-024, and 488-330-025. (DEIR, p. 3-1).

[1] We reserve the right to supplement these comments at later hearings and proceedings for this Project. See, *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109.

The Project would include the construction of a warehouse facility comprising six buildings consisting of a total of approximately 2,244,638 square feet. (DEIR, p. 3-2). The Project site is divided into 2 areas: (1) the northern area (north of future Eucalyptus Avenue) would contain approximately 1,030,377 square feet of warehouse uses divided between two buildings and (2) the southern area (south of the future Eucalyptus Avenue) would consist of approximately 1,214,261 square feet of warehouse uses divided among four separate buildings. (DEIR, p. 3-2). The specific uses/users are not known at this time. (DEIR, p. 3-11).

The Project site currently consists of 57 acres used to grow grapefruit, 36 acres used for hay and alfalfa production, as well as portions that are vacant. (DEIR p. 4.2-1). Approximately 82.5 acres of the Project site is designated as Prime Farmland. (DEIR, p. 4.2-6).

The Project would require significant changes to the General Plan and local zoning ordinances including:

- General Plan Amendment. The proposed project includes an amendment to the Land Use Element to change the General Plan designations for a portion of the project site from Residential 15, Residential 5 and Residential 2 to Business Park. (DEIR, p. 1-2). The project also proposes an amendment to the Circulation Element by making changes to the alignment of Encilia Street and the removal of Quincy Street from within the project boundaries. (DEIR, p. 1-2).

- Change of Zone. The proposed project includes a change to the project site zoning from Business Park (BP), Business Park Mixed-use (BPX), Residential Agriculture 2 (RA2), Residential 5 (R5), and Residential 15 (R15) to Light Industrial (LI). (DEIR, p. 1-2).

- Municipal Code Amendment. The project includes a Municipal Code Amendment to establish a minimum clearance of 250 feet between adjacent residential zoning districts and any truck court or primary truck circulation driveway in lieu of the buffer established by the Business Park zone. (DEIR, p. 1-2).

II. Standing

Members of Local Union No. 1184 live, work, and recreate in the immediate vicinity of the Project site. These members will suffer the impacts of a poorly executed or inadequately mitigated Project, just as would the members of any nearby homeowners association, community group, or environmental group. Hundreds of LIUNA Local Union No. 1184 members live and work in areas that will be affected by traffic, air pollution, and water pollution generated by the Project.

In addition, construction workers will suffer many of the most significant impacts from the Project as currently proposed, such as from air pollution emissions from poorly maintained or controlled construction equipment, possible risks related to hazardous materials on the Project site, and other impacts. Therefore, LIUNA Local Union No. 1184 and its members have a direct interest in ensuring that the Project is adequately analyzed and that its environmental and public health impacts are mitigated to the fullest extent feasible.

III. LEGAL STANDARDS

A. EIR

CEQA requires that an agency analyze the potential environmental impacts of its proposed actions in an environmental impact report ("EIR") (except in certain limited circumstances). (See, e.g., Pub. Res. Code § 21100). The EIR is the very heart of CEQA. (*Dunn-Edwards v. BAAQMD* (1992) 9 Cal.App.4th 644, 652). "The 'foremost principle' in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." (*Communities for a Better Environment v. Calif. Resources Agency* (2002) 103 Cal. App. 4th 98, 109).

CEQA has two primary purposes. First, CEQA is designed to inform decision makers and the public about the potential, significant environmental effects of a project. (14 Cal. Code Regs. ("CEQA Guidelines") § 15002(a)(1)). "Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions before they are made. Thus, the EIR 'protects not only the environment but also informed self-government.'" (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 564). The EIR has been described as "an environmental 'alarm bell' whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return." (*Berkeley Keep Jets Over the Bay v. Bd. of Port Comm'rs*. (2001) 91 Cal. App. 4th 1344, 1354 ("*Berkeley Jets*"); *County of Inyo v. Yorty* (1973) 32 Cal.App.3d 795, 810).

Second, CEQA requires public agencies to avoid or reduce environmental damage when "feasible" by requiring "environmentally superior" alternatives and all feasible mitigation measures. (CEQA Guidelines § 15002(a)(2) and (3); See also, *Berkeley Jets*, 91 Cal. App. 4th 1344, 1354; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564). The EIR serves to provide agencies and the public with information about the environmental impacts of a proposed project and to "identify ways that environmental damage can be avoided or significantly reduced." (Guidelines §15002(a)(2)). If the project will have a significant effect on the environment, the agency may approve the project only if it finds that it has "eliminated or substantially lessened all significant effects on the environment where feasible" and that

any unavoidable significant effects on the environment are "acceptable due to overriding concerns." (Pub.Res.Code § 21081; 14 Cal.Code Regs. § 15092(b)(2)(A) & (B)).

While the courts review an EIR using an "abuse of discretion" standard, "the reviewing court is not to 'uncritically rely on every study or analysis presented by a project proponent in support of its position. A 'clearly inadequate or unsupported study is entitled to no judicial deference.'" (*Berkeley Jets*, 91 Cal. App. 4th 1344, 1355 (emphasis added), quoting, *Laurel Heights Improvement Assn. v. Regents of University of California*, 47 Cal. 3d 376, 391 409, fn. 12 (1988)). As the court stated in *Berkeley Jets*, 91 Cal. App. 4th at 1355:

> A prejudicial abuse of discretion occurs "if the failure to include relevant information precludes informed decisionmaking and informed public participation, thereby thwarting the statutory goals of the EIR process." (*San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal. App. 4th 713, 722; *Galante Vineyards v. Monterey Peninsula Water Management Dist*. (1997) 60 Cal. App. 4th 1109, 1117; *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal. App. 4th 931, 946).

B. Supplemental EIR

Recirculation of an EIR prior to certification is required "when the new information added to an EIR discloses: (1) a new substantial environmental impact resulting from the project or from a new mitigation measure proposed to be implemented (cf. Guidelines, § 15162, subd. (a)(1), (3)(B)(1)); (2) a substantial increase in the severity of an environmental impact unless mitigation measures are adopted that reduce the impact to a level of insignificance (cf. Guidelines, § 15162, subd. (a)(3)(B)(2)); (3) a feasible project alternative or mitigation measure that clearly would lessen the environmental impacts of the project, but which the project's proponents decline to adopt (cf. Guidelines, § 15162, subd. (a)(3)(B)(3), (4)); or (4) that the draft EIR was so fundamentally and basically inadequate and conclusory in nature that public comment on the draft was in effect meaningless." *Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal. 4th 1112, 1130, citing *Mountain Lion Coalition v. Fish & Game Comm'n* (1989) 214 Cal.App.3d 1043.

Significant new information requiring recirculation can include:

(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

> (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.
>
> (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

(14 Cal. Code Regs. § 15088.5(a)).

The DEIR fails to analyze significant environmental impacts pertaining to the Project and to fully consider available mitigation measures to address those impacts. A revised EIR is required to be prepared and recirculated to address these deficiencies.

IV. THE DEIR IMPROPERLY SEGMENTS THE PROJECT

A. Legal Standard

The courts have repeatedly held that "an accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient [CEQA document]." *County of Inyo v. City of Los Angeles*, 71 Cal.App.3d 185, 193 (1977). Thus, CEQA mandates "that environmental considerations do not become submerged by chopping a large project into many little ones -- each with a minimal potential impact on the environment -- which cumulatively may have disastrous consequences." *Bozung v. LAFCO*, 13 Cal.3d 263, 283-84 (1975); *City of Santee v. County of San Diego*, 214 Cal.App.3d 1438, 1452 (1989). Before undertaking a project, the lead agency must assess the environmental impacts of all reasonably foreseeable phases of a project and a public agency may not segment a large project into two or more smaller projects in order to mask serious environmental consequences. As the Court of Appeal stated:

> The CEQA process is intended to be a careful examination, fully open to the public, of the environmental consequences of a given project, **covering the entire project, from start to finish**…the purpose of CEQA is not to generate paper, but to compel government at all levels to make decisions with environmental consequences in mind.

Natural Resources Defense Council v. City of Los Angeles, 103 Cal.App.4th 268 (2002) (emphasis added).

In *County of Amador v. City of Plymouth*, 149 Cal. App. 4th 1089, 1095 (2007) an Indian tribe intended to build a large gaming development comprised of a hotel, restaurants, and bars, on land located in or adjacent to the city. The Court held that the

construction of public works, including a city road to the casino hotel, constituted a project within the scope of CEQA. *Id*. at 1100. The Court cited to the CEQA Guideline § 15378(a)(1) which states that the following is included in the term "project": "public works construction and related activities, clearing or grading of land [and] improvements to existing public structures…" *Id*. at 1100.

B. The DEIR Improperly Segments the Project By Failing to Include the Infrastructure as Part of the Project

The DEIR states:

> If the proposed project is constructed prior to the West Ridge project, ProLogis will install the infrastructure necessary to serve its project (e.g., roads, water, and sewer) and will be reimbursed by the City from the West Ridge developer at the time that project is constructed. If the West Ridge project is constructed first, ProLogis will contribute an appropriate amount to the City for a reimbursement account to help off-site improvement costs installed by the West Ridge project that serve the ProLogis project. The timing of improvements shall be coordinated by the City in cooperation with ProLogis and the West Ridge.

(DEIR, p. 3-11). Instead of including the roads, water, and sewer lines required to serve the ProLogis Project as part of the Project, the DEIR treats these infrastructure improvements as a separate project included in the cumulative projects list provided in Table 3.C: Cumulative Projects. (DEIR, p. 3-16). The City is improperly chopping the ProLogis Project into different segments, which is prohibited by CEQA because proper analysis of the whole project is thwarted. Like the casino road in *County of Amador v. City of Plymouth*, the roads, water, and sewer lines that will serve the ProLogis Project must be included as part of the Project and properly analyzed as part of the whole Project.

V. THE DEIR FAILS TO ANALYZE AND MITIGATE ALL POTENTIALLY SIGNIFICANT IMPACTS

An EIR must disclose all potentially significant adverse environmental impacts of a project. (Pub. Res. Code § 21100(b)(1); 14 Cal.Code Regs. § 15126(a); *Berkeley Jets*, 91 Cal. App. 4th 1344, 1354). CEQA requires that an EIR must not only identify the impacts, but must also provide "information about how adverse the impacts will be." (*Santiago County Water Dist. v. County of Orange* (1981) 118 Cal.App.3d 818, 831). The lead agency may deem a particular impact to be insignificant only if it produces rigorous analysis and concrete substantial evidence justifying the finding. (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692).

CEQA requires public agencies to avoid or reduce environmental damage when "feasible" by requiring mitigation measures. (CEQA Guidelines § 15002(a)(2) and (3); See also, *Berkeley Jets*, 91 Cal. App. 4th 1344, 1354; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564). The EIR serves to provide agencies and the public with information about the environmental impacts of a proposed project and to "identify ways that environmental damage can be avoided or significantly reduced." (Guidelines §15002(a)(2)). If the project will have a significant effect on the environment, the agency may approve the project only if it finds that it has "eliminated or substantially lessened all significant effects on the environment where feasible" and that any unavoidable significant effects on the environment are "acceptable due to overriding concerns." (Pub.Res.Code § 21081; 14 Cal.Code Regs. § 15092(b)(2)(A) & (B)).

In general, mitigation measures must be designed to minimize, reduce, or avoid an identified environmental impact or to rectify or compensate for that impact. (CEQA Guidelines § 15370). Where several mitigation measures are available to mitigate an impact, each should be discussed and the basis for selecting a particular measure should be identified. (*Id.* at § 15126.4(a)(1)(B)). A lead agency may not make the required CEQA findings unless the administrative record clearly shows that all uncertainties regarding the mitigation of significant environmental impacts have been resolved.

CEQA requires the lead agency to adopt feasible mitigation measures that will substantially lessen or avoid the Project's potentially significant environmental impacts (Pub. Res. Code §§ 21002, 21081(a)), and describe those mitigation measures in the CEQA document. (Pub. Res. Code § 21100(b)(3); CEQA Guidelines § 15126.4). A public agency may not rely on mitigation measures of uncertain efficacy or feasibility. (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 727 (finding groundwater purchase agreement inadequate mitigation measure because no record evidence existed that replacement water was available)). "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors. (CEQA Guidelines § 15364). To demonstrate economic infeasibility, "evidence must show that the additional costs or lost profitability are sufficiently severe as to render it impractical to proceed with the project." (*Citizens of Goleta Valley v. Board of Supervisors* (1988) 197 Cal.App.3d 1167, 1181). The EIR must provide evidence and analysis to show project cannot be economically implemented. (*Kings County, supra*, 221 Cal.App.3d at 734-737). This requires not just cost data, but also data showing insufficient income and profitability. (*See Burger v. County of Mendocino* (1975) 45 Cal.App.3d 322, 327 (infeasibility claim unfounded absent data on income and expenditures showing project unprofitable); *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656, 694 (upholding infeasibility finding based on analysis of costs, projected revenues, and investment requirements)). Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments. (*Id.* at § 15126.4(a)(2)).

A lead agency may not conclude that an impact is significant and unavoidable without requiring the implementation of all feasible mitigation measures to reduce the impacts of a project to less than significant levels. (CEQA Guidelines §§ 15126.4, 15091).

A. The DEIR Fails to Adequately Mitigate for the Loss of Farmland

1. Preservation Is an Appropriate Mitigation Measure for the Loss of Agricultural Resources

Preservation can be used as a tool to mitigate impacts of urbanizing land and it is encouraged and supported by legislative pronouncements and case law. For example,

> [s]ee the following legislative pronouncements to the effect that conversion of agricultural land is of significant concern, and that the preservation of agricultural land is significant goal of the state. Gov. Code, § 51220 (Williamson Act findings that agricultural preservation is valuable and necessary); Civ. Code, § 815 (legislative declaration that preservation of agricultural lands "is among the most important environmental assets of California"); Pub. Resources Code, § 10200 *et seq.* (California Farmland Conservancy Program Act (formerly the Agricultural Land Stewardship Program of 1995), promoting the establishment of agricultural easements as a means to preserve agricultural land); Pub. Resources Code, §§ 21031.1, 21061.2, 21095 (CEQA provisions requiring the Resources Agency to take steps it to ensure that the environmental effects of agricultural land conversion are quantitatively and consistently considered in the environmental review process); Stats. 1993, ch. 812, § 1, subd. (d) (declaring a legislative intent that CEQA should play an important role in the preservation of agricultural lands).
>
> In *Mira Mar* [*Mobile Community v. City of Oceanside* (4th Dist. 2004) 119 Cal. App. 4th 477 [14 Cal. Rptr. 3d 176]], the court heard a challenge to the City of Oceanside's approval of a condominium project on 7.5 acres of private property. The project would cause the loss of about .86 acres of coastal sage scrub, which was identified as a significant impact to a sensitive resource. The EIR required the applicant to mitigate for this loss at a ratio of 3 to 1 (or 2.58 acres of mitigation for .86 acres of last habitat). In implementing this mitigation measure, the city required the preservation of .65 acres of undisturbed coastal sage scrub, the restoration and preservation of 2.3 acres of disturbed coastal sage scrub, and the creation of .63 acres of new coastal sage scrub on site. Petitioners argued that this mitigation was inadequate because *preservation* of coastal sage scrub does not mitigate for lost habitat, making the measure "illusory and

> inadequate." 119 Cal. App. 4th 477, 495. The Court of Appeal disagreed, citing CEQA Guildelines section 15370, as well as the opinions of various resource agencies, for the proposition that preservation can be a feasible means of reducing or eliminating the impact of lost habitat.
>
> While the *Mira Mar* case deals specifically with biological and habitat resources, the reasoning of this case seems to have more general applicability to mitigation for lost resources, including agricultural resources.

(Guide to CEQA, Michael H. Remy, et. al., eleventh edition, p. 549-550).

2. The DEIR Fails to Adopt Appropriate Mitigation Measures for the Loss of Farmland

Approximately 82.5 acres of the Project site is designated as Prime Farmland. (DEIR, p. 4.2-6). The DEIR states that "[b]ecause Prime Farmland is a finite resource, its conversion to a non-agricultural use is significant." (DEIR, p. 4.2-6). The DEIR identifies several mitigation measures including mitigation measures discussed in the City General Plan EIR:

- Enrolling productive agricultural land, not presently under contract, under a Williamson Act Contract;
- Providing protection to ongoing agricultural operations from complaints and nuisance complaints from adjacent new development;
- Protecting productive agricultural land subject to conversion through the purchase of or transfer of its development rights;
- Purchasing conservation easements on existing agricultural land to ensure that the land is never converted to urban uses; and
- Donating funds to a regional or statewide program that promotes and implements the use of agricultural land conservation easements.

(DEIR, p. 4.2-7 - 4.2-8). However, the DEIR states that

> [t]he potential mitigation measures identified by the City's General Plan have been deemed infeasible by the property owner under current economic conditions. In addition, supplementary analysis of the project

> site and local economic conditions indicates that continued citrus production and/or the raising of row crops would not be economically feasible on the project site (see Appendix L).

(DEIR, p. 4.2-8) (emphasis added).

The conclusion that the mitigation measures are infeasible is completely unsupported. The DEIR states the City General Plan EIR mitigation measure of enrolling productive land under Williamson Act contracts is infeasible because the "contracts are entered into voluntarily by property owners" and these contracts would "result only in temporary contracts at any time after the ten-year contract period ends." (DEIR, p. 4.2-8). Mitigation measures are designed to minimize significant environmental impacts, not necessarily to eliminate them. (Pub. Res. Code § 21100(b)(3); 14 Cal. Code Regs. § 15126.4(a)(1)). The minimum term for a Williamson Act contract is 10 years, however jurisdictions have the option of making them longer. (*Williamson Act Program - Basic Contract Provisions*, State of California Department of Conservation, available at http://www.conservation.ca.gov/dlrp/lca/basic_contract_provisions/Pages/index.aspx#what is a williamson act contract). Enrolling land into Williamson Act contracts would minimize the environmental impacts of converting Prime Farmland to warehouses.

In evaluating the feasibility of the mitigation measures: (1) purchasing conservation easements and (2) donating funds to a regional or statewide program, the DEIR states

> The purchase or transfer of development rights, purchase of conservation easements, or donation of funds to assist in the conservation of agricultural land would need to be implemented to ensure the preservation of agricultural land. As stated previously, the City anticipates the conversion of agricultural land within the City and does not set aside land for permanent preservation. The City expects that the majority of the land within the City will be converted to urban uses, although some agriculture will continue as interim uses, as allowed by the City's Development Code for all zoning categories.

(DEIR, p. 4.2-8 - 4.2-9). These "reasons" are flawed because the identified mitigation measure was to donate funds to *regional* or *statewide* programs that promote and implement the use of agricultural land conservation easements. The "reasons" do not address why donating funds to regional or statewide programs is infeasible.

A supplemental EIR is required to analyze and require implementation of these feasible mitigation measures to reduce the Project's impacts on agricultural land. The fact that the measures are set forth in the City's own General Plan itself makes a prima facie case that the measures are feasible and should be implemented. If the City

concludes that the measures are infeasible, then it must provide substantial evidence to demonstrate infeasibility. The EIR must provide evidence and analysis to show project cannot be economically implemented. (*Kings County, supra*, 221 Cal.App.3d at 734-737). This requires not just cost data, but also data showing insufficient income and profitability. (*See Burger v. County of Mendocino* (1975) 45 Cal.App.3d 322, 327 (infeasibility claim unfounded absent data on income and expenditures showing project unprofitable); *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656, 694 (upholding infeasibility finding based on analysis of costs, projected revenues, and investment requirements)). The EIR is devoid of any such evidence and is therefore legally inadequate.

B. The DEIR Fails to Adequately Analyze Hazards and Hazardous Materials and Establishes an Erroneous Baseline

1. CEQA Baseline Standard

Every CEQA document must start from a "baseline" assumption. The CEQA "baseline" is the set of environmental conditions against which to compare a project's anticipated impacts. *Communities for a Better Environment v. So Coast Air Qual. Mgmnt. Dist*. (2010) 48 Cal. 4th 310, 321. Section 15125(a) of the CEQA Guidelines (14 C.C.R., § 15125(a)) states in pertinent part that a lead agency's environmental review under CEQA:

> …must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time [environmental analysis] is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a Lead Agency determines whether an impact is significant.

(See, *Save Our Peninsula Committee v. County of Monterey* (2001) 87 Cal.App.4th 99, 124-125 ("*Save Our Peninsula*"). As the court of appeal has explained, "the impacts of the project must be measured against the 'real conditions on the ground,'" and not against hypothetical permitted levels. (*Save Our Peninsula*,87 Cal.App.4th 99, 121-123). As the court has explained, using such a skewed baseline "mislead(s) the public" and "draws a red herring across the path of public input." (*San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 656; *Woodward Park Homeowners v. City of Fresno* (2007) 150 Cal.App.4th 683, 708-711).

2. Residual Pesticides in the Soil May Pose Health Risks to Workers and Nearby Residents

According to the DEIR, 57 acres of the Project site are used to grow grapefruit and 36 acres of the Project site are used for hay and alfalfa production. (DEIR, p. 4.2-1).

The DEIR and supporting documents fail to provide any specific details on the types of pesticides that have been used on the Project site in association with these agricultural operations and therefore the DEIR fails to adequately describe the environmental setting for the Project. According to Mr. Hagemann,

> [o]ur review has shown known and potential pesticide use at the Project site as follows:
>
> - Data available online from the California Department of Pesticide Regulation show that 2,4-D, 2-Ethylhexyl Ester was used on the Project site.[2,3] Occupational exposure to 2,4-D, 2-Ethylhexyl Ester can occur via inhalation or dermal contact and can result in skin irritation, respiratory failure, hyperventilation, and pulmonary enemas.[4]
> - Organochlorine pesticides DDE and DDT were detected in soil samples collected at the Project site[5], indicating past use. Use of organochlorine pesticides in the area is common: review of the Department of Toxic Substances Control's (DTSC) Envirostor database shows that the surrounding lands have been surveyed for organochlorine pesticides, DDE and DDT.[6] These pesticides can persist in soil for hundreds of years despite being banned in the 1970s.[7] Exposure to DDT can result in headaches, nausea, and convulsions.[8] The U.S. EPA identifies DDT and DDE as probable human carcinogens.[9]
> - The EPA states that soils at fruit orchards, such as the grapefruit orchard on the Project site, may contain high levels of arsenic from application as a pesticide.[10] Another chemical used on fruit orchards is lead arsenate, a very persistent pesticide.[11] Arsenic is a known human carcinogen and even short-term inhalation of arsenic

[2] ftp://cdpr.ca.gov/pub/outgoing/calpip/26814174623515_120824104149.html
[3] ftp://cdpr.ca.gov/pub/outgoing/calpip/26814174623515_120824104217.html
[4] http://toxnet.nlm.nih.gov/cgi-bin/sis/search/a?dbs+hsdb:@term+@DOCNO+7309
[5] Phase I Environmental Site Assessment, 84 acres. Near Intersection of Pittit Street and Highway 60, Moreno Valley, California, p. 9 and Phase I Environmental Site Assessment, 37 acres. Near Intersection of Pittit Street and Highway 60, Moreno Valley, California, p. 8
[6] http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000825 and http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000931
[7] http://www.atsdr.cdc.gov/toxprofiles/tp35.pdf, p. 3
[8] http://www.epa.gov/ttn/atw/hlthef/dde.html
[9] http://www.atsdr.cdc.gov/toxfaqs/tf.asp?id=80&tid=20
[10] http://water.epa.gov/drink/info/well/health.cfm
[11] http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1551991/

dust can cause gastrointestinal effects[12] while lead is known to cause neurotoxicological effects.[13]

Pesticide use at the Project site was not disclosed in the DEIR and the detection of pesticide residuals in soil were not described in the Hazards and Hazardous Materials section.

Failure to disclose the presence of pesticide residuals in Project site soils may pose significant health risks to construction workers. Construction of the Project requires grading and the disturbance of subsurface soils and removal of citrus groves (DEIR, p. 4.7-21). During earthmoving activities, construction workers will be exposed, via inhalation of dust and dermal contact, to Project site soils which may contain harmful levels of pesticide residuals associated with agricultural activities on the site. To protect worker safety, Project site soils must be sampled for pesticides. Sampling results should be compared to health-protective regulatory screening levels such as U.S. EPA Regional Screening Levels[14] and California Human Health Screening Levels.[15]

Soil sampling results should also be evaluated for the protection of nearby residents, located 50 feet from the southern boundary and 200 feet from the northern boundary of the Project site (DEIR, p. 4.3-6). Inhalation of pesticides has been linked to asthma in recent research.[16,17] A report prepared by the California Department of Health identifies pesticides as an asthma trigger.[18] Offsite receptors, including any children living in the neighboring residences, may be exposed to pesticide residuals via dust generated during Project construction.

Construction activities, such as grading and excavation of soils, may generate dust that contains pesticides in concentrations that are harmful to the health of workers and nearby residents and which may act as an asthma trigger. Project site soils should be sampled and results should be compared to human health screening levels. A revised DEIR should be prepared to disclose the results of sampling and include any necessary mitigation to reduce impacts to the health of construction workers and nearby residents.

[12] http://www.epa.gov/ttn/atw/hlthef/arsenic.html
[13] http://www.epa.gov/lead/pubs/learn-about-lead.html#effects
[14] http://www.epa.gov/region9/superfund/prg/
[15] http://www.calepa.ca.gov/brownfields/documents/2005/CHHSLsGuide.pdf
[16] http://extension.psu.edu/ipm/resources/urbanphilly/partnerships/handouts/asthma-pests.pdf
[17] http://www.ncbi.nlm.nih.gov/pubmed/21368619
[18] http://www.cdph.ca.gov/programs/caphi/Documents/AsthmaStrategicPlan.5-5-08.pdf, p. 22

3. The Phase I Environmental Site Assessments Completed for the Project Site are Outdated and Inadequate

According to Mr. Hagemann,

The DEIR relies on the findings from two Phase I Environmental Site Assessments (ESAs) that were completed in October and November 2003, nearly nine years ago. The Phase I ESAs surveyed 121 acres of the 123-acre Project site. The Applicant purchased the Project site more than five years ago.[19] A Phase I ESA, according to the U.S. EPA, must be conducted within one year of the acquisition of the property and on-site visual inspections must be completed within 180 days prior to acquiring ownership of the property.[20]

Because the Phase I ESAs are dated and omit two acres of the Project site, they cannot be used to evaluate conditions that are potentially hazardous to construction workers and future site personnel. Therefore, the DEIR's analysis of the Project site based on these Phase I ESAs is inadequate.

Review of Google Earth images shows that the Project site has been used for ongoing agricultural operations since the Phase I ESAs were completed in 2003. Limited pesticide sampling was conducted during the Phase I ESAs (a total of 8 soil samples for a 123-acre Project site) but because the samples were collected nine years ago and because they do not reflect continued agricultural use, the results are reflective of current site conditions.

The Phase I ESAs cover 121 acres of the 123-acre Project site. We have created a map to show the areas of the Project site surveyed by the two 2003 Phase I ESAs and the boundaries for the current Project site (Attachment A). As the map shows, not all areas of the current Project site were included in the 2003 Phase I ESAs' site assessments.

The DEIR fails to establish an adequate environmental setting for the Project site because it relies on Phase I ESAs that are outdated and do not cover the entire Project site. A revised DEIR is required, including a new Phase I ESA, to evaluate the Project site's current environmental conditions.

[19] http://www.pe.com/local-news/riverside-county/moreno-valley/moreno-valley-headlines-index/20120726-moreno-valley-officials-seek-comments-on-prologis-project.ece
[20] http://www.epa.gov/brownfields/aai/aaicerclafs.pdf

4. The DEIR Fails to Disclose the Status of an Underground Storage Tank

According to Mr. Hagemann,

> A 13,400 gallon underground storage tank (UST), abandoned in the 1950s, was removed from the Project site in 2004 (Appendix F, p. 3/191). The Phase I ESA recommended an additional investigation to be conducted in the area of the former UST (Appendix F, p. 10/191). Accordingly, a permit for removal of the UST was submitted to the Riverside County's Department of Environmental Health in December 2003 and soil samples around the area of the UST were analyzed in 2004. However, the DEIR and supporting documents did not include any documentation that the UST was properly closed by the Riverside County Department of Environmental Health. If the UST removal was not approved, an Underground Storage Tank Closure Application and Permit[21], per the Riverside County Department of Environmental Health Guidelines,[22] must be submitted.

The DEIR fails to establish an adequate baseline because it does not provide the status of a 13,400 gallon UST. A revised DEIR is required to disclose this important information (i.e., whether closure was granted by the Riverside County Department of Environmental Health).

C. The DEIR Fails to Adequately Analyze Greenhouse Gas Emissions

The DEIR states that the Project's operational greenhouse gas (GHG) emissions, before mitigation, are estimated to be 79,000 metric tons of CO_2e/year (MT CO_2e/yr) which exceed the SCAQMD threshold of 10,000 MT CO_2e/yr and are therefore considered significant. (DEIR, p. 4.13-19). The Project's GHG emissions exceed the SCAQMD threshold by nearly eight times. After mitigation, the DEIR states that GHG emissions will be less than significant. (DEIR, p. 4.13-21). This conclusion is completely unsupported. The DEIR fails calculate what the Project's GHG emissions will be after the mitigation measures are implemented. In fact, the DEIR and supporting documents, including a GHG Study (Appendix B), fail to provide any evidence that the proposed mitigation measures will reduce GHG emissions by a factor of eight.

According to Mr. Hagemann,

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[21] http://www.rivcoeh.org/opencms/system/galleries/download/Environmental-Health/HMM/UST_Closure_App.pdf
[22] http://www.rivcoeh.org/opencms/system/galleries/download/Environmental-Health/HMM/Closure_by_removal_UST.pdf

A revised DEIR should be prepared to show the efficiency of the Project's proposed mitigation measures in reducing greenhouse gases. If these measures do not account for an eight-fold reduction in the Project's estimated GHG levels, additional mitigation measures (listed below) that are routinely considered in other CEQA projects should be implemented:

- Require preparation of a traffic control plan;
- Demonstrate proper inspection and maintenance of construction equipment;
- Implement a carpool program for construction workers;
- Employ a construction site manager to verify that engines are properly maintained and keep a maintenance log;
- Configure construction parking to minimize traffic interference;
- Consolidate truck deliveries when possible;
- Provide dedicated turn lanes for movement of construction trucks and equipment on and off site;
- Suspend use of all construction equipment operations during second stage smog alerts;
- Establish a staging zone for trucks that are waiting to load or unload material at the work zone in a location where diesel emissions from the trucks will have minimum impact on abutters and the general public;
- Locate construction equipment away from sensitive receptors such as fresh air intakes to buildings, air conditioners and operable windows;
- Require all diesel trucks used by construction contractor(s) at the site, or for on-road hauling of construction material, to be post-1996 models; Diesel portable generators less than 50 hp shall not be allowed at the construction site;
- Use of hybrid and fuel efficient construction equipment and support vehicles (e.g., pick-up trucks);
- Use of grid electricity for smaller equipment such as saws, pumps, and welders;[23]
- Reduction in vehicle miles travelled in construction crew commutes through trip carpooling, trip reduction, providing bus service for crews from work sites to carpool parking areas, and in providing incentives to carpool; and
- Use of a Heavy-Duty Off-Road Vehicle Plan to ensure compliances with construction mitigation measures (e.g., hourly meters on equipment, documenting the serial number, horsepower,

[23] http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf, p. 47

> manufacture age, fuel, etc. of all onsite equipment and daily logging of the operating hours of the equipment).[24]

A supplemental EIR should be prepared that calculates the Project's GHG emissions after implementation of all feasible mitigation measures. The supplemental EIR should analyze all mitigation measures set forth in the GHG Guidance Document published by the California Attorney General, Addressing Climate Change at the Project Level (see attached exhibit, also available at http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf). If GHG impacts remain significant after implementation of all feasible mitigation measures, then the EIR must acknowledge that the impacts are significant an unavoidable, and the City must adopt a statement of overriding considerations.

D. The DEIR Fails to Adequately Analyze Impacts to Air Quality

1. The DEIR Underestimates the Potential Particulate Emissions for the Construction Phase of the Project

Computer modeling (e.g., the California Air Resource Board's ("CARB's") Urban Emission ("URBEMIS") and the California Emissions Estimator Model ("CalEEMod")) is used to estimate emissions of criteria pollutants during construction and operational phases of projects. The South Coast Air Quality Management District ("SCAQMD") permits the use of the outputs from both the URBEMIS and CalEEMOD in air quality analyses. According to Dr. Clark, there are significant differences between these two models that "must be highlighted in the DEIR." In pertinent part, Dr. Clark states:

> The changes in the method used to estimate construction impacts from the proposed project by using the CalEEMod model instead of the URBEMIS model include:
>
> - Failure to account for wind-blown fugitive dust[25]. According to the July, 2011 CalEEMod Technical Paper, wind-blown fugitive dust is not calculated in CalEEMod. For sites as large as the proposed project site, this can result in significant quantities of particulate matter being released.
> - SCAQMD's surveys of construction sites were limited to sites of 35 acres or less. For projects larger than 35 acres the data was extrapolated by increasing the number of construction days but not increasing the number of construction equipment pieces used on a

[24] Ibid., p. 431
[25] CalEEMod. Technical Paper: Methodology Reasoning and Policy Development of the California Emission Estimator Model. July, 2011. Pg 4.

given day. The impact is to reduce the construction PM estimates for the site as compared to URBEMIS[26].

- The acreage to be based upon Walker's Building Estimator's Reference Book. Grading in URBEMIS is based upon 25% of total project acreage in one day. The impact of this change is to decrease PM emissions from grading in the CalEEMod[27].

A revised DEIR should be prepared to highlight the differences between the two models so that the potential impacts are adequately analyzed.

2. The DEIR Fails to Accurately Compare Construction Emissions to Daily Construction Significant Thresholds

According to Dr. Clark, the CalEEMod results were not presented properly. The model shows CEQA significance levels were exceeded as well as South Coast Air Quality Management District Localized Significance Thresholds were exceeded. In pertinent part, Dr. Clark states:

> Unlike the operational emissions from most projects, which are typically more or less continuous, emissions from construction sites are highly variable depending on the type of construction that is being performed. For example, grading results in large quantities of fugitive dust and combustion emissions from diesel-powered equipment. Short-term emissions during the various construction phases can be considerable and may result in degradation of local and regional air quality and severe health effects.
>
> To determine whether short-term emissions may result in degradation of local and regional air quality and severe health effects, it is common practice for lead agencies to compare project emissions to quantitative significance thresholds developed by local air districts as a screening tool for CEQA review. Thresholds of significance for construction emissions are typically expressed on a short-term basis, *i.e.* daily or hourly basis to adequately capture impacts due to the high variability of emissions during different construction stages.
>
> Table 1 presents a summary of short-term emissions thresholds developed by SCAQMD and other air districts for assessing impacts on air quality from construction projects.

[26] CalEEMod. Technical Paper: Methodology Reasoning and Policy Development of the California Emission Estimator Model. July, 2011. Pg 5.
[27] CalEEMod. Technical Paper: Methodology Reasoning and Policy Development of the California Emission Estimator Model. July, 2011. Pg 5.

Table 1:
CEQA significance thresholds for construction emissions from various air districts

Air district construction thresholds*	**NOx** (lbs/day)	**ROG** (lbs/day)	**PM_{10}** (lbs/day)	**DPM** (lbs/day)	**$PM_{2.5}$** (lbs/day)	**CO** (lbs/day)
SCAQMD	100	75	150		55	550
BAAQMD	54	54	82		54	
EDCAPCD	82	82				
SLOCAPCD				7		
MBUAPCD			82			550
FRAQMD	25	25	80			
SMAQMD	85					
YSAQMD	82	82	150			

SCAQMD = South Coast Air Quality Management District, CEAQ Handbook, 1993;
BAAQMD = Bay Area Air Quality Management District, CEQA Guidelines 2009;
EDCAPCD = El Dorado County Air Pollution Control District, CEQA Guide, February 2002;
SLOCAPCD = San Louis Obispo County Air Pollution Control District, CEQA Air Quality Handbook, December 2009.
MBUAPCD = Monterey Bay Unified Air Pollution Control District, CEQA Air Quality Guidelines, June 2004,
FRAQMD = Feather River Air Quality Management District, http://www.fraqmd.org/CEQA_Thresholds.htm;
SMAQMD Sacramento Metropolitan Air Quality Management District, Guide to Air Quality Assessment, July 2004;
YSAQMD, Yolo-Solano Air Quality Management District, Air Quality Handbook, Guidelines for Determining Air Quality Thresholds of Significance and Mitigation Measures for Proposed Development Projects that Generate Emissions from Motor Vehicles, revised 2002

A review of the CalEEMod analysis for the project shows that the mitigated construction emissions of ROG and PM2.5 exhaust (a surrogate for diesel particulate emissions) are in excess of the CEQA significance thresholds listed above. During Year 2013, ROG and PM2.5 exhaust emissions are estimated to be 368.03 lbs/day and 7.95 lbs/day, respectively.

In addition to the Significant Thresholds above, SCAQMD recommends the use of Localized Significance Thresholds (LSTs) to determine potential impacts to receptors near projects. According to the Air Quality Analysis prepared by the proponent, Table I of the Air Quality Analysis shows that the emissions of the pollutants on the peak day of construction are below the SCAQMD LST. In this table the proponent uses the emission estimates from the grading phase of the construction. The proponent inaccurate asserts that the emission levels will be below the LST values.

Table 2:
Construction LST Impacts from Air Quality Analysis

Emission Sources	Pollutant Emissions, lbs/day			
	NOx	CO	PM_{10}	$PM_{2.5}$
On-Site (grading) Emissions	104	55	8.4	6.3
LST Threshold	270	1,577	13	8
Significant Emissions?	No	No	No	No

A review of the CalEEMod analysis shows that the highest emission values are not associated with the grading phase. In Section 2.0 Emission Summary of the CalEEMod analysis presented in the Air Quality Analysis the construction impacts are listed as:

Table 3:
Construction LST Impacts from CalEEMod Output

Emission Sources	Pollutant Emissions, lbs/day			
	NOx	CO	PM_{10}	$PM_{2.5}$
Mitigated Construction Emissions	139.84	166.77	29.2	8.28
LST Threshold	270	1,577	13	8
Significant Emissions?	No	No	**Yes**	**Yes**

The Proponent's analysis of air quality impacts clearly fails to accurately describe the impacts of the emissions on the receptors closest to the project site. Based on my expert opinion, applicable significance thresholds, and the CalEEMod analysis performed by the proponent, I conclude that the Project will have significant adverse impacts from construction air emissions of fugitive dust, ROG, and diesel emissions. The lead agency must re-evaluate the construction emissions and incorporate a phased approach to estimate the true impacts of construction activities on air quality, and propose all feasible mitigation measures to reduce these significant emissions, in a RDEIR.

3. The DEIR Fails to Consider Health Risks From Contaminated Dust

According to Dr. Clark:

Residual contaminants in soils at the site may be entrained in dust generated during construction activities. The release of residual contamination is a potentially significant impact, given the past use of the site for agricultural production. According to the California Department of Toxic Substances Control August 2002 Interim Guidance for Sampling Agricultural Fields for School Sites (known sensitive receptors), "the most commonly detected pesticides have been DDT and it's derivatives DDD and DDE, toxaphene, dieldrin, and aldrin. Of these pesticides, toxaphene has been the major pesticide driving unacceptable levels of risk requiring remediation by soil removal." Given the volume of soils to be graded at each of the sites it is imperative to understand whether particulate matter generated at the sites will pose a potential health risk to sensitive receptors in the vicinity of each site.

According to DTSC, "the guidance is applicable to agricultural land that is currently under cultivation with row, fiber or food crops, orchards, or pasture. It is also applicable to fallow and former agricultural land that is no longer in production and has not been disturbed beyond normal disking and plowing practices. Each field of the same crop is assumed to have been watered, fertilized, and treated with agricultural chemicals to the same degree across the field. Because of this homogeneous application, contaminant levels are expected to be similar at any given location within the field."

There is no indication of a sampling and analysis plan in the DEIR, or the Project documents provided by the lead agency, a serious deficiency in the documents. Prior to issuing a DEIR for the project, the Proponent should be required to complete a sampling and analysis plan to confirm or rule out the possibility of the presence of residual contaminants at the site. Identifying residual pesticides or other contaminants in soils at the site prior to construction activities will provide an opportunity for the Proponent to remove/mitigate the potential exposure of sensitive receptors within the vicinity of the sites. In the absence of any sampling or analysis, and given the past use of the Project site, I conclude that there is at least a fair argument that the Project may have significant impacts related to residual contaminants at the site.

4. The DEIR Fails to Properly Identify and Address the Project's Operational Air Quality Impacts

The DEIR states, without any evidentiary support, that the project's emissions of criteria pollutants will not result in a considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. According to Dr. Clark,

> During the operational phase of the project the project will have the potential to generate significant quantities of criteria pollutants (NO_x, SO_x, Ozone precursors, PM). According to Table 3-1 of the most recent BAAQMD CEQA guidance, a construction of a 259,000 square foot light industrial or warehouse operation will typically violate NOx construction thresholds and GHG operational thresholds. The proposed Project's 2,000,000 square feet plus of warehouse and manufacturing buildings are nearly 8 times the size of the screening threshold, ensuring a violation of local air quality thresholds. I therefore conclude that the Project will have significant NOx and GHG emissions during Project operations.
>
> The air quality impacts from the traffic associated with a 2,000,000 square foot facility are significant. Typically the impacts are quantified by the number of vehicle trips per day. In the case of the proposed project, the primary concern will be the number of truck trips per day. A truck trip is one round trip (one trip segment to a site and one trip segment away from a site).
>
> According to one source, Bluffstone and Ouderkirk[28], a 500,000 square feet facility on 50 acres, will on average have 350 truck trips per day (or 700 trip segments) associated with its development. This figure is proportionate to estimates for an AMB Property Corporation center in Redlands (1,000 truck trips for a 1.3 million square feet structure); Wal-Mart distribution centers in Pueblo, Colorado (700 truck trips per day for an 880,000 square feet facility), Connecticut, and Delaware (both 1,000 truck trips per day for 1.2 million square feet structures); and a grocery distribution center in New York (Boas, 2002; Gasiewski, 2004; Hernandez, 2005; Pueblo Chieftain, 2004; Sholl, 2004).
>
> Estimates from other sources indicate approximately 1 truck per 1,000 square feet of the building, which means that the proposed project would require 1,000 trucks per day (or 1,000 trip segments per day) for the warehouse segment of the Project. The number of truck trips could be

[28]Bluffstone and Ouderkirk. 2007. Warehouses, trucks, and [PM.sub.2.5]: human health and logistics industry growth in the eastern Inland Empire. Contemporary Economic Policy 25(1):

higher at a new, more efficient facility where more inventory is moved per day. Without proper modeling of the emissions from these additional vehicles the impacts on the environment and the citizens of Moreno Valley is unknown. It is clear that the size of the Project will have significant NOx and GHG emissions during Project operations.

A proper cumulative impact analysis is vital for an environmental analysis because the full environmental impact of a proposed project cannot be gauged in a vacuum. One of the most important environmental lessons that has been learned is that the environmental damage often occurs incrementally from a variety of small sources with which they interact. The increase in PM in the region, even for short periods of time, will only exacerbate the already serious air quality issues in the region.

5. The DEIR Fails to Disclose Impacts to Offsite Receptors

The Project is located in the South Coast Air Basin and Riverside County,[29] both of which are designated non-attainment for PM10 and ozone. (DEIR, p. 4.3-6). According to Mr. Hagemann,

> [s]ignificant emissions of PM10 and ozone and contributing factors such as NOx and ROG will lead to a worsening of regional air quality. The Project's estimates of construction emissions need to be properly disclosed and mitigated to ensure that the Project has a less than significant impact on regional air quality.
>
> *Estimates and impacts of project's construction and operational emissions*
> Project construction and operation will result in significant emissions of ROG, NOx, and PM10 even after mitigation (DEIR, pp. 4.3-29, 4.3-34).
>
> Construction emissions
> The DEIR estimates that the Project's construction emissions of NOx and ROG will be significant as they exceed the SCAQMD thresholds of 100 lbs/day and 75 lbs/day, respectively (DEIR, p. 4.3-23) and identifies mitigation measures to reduce the Project's emissions (DEIR, pp. 4.3-23 – 4.3-29). Even with mitigation, the Project's emissions of NOx and ROG will still exceed SCAQMD thresholds and therefore are considered significant (DEIR, p. 4.3-29).
>
> Operational emissions
> The DEIR estimates that the Project's emissions of ROG, NOx, and PM10 from operational activities will be significant as they exceed the SCAQMD

[29] http://www.epa.gov/oaqps001/greenbk/ancl.html

thresholds of 55 lbs/day, 55 lbs/day, and 150 lbs/day, respectively (DEIR, p. 4.3-33). The DEIR proposes mitigation measures to reduce the Project's emissions (DEIR, pp. 4.3-33 – 4.3-34) but, even with mitigation, the Project's emissions will still exceed SCAQMD thresholds and therefore are considered significant (DEIR, p. 4.3-34).

Gaseous particles such as NOx can react in the atmosphere to form PM10.[30,31] Because Riverside County and the South Coast Air Basin are both designated non-attainment for PM10, significant emissions of NOx can lead to a further degradation of regional air quality. NOx emissions can also react to produce ground-level ozone.[32] Exposure to NOx emissions and its products (ozone and PM10) can lead to the airway inflammation and can cause or exacerbate conditions such as emphysema and bronchitis.[33]

ROG can react to form ozone and contributes to smog formation.[34,35] Exposure to ozone can result in coughing, throat irritation, and chest pain, burning, and discomfort.[36] Smog exposure can lead to sneezing, nausea, coughing, headaches, and chest constriction.[37] A study published in the New England Journal of Medicine concluded that the risk of dying from respiratory diseases is three times higher in areas of concentrated ozone.[38]

Exposure to PM10 can cause bronchitis, increase the number and severity of asthma attacks, damage to lung tissue, and even premature death.[39] Research identifies that dust from construction is a major contributor to PM10 and that PM10 exposure is associated with asthma.[40] Inhalation of PM10 can exacerbate asthma especially in children who are susceptible to higher risks from PM10 exposure.[41]

[30] http://www.fhwa.dot.gov/resourcecenter/teams/airquality/brochure/particulatebrochure.pdf
[31] http://www.epa.gov/captrade/documents/power.pdf
[32] *Ibid.*
[33] http://www.epa.gov/air/nitrogenoxides/health.html
[34] http://www.arb.ca.gov/research/health/fs/fs2/fs2.htm
[35] http://www.arb.ca.gov/html/gloss.htm#smog
[36] http://www.epa.gov/o3healthtraining/population.html
[37] http://are.berkeley.edu/courses/EEP101/spring03/AllThatSmog/extern.html
[38] http://www.nytimes.com/gwire/2009/03/12/12greenwire-study-links-smog-exposure-to-premature-death-10098.html
[39] http://www.epa.gov/airtrends/aqtrnd95/pm10.html and http://www.arb.ca.gov/html/brochure/pm10.htm
[40] http://scerpfiles.org/cont_mgt/doc_files/EH-01-2.pdf
[41] http://www.co.imperial.ca.us/airpollution/attainment%20plans/final%20ic%202009%20pm10%20sip%20document.pdf

The Project will have significant emissions of ROG, NOx, and PM10. Because Riverside County and the South Coast Air Basin are designated non-attainment areas for ozone and PM10, Project construction and operation will further degrade regional air quality. Exposure to ROG, NOx, and PM10 has adverse health effects and can impact offsite receptors, especially children in the nearby residences – a significant and undisclosed public health impact that the DEIR does not consider.

A revised DEIR should be prepared to disclose impacts to offsite receptors from Project construction and operation. Additional mitigation measures must be implemented to ensure that Project emissions of ROG, NOx, and PM10 are reduced to the maximum extent feasible.

6. The DEIR Fails to Adequately Analyze Cumulative Impacts

1. Legal Standard

An EIR must discuss significant cumulative impacts. CEQA Guidelines section 15130(a). This requirement flows from CEQA section 21083, which requires a finding that a project may have a significant effect on the environment if "the possible effects of a project are individually limited but cumulatively considerable…'Cumulatively considerable' means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." "Cumulative impacts" are defined as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." CEQA Guidelines section 15355(a). "[I]ndividual effects may be changes resulting from a single project or a number of separate projects." (CEQA Guidelines section 15355(a)).

"The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time." (*Communities for a Better Environment v. Cal. Resources Agency ("CBE v. CRA")*, (2002) 103 Cal.App.4th 98, 117). A legally adequate cumulative impacts analysis views a particular project over time and in conjunction with other related past, present, and reasonably foreseeable probable future projects whose impacts might compound or interrelate with those of the project at hand. "Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time." (CEQA Guidelines § 15355(b)).

As the court stated in *CBE v. CRA,* 103 Cal. App. 4th at 114:

> Cumulative impact analysis is necessary because the full environmental impact of a proposed project cannot be gauged in a vacuum. One of the most important environmental lessons that has been learned is that environmental damage often occurs incrementally from a variety of small sources. These sources appear insignificant when considered individually, but assume threatening dimensions when considered collectively with other sources with which they interact.

(Citations omitted).

In *Kings County Farm Bureau v. City of Hanford,* 221 Cal.App.3d at 718, the court concluded that an EIR inadequately considered an air pollution (ozone) cumulative impact. The court said: "The EIR concludes the project's contributions to ozone levels in the area would be immeasurable and, therefore, insignificant because the [cogeneration] plant would emit relatively minor amounts of [ozone] precursors compared to the total volume of [ozone] precursors emitted in Kings County. The EIR's analysis uses the magnitude of the current ozone problem in the air basin in order to trivialize the project's impact." The court concluded: "[t]he relevant question to be addressed in the EIR is not the relative amount of precursors emitted by the project when compared with preexisting emissions, but whether any additional amount of precursor emissions should be considered significant in light of the serious nature of the ozone problems in this air basin."[42] The *Kings County* case was reaffirmed in *CBE v. CRA,* 103 Cal.App.4th at 116, where the court rejected cases with a narrower construction of "cumulative impacts."

Similarly, in *Friends of Eel River v. Sonoma County Water Agency,* (2003) 108 Cal. App. 4th 859, the court held that the EIR for a project that would divert water from the Eel River had to consider the cumulative impacts of the project together with other past, present and reasonably foreseeable future projects that also divert water from the same river system. The court held that the EIR even had to disclose and analyze projects that were merely proposed, but not yet approved. The court stated, CEQA requires "the Agency to consider 'past, present, and probable future projects producing related or cumulative impacts . . . .'" (Guidelines, § 15130, subd. (b)(1)(A)). The Agency must interpret this requirement in such a way as to 'afford the fullest possible protection of the environment.'" (*Id.*, at 867, 869). The court held that the failure of the EIR to

[42] *Los Angeles Unified v. City of Los Angeles*, 58 Cal.App.4th at 1024-1026 found an EIR inadequate for concluding that a project's additional increase in noise level of another 2.8 to 3.3 dBA was insignificant given that the existing noise level of 72 dBA already exceeded the regulatory recommended maximum of 70 dBA. The court concluded that this "ratio theory" trivialized the project's noise impact by focusing on individual inputs rather than their collective significance. The relevant issue was not the relative amount of traffic noise resulting from the project when compared to existing traffic noise, but whether any additional amount of traffic noise should be considered significant given the nature of the existing traffic noise problem.

analyze the impacts of the project together with other proposed projects rendered the document invalid. "The absence of this analysis makes the EIR an inadequate informational document." (*Id.,* at 872).

The Court in *Citizens to Preserve the Ojai v. Bd. of Supervisors,* 176 Cal.App.3d 421 (1985), held that an EIR prepared to consider the expansion and modification of an oil refinery was inadequate because it failed to consider the cumulative air quality impacts of other oil refining and extraction activities combined with the project. The court held that the EIR's use of an Air District Air Emissions Inventory did not constitute an adequate cumulative impacts analysis. The court ordered the agency to prepare a new EIR analyzing the combined impacts of the proposed refinery expansion together with the other oil extraction projects.

2. The DEIR Fails to Adequately Analyze Cumulative Construction Impacts

As part of its cumulative impact analysis, the DEIR identifies 13 proposed projects encompassing approximately 7.3 million square feet of space within five miles of the Project site (DEIR, p. 3-16). However, the DEIR does not identify the construction schedule of these projects except to state that "a number of individual projects may be under construction simultaneously with the proposed project." (DEIR, p. 4.3-37). The WestRidge Commerce Center Project (which will be built adjacent to the proposed Project) is scheduled to be constructed in 2012, a schedule similar to the proposed Project. According to Mr. Hagemann,

> [s]imultaneous construction of these projects, along with other potential projects, is likely to result in PM10, NOx, and ROG emissions that will have a cumulatively significant impact. The construction timetables of all projects within the vicinity of the Project site should be identified. Any cumulatively significant emissions should be disclosed and impacts to workers and nearby residents should be addressed in a revised DEIR.

VI. CONCLUSION

For the foregoing reasons, LIUNA Local Union No. 1184 urge the City to continue the matter for future consideration pending completion of a supplemental EIR addressing the Project's significant impacts and mitigation measures. Thank you for your attention to these comments. Please include this letter and all attachments hereto in the record of proceedings for this project.

Sincerely,

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Lozeau Drury LLP
Attorneys for LIUNA Local Union No. 1184

Exhibit

Addressing Climate Change at the Project Level
California Attorney General's Office

Under the California Environmental Quality Act (CEQA), local agencies have a very important role to play in California's fight against global warming – one of the most serious environmental effects facing the State today. Local agencies can lead by example in undertaking their own projects, insuring that sustainability is considered at the earliest stages. Moreover, they can help shape private development. Where a project as proposed will have significant global warming related effects, local agencies can require feasible changes or alternatives, and impose enforceable, verifiable, feasible mitigation to substantially lessen those effects. By the sum of their actions and decisions, local agencies will help to move the State away from "business as usual" and toward a low-carbon future.

Included in this document are various measures that may reduce the global warming related impacts at the individual project level. (For more information on actions that local governments can take at the program and general plan level, please visit the Attorney General's webpage, "CEQA, Global Warming, and General Plans" at http://ag.ca.gov/globalwarming/ceqa/generalplans.php.)

As appropriate, the measures can be included as design features of a project, required as changes to the project, or imposed as mitigation (whether undertaken directly by the project proponent or funded by mitigation fees). The measures set forth in this package are examples; the list is not intended to be exhaustive. Moreover, the measures cited may not be appropriate for every project. The decision of whether to approve a project – as proposed or with required changes or mitigation – is for the local agency, exercising its informed judgment in compliance with the law and balancing a variety of public objectives.

Mitigation Measures by Category

Energy Efficiency

Incorporate green building practices and design elements.	The California Department of Housing and Community Development's Green Building & Sustainability Resources handbook provides extensive links to green building resources. The handbook is available at http://www.hcd.ca.gov/hpd/green_build.pdf. The American Institute of Architects (AIA) has compiled fifty readily available strategies for reducing fossil fuel use in buildings by fifty percent. AIA "50 to 50" plan is presented in both guidebook and wiki format at http://wiki.aia.org/Wiki%20Pages/Home.aspx.

Meet recognized green building and energy efficiency benchmarks.	For example, an ENERGY STAR-qualified building uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than comparable, conventional buildings. http://www.energystar.gov/index.cfm?c=business.bus_index. California has over 1600 ENERGY STAR-qualified school, commercial and industrial buildings. View U.S. EPA's list of Energy Star non-residential buildings at http://www.energystar.gov/index.cfm?fuseaction=labeled_buildings.locator. Los Angeles and San Francisco top the list of U.S. cities with the most ENERGY STAR non-residential buildings. http://www.energystar.gov/ia/business/downloads/2008_Top_25_cities_chart.pdf. Qualified ENERGY STAR homes must surpass the state's Title 24 energy efficiency building code by at least 15%. Los Angeles, Sacramento, San Diego, and San Francisco-Oakland are among the top 20 markets for ENERGY STAR homes nationwide. http://www.energystar.gov/ia/new_homes/mil_homes/top_20_markets.html. Builders of ENERGY STAR homes can be more competitive in a tight market by providing a higher quality, more desirable product. See http://www.energystar.gov/ia/partners/manuf_res/Horton.pdf. There are a variety of private and non-profit green building certification programs in use in the U.S. See U.S. EPA's Green Building / Frequently Asked Questions website, http://www.epa.gov/greenbuilding/pubs/faqs.htm. Public-Private Partnership for Advancing Housing Technology maintains a list of national and state Green Building Certification Programs for housing. See http://www.pathnet.org/sp.asp?id=20978. These include the national Leadership in Energy and Environmental Design (LEED) program, and, at the state level, Build it Green's GreenPoint Rated system and the California Green Builder program. Other organizations may provide other relevant benchmarks.
Install energy efficient lighting (e.g., light emitting diodes (LEDs)), heating and cooling systems, appliances, equipment, and control systems.	Information about ENERGY STAR-certified products in over 60 categories is available at http://www.energystar.gov/index.cfm?fuseaction=find_a_product. The California Energy Commission maintains a database of all appliances meeting either federal efficiency standards or, where there are no federal efficiency standards, California's appliance efficiency standards. See http://www.appliances.energy.ca.gov/. The Electronic Product Environmental Assessment Tool (EPEAT) ranks computer products based on a set of environmental criteria, including energy efficiency. See http://www.epeat.net/AboutEPEAT.aspx. The nonprofit American Council for an Energy Efficient Economy maintains an Online Guide to Energy Efficient Commercial Equipment, available at http://www.aceee.org/ogeece/ch1_index.htm. Utilities offer many incentives for efficient appliances, lighting, heating and cooling. To search for available residential and commercial incentives, visit Flex Your Power's website at http://www.fypower.org/.

Use passive solar design, e.g., orient buildings and incorporate landscaping to maximize passive solar heating during cool seasons, minimize solar heat gain during hot seasons, and enhance natural ventilation. Design buildings to take advantage of sunlight.	See U.S. Department of Energy, Passive Solar Design (website) http://www.energysavers.gov/your_home/designing_remodeling/index.cfm/mytopic=10250. See also California Energy Commission, Consumer Energy Center, Passive Solar Design (website) http://www.consumerenergycenter.org/home/construction/solardesign/index.html. Lawrence Berkeley National Laboratories' Building Technologies Department is working to develop innovative building construction and design techniques. Information and publications on energy efficient buildings, including lighting, windows, and daylighting strategies, are available at the Department's website at http://btech.lbl.gov.
Install light colored "cool" roofs and cool pavements.	A white or light colored roof can reduce surface temperatures by up to 100 degrees Fahrenheit, which also reduces the heat transferred into the building below. This can reduce the building's cooling costs, save energy and reduce associated greenhouse gas emissions, and extend the life of the roof. Cool roofs can also reduce the temperature of surrounding areas, which can improve local air quality. See California Energy Commission, Consumer Energy Center, Cool Roofs (webpage) at http://www.consumerenergycenter.org/coolroof/. See also Lawrence Berkeley National Laboratories, Heat Island Group (webpage) at http://eetd.lbl.gov/HeatIsland/.
Install efficient lighting, (including LEDs) for traffic, street and other outdoor lighting.	LED lighting is substantially more energy efficient than conventional lighting and can save money. See http://www.energy.ca.gov/efficiency/partnership/case_studies/TechAsstCity.pdf (noting that installing LED traffic signals saved the City of Westlake about $34,000 per year). As of 2005, only about a quarter of California's cities and counties were using 100% LEDs in traffic signals. See California Energy Commission (CEC), Light Emitting Diode Traffic Signal Survey (2005) at p. 15, available at http://www.energy.ca.gov/2005publications/CEC 400 2005 003/CEC 400 2005 003.PDF. The California Energy Commission's Energy Partnership Program can help local governments take advantage of energy saving technology, including, but not limited to, LED traffic signals. See http://www.energy.ca.gov/efficiency/partnership/.
Reduce unnecessary outdoor lighting.	See California Energy Commission, Reduction of Outdoor Lighting (webpage) at http://www.energy.ca.gov/efficiency/lighting/outdoor_reduction.html.

Use automatic covers, efficient pumps and motors, and solar heating for pools and spas.	During the summer, a traditional backyard California pool can use enough energy to power an entire home for three months. Efficiency measures can substantially reduce this waste of energy and money. See California Energy Commission, Consumer Energy Center, Pools and Spas (webpage) at http://www.consumerenergycenter.org/home/outside/pools_spas.html. See also Sacramento Municipal Utilities District, Pool and Spa Efficiency Program (webpage) at http://www.smud.org/en/residential/saving-energy/Pages/poolspa.aspx.
Provide education on energy efficiency to residents, customers and/or tenants.	Many cities and counties provide energy efficiency education. See, for example, the City of Stockton's Energy Efficiency website at http://www.stocktongov.com/energysaving/index.cfm. See also "Green County San Bernardino," http://www.greencountysb.com at pp. 4-6. Businesses and development projects may also provide education. For example, a homeowners' association (HOA) could provide information to residents on energy-efficient mortgages and energy saving measures. See The Villas of Calvera Hills, Easy Energy Saving Tips to Help Save Electricity at http://www.thevillashoa.org/green/energy/. An HOA might also consider providing energy audits to its residents on a regular basis.

Renewable Energy and Energy Storage

Meet "reach" goals for building energy efficiency and renewable energy use.	A "zero net energy" building combines building energy efficiency and renewable energy generation so that, on an annual basis, any purchases of electricity or natural gas are offset by clean, renewable energy generation, either on-site or nearby. Both the California Energy Commission (CEC) and the California Public Utilities Commission (CPUC) have stated that residential buildings should be zero net energy by 2020, and commercial buildings by 2030. See CEC, 2009 Integrated Energy Policy Report (Dec. 2009) at p. 226, available at http://www.energy.ca.gov/2009publications/CEC-100-2009-003/CEC-100-2009-003-CMF.PDF; CPUC, Long Term Energy Efficiency Strategic Plan (Sept. 2008), available at http://www.cpuc.ca.gov/PUC/energy/Energy+Efficiency/eesp/.
Install solar, wind, and geothermal power systems and solar hot water heaters.	The California Public Utilities Commission (CPUC) approved the California Solar Initiative on January 12, 2006. The initiative creates a $3.3 billion, ten-year program to install solar panels on one million roofs in the State. Visit the one-stop GoSolar website at http://www.gosolarcalifornia.org/. As mitigation, a developer could, for example, agree to participate in the New Solar Homes program. See http://www.gosolarcalifornia.org/builders/index.html. The CPUC is in the process of establishing a program to provide solar water heating incentives under the California Solar Initiative. For more information, visit the CPUC's website at http://www.cpuc.ca.gov/puc/energy/solar/swh.htm. To search for available residential and commercial renewable energy incentives, visit Flex Your Power's website at http://www.fypower.org/.

Install solar panels on unused roof and ground space and over carports and parking areas.	In 2008 Southern California Edison (SCE) launched the nation's largest installation of photovoltaic power generation modules. The utility plans to cover 65 million square feet of unused commercial rooftops with 250 megawatts of solar technology – generating enough energy to meet the needs of approximately 162,000 homes. Learn more about SCE's Solar Rooftop Program at http://www.sce.com/solarleadership/solar-rooftop-program/general-faq.htm. In 2009, Walmart announced its commitment to expand the company's solar power program in California. The company plans to add solar panels on 10 to 20 additional Walmart facilities in the near term. These new systems will be in addition to the 18 solar arrays currently installed at Walmart facilities in California. See http://walmartstores.com/FactsNews/NewsRoom/9091.aspx. Alameda County has installed two solar tracking carports, each generating 250 kilowatts. By 2005, the County had installed eight photovoltaic systems totaling over 2.3 megawatts. The County is able to meet 6 percent of its electricity needs through solar power. See http://www.acgov.org/gsa/Alameda%20County%20-%20Solar%20Case%20Study.pdf. In 2007, California State University, Fresno installed at 1.1-megawatt photovoltaic (PV)-paneled parking installation. The University expects to save more than $13 million in avoided utility costs over the project's 30-year lifespan. http://www.fresnostatenews.com/2007/11/solarwrapup2.htm.
Where solar systems cannot feasibly be incorporated into the project at the outset, build "solar ready" structures.	U.S. Department of Energy, A Homebuilder's Guide to Going Solar (brochure) (2008), available at http://www.eere.energy.gov/solar/pdfs/43076.pdf.
Incorporate wind and solar energy systems into agricultural projects where appropriate.	Wind energy can be a valuable crop for farmers and ranchers. Wind turbines can generate energy to be used on-site, reducing electricity bills, or they can yield lease revenues (as much as $4000 per turbine per year). Wind turbines generally are compatible with rural land uses, since crops can be grown and livestock can be grazed up to the base of the turbine. See National Renewable Energy Laboratory, Wind Powering America Fact Sheet Series, Wind Energy Benefits, available at http://www.nrel.gov/docs/fy05osti/37602.pdf. Solar PV is not just for urban rooftops. For example, the Scott Brothers' dairy in San Jacinto, California, has installed a 55-kilowatt solar array on its commodity barn, with plans to do more in the coming years. See http://www.dairyherd.com/directories.asp?pgID=724&ed_id=8409 (additional California examples are included in article.)

Include energy storage where appropriate to optimize renewable energy generation systems and avoid peak energy use.	See National Renewable Energy Laboratory, Energy Storage Basics (webpage) at http://www.nrel.gov/learning/eds_energy_storage.html. California Energy Storage Alliance (webpage) at http://storagealliance.org/about.html. Storage is not just for large, utility scale projects, but can be part of smaller industrial, commercial and residential projects. For example, Ice Storage Air Conditioning (ISAC) systems, designed for residential and nonresidential buildings, produce ice at night and use it during peak periods for cooling. See California Energy Commission, Staff Report, Ice Storage Air Conditioners, Compliance Options Application (May 2006), available at http://www.energy.ca.gov/2006publications/CEC-400-2006-006/CEC-400-2006-006-SF.PDF.
Use on-site generated biogas, including methane, in appropriate applications.	At the Hilarides Dairy in Lindsay, California, an anaerobic-lagoon digester processes the run-off of nearly 10,000 cows, generating 226,000 cubic feet of biogas per day and enough fuel to run two heavy duty trucks. This has reduced the dairy's diesel consumption by 650 gallons a day, saving the dairy money and improving local air quality. See http://www.arb.ca.gov/newsrel/nr021109b.htm; see also Public Interest Energy Research Program, Dairy Power Production Program, Dairy Methane Digester System, 90-Day Evaluation Report, Eden Vale Dairy (Dec. 2006) at http://www.energy.ca.gov/2006publications/CEC 500 2006 083/CEC 500 2006 083.PDF. Landfill gas is a current and potential source of substantial energy in California. See Tom Frankiewicz, Program Manager, U.S. EPA Landfill Methane Outreach Program, Landfill Gas Energy Potential in California, available at http://www.energy.ca.gov/2009_energypolicy/documents/2009-04-21_workshop/presentations/05-SCS_Engineers_Presentation.pdf. There are many current and emerging technologies for converting landfill methane that would otherwise be released as a greenhouse gas into clean energy. See California Integrated Waste Management Board, Emerging Technologies, Landfill Gas-to-Energy (webpage) at http://www.ciwmb.ca.gov/LEACentral/TechServices/EmergingTech/default.htm.

Use combined heat and power (CHP) in appropriate applications.	Many commercial, industrial, and campus-type facilities (such as hospitals, universities and prisons) use fuel to produce steam and heat for their own operations and processes. Unless captured, much of this heat is wasted. CHP captures waste heat and re-uses it, e.g., for residential or commercial space heating or to generate electricity. See U.S. EPA, Catalog of CHP Technologies at http://www.epa.gov/chp/documents/catalog_of_%20chp_tech_entire.pdf and California Energy Commission, Distributed Energy Resource Guide, Combined Heat and Power (webpage) at http://www.energy.ca.gov/distgen/equipment/chp/chp.html. The average efficiency of fossil-fueled power plants in the United States is 33 percent. By using waste heat recovery technology, CHP systems typically achieve total system efficiencies of 60 to 80 percent. CHP can also substantially reduce emissions of carbon dioxide. http://www.epa.gov/chp/basic/efficiency.html. Currently, CHP in California has a capacity of over 9 million kilowatts. See list of California CHP facilities at http://www.eea-inc.com/chpdata/States/CA.html. The Waste Heat and Carbon Emissions Reduction Act (Assembly Bill 1613 (2007), amended by Assembly Bill 2791 (2008)) is designed to encourage the development of new CHP systems in California with a generating capacity of not more than 20 megawatts. Among other things, the Act requires the California Public Utilities Commission to establish (1) a standard tariff allowing CHP generators to sell electricity for delivery to the grid and (2) a "pay as you save" pilot program requiring electricity corporations to finance the installation of qualifying CHP systems by nonprofit and government entities. For more information, see http://www.energy.ca.gov/wasteheat/.

Water Conservation and Efficiency

Incorporate water-reducing features into building and landscape design.	According to the California Energy Commission, water-related energy use – which includes conveyance, storage, treatment, distribution, wastewater collection, treatment, and discharge – consumes about 19 percent of the State's electricity, 30 percent of its natural gas, and 88 billion gallons of diesel fuel every year. See http://www.energy.ca.gov/2007publications/CEC 999 2007 008/CEC 999 2007 008.PDF. Reducing water use and improving water efficiency can help reduce energy use and greenhouse gas emissions.
Create water-efficient landscapes.	The California Department of Water Resources' updated Model Water Efficient Landscape Ordinance (Sept. 2009) is available at http://www.water.ca.gov/wateruseefficiency/landscapeordinance/technical.cfm. A landscape can be designed from the beginning to use little or no water, and to generate little or no waste. See California Integrated Waste Management Board, Xeriscaping (webpage) at http://www.ciwmb.ca.gov/organics/Xeriscaping/.

Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and use water-efficient irrigation methods.	U.S. Department of Energy, Best Management Practice: Water-Efficient Irrigation (webpage) at http://www1.eere.energy.gov/femp/program/waterefficiency_bmp5.html. California Department of Water Resources, Landscape Water Use Efficiency (webpage) at http://www.water.ca.gov/wateruseefficiency/landscape/. Pacific Institute, More with Less: Agricultural Water Conservation and Efficiency in California (2008), available at http://www.pacinst.org/reports/more_with_less_delta/index.htm.
Make effective use of graywater. (Graywater is untreated household waste water from bathtubs, showers, bathroom wash basins, and water from clothes washing machines. Graywater to be used for landscape irrigation.)	California Building Standards Commission, 2008 California Green Building Standards Code, Section 604, pp. 31-32, available at http://www.documents.dgs.ca.gov/bsc/2009/part11_2008_calgreen_code.pdf. California Department of Water Resources, Dual Plumbing Code (webpage) at http://www.water.ca.gov/recycling/DualPlumbingCode/. See also Ahwahnee Water Principles, Principle 6, at http://www.lgc.org/ahwahnee/h2o_principles.html. The Ahwahnee Water Principles have been adopted by City of Willits, Town of Windsor, Menlo Park, Morgan Hill, Palo Alto, Petaluma, Port Hueneme, Richmond, Rohnert Park, Rolling Hills Estates, San Luis Obispo, Santa Paula, Santa Rosa, City of Sunnyvale, City of Ukiah, Ventura, Marin County, Marin Municipal Water District, and Ventura County.
Implement low-impact development practices that maintain the existing hydrology of the site to manage storm water and protect the environment.	Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site. See U.S. EPA, Low Impact Development (webpage) at http://www.epa.gov/nps/lid/. Office of Environmental Health Hazard Assessment and the California Water and Land Use Partnership, Low Impact Development at http://www.coastal.ca.gov/nps/lid-factsheet.pdf.
Devise a comprehensive water conservation strategy appropriate for the project and location.	The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project.
Design buildings to be water-efficient. Install water-efficient fixtures and appliances.	Department of General Services, Best Practices Manual, Water-Efficient Fixtures and Appliances (website) at http://www.green.ca.gov/EPP/building/SaveH2O.htm. Many ENERGY STAR products have achieved their certification because of water efficiency. See California Energy Commission's database, available at http://www.appliances.energy.ca.gov/.

Offset water demand from new projects so that there is no net increase in water use.	For example, the City of Lompoc has a policy requiring new development to offset new water demand with savings from existing water users. See http://www.cityoflompoc.com/utilities/pdf/2005_uwmp_final.pdf at p. 29.
Provide education about water conservation and available programs and incentives.	See, for example, the City of Santa Cruz, Water Conservation Office at http://www.ci.santa-cruz.ca.us/index.aspx?page=395; Santa Clara Valley Water District, Water Conservation at http://www.valleywater.org/conservation/index.shtm; and Metropolitan Water District and the Family of Southern California Water Agencies, Be Water Wise at http://www.bewaterwise.com. Private projects may provide or fund similar education.

Solid Waste Measures

Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).	Construction and demolition materials account for almost 22 percent of the waste stream in California. Reusing and recycling these materials not only conserves natural resources and energy, but can also save money. For a list of best practices and other resources, see California Integrated Waste Management Board, Construction and Demolition Debris Recycling (webpage) at http://www.ciwmb.ca.gov/condemo/.
Integrate reuse and recycling into residential industrial, institutional and commercial projects.	Tips on developing a successful recycling program, and opportunities for cost-effective recycling, are available on the California Integrated Waste Management Board's Zero Waste California website. See http://zerowaste.ca.gov/. The Institute for Local Government's Waste Reduction & Recycling webpage contains examples of "best practices" for reducing greenhouse gas emissions, organized around waste reduction and recycling goals and additional examples and resources. See http://www.ca-ilg.org/wastereduction.
Provide easy and convenient recycling opportunities for residents, the public, and tenant businesses.	Tips on developing a successful recycling program, and opportunities for cost effective recycling, are available on the California Integrated Waste Management Board's Zero Waste California website. See http://zerowaste.ca.gov/.
Provide education and publicity about reducing waste and available recycling services.	Many cities and counties provide information on waste reduction and recycling. See, for example, the Butte County Guide to Recycling at http://www.recyclebutte.net. The California Integrated Waste Management Board's website contains numerous publications on recycling and waste reduction that may be helpful in devising an education project. See http://www.ciwmb.ca.gov/Publications/default.asp?cat=13. Private projects may also provide waste and recycling education directly, or fund education.

Land Use Measures

Ensure consistency with "smart growth" principles – mixed-use, infill, and higher density projects that provide alternatives to individual vehicle travel and promote the efficient delivery of services and goods.	U.S. EPA maintains an extensive Smart Growth webpage with links to examples, literature and technical assistance, and financial resources. See http://www.epa.gov/smartgrowth/index.htm. The National Oceanic and Atmospheric Administration's webpage provides smart growth recommendations for communities located near water. See Coastal & Waterfront Smart Growth (webpage) at http://coastalsmartgrowth.noaa.gov/. The webpage includes case studies from California. The California Energy Commission has recognized the important role that land use can play in meeting our greenhouse gas and energy efficiency goals. The agency's website, Smart Growth & Land Use Planning, contains useful information and links to relevant studies, reports, and other resources. See http://www.energy.ca.gov/landuse/. The Metropolitan Transportation Commission's webpage, Smart Growth / Transportation for Livable Communities, includes resources that may be useful to communities in the San Francisco Bay Area and beyond. See http://www.mtc.ca.gov/planning/smart_growth/. The Sacramento Area Council of Governments (SACOG) has published examples of smart growth in action in its region. See Examples from the Sacramento Region of the Seven Principles of Smart Growth / Better Ways to Grow, available at http://www.sacog.org/regionalfunding/betterways.pdf.
Meet recognized "smart growth" benchmarks.	For example, the LEED for Neighborhood Development (LEED-ND) rating system integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. LEED-ND is a collaboration among the U.S. Green Building Council, Congress for the New Urbanism, and the Natural Resources Defense Council. For more information, see http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148.
Educate the public about the many benefits of well-designed, higher density development.	See, for example, U.S. EPA, Growing Smarter, Living Healthier: A Guide to Smart Growth and Active Aging (webpage), discussing how compact, walkable communities can provide benefits to seniors. See http://www.epa.gov/aging/bhc/guide/index.html. U.S. EPA, Environmental Benefits of Smart Growth (webpage) at http://www.epa.gov/dced/topics/eb.htm (noting local air and water quality improvements). Centers for Disease Control and Prevention (CDC), Designing and Building Healthy Places (webpage), at http://www.cdc.gov/healthyplaces/. The CDC's website discusses the links between walkable communities and public health and includes numerous links to educational materials. California Department of Housing and Community Development, Myths and Facts About Affordable and High Density Housing (2002), available at http://www.hcd.ca.gov/hpd/mythsnfacts.pdf.

Incorporate public transit into the project's design.	Federal Transit Administration, Transit-Oriented Development (TOD) (webpage) at http://www.fta.dot.gov/planning/planning_environment_6932.html (describing the benefits of TOD as "social, environmental, and fiscal.") California Department of Transportation (Caltrans), Statewide Transit-Oriented Development Study: Factors for Success in California (2002), available at http://transitorienteddevelopment.dot.ca.gov/miscellaneous/StatewideTOD.htm Caltrans, California Transit-Oriented Development Searchable Database (includes detailed information on numerous TODs), available at http://transitorienteddevelopment.dot.ca.gov/miscellaneous/NewHome.jsp. California Department of Housing and Community Development, Transit Oriented Development (TOD) Resources (Aug. 2009), available at http://www.hcd.ca.gov/hpd/tod.pdf.
Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio.	U.S. EPA, Smart Growth and Open Space Conservation (webpage) at http://www.epa.gov/dced/openspace.htm.
Develop "brownfields" and other underused or defunct properties near existing public transportation and jobs.	U.S. EPA, Smart Growth and Brownfields (webpage) at http://www.epa.gov/dced/brownfields.htm. For example, as set forth in the Local Government Commission's case study, the Town of Hercules, California reclaimed a 426-acre brownfield site, transforming it into a transit-friendly, walkable neighborhood. See http://www.lgc.org/freepub/docs/community_design/fact_sheets/er_case_studies.pdf. For financial resources that can assist in brownfield development, see Center for Creative Land Recycling, Financial Resources for California Brownfields (July 2008), available at http://www.cclr.org/media/publications/8-Financial_Resources_2008.pdf.
Include pedestrian and bicycle facilities within projects and ensure that existing non-motorized routes are maintained and enhanced.	See U.S. Department of Transportation, Federal Highway Administration, Bicycle and Pedestrian Program (webpage) at http://www.fhwa.dot.gov/environment/bikeped/. Caltrans, Pedestrian and Bicycle Facilities in California / A Technical Reference and Technology Transfer Synthesis for Caltrans Planners and Engineers (July 2005), available at http://www.dot.ca.gov/hq/traffops/survey/pedestrian/TR_MAY0405.pdf. This reference includes standard and innovative practices for pedestrian facilities and traffic calming.

Transportation and Motor Vehicles

Meet an identified transportation-related benchmark.	A logical benchmark might be related to vehicles miles traveled (VMT), e.g., average VMT per capita, per household, or per employee. As the California Energy Commission has noted, VMT by California residents increased "a rate of more than 3 percent a year between 1975 and 2004, markedly faster than the population growth rate over the same period, which was less than 2 percent. This increase in VMT correlates to an increase in petroleum use and GHG production and has led to the transportation sector being responsible for 41 percent of the state's GHG emissions in 2004." CEC, The Role of Land Use in Meeting California's Energy and Climate Change Goals (Aug. 2007) at p. 9, available at http://www.energy.ca.gov/2007publications/CEC-600-2007-008/CEC-600-2007-008-SF.PDF. Even with regulations designed to increase vehicle efficiency and lower the carbon content of fuel, "reduced VMT growth will be required to meet GHG reductions goals." *Id.* at p. 18.
Adopt a comprehensive parking policy that discourages private vehicle use and encourages the use of alternative transportation.	For example, reduce parking for private vehicles while increasing options for alternative transportation; eliminate minimum parking requirements for new buildings; "unbundle" parking (require that parking is paid for separately and is not included in rent for residential or commercial space); and set appropriate pricing for parking. See U.S. EPA, Parking Spaces / Community Places, Finding the Balance Through Smart Growth Solutions (Jan. 2006), available at http://www.epa.gov/dced/pdf/EPAParkingSpaces06.pdf. Reforming Parking Policies to Support Smart Growth, Metropolitan Transportation Commission (June 2007) at http://www.mtc.ca.gov/planning/smart_growth/parking_seminar/Toolbox_Handbook.pdf. See also the City of Ventura's Downtown Parking and Mobility Plan, available at http://www.cityofventura.net/community_development/resources/mobility_parking_plan.pdf, and Ventura's Downtown Parking Management Program, available at http://www.ci.ventura.ca.us/depts/comm_dev/downtownplan/chapters.asp.
Build or fund a major transit stop within or near the development.	"'Major transit stop' means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." (Pub. Res. Code, § 21064.3.) Transit Oriented Development (TOD) is a moderate to higher density development located within an easy walk of a major transit stop. http://transitorienteddevelopment.dot.ca.gov/miscellaneous/NewWhatisTOD.htm. By building or funding a major transit stop, an otherwise ordinary development can become a TOD.

Provide public transit incentives such as free or low-cost monthly transit passes to employees, or free ride areas to residents and customers.	See U.S. Department of Transportation and U.S. EPA, Commuter Choice Primer / An Employer's Guide to Implementing Effective Commuter Choice Programs, available at http://www.its.dot.gov/JPODOCS/REPTS_PR/13669.html. The Emery Go Round shuttle is a private transportation service funded by commercial property owners in the citywide transportation business improvement district. The shuttle links a local shopping district to a Bay Area Rapid Transit stop. See http://www.emerygoround.com/. Seattle, Washington maintains a public transportation "ride free" zone in its downtown from 6:00 a.m. to 7:00 p.m. daily. See http://transit.metrokc.gov/tops/accessible/paccessible_map.html#fare.
Promote "least polluting" ways to connect people and goods to their destinations.	Promoting "least polluting" methods of moving people and goods is part of a larger, integrated "sustainable streets" strategy now being explored at U.C. Davis's Sustainable Transportation Center. Resources and links are available at the Center's website, http://stc.ucdavis.edu/outreach/ssp.php.
Incorporate bicycle lanes, routes and facilities into street systems, new subdivisions, and large developments.	Bicycling can have a profound impact on transportation choices and air pollution reduction. The City of Davis has the highest rate of bicycling in the nation. Among its 64,000 residents, 17 percent travel to work by bicycle and 41 percent consider the bicycle their primary mode of transportation. See Air Resources Board, Bicycle Awareness Program, Bicycle Fact Sheet, available at http://www.arb.ca.gov/planning/tsaq/bicycle/factsht.htm. For recommendations on best practices, see the many resources listed at the U.S. Department of Transportation, Federal Highway Administration's Bicycle and Pedestrian website at http://www.fhwa.dot.gov/environment/bikeped/publications.htm. See also Caltrans Division of Research and Innovation, Designing Highway Facilities To Encourage Walking, Biking and Transit (Preliminary Investigation) (March 2009), available at http://www.dot.ca.gov/research/researchreports/preliminary_investigations/docs/pi-design_for_walking_%20biking_and_transit%20final.pdf.
Require amenities for non-motorized transportation, such as secure and convenient bicycle parking.	According to local and national surveys of potential bicycle commuters, secure bicycle parking and workplace changing facilities are important complements to safe and convenient routes of travel. See Air Resources Board, Bicycle Awareness Program, Bicycle Fact Sheet, available at http://www.arb.ca.gov/planning/tsaq/bicycle/factsht.htm.

Ensure that the project enhances, and does not disrupt or create barriers to, non-motorized transportation.	See, e.g., U.S. EPA's list of transit-related "smart growth" publications at http://www.epa.gov/dced/publications.htm#air, including Pedestrian and Transit-Friendly Design: A Primer for Smart Growth (1999), available at www.epa.gov/dced/pdf/ptfd_primer.pdf. See also Toolkit for Improving Walkability in Alameda County, available at http://www.acta2002.com/ped toolkit/ped_toolkit_print.pdf. Pursuant to the California Complete Streets Act of 2008 (AB 1358, Gov. Code, §§ 65040.2 and 65302), commencing January 1, 2011, upon any substantive revision of the circulation element of the general plan, a city or county will be required to modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users.
Connect parks and open space through shared pedestrian/bike paths and trails to encourage walking and bicycling. Create bicycle lanes and walking paths directed to the location of schools, parks and other destination points.	Walk Score ranks the "walkability" of neighborhoods in the largest 40 U.S. cities, including seven California cities. Scores are based on the distance to nearby amenities. Explore Walk Score at http://www.walkscore.com/. In many markets, homes in walkable neighborhoods are worth more than similar properties where walking is more difficult. See Hoak, *Walk appeal / Homes in walkable neighborhoods sell for more: study*, Wall Street Journal (Aug. 18, 2009), available at http://www.marketwatch.com/story/homes-in-walkable-neighborhoods-sell-for-more-2009-08-18. By creating walkable neighborhoods with more transportation choices, Californians could save $31 million and cut greenhouse gas emissions by 34 percent, according to a study released by Transform, a coalition of unions and nonprofits. See Windfall for All / How Connected, Convenient Neighborhoods Can Protect Our Climate and Safeguard California's Economy (Nov. 2009), available at http://transformca.org/windfall-for-all#download-report.
Work with the school districts to improve pedestrian and bike access to schools and to restore or expand school bus service using lower-emitting vehicles.	In some communities, twenty to twenty-five percent of morning traffic is due to parents driving their children to school. Increased traffic congestion around schools in turn prompts even more parents to drive their children to school. Programs to create safe routes to schools can break this harmful cycle. See California Department of Public Health, Safe Routes to School (webpage) and associated links at http://www.cdph.ca.gov/HealthInfo/injviosaf/Pages/SafeRoutestoSchool.aspx. See also U.S. EPA, Smart Growth and Schools (webpage), available at http://www.epa.gov/dced/schools.htm. California Center for Physical Activity, California Walk to School (website) at http://www.cawalktoschool.com Regular school bus service (using lower-emitting buses) for children who cannot bike or walk to school could substantially reduce private vehicle congestion and air pollution around schools. See Air Resources Board, Lower Emissions School Bus Program (webpage) at http://www.arb.ca.gov/msprog/schoolbus/schoolbus.htm.

Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation.	There are numerous sites on the web with resources for employers seeking to establish telework or flexible work programs. These include U.S. EPA's Mobility Management Strategies: Commuter Programs website at http://www.epa.gov/otaq/stateresources/rellinks/mms_commprograms.htm; and Telework, the federal government's telework website, at http://www.telework.gov/. Through a continuing FlexWork Implementation Program, the Traffic Solutions division of the Santa Barbara County Association of Governments sponsors flexwork consulting, training and implementation services to a limited number of Santa Barbara County organizations that want to create or expand flexwork programs for the benefit of their organizations, employees and the community. See http://www.flexworksb.com/read_more_about_the_fSBp.html. Other local government entities provide similar services.
Provide information on alternative transportation options for consumers, residents, tenants and employees to reduce transportation-related emissions.	Many types of projects may provide opportunities for delivering more tailored transportation information. For example, a homeowner's association could provide information on its website, or an employer might create a Transportation Coordinator position as part of a larger Employee Commute Reduction Program. See, e.g., South Coast Air Quality Management District, Transportation Coordinator training, at http://www.aqmd.gov/trans/traing.html.
Educate consumers, residents, tenants and the public about options for reducing motor vehicle-related greenhouse gas emissions. Include information on trip reduction; trip linking; vehicle performance and efficiency (e.g., keeping tires inflated); and low or zero-emission vehicles.	See, for example U.S. EPA, SmartWay Transport Partnership: Innovative Carrier Strategies (webpage) at http://www.epa.gov/smartway/transport/what-smartway/carrier-strategies.htm. This webpage includes recommendations for actions that truck and rail fleets can take to make ground freight more efficient and cleaner. The Air Resources Board's Drive Clean website is a resource for car buyers to find clean and efficient vehicles. The web site is designed to educate Californians that pollution levels range greatly between vehicles. See http://www.driveclean.ca.gov/. The Oregon Department of Transportation and other public and private partners launched the Drive Less/Save More campaign. The comprehensive website contains fact sheets and educational materials to help people drive more efficiently. See http://www.drivelesssavemore.com/.
Purchase, or create incentives for purchasing, low or zero-emission vehicles.	See Air Resources Board, Low-Emission Vehicle Program (webpage) at http://www.arb.ca.gov/msprog/levprog/levprog.htm. Air Resource Board, Zero Emission Vehicle Program (webpage) at http://www.arb.ca.gov/msprog/zevprog/zevprog.htm. All new cars sold in California are now required to display an Environmental Performance (EP) Label, which scores a vehicle's global warming and smog emissions from 1 (dirtiest) to 10 (cleanest). To search and compare vehicle EP Labels, visit www.DriveClean.ca.gov.

Create a ride sharing program. Promote existing ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides.	For example, the 511 Regional Rideshare Program is operated by the Metropolitan Transportation Commission (MTC) and is funded by grants from the Federal Highway Administration, U.S. Department of Transportation, the Metropolitan Transportation Commission, the Bay Area Air Quality Management District and county congestion management agencies. For more information, see http://rideshare.511.org/. As another example, San Bernardino Associated Governments works directly with large and small employers, as well as providing support to commuters who wish to share rides or use alternative forms of transportation. See http://www.sanbag.ca.gov/commuter/rideshare.html. Valleyrides.com is a ridesharing resource available to anyone commuting to and from Fresno and Tulare Counties and surrounding communities. See http://www.valleyrides.com/. There are many other similar websites throughout the state.
Create or accommodate car sharing programs, e.g., provide parking spaces for car share vehicles at convenient locations accessible by public transportation.	There are many existing car sharing companies in California. These include City CarShare (San Francisco Bay Area), see http://www.citycarshare.org/; and Zipcar, see http://www.zipcar.com/. Car sharing programs are being successfully used on many California campuses.
Provide a vanpool for employees.	Many local Transportation Management Agencies can assist in forming vanpools. See, for example, Sacramento Transportation Management Association, Check out Vanpooling (webpage) at http://www.sacramento-tma.org/vanpool.html.
Create local "light vehicle" networks, such as neighborhood electric vehicle systems.	See California Energy Commission, Consumer Energy Center, Urban Options - Neighborhood Electric Vehicles (NEVs) (webpage) at http://www.consumerenergycenter.org/transportation/urban_options/nev.html. The City of Lincoln has an innovative NEV program. See http://www.lincolnev.com/index.html.
Enforce and follow limits idling time for commercial vehicles, including delivery and construction vehicles.	Under existing law, diesel-fueled motor vehicles with a gross vehicle weight rating greater than 10,000 pounds are prohibited from idling for more than 5 minutes at any location. The minimum penalty for an idling violation is now $300 per violation. See http://www.arb.ca.gov/enf/complaints/idling_cv.htm.
Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles.	For a list of existing alternative fuel stations in California, visit http://www.cleancarmaps.com/. See, e.g., Baker, *Charging-station network built along 101*, S.F. Chron. (9/23/09), available at http://articles.sfgate.com/2009-09-23/news/17207424_1_recharging-solar-array-tesla-motors.

Agriculture and Forestry (additional strategies noted above)

Require best management practices in agriculture and animal operations to reduce emissions, conserve energy and water, and utilize alternative energy sources, including biogas, wind and solar.	Air Resources Board (ARB), Economic Sectors Portal, Agriculture (webpage) at http://www.arb.ca.gov/cc/ghgsectors/ghgsectors.htm. ARB's webpage includes information on emissions from manure management, nitrogen fertilizer, agricultural offroad equipment, and agricultural engines. "A full 90% of an agricultural business' electricity bill is likely associated with water use. In addition, the 8 million acres in California devoted to crops consume 80% of the total water pumped in the state." See Flex Your Power, Agricultural Sector (webpage) at http://www.fypower.org/agri/. Flex Your Power, Best Practice Guide / Food and Beverage Growers and Processors, available at http://www.fypower.org/bpg/index.html?b=food_and_bev. Antle et al., Pew Center on Global Climate Change, Agriculture's Role in Greenhouse Gas Mitigation (2006), available at http://www.pewclimate.org/docUploads/Agriculture's%20Role%20in%20GHG%20Mitigation.pdf.
Preserve forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas and other open space that provide carbon sequestration benefits.	"There are three general means by which agricultural and forestry practices can reduce greenhouse gases: (1) avoiding emissions by maintaining existing carbon storage in trees and soils; (2) increasing carbon storage by, e.g., tree planting, conversion from conventional to conservation tillage practices on agricultural lands; (3) substituting bio-based fuels and products for fossil fuels, such as coal and oil, and energy-intensive products that generate greater quantities of CO2 when used." U.S. EPA, Carbon Sequestration in Agriculture and Forestry, Frequently Asked Questions (webpage) at http://www.epa.gov/sequestration/faq.html. Air Resources Board, Economic Sectors Portal, Forestry (webpage) at http://www.arb.ca.gov/cc/ghgsectors/ghgsectors.htm.
Protect existing trees and encourage the planting of new trees. Adopt a tree protection and replacement ordinance.	Tree preservation and planting is not just for rural areas of the state; suburban and urban forests can also serve as carbon sinks. See Cal Fire, Urban and Community Forestry (webpage) at http://www.fire.ca.gov/resource_mgt/resource_mgt_urbanforestry.php.

Off-Site Mitigation

If, after analyzing and requiring all reasonable and feasible on-site mitigation measures for avoiding or reducing greenhouse gas-related impacts, the lead agency determines that additional mitigation is required, the agency may consider additional off-site mitigation. The project proponent could, for example, fund off-site mitigation projects that will reduce carbon emissions, conduct an audit of its other existing operations and agree to retrofit, or purchase verifiable carbon "credits" from another entity that will undertake mitigation.

The topic of off-site mitigation can be complicated. A full discussion is outside the scope of this summary document. Issues that the lead agency should consider include:

- The location of the off-site mitigation. (If the off-site mitigation is far from the project, any additional, non-climate related co-benefits of the mitigation may be lost to the local community.)

- Whether the emissions reductions from off-site mitigation can be quantified and verified. (The California Registry has developed a number of protocols for calculating, reporting and verifying greenhouse gas emissions. Currently, industry-specific protocols are available for the cement sector, power/utility sector, forest sector and local government operations. For more information, visit the California Registry's website at http://www.climateregistry.org/.)

- Whether the mitigation ratio should be greater than 1:1 to reflect any uncertainty about the effectiveness of the off-site mitigation.

Offsite mitigation measures that could be funded through mitigation fees include, but are not limited to, the following:

- Energy efficiency audits of existing buildings.

- Energy efficiency upgrades to existing buildings not otherwise required by law, including heating, ventilation, air conditioning, lighting, water heating equipment, insulation and weatherization (perhaps targeted to specific communities, such as low-income or senior residents).

- Programs to encourage the purchase and use of energy efficient vehicles, appliances, equipment and lighting.

- Programs that create incentives to replace or retire polluting vehicles and engines.

- Programs to expand the use of renewable energy and energy storage.

- Preservation and/or enhancement of existing natural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) that provide carbon sequestration benefits.

- Improvement and expansion of public transit and low- and zero-carbon transportation alternatives.

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August 30, 2012

Brooke O'Hanley
Lozeau | Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607

Subject: **Comments on the Prologis Eucalyptus Industrial Park Project, Riverside County, California**

Dear Ms. O'Hanley:

We have reviewed the July 2012 Draft Environmental Impact Report (DEIR) for Prologis Eucalyptus Industrial Park Project ("Project"). The Project would construct six buildings encompassing approximately 2.3 million square feet (or 53 acres) of warehouse space. The Project site would be located on a 123-acre lot in the eastern portion of the City of Moreno Valley in Riverside County, California.

We have reviewed the DEIR for issues associated with hazards and hazardous materials, greenhouse gases, air quality, and cumulative impacts. Project construction will result in potentially significant impacts to construction workers and nearby residents that are not adequately disclosed in the DEIR. A revised DEIR needs to be prepared to fully disclose, evaluate, and mitigate these impacts.

Hazards and Hazardous Materials:

Construction workers and nearby residents may be at risk during construction from failure to disclose baseline soil conditions at the Project site.

Residual pesticides in soil may pose health risks to workers and nearby residents

Currently, 57 acres of the Project site are used to grow grapefruit and 36 acres of the Project site are used for hay and alfalfa production (DEIR, p. 4.2-1). The DEIR and supporting documents do not provide any specific details on the types of pesticides that have been used on the Project site in association with

these agricultural operations. Our review has shown known and potential pesticide use at the Project site as follows:

- Data available online from the California Department of Pesticide Regulation show that 2,4-D, 2-Ethylhexyl Ester was used on the Project site.[1,2] Occupational exposure to 2,4-D, 2-Ethylhexyl Ester can occur via inhalation or dermal contact and can result in skin irritation, respiratory failure, hyperventilation, and pulmonary enemas.[3]
- Organochlorine pesticides DDE and DDT were detected in soil samples collected at the Project site[4], indicating past use. Use of organochlorine pesticides in the area is common: review of the Department of Toxic Substances Control's (DTSC) Envirostor database shows that the surrounding lands have been surveyed for organochlorine pesticides, DDE and DDT.[5] These pesticides can persist in soil for hundreds of years despite being banned in the 1970s.[6] Exposure to DDT can result in headaches, nausea, and convulsions.[7] The U.S. EPA identifies DDT and DDE as probable human carcinogens.[8]
- The EPA states that soils at fruit orchards, such as the grapefruit orchard on the Project site, may contain high levels of arsenic from application as a pesticide.[9] Another chemical used on fruit orchards is lead arsenate, a very persistent pesticide.[10] Arsenic is a known human carcinogen and even short-term inhalation of arsenic dust can cause gastrointestinal effects [11] while lead is known to cause neurotoxicological effects.[12]

Pesticide use at the Project site was not disclosed in the DEIR and the detection of pesticide residuals in soil were not described in the Hazards and Hazardous Materials section.

Failure to disclose the presence of pesticide residuals in Project site soils may pose significant health risks to construction workers. Construction of the Project requires grading and the disturbance of subsurface soils and removal of citrus groves (DEIR, p. 4.7-21). During earthmoving activities, construction workers will be exposed, via inhalation of dust and dermal contact, to Project site soils which may contain harmful levels of pesticide residuals associated with agricultural activities on the site. To protect worker safety, Project site soils must be sampled for pesticides. Sampling results should be

[1] ftp://cdpr.ca.gov/pub/outgoing/calpip/26814174623515_120824104149.html
[2] ftp://cdpr.ca.gov/pub/outgoing/calpip/26814174623515_120824104217.html
[3] http://toxnet.nlm.nih.gov/cgi-bin/sis/search/a?dbs+hsdb:@term+@DOCNO+7309
[4] Phase I Environmental Site Assessment, 84 acres. Near Intersection of Pittit Street and Highway 60, Moreno Valley, California, p. 9 and Phase I Environmental Site Assessment, 37 acres. Near Intersection of Pittit Street and Highway 60, Moreno Valley, California, p. 8
[5] http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000825 and http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000931
[6] http://www.atsdr.cdc.gov/toxprofiles/tp35.pdf, p. 3
[7] http://www.epa.gov/ttn/atw/hlthef/dde.html
[8] http://www.atsdr.cdc.gov/toxfaqs/tf.asp?id=80&tid=20
[9] http://water.epa.gov/drink/info/well/health.cfm
[10] http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1551991/
[11] http://www.epa.gov/ttn/atw/hlthef/arsenic.html
[12] http://www.epa.gov/lead/pubs/learn-about-lead.html#effects

compared to health-protective regulatory screening levels such as U.S. EPA Regional Screening Levels[13] and California Human Health Screening Levels.[14]

Soil sampling results should also be evaluated for the protection of nearby residents, located 50 feet from the southern boundary and 200 feet from the northern boundary of the Project site (DEIR, p. 4.3-6). Inhalation of pesticides has been linked to asthma in recent research.[15,16] A report prepared by the California Department of Health identifies pesticides as an asthma trigger.[17] Offsite receptors, including any children living in the neighboring residences, may be exposed to pesticide residuals via dust generated during Project construction.

Construction activities, such as grading and excavation of soils, may generate dust that contains pesticides in concentrations that are harmful to the health of workers and nearby residents and which may act as an asthma trigger. Project site soils should be sampled and results should be compared to human health screening levels. A revised DEIR should be prepared to disclose the results of sampling and include any necessary mitigation to reduce impacts to the health of construction workers and nearby residents.

Phase I ESAs completed for the Project site are outdated and inadequate

The DEIR relies on the findings from two Phase I Environmental Site Assessments (ESAs) that were completed in October and November 2003, nearly nine years ago. The Phase I ESAs surveyed 121 acres of the 123-acre Project site. The Applicant purchased the Project site more than five years ago.[18] A Phase I ESA, according to the U.S. EPA, must be conducted within one year of the acquisition of the property and on-site visual inspections must be completed within 180 days prior to acquiring ownership of the property.[19]

Because the Phase I ESAs are dated and omit two acres of the Project site, they cannot be used to evaluate conditions that are potentially hazardous to construction workers and future site personnel. Therefore, the DEIR's analysis of the Project site based on these Phase I ESAs is inadequate.

Review of Google Earth images shows that the Project site has been used for ongoing agricultural operations since the Phase I ESAs were completed in 2003. Limited pesticide sampling was conducted during the Phase I ESAs (a total of 8 soil samples for a 123-acre Project site) but because the samples were collected nine years ago and because they do not reflect continued agricultural use, the results are reflective of current site conditions.

[13] http://www.epa.gov/region9/superfund/prg/
[14] http://www.calepa.ca.gov/brownfields/documents/2005/CHHSLsGuide.pdf
[15] http://extension.psu.edu/ipm/resources/urbanphilly/partnerships/handouts/asthma-pests.pdf
[16] http://www.ncbi.nlm.nih.gov/pubmed/21368619
[17] http://www.cdph.ca.gov/programs/caphi/Documents/AsthmaStrategicPlan.5-5-08.pdf, p. 22
[18] http://www.pe.com/local-news/riverside-county/moreno-valley/moreno-valley-headlines-index/20120726-moreno-valley-officials-seek-comments-on-prologis-project.ece
[19] http://www.epa.gov/brownfields/aai/aaicerclafs.pdf

The Phase I ESAs cover 121 acres of the 123-acre Project site. We have created a map to show the areas of the Project site surveyed by the two 2003 Phase I ESAs and the boundaries for the current Project site (Attachment A). As the map shows, not all areas of the current Project site were included in the 2003 Phase I ESAs' site assessments.

The Phase I ESAs are outdated and do not cover the entire Project site; therefore, they cannot be used to define baseline conditions for the DEIR's Hazards and Hazardous Materials section. A revised DEIR should be prepared to include a new Phase I ESA that evaluates current Project site conditions.

Status of an underground storage tank is uncertain

A 13,400 gallon underground storage tank (UST), abandoned in the 1950s, was removed from the Project site in 2004 (Appendix F, p. 3/191). The Phase I ESA recommended an additional investigation to be conducted in the area of the former UST (Appendix F, p. 10/191). Accordingly, a permit for removal of the UST was submitted to the Riverside County's Department of Environmental Health in December 2003 and soil samples around the area of the UST were analyzed in 2004. However, the DEIR and supporting documents did not include any documentation that that the UST was properly closed by the Riverside County Department of Environmental Health. If the UST removal was not approved, an Underground Storage Tank Closure Application and Permit[20], per the Riverside County Department of Environmental Health Guidelines,[21] must be submitted. A revised DEIR should be prepared to disclose whether closure was granted by the Riverside County Department of Environmental Health.

Greenhouse Gas Emissions:

The Project's operational greenhouse gas (GHG) emissions, before mitigation, are estimated to be 79,000 metric tons of CO_2e/year (MT CO_2e/yr) which exceed the SCAQMD threshold of 10,000 MT CO_2e/yr and are therefore considered significant (DEIR, p. 4.13-19). After mitigation, the DEIR states that GHG emissions will be less than significant (DEIR, p. 4.13-21). However, the DEIR does not calculate what the Project's GHG emissions will be after the mitigation measures are implemented.

The Project's GHG emissions exceed the SCAQMD threshold by nearly eight times. The DEIR and its supporting documents, including a Greenhouse Gas Study attached as Appendix B, do not provide any evidence that the proposed mitigation measures will reduce GHG emissions by a factor of eight.

A revised DEIR should be prepared to show the efficiency of the Project's proposed mitigation measures in reducing greenhouse gases. If these measures do not account for an eight-fold reduction in the Project's estimated GHG levels, additional mitigation measures (listed below) that are routinely considered in other CEQA projects should be implemented:

- Require preparation of a traffic control plan;

[20] http://www.rivcoeh.org/opencms/system/galleries/download/Environmental-Health/HMM/UST_Closure_App.pdf
[21] http://www.rivcoeh.org/opencms/system/galleries/download/Environmental-Health/HMM/Closure_by_removal_UST.pdf

- Demonstrate proper inspection and maintenance of construction equipment;
- Implement a carpool program for construction workers;
- Employ a construction site manager to verify that engines are properly maintained and keep a maintenance log;
- Configure construction parking to minimize traffic interference;
- Consolidate truck deliveries when possible;
- Provide dedicated turn lanes for movement of construction trucks and equipment on and off site;
- Suspend use of all construction equipment operations during second stage smog alerts;
- Establish a staging zone for trucks that are waiting to load or unload material at the work zone in a location where diesel emissions from the trucks will have minimum impact on abutters and the general public;
- Locate construction equipment away from sensitive receptors such as fresh air intakes to buildings, air conditioners and operable windows;
- Require all diesel trucks used by construction contractor(s) at the site, or for on-road hauling of construction material, to be post-1996 models; Diesel portable generators less than 50 hp shall not be allowed at the construction site;
- Use of hybrid and fuel efficient construction equipment and support vehicles (e.g., pick-up trucks);
- Use of grid electricity for smaller equipment such as saws, pumps, and welders;[22]
- Reduction in vehicle miles travelled in construction crew commutes through trip carpooling, trip reduction, providing bus service for crews from work sites to carpool parking areas, and in providing incentives to carpool; and
- Use of a Heavy-Duty Off-Road Vehicle Plan to ensure compliances with construction mitigation measures (e.g., hourly meters on equipment, documenting the serial number, horsepower, manufacture age, fuel, etc. of all onsite equipment and daily logging of the operating hours of the equipment).[23]

Air Quality:

The Project is located in the South Coast Air Basin and Riverside County[24], both of which are designated non-attainment for PM10 and ozone (DEIR, p. 4.3-6). Significant emissions of PM10 and ozone and contributing factors such as NOx and ROG will lead to a worsening of regional air quality. The Project's estimates of construction emissions need to be properly disclosed and mitigated to ensure that the Project has a less than significant impact on regional air quality.

Estimates and impacts of project's construction and operational emissions

[22] http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf, p. 47
[23] Ibid., p. 431
[24] http://www.epa.gov/oaqps001/greenbk/ancl.html

Project construction and operation will result in significant emissions of ROG, NOx, and PM10 even after mitigation (DEIR, pp. 4.3-29, 4.3-34).

Construction emissions

The DEIR estimates that the Project's construction emissions of NOx and ROG will be significant as they exceed the SCAQMD thresholds of 100 lbs/day and 75 lbs/day, respectively (DEIR, p. 4.3-23) and identifies mitigation measures to reduce the Project's emissions (DEIR, pp. 4.3-23 – 4.3-29). Even with mitigation, the Project's emissions of NOx and ROG will still exceed SCAQMD thresholds and therefore are considered significant (DEIR, p. 4.3-29).

Operational emissions

The DEIR estimates that the Project's emissions of ROG, NOx, and PM10 from operational activities will be significant as they exceed the SCAQMD thresholds of 55 lbs/day, 55 lbs/day, and 150 lbs/day, respectively (DEIR, p. 4.3-33). The DEIR proposes mitigation measures to reduce the Project's emissions (DEIR, pp. 4.3-33 – 4.3-34) but, even with mitigation, the Project's emissions will still exceed SCAQMD thresholds and therefore are considered significant (DEIR, p. 4.3-34).

Gaseous particles such as NOx can react in the atmosphere to form PM10.[25,26] Because Riverside County and the South Coast Air Basin are both designated non-attainment for PM10, significant emissions of NOx can lead to a further degradation of regional air quality. NOx emissions can also react to produce ground-level ozone.[27] Exposure to NOx emissions and its products (ozone and PM10) can lead to the airway inflammation and can cause or exacerbate conditions such as emphysema and bronchitis.[28]

ROG can react to form ozone and contributes to smog formation.[29,30] Exposure to ozone can result in coughing, throat irritation, and chest pain, burning, and discomfort.[31] Smog exposure can lead to sneezing, nausea, coughing, headaches, and chest constriction.[32] A study published in the New England Journal of Medicine concluded that the risk of dying from respiratory diseases is three times higher in areas of concentrated ozone.[33]

Exposure to PM10 can cause bronchitis, increase the number and severity of asthma attacks, damage to lung tissue, and even premature death.[34] Research identifies that dust from construction is a major

[25] http://www.fhwa.dot.gov/resourcecenter/teams/airquality/brochure/particulatebrochure.pdf
[26] http://www.epa.gov/captrade/documents/power.pdf
[27] *Ibid.*
[28] http://www.epa.gov/air/nitrogenoxides/health.html
[29] http://www.arb.ca.gov/research/health/fs/fs2/fs2.htm
[30] http://www.arb.ca.gov/html/gloss.htm#smog
[31] http://www.epa.gov/o3healthtraining/population.html
[32] http://are.berkeley.edu/courses/EEP101/spring03/AllThatSmog/extern.html
[33] http://www.nytimes.com/gwire/2009/03/12/12greenwire-study-links-smog-exposure-to-premature-death-10098.html
[34] http://www.epa.gov/airtrends/aqtrnd95/pm10.html and http://www.arb.ca.gov/html/brochure/pm10.htm

contributor to PM10 and that PM10 exposure is associated with asthma.[35] Inhalation of PM10 can exacerbate asthma especially in children who are susceptible to higher risks from PM10 exposure.[36]

The Project will have significant emissions of ROG, NOx, and PM10. Because Riverside County and the South Coast Air Basin are designated non-attainment areas for ozone and PM10, Project construction and operation will further degrade regional air quality. Exposure to ROG, NOx, and PM10 has adverse health effects and can impact offsite receptors, especially children in the nearby residences – a significant and undisclosed public health impact that the DEIR does not consider.

A revised DEIR should be prepared to disclose impacts to offsite receptors from Project construction and operation. Additional mitigation measures must be implemented to ensure that Project emissions of ROG, NOx, and PM10 are reduced to the maximum extent feasible.

Cumulative Impacts:

The DEIR identifies 13 proposed projects encompassing approximately 7.3 million square feet of space within five miles of the Project site (DEIR, p. 3-16). The DEIR does not identify the construction schedule of these projects except to state that "a number of individual projects may be under construction simultaneously with the proposed project" (DEIR, p. 4.3-37). The WestRidge Commerce Center Project (which will be built adjacent to the proposed Project) is scheduled to be constructed in 2012, a schedule similar to the proposed Project. Simultaneous construction of these projects, along with other potential projects, is likely to result in PM10, NOx, and ROG emissions that will have a cumulatively significant impact.

The construction timetables of all projects within the vicinity of the Project site should be identified. Any cumulatively significant emissions should be disclosed and impacts to workers and nearby residents should be addressed in a revised DEIR.

Sincerely,

Uma Bhandaram

Matt Hagemann, P.G., C.Hg.

[35] http://scerpfiles.org/cont_mgt/doc_files/EH-01-2.pdf

[36] http://www.co.imperial.ca.us/airpollution/attainment%20plans/final%20ic%202009%20pm10%20sip%20document.pdf

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Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certification:

California Professional Geologist
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Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – present;
- Senior Environmental Analyst, Komex H2O Science, Inc (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Partner, SWAPE:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of numerous environmental impact reports under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions and geologic hazards.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Technical assistance and litigation support for vapor intrusion concerns.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.
- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.
- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the dischrge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt currently teaches Physical Geology (lecture and lab) to students at Golden West College in Huntington Beach, California.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

ATTACHMENT A

Item No. E.6

-1462-

Spruce Ave

60

Moreno Valley Fwy

Area surveyed by the October and November 2003 Phase I ESAs

Area of Project site not surveyed by the October and November 2003 Phase I ESAs

Auto Mall Dr

Survey

Eucalyptus Ave

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Google earth

Imagery Date: 3/9/2011 1996

11 S 484483.95 m E 3755025.28 m N elev 1757 ft

Eye alt 6294 ft

Selected References

Query returned the following data:

There are 4 records returned.

YEAR	DATE	COUNTY NAME	COMTRS	SITE NAME	PRODUCT NAME	POUNDS PRODUCT APPLIED	CHEMICAL NAME	POUNDS CHEMICAL APPLIED	AMOUNT TREATED	UNIT TREATED	AERIAL GROUND INDICATOR
2010	20-MAR-10	RIVERSIDE	33S03S03W02	WHEAT, GENERAL	NUFARM WEEDONE LV6 EC BROADLEAF HERBICIDE	56.4474	2,4-D, 2-ETHYLHEXYL ESTER	48.8834484	72	A	A
2010	20-MAR-10	RIVERSIDE	33S03S03W02	WHEAT, GENERAL	NUFARM WEEDONE LV6 EC BROADLEAF HERBICIDE	38.2196	2,4-D, 2-ETHYLHEXYL ESTER	33.0981736	65	A	A
2010	18-MAR-10	RIVERSIDE	33S03S03W02	WHEAT, GENERAL	NUFARM WEEDONE LV6 EC BROADLEAF HERBICIDE	104.6629	2,4-D, 2-ETHYLHEXYL ESTER	90.6380714	133	A	G
2010	20-MAR-10	RIVERSIDE	33S03S03W02	WHEAT, GENERAL	NUFARM WEEDONE LV6 EC BROADLEAF HERBICIDE	29.3997	2,4-D, 2-ETHYLHEXYL ESTER	25.4601402	37	A	A

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Query returned the following data:

There are 1 records returned.

YEAR	DATE	COUNTY NAME	COMTRS	SITE NAME	PRODUCT NAME	POUNDS PRODUCT APPLIED	CHEMICAL NAME	POUNDS CHEMICAL APPLIED	AMOUNT TREATED	UNIT TREATED	AERIAL GROUND INDICATOR
2008	01-MAR-08	RIVERSIDE	33S03S03W02	WHEAT, GENERAL	NUFARM WEEDONE LV6 EC BROADLEAF HERBICIDE	76.4392	2,4-D, 2-ETHYLHEXYL ESTER	66.1963472	65	A	G

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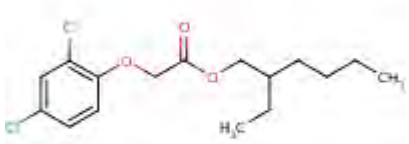
2,4-D 2-ETHYLHEXYL ESTER



CASRN: 1928-43-4

For more information, search the NLM HSDB database.

Human Health Effects:

Probable Routes of Human Exposure:
Occupational exposure to 2,4-D, 2-ethylhexyl ester may occur through inhalation and dermal contact with this compound at workplaces where 2,4-D, 2-ethylhexyl ester is produced or used. (SRC)
PEER REVIEWED

Emergency Medical Treatment:

Emergency Medical Treatment:

EMT Copyright Disclaimer:

Portions of the POISINDEX(R) and MEDITEXT(R) database have been provided here for general reference. THE COMPLETE POISINDEX(R) DATABASE OR MEDITEXT(R) DATABASE SHOULD BE CONSULTED FOR ASSISTANCE IN THE DIAGNOSIS OR TREATMENT OF SPECIFIC CASES. The use of the POISINDEX(R) and MEDITEXT(R) databases is at your sole risk. The POISINDEX(R) and MEDITEXT(R) databases are provided "AS IS" and "as available" for use, without warranties of any kind, either expressed or implied. Micromedex makes no representation or warranty as to the accuracy, reliability, timeliness, usefulness or completeness of any of the information contained in the POISINDEX(R) and MEDITEXT(R) databases. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR USE ARE HEREBY EXCLUDED. Micromedex does not assume any responsibility or risk for your use of the POISINDEX(R) or MEDITEXT(R) databases. Copyright 1974-2012 Thomson MICROMEDEX. All Rights Reserved. Any duplication, replication, "downloading," sale, redistribution or other use for commercial purposes is a violation of Micromedex' rights and is strictly prohibited.

The following Overview, *** CHLOROPHENOXY COMPOUNDS ***, is relevant for this

HSDB record chemical.

Life Support:

o This overview assumes that basic life support measures have been instituted.

Clinical Effects:

0.2.1 SUMMARY OF EXPOSURE
0.2.1.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) ACUTE INGESTION - Miosis, coma, fever, hypotension, emesis, tachycardia, bradycardia, ECG abnormalities, muscle rigidity, possible respiratory failure, pulmonary edema, and rhabdomyolysis may occur. Deaths have resulted from cardiorespiratory arrest.
a) Concentrated formulations of 2,4-D-esters may contain petroleum solvents, contributing to the overall toxicity. Please refer to the HYDROCARBONS management for further information.
2) PATHOPHYSIOLOGY - These agents are primarily irritants, but one case of degenerative brain cell changes and CNS toxicity has been reported.

0.2.3 VITAL SIGNS
0.2.3.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) Fever of sudden but delayed onset may occur following ingestion.

0.2.4 HEENT
0.2.4.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) Eye, nose, and mouth irritation are possible with direct contact.

0.2.5 CARDIOVASCULAR
0.2.5.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) Tachycardia, bradycardia, ECG abnormalities, asystole, other dysrhythmias, and hypotension have been reported with overdose. Deaths have resulted from cardiorespiratory arrest.

0.2.6 RESPIRATORY
0.2.6.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) Ingestion of large amounts may cause bradypnea, respiratory failure, hyperventilation, or pulmonary edema.

0.2.7 NEUROLOGIC
0.2.7.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) LOW DOSE EXPOSURES - Vertigo, headache, malaise, and paresthesias may occur depending on the specific compound involved.
2) HIGH DOSE EXPOSURES - Muscle twitching, spasms, profound weakness, polyneuritis, and unconsciousness may occur depending on the specific compound involved.
3) IDIOSYNCRATIC REACTIONS - Peripheral neuropathies

0.2.8 GASTROINTESTINAL
0.2.8.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) Nausea, vomiting, and diarrhea have been reported. Necrosis of the gastrointestinal mucosa has been reported.

0.2.9 HEPATIC
0.2.9.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) Elevated LDH, AST (SGOT), and ALT (SGPT) have been reported.
0.2.10 GENITOURINARY
0.2.10.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) Albuminuria and porphyria may occur; renal failure due to rhabdomyolysis is also possible.
0.2.12 FLUID-ELECTROLYTE
0.2.12.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) Ingestion of 2,4-D has produced hypocalcemia, hyperkalemia, and hypophosphatemia.
0.2.13 HEMATOLOGIC
0.2.13.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) Thrombocytopenia is the primary hematologic effect. Leukopenia has also been reported.
0.2.14 DERMATOLOGIC
0.2.14.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) Direct contact may cause skin irritation. Chlorodioxin contamination of products may produce chloracne with heavy exposure.
0.2.15 MUSCULOSKELETAL
0.2.15.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) Muscle cramps, muscle rigidity, elevated creatine kinase, and rhabdomyolysis were reported after ingestion of MCPP. EMG abnormalities, elevated creatine kinase, and proximal muscle weakness have been described following 2,4-D ester exposure.
0.2.16 ENDOCRINE
0.2.16.1 ACUTE EXPOSURE
A) WITH POISONING/EXPOSURE
1) Hypoglycemia has been reported in cases of acute 2,4-D poisoning. Animal studies showed decreased T3 and T4 levels, but this effect has not been reported in humans.
0.2.20 REPRODUCTIVE HAZARDS
A) 2,4-D and 2,4,5-T have caused adverse reproductive effects in experimental animals. Allegations of human birth defects due to these compounds have not been confirmed.
0.2.21 CARCINOGENICITY
0.2.21.1 IARC CATEGORY
A) IARC Carcinogenicity Ratings for CAS94-75-7 (IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2006; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2007; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2010; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2010a; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2008; IARC, 2004):
1) Not Listed
B) IARC Carcinogenicity Ratings for CAS93-76-5 (IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2006; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2007; IARC Working

Group on the Evaluation of Carcinogenic Risks to Humans, 2010; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2010a; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2008; IARC, 2004):
1) Not Listed

C) IARC Carcinogenicity Ratings for CAS94-74-6 (IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2006; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2007; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2010; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2010a; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2008; IARC, 2004):
1) Not Listed

D) IARC Carcinogenicity Ratings for CAS93-65-2 (IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2006; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2007; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2010; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2010a; IARC Working Group on the Evaluation of Carcinogenic Risks to Humans, 2008; IARC, 2004):
1) Not Listed

0.2.21.2 HUMAN OVERVIEW

A) Human studies show conflicting results. Some studies have suggested a relationship between chlorophenoxy herbicides and both soft tissue sarcoma and non-Hodgkin's lymphoma, while others have not.

0.2.21.3 ANIMAL OVERVIEW

A) Animal studies are limited, but have generally been negative.

0.2.22 GENOTOXICITY

A) The chlorophenoxy herbicides have produced mixed negative and positive responses in various genotoxicity test systems. A recent review found no evidence of genotoxic or mutagenic potential in vitro and in vivo for 2,4-D.

B) One study was conducted to determine whether or not New Zealand Vietnam War veterans showed evidence of genetic disturbances arising as a consequence of their now confirmed exposure to chlorophenoxy herbicides. During 1965 to 1971, more than 76 million liters of phenoxylic herbicides were sprayed over parts of Southern Vietnam and Laos. A sample group of 24 New Zealand Vietnam War veterans and 23 control volunteers were compared using a sister chromatid exchange (SCE) analysis. The results showed a significant difference between the mean of the experimental group and the mean of the control group (11.05 vs 8.18; $p<0.001$). The experimental group also had an extremely elevated proportion of cells with high SCE frequencies (HFCs) above the 95th percentile compared to the controls (11% and 0.07%, respectively) (Rowland et al, 2007).

Laboratory:

A) These herbicides can be measured in the urine, but the values are not clinically useful. Plasma levels also appear to be poorly correlated with clinical effects.

B) Erythrocyte cholinesterase is not affected by these herbicides.
C) Obtain baseline CBC, platelet count, serum electrolytes, and renal/hepatic function tests. Monitor LDH, AST (SGOT), ALT (SGPT), alkaline phosphatase, CPK, arterial pH, and bicarbonate.
D) Monitor urine for pH, protein, RBC's, myoglobin, and urinary output.
E) Monitor the patient for at least 6 to 12 hours as there is a potential for delayed onset of symptoms.

Treatment Overview:

0.4.2 ORAL EXPOSURE

A) Treat ingestions of greater than 40 mg/kg with gastric decontamination if within 4 hours of ingestion.
B) ACTIVATED CHARCOAL: Administer charcoal as a slurry (240 mL water/30 g charcoal). Usual dose: 25 to 100 g in adults/adolescents, 25 to 50 g in children (1 to 12 years), and 1 g/kg in infants less than 1 year old.
C) URINARY ALKALINIZATION: May enhance elimination. Should be considered with severe poisoning.
D) VENTRICULAR DYSRHYTHMIAS/SUMMARY: Institute continuous cardiac monitoring, obtain an ECG, and administer oxygen. Evaluate for hypoxia, acidosis, and electrolyte disorders. Lidocaine and amiodarone are generally first line agents for stable monomorphic ventricular tachycardia, particularly in patients with underlying impaired cardiac function. Amiodarone should be used with caution if a substance that prolongs the QT interval and/or causes torsades de pointes is involved in the overdose. Unstable rhythms require immediate cardioversion.
E) LIDOCAINE: ADULT: LOADING DOSE: 1 to 1.5 mg/kg IV push; for refractory VT/VF may give an additional bolus of 0.5 to 0.75 mg/kg over 3 to 5 min. Do not exceed 3 mg/kg or 200 to 300 mg over one hour. INFUSION: Once circulation restored begin infusion of 1 to 4 mg/min. PEDIATRIC: LOADING DOSE: 1 mg/kg; INFUSION: 20 to 50 mcg/kg/min. Monitor ECG continuously.

0.4.3 INHALATION EXPOSURE

A) INHALATION: Move patient to fresh air. Monitor for respiratory distress. If cough or difficulty breathing develops, evaluate for respiratory tract irritation, bronchitis, or pneumonitis. Administer oxygen and assist ventilation as required. Treat bronchospasm with inhaled beta2 agonist and oral or parenteral corticosteroids.
B) ACUTE LUNG INJURY: Maintain ventilation and oxygenation and evaluate with frequent arterial blood gas or pulse oximetry monitoring. Early use of PEEP and mechanical ventilation may be needed.

0.4.4 EYE EXPOSURE

A) DECONTAMINATION: Irrigate exposed eyes with copious amounts of room temperature water for at least 15 minutes. If irritation, pain, swelling, lacrimation, or photophobia persist, the patient should be seen in a health care facility.

0.4.5 DERMAL EXPOSURE

A) OVERVIEW

1) DECONTAMINATION: Remove contaminated clothing and jewelry. Wash the skin, including hair and nails, vigorously; do repeated soap washings. Discard

contaminated clothing.
2) Treat dermal irritation or burns with standard topical therapy. Patients developing dermal hypersensitivity reactions may require treatment with systemic or topical corticosteroids or antihistamines.

Range of Toxicity:

A) Limited data are available.
B) Fatalities have been seen following ingestion of 80 mg/kg.
C) Intravenous injection of 28 mg/kg of 2,4-D was tolerated; 50 mg/kg produced toxicity.

[Rumack BH POISINDEX(R) Information System Micromedex, Inc., Englewood, CO, 2012; CCIS Volume 154, edition expires Nov, 2012. Hall AH & Rumack BH (Eds): TOMES(R) Information System Micromedex, Inc., Englewood, CO, 2012; CCIS Volume 154, edition expires Nov, 2012.] **PEER REVIEWED**

Antidote and Emergency Treatment:

Skin decontamination: Flush contaminating chemicals from eyes with copious amounts of water for 10 to 15 minutes. If irritation persists, an ophthalmological examination should be performed. /Chlorophenoxy Herbicides/
[U.S. Environmental Protection Agency/Office of Prevention, Pesticides, and Toxic Substances. Reigart, J.R., Roberts, J.R. Recognition and Management of Pesticide Poisonings. 5th ed. 1999. EPA Document No. EPA 735-R-98-003, and available in electronic format at: http://www.epa.gov/pesticides/safety/healthcare p. 97] **PEER REVIEWED**

Ingestions of these herbicides are likely to be followed by vomiting and diarrhea due to the irritant properties. ... Activated charcoal is probably effective in limiting irritant effects and reducing absorption of most or all of these herbicides. Aluminum hydroxide antacids may be useful in neutralizing the irritant actions of mose acidic agents. Sorbitol should be given to induce catharsis if bowel sounds are present and if spontaneous diarrhea has not already commenced. Dehydration and electrolyte disturbances may be severe enough to require intravenous fluids. There are no specific antidotes for poisoning by these herbicides. /Other Herbicides/
[U.S. Environmental Protection Agency/Office of Prevention, Pesticides, and Toxic Substances. Reigart, J.R., Roberts, J.R. Recognition and Management of Pesticide Poisonings. 5th ed. 1999. EPA Document No. EPA 735-R-98-003, and available in electronic format at: http://www.epa.gov/pesticides/safety/healthcare p. 123] **PEER REVIEWED**

Administer intravenous fluids to accelerate excretion of the chlorophenoxy compound, and to limit concentration of the toxicant in the kidney. A urine flow of 4-6 mL/minute is desirable. Intravenous saline/dextrose has sufficed to rescue comatose patients who drank 2,4-D and mecoprop several hours before hospital admission. CAUTION: Monitor urine protein, cells. BUN, serum creatine,serum electrolytes, and fluid intake/output carefully to insure that renal function remains unimpaired and that fluid overload does not occur. /Chlorophenoxy Herbicides/
[U.S. Environmental Protection Agency/Office of Prevention, Pesticides, and Toxic Substances. Reigart, J.R., Roberts, J.R. Recognition and Management of Pesticide Poisonings. 5th ed. 1999. EPA Document No. EPA 735-R-98-003, and available in electronic format at: http://www.epa.gov/pesticides/safety/healthcare p. 97] **PEER REVIEWED**

Forced alkaline diuresis has been used successfully in management of suicidal ingestions of chlorophenoxy compounds, especially when initiated early. Alkalinizing the urine by including sodium bicarbonate ... in the intravenous solution accelerates excretion of 2,4-D dramatically and mecoprop excretion substantially. Urine pH should be maintained between 7.6 and 8.8. Include potassium chloride to offset increased potassium losses. ... It is crucial to monitor serum electrolytes carefully, especially potassium and calcium. There may possibly be some hazard to the kidneys when urine concentrations of toxicant are very high, so the integrity of renal function and fluid balance should be monitor carefully as the chlorophenoxy compound is excreted. Renal failure has occured in patients with severe intoxication during alkaline diuresis. /Chlorophenoxy Herbicides/
[U.S. Environmental Protection Agency/Office of Prevention, Pesticides, and Toxic Substances. Reigart, J.R., Roberts, J.R. Recognition and Management of Pesticide Poisonings. 5th ed. 1999. EPA Document No. EPA 735-R-98-003, and available in electronic format at: http://www.epa.gov/pesticides/safety/healthcare p. 97] **PEER REVIEWED**

Hemodialysis is not likely to be of significant benefit in poisonings by chlorophenoxy compounds. It has been used in four patients who survived intoxication. However, given the highly protein-bound nature of these herbicides and lack of any other evidence , hemodialysis is not recommended. /Chlorophenoxy Herbicides/
[U.S. Environmental Protection Agency/Office of Prevention, Pesticides, and Toxic Substances. Reigart, J.R., Roberts, J.R. Recognition and Management of Pesticide Poisonings. 5th ed. 1999. EPA Document No. EPA 735-R-98-003, and available in electronic format at: http://www.epa.gov/pesticides/safety/healthcare p. 97] **PEER REVIEWED**

Animal Toxicity Studies:

Non-Human Toxicity Excerpts:

/LABORATORY ANIMALS: Acute Exposure/ English pointer dogs dosed po with encapsulated 2,4-dichlorophenoxyacetic acid (2,4-D) at 1.3, 8.8, 43.7, 175 or 220 mg/kg body weight failed to exhibit abnormalities in hematologic, serum biochemical, urinalysis, or electrocardiographic parameters. At the 3 lowest doses, no changes were noted in electro-encephalograms (EEGs). In the dog given 175 mg/kg, at 24 h postdosing mild sedation was accompanied by excessive slowing in the EEG with loss of low voltage fast activity. In the dog given 220 mg/kg, nonspecific alterations in the EEG suggestive of irritation and mild seizure activity was detected 7 hr, but the EEG returned to normal by 24 hr. /2,4-D/
[Arnold EK et al; Vet Hum Toxicol 33 (5): 446-9 (1991)] **PEER REVIEWED** PubMed Abstract

/LABORATORY ANIMALS: Acute Exposure/ The acute toxicity of 2,4-dichlorophenoxyacetic acid (2,4-D), a herbicide, was studied in chicks dosed with 100, 300, 500, or 600 mg 2,4-D/kg BW, by the oral route. Clinical, laboratory, and histopathological methods were used as indicators of toxicity. After acute exposure, the herbicide decreased motor activity and induced muscular weakness and motor incoordination; decreased weight gain; increased serum creatine kinase (CK) and alkaline phosphatase (AP) activities and serum uric acid (UA), creatinine (CR), and total proteins (TP) levels; and did not change serum aspartate aminotransferase (AST) or alanine aminotransferase (ALT) activities. These changes were time- and dose-dependent and reversible. The LD50 (lethal dose 50%) calculated for oral 2,4-D in chicks was 420 mg/kg BW (385 to 483). Chromatographic analysis of the serum of the intoxicated chicks showed the presence of the herbicide; the amount found was dose- and time-dependent, increasing from 2 to 8 hr after exposure and decreasing afterwards. Histopathological post-mortem studies conducted on intoxicated chicks showed hepatic (vacuolar degeneration of the hepatocytes), renal (tubular nephrosis), and intestinal (hemorrhagic) lesions. /2,4-D/
[Morgulis MS, et al; Poult Sci 77 (4): 509-515 (1998)] **PEER REVIEWED** PubMed Abstract

/LABORATORY ANIMALS: Subchronic or Prechronic Exposure/ Forms of 2,4-dichlorophenoxyacetic acid (collectively known as 2,4-D) are herbicides used to control a wide variety of broadleaf and woody plants. Subchronic toxicity studies in rats were conducted on three forms of 2,4-D: the parent form, 2,4-D acid; 2,4-D dimethylamine salt (DMA); and 2,4-D 2-ethylhexyl ester (2-EHE). Doses in the subchronic studies (on an acid equivalent basis) were 0, 1, 15, 100, and 300 mg/kg/day. Major treatment related findings in the three studies included decreases in red cell mass, decreases in T3 and T4 levels, decreases in ovary and testes weights, increases in liver, kidney, and thyroid weights, and cataracts and retinal degeneration (high-dose females). These data demonstrated the comparable toxicities of 2,4-D acid, DMA, and 2-EHE and support a subchronic no-observed-effect level of 15 mg/kg/day for all three forms.
[Charles JM, et al; Fundam Appl Toxicol 33 (2): 161-165 (1996)] **PEER REVIEWED** PubMed Abstract

/LABORATORY ANIMALS: Subchronic or Prechronic Exposure/ The influence of sublethal doses of 2,4-dichlorophenoxyacetic acid (2,4-D) on serum T3 & T4 concns in Hsd Cpb: Wistar rats of both sexes was studied. The trial was performed on 24 males & females respectively, each divided into three groups of 8 animals (control, groups 1 & 2). Aqueous soln of the compound (11 mg/kg bw--group 1 & 110 mg/kg bw--group 2) or clean tap water (control group) was used. Aliquots of 2.4 mL/kg bw were administered with a stomach tube from the 1st-10th day of the experiment. Three days before the first treatment & on the 6th & 13th day of the experiment the serum T3 & T4 concns were determined by commercial radioimmunoassay kits (Byk-Sangtec Diagnostica), validated for rats. A significant decr of serum T4 ($P<0.01$) & T3 ($P<0.001$) was determined in males of groups 1 & 2 during the experiment. On the 6th day of experiment serum T4 & T3 values were significantly lower ($P<0.001$ & 0.01 respectively) in group 2 than in the controls & group 1 of both males & females. During the whole experiment serum T4 levels were lower in females than in males ($P<0.05$). /2,4-D/
[Kobal S, et al; Pflugers Arch 440 (5 Suppl): R171-172 (2000)] **PEER REVIEWED**

/LABORATORY ANIMALS: Chronic Exposure or Carcinogenicity/ Groups of 25 male & 25 female 3 wk old Osborne-Mendel rats were fed for 2 yrs on diets containing 0, 5, 25, 125, 625 or 1250 mg/kg of diet 2,4-D. 2,4-D was 96.7% pure & contained no detectable levels of 2,7-dichloro- or 2,3,7,8-tetrachlorodibenzo-p-dioxin ... . Numbers of male & female rats with malignant tumors were 6 in controls & 8, 7, 7, 8 & 14 in the treated groups, respectively. Tumors were randomly distributed & were also found in aging rats of this strain. ... A statistical increase ($p< 0.05$) in number of treated rats with malignant tumors over controls were found only in males receiving ... 1250 mg/kg. /2,4-D/
[IARC. Monographs on the Evaluation of the Carcinogenic Risk of Chemicals to Man. Geneva: World Health Organization, International Agency for Research on Cancer, 1972-PRESENT. (Multivolume work). Available at: http://monographs.iarc.fr/index.php p. V15 117 (1977)] **PEER REVIEWED**

/LABORATORY ANIMALS: Chronic Exposure or Carcinogenicity/ 6xC3H/Anf) F1 mice & 18 male & 18 female (C57BL/6xAKR)F1 mice received commercial 2,4-D (90%, mp 136-140 deg C) according to the following dose schedule: 46.4 mg/kg body wt in 0.5% gelatin by stomach tube at 7 days of age & the same amount (not adjusted for incr body wt) daily up to 28 days of age; subsequently, the mice were given 149 mg/kg of diet /feed/. ... The experiment was terminated when the mice were about 78 weeks of age ... Tumor incidences were compared with those observed among groups of ... control mice, which had been untreated or had received gelatin only: the incidences were not significantly greater ($p> 0.05$) when any group or combination of groups were considered. Similar results were obtained in groups of mice given 2,4-D isopropyl, butyl, or isooctyl esters (99%, 99%, and 97% pure) at doses of 46.6 mg/kg body wt from 7-28 days of age and, subsequently 111, 149, & 130 mg/kg of diet /feed/ respectively up to 78 weeks of age. /2,4-D/
[IARC. Monographs on the Evaluation of the Carcinogenic Risk of Chemicals to Man. Geneva: World Health Organization, International Agency for Research on Cancer, 1972-PRESENT. (Multivolume work). Available at: http://monographs.iarc.fr/index.php p. V15 117 (1977)] **PEER REVIEWED**

/LABORATORY ANIMALS: Developmental or Reproductive Toxicity/ When 2,4-D was administered at a concentrations of 500 mg/kg of diet during entire pregnancy of a sow, anorexia was noted; newborn piglets were underdeveloped & apathetic & 10/15 died within 24 hr. Continued feeding of 50 mg/kg of diet to survivors until ... 8 months of age caused growth depression, persistent anemia, & moderate degenerative changes of liver & kidneys. /2,4-D/
[IARC. Monographs on the Evaluation of the Carcinogenic Risk of Chemicals to Man. Geneva: World Health Organization, International Agency for Research on Cancer, 1972-PRESENT. (Multivolume work). Available at: http://monographs.iarc.fr/index.php p. V15 123 (1977)] **PEER REVIEWED**

/LABORATORY ANIMALS: Developmental or Reproductive Toxicity/ The reproductive toxicity of 2,4-D has been studied at dietary doses of 0, 5, 20, and 80 mg/kg/day in a two generation reproductive study in Fischer 344 rats. The parental Fo group was treated with 2,4-D for 15 weeks prior to mating. No adverse effects on fertility were observed in the 5 and 20 mg/kg daily dose groups, although reduced pup weights were noted in the 20 mg/kg F2a litters. A daily NOAEL of 5 mg/kg for reproductive toxicity was established from this study. In addition to this reproduction study, recent subchronic and chronic studies in rats, mice and dogs produced no evidence of treatment related histopathological changes in the testes at any of the dose levels ... . /2,4-D/
[Bingham, E.; Cohrssen, B.; Powell, C.H.; Patty's Toxicology Volumes 1-9 5th ed. John Wiley & Sons. New York, N.Y. (2001)., p. V4 493] **PEER REVIEWED**

/LABORATORY ANIMALS: Developmental or Reproductive Toxicity/ The cytogenetic effect of 2,4-dichlorophenoxy acetic acid (2,4-D) & its metabolite 2,4-dichlorophenol (2,4-DCP) was studied in bone-marrow, germ cells & sperm head abnormalities in the treated mice. Swiss mice were treated orally by gavage with 2,4-D at 1.7, 3.3 and 33 mg kg(-1)BW (1/200, 1/100 and 1/10 of LD(50)). 2,4-DCP was intraperitoneally (i.p.) injected at 36, 72 and 180 mg kg(-1)BW (1/10, 1/5, 1/2 of LD(50)). A significant increase in the percentage of chromosome aberrations in bone-marrow and spermatocyte cells was observed after oral administration of 2,4-D at 3.3 mg kg(-1)BW for three and five consecutive days. This percentage increased and reached 10.8+/-0.87 ($P<0.01$) in bone-marrow and 9.8+/-0.45 ($P<0.01$) in spermatocyte cells after oral administration of 2,4-D at 33 mg kg(-1)BW for 24 hr. This percentage was, however, lower than that induced in bone-marrow and spermatocyte cells by mitomycin C (positive control). 2,4-D induced a dose-dependent increase in the percentage of sperm head abnormalities. The genotoxic effect of 2,4-DCP is weaker than that of 2,4-D, as indicated by the lower percentage of the induced chromosome aberrations (in bone-marrow and spermatocyte cells) and sperm head abnormalities. /2,4-D/
[Amer SM, Aly FA; Mutat Res 25; 494 (1-2): 1-12 (2001)] **PEER REVIEWED**

/LABORATORY ANIMALS: Neurotoxicity/ The acute effects of 2,4-dichlorophenoxyacetic acid (2,4-D) administered orally to female mongrel dogs in doses of 25, 50, 75, 100 or 125 mg/kg were investigated by means of neurological examinations, electromyography and motor nerve conduction velocity tests carried out at various times following treatment. On day one after treatment with 125 mg/kg, one of four dogs was lethargic but recovered by day three. Also on day one, myotonic dimpling was evident in one dog each in the groups treated with 50, 100, 125 mg/kg. Dogs treated with more than 50 mg/kg had generalized myotonic discharges which increased according to the dose and were resolved by day 14 but not day seven. Treatment failed to affect motor nerve conduction velocity. Pathologic changes in teased nerve fibers involved occasional fiber degeneration, paranodal demyelination and intercalated internodes. Transverse semi-thin sections showed mild focal fiber degeneration and eventual medial plantar nerve depletion in five dogs treated with 25, 100 and 125 mg/kg and in lateral plantar nerve of two dogs treated with 125 mg/kg and one control. A single exposure to sublethal oral doses of 2,4-D is not associated with evidence of polyneuropathy. /2,4-D/
[Steiss JE et al; J Neurol Sci 78 (3): 295-301 (1987)] **PEER REVIEWED** PubMed Abstract

/LABORATORY ANIMALS: Neurotoxicity/ Forms of 2,4-dichlorophenoxyacetic acid ... are herbicides used to control a wide variety of broadleaf and woody plants. Single-dose acute and 1-year chronic neurotoxicity screening studies in male and female Fischer 344 rats (10/sex/dose) were conducted on 2,4-D according to the U.S. EPA 1991 guidelines. The studies emphasized a Functional Observational Battery (which included grip performance and hindlimb splay tests), automated motor activity testing, and comprehensive neurohistopathology of perfused tissues. Dosages were up to 250 mg/kg by gavage for the single-dose study, and up to 150 mg/kg/day in the diet for 52 weeks in the repeated-dose study. In the acute study, gavage with 250 mg/kg test material caused slight transient gait and coordination changes and clearly decreased motor activity at the time of maximal effect on the day of treatment (day 1). Mild locomotor effects occurred in one mid-dose rat (75 mg/kg), on Day 1 only. No gait, coordination, or motor activity effects were noted by day 8. In the chronic study, the only finding of neurotoxicologic significance was retinal degeneration in females in the high-dose group (150 mg/kg/day). Body weights of both sexes were slightly less than controls in the mid-dose group, and 10% less than controls in the high-dose group. /2,4-D/
[Mattsson JL, et al; Fundam Appl Toxicol 40 (1): 111-119 (1997)] **PEER REVIEWED** PubMed Abstract

/GENOTOXICITY/ 2,4-D, 2-Ethylhexyl ester, 98.0% purity, at concentrations of 0 (DMSO), 0.501, 1.00, 2.50, 5.00, 10.0, or 25.0 ug/mL, was assayed with primary rat hepatocytes. The treatment period was 19 hours. 2,4-D, 2-Ethylhexyl ester, did not induce unscheduled DNA synthesis.
[California Environmental Protection Agency/Department of Pesticide Regulation; Toxicology Data Review Summaries. Available from: http://www.cdpr.ca.gov/docs/toxsums/toxsumlist.htm on 2,4-D as of February 1, 2005.] **PEER REVIEWED**

/GENOTOXICITY/ 2,4-D, 2-Ethylhexyl Ester [grouped with 2,4-D free acid as of 7/23/91], purity of 98.0%, at

concentrations of 0 (DMSO), 333, 667, 1000, 3330, 6670, or 10000 ug/plate without and with metabolic activation (Aroclor 1254-induced rat liver) was assayed with Salmonella typhimurium strains TA98, TA100, TA1535, TA1537 and TA1538. Incubation period was for 48 hours. 2,4-D,-2-Ethylhexyl Ester did not increase the number of revertants in either the initial or repeat assay.
[California Environmental Protection Agency/Department of Pesticide Regulation; Toxicology Data Review Summaries. Available from: http://www.cdpr.ca.gov/docs/toxsums/toxsumlist.htm on 2,4-D as of February 1, 2005.] **PEER REVIEWED**

/GENOTOXICITY/ 2,4-D, 2-Ethylhexyl Ester, purity 98.0%, LOT # 04KF54479, was administered as a single dose by gavage at 0 (corn oil), 50, 167, or 500 mg/kg to 5 ICR mice/sex/group. Bone marrow was harvested at 24, 48, and 72 hours after dosing. Polychromatic erythrocytes were scored for micronuclei and the PCE/NCE ratio determined. One thousand PCE's were scored per animal. The test substance did not induce a significant increase in micronuclei in bone marrow polychromatic erythrocytes.
[California Environmental Protection Agency/Department of Pesticide Regulation; Toxicology Data Review Summaries. Available from: http://www.cdpr.ca.gov/docs/toxsums/toxsumlist.htm on 2,4-D as of February 1, 2005.] **PEER REVIEWED**

/GENOTOXICITY/ Using the Curly-Lobe-Plum method in Drosophila melanogaster, this herbicide, manifested a significant mutagenic effect: frequency of the lethal recessive mutations was 6 times higher in the group of flies treated with the herbicide than in the untreated, control group.
[Coman N et al; Studia Universitatis Babes-Bolyai Biologia 37 (1): 65-70 (1992)] **PEER REVIEWED**

/OTHER TOXICITY INFORMATION/ The effects of daily dosing with the 2-ethyl hexyl ester of 2,4-D and its components at 250 mg/kg on blood urea nitrogen and plasma Mg:Ca ratios in cattle and sheep are tabulated. The formulation of the herbicide (emulsifiable concentrate or technical grade) showed no difference in the effects. Treatment with the compound resulted in a decrease in plasma Ca and an increase in plasma Mg significantly changing the ratio in the plasma of two sheep and a yearling heifer that died. In some cases, there was a 50% ratio decrease. Increased blood urea nitrogen (in one case increased from 4 to 40 mg/100 mL) was noted in the herbicide-treated animals. Kidney damage and swollen blood-engorged thyroids were commonly noted during the postmortem examinations.
[Hunt LM et al; Bull Environ Contam Toxicol 5 (1): 54-60 (1970)] **PEER REVIEWED**

Ecotoxicity Excerpts:

/AQUATIC SPECIES/ In studies conducted according to the guidelines of the US Environmental Protection Agency, 2,4-D acid and ethylhexyl ester had no effect on the early life stages, embryo hatch, larval weight, or larval length of the fathead minnow (Pimephales promelas) at concentrations of 12.6-102 mg/L for up to 32 days (acid). The 32-day NOEC for the acid was 63.4 mg/L, comparable to the 33-day NOEC for the diethanolamine salt of 29.1 mg/L. The ethylhexyl ester was more toxic, with a 32-day NOEC of 0.12 mg/L... .
[FAO/WHO; Pesticide Residues in Food: Toxicological and Environmental Evaluations: 2,4-Dichlorophenoxyacetic acid (2,4-D), salts and esters (1997). Available from, as of February 1, 2005: http://www.inchem.org/documents/jmpr/jmpmono/v097pr16.htm **PEER REVIEWED**

/AQUATIC SPECIES/ The esters of 2,4-D are clearly more toxic to invertebrate species such as the tidewater silverside (Menidia beryllina), Atlantic silverside (Menidia menidia), grass shrimp (Palaemonetes puqio), pink shrimp (Panaeus duorarum), and Dungeness crab (Cancer magister) than is the dimethylamine salt or the acid. The same is true for formulated 2-ethylhexyl ester.
[FAO/WHO; Pesticide Residues in Food: Toxicological and Environmental Evaluations: 2,4-Dichlorophenoxyacetic acid (2,4-D), salts and esters (1997). Available from, as of February 2, 2005: http://www.inchem.org/documents/jmpr/jmpmono/v097pr16.htm **PEER REVIEWED**

Non-Human Toxicity Values:

LD50 Rat (male) oral 982 mg/kg
[European Chemicals Bureau; IUCLID Dataset, 2-ethylhexyl 2,4-dichhlorophenoxyacetate (1928-43-4) (2000 CD-ROM edition). Available from, as of January 13, 2005: http://esis.jrc.ec.europa.eu/ **PEER REVIEWED**

LD50 Rat (female) oral 864 mg/kg
[European Chemicals Bureau; IUCLID Dataset, 2-ethylhexyl 2,4-dichhlorophenoxyacetate (1928-43-4) (2000 CD-ROM edition). Available from, as of January 13, 2005: http://esis.jrc.ec.europa.eu/ **PEER REVIEWED**

LD50 Mouse oral 673 mg/kg
[European Chemicals Bureau; IUCLID Dataset, 2-ethylhexyl 2,4-dichhlorophenoxyacetate (1928-43-4) (2000 CD-ROM edition). Available from, as of January 13, 2005: http://esis.jrc.ec.europa.eu/ **PEER REVIEWED**

LD50 Rat oral 896 mg/kg
[Tomlin CDS, ed. 2,4-D-2-ethylhexyl (1928-43-4). In: The e-Pesticide Manual, 13th Edition Version 3.0 (2003-04). Surrey UK, British Crop Protection Council.] **PEER REVIEWED**

LD50 Rabbit dermal >2000 mg/kg
[Tomlin CDS, ed. 2,4-D-2-ethylhexyl (1928-43-4). In: The e-Pesticide Manual, 13th Edition Version 3.0 (2003-04). Surrey UK, British Crop Protection Council.] **PEER REVIEWED**

LC50 Rat inhalation >5.4 mg/L air/4 hr
[Tomlin CDS, ed. 2,4-D-2-ethylhexyl (1928-43-4). In: The e-Pesticide Manual, 13th Edition Version 3.0 (2003-04). Surrey UK, British

Crop Protection Council.] **PEER REVIEWED**

Ecotoxicity Values:

LD50 Anas platyrhynchos (Mallard duck, juvenile) oral 663 mg/kg/14 days
[USEPA, Office of Pesticide Programs; Pesticide Ecotoxicity Database (2000) on 2,4-D, 2-Ethylhexyl ester (1928-43-4). Available from, as of January 26, 2005: http://cfpub.epa.gov/ecotox/quick_query.htm **PEER REVIEWED**

LD50 Anas platyrhynchos (Mallard duck, 14 day old) oral >4640 mg/kg/8 days
[USEPA, Office of Pesticide Programs; Pesticide Ecotoxicity Database (2000) on 2,4-D, 2-Ethylhexyl ester (1928-43-4). Available from, as of January 26, 2005: http://cfpub.epa.gov/ecotox/quick_query.htm **PEER REVIEWED**

LC50 Anas platyrhynchos (Mallard duck, juvenile) dietary >5620 ppm/8 days
[USEPA, Office of Pesticide Programs; Pesticide Ecotoxicity Database (2000) on 2,4-D, 2-Ethylhexyl ester (1928-43-4). Available from, as of January 26, 2005: http://cfpub.epa.gov/ecotox/quick_query.htm **PEER REVIEWED**

LC50 Colinus virginianus (Northern bobwhite, juvenile) dietary 7187 ppm/8 days
[USEPA, Office of Pesticide Programs; Pesticide Ecotoxicity Database (2000) on 2,4-D, 2-Ethylhexyl ester (1928-43-4). Available from, as of January 26, 2005: http://cfpub.epa.gov/ecotox/quick_query.htm **PEER REVIEWED**

EC50 Anabaena flosaquae (Blue-green algae; population abundance) >0.32 ppm/5 days; static /formulated product/
[USEPA, Office of Pesticide Programs; Pesticide Ecotoxicity Database (2000) on 2,4-D, 2-Ethylhexyl ester (1928-43-4). Available from, as of January 26, 2005: http://cfpub.epa.gov/ecotox/quick_query.htm **PEER REVIEWED**

EC50 Selenastrum capricornutum (Green algae; population abundance) >30.0 ppm/5 days; static /formulated product/
[USEPA, Office of Pesticide Programs; Pesticide Ecotoxicity Database (2000) on 2,4-D, 2-Ethylhexyl ester (1928-43-4). Available from, as of January 26, 2005: http://cfpub.epa.gov/ecotox/quick_query.htm **PEER REVIEWED**

EC50 Crassostrea virginica (American oyster; intoxication immobilization) >3.0 ppb/96 hr; flow-through /formulated product/
[USEPA, Office of Pesticide Programs; Pesticide Ecotoxicity Database (2000) on 2,4-D, 2-Ethylhexyl ester (1928-43-4). Available from, as of January 26, 2005: http://cfpub.epa.gov/ecotox/quick_query.htm **PEER REVIEWED**

LC50 Gammarus fasciatus (Scud) 2400 ppb/96 hr (95% confidence interval: 1900-3000 ppb); static /formulated product/
[USEPA, Office of Pesticide Programs; Pesticide Ecotoxicity Database (2000) on 2,4-D, 2-Ethylhexyl ester (1928-43-4). Available from, as of January 26, 2005: http://cfpub.epa.gov/ecotox/quick_query.htm **PEER REVIEWED**

LC50 Oncorhynchus Mykiss (Rainbow trout) 7.2 mg/L/96 hr; flow-through
[European Chemicals Bureau; IUCLID Dataset, 2-ethylhexyl 2,4-dichhlorophenoxyacetate (1928-43-4) (2000 CD-ROM edition). Available from, as of January 13, 2005: http://esis.jrc.ec.europa.eu/ **PEER REVIEWED**

EC50 Navicula pelliculosa (algae) 4.1 mg/L 5 days endpoint: growth rate; NOEC = 0.1875
[European Chemicals Bureau; IUCLID Dataset, 2-ethylhexyl 2,4-dichhlorophenoxyacetate (1928-43-4) (2000 CD-ROM edition). Available from, as of January 13, 2005: http://esis.jrc.ec.europa.eu/ **PEER REVIEWED**

EC50 Skeletonema costatum (Algae; growth inhibition) 0.23 mg/L/5 days; static /from table/
[FAO/WHO; Pesticide Residues in Food: Toxicological and Environmental Evaluations: 2,4-Dichlorophenoxyacetic acid (2,4-D), salts and esters (1997). Available from, as of February 1, 2005: http://www.inchem.org/documents/jmpr/jmpmono/v097pr16.htm **PEER REVIEWED**

LD50 Honeybee (Apis mellifera) oral or contact >100 mg/bee/72 hr
[FAO/WHO; Pesticide Residues in Food: Toxicological and Environmental Evaluations: 2,4-Dichlorophenoxyacetic acid (2,4-D), salts and esters (1997). Available from, as of February 2, 2005: http://www.inchem.org/documents/jmpr/jmpmono/v097pr16.htm **PEER REVIEWED**

Metabolism / Pharmacokinetics:

Metabolism / Metabolites:

The pharmacokinetics of the 2-ethylhexyl ester of 2,4-D were investigated following a single oral administration of 130 mg/kg body weight dose to both male and female Fischer 344 rats. Blood samples were drawn from 24 rats per sex in serial groups of 3 at intervals of 0.25, 0.5, 1, 2, 4, 8, 24, and 72 hours post dosing and urine was collected from the 72 hours group at 12 hour intervals. The most significant finding from this evaluation was the absence of any 2-ethylhexyl ester of 2,4-D in either the blood or urine for either sex evaluated (limit of quantification 10 ppb). Conversely 2,4-D acid was detected in both blood and urine. The present data indicate that the 2-ethylhexyl ester of 2,4-D is converted very rapidly to 2,4-D acid, and that the acid is then excreted into the urine. A similarity exists in interval excretion data with that seen in previous investigations with 2,4-D acid. Indications are that the 2,4-D acid is probably derived via the hydrolysis of the 2-ethylhexyl ester moiety and is eliminated from the body in the same manner as the orally administered 2,4-D acid. It is therefore anticipated from these results that the 2-ethylhexyl ester of 2,4-D should be toxicologically comparable to 2,4-D acid itself.
[European Chemicals Bureau; IUCLID Dataset, 2-ethylhexyl 2,4-dichhlorophenoxyacetate (1928-43-4) (2000 CD-ROM edition). Available from, as of January 13, 2005: http://esis.jrc.ec.europa.eu/ **PEER REVIEWED**

2,4-D 2-ethylhexyl ester is hydrolysed to 2,4-D by esterase enzymes present in the gut wall, in blood plasma, in liver cells and in skin. Any 2,4-D /ethylhexyl ester/ absorbed orally or dermally is hydrolysed to 2,4-D, the acid ionic form.
[European Chemicals Bureau; IUCLID Dataset, 2-ethylhexyl 2,4-dichhlorophenoxyacetate (1928-43-4) (2000 CD-ROM edition). Available from, as of January 13, 2005: http://esis.jrc.ec.europa.eu/ **PEER REVIEWED**

Absorption, Distribution & Excretion:
A maximum 2,4-D concentration in serum of 1075 ppm was detected 5 hr after /English pointer dogs were given a/ po dose of 220 mg/kg. A maximum 2,4-D, concentration in urine of 1792 ppm was detected 2 hr after a po dose of 175 mg/kg, while 25 hr after that dose kidney tissue contained 271 ppm. /2,4-D/
[Arnold EK et al; Vet Hum Toxicol 33 (5): 446-9 (1991)] **PEER REVIEWED** PubMed Abstract

Pharmacology:

Environmental Fate & Exposure:

Environmental Fate/Exposure Summary:
2,4-D, 2-ethylhexyl ester's production may result in its release to the environment through various waste streams; its use as a herbicide will result in its direct release to the environment. If released to air, a vapor pressure of 3.59X10-4 mm Hg at 25 deg C indicates 2,4-D, 2-ethylhexyl ester will exist solely as a vapor in the ambient atmosphere. Vapor-phase 2,4-D, 2-ethylhexyl ester will be degraded in the atmosphere by reaction with photochemically-produced hydroxyl radicals; the half-life for this reaction in air is estimated to be 27 hours. If released to soil, 2,4-D, 2-ethylhexyl ester is expected to have no mobility based upon an estimated Koc of 33,000. Volatilization from moist soil surfaces is expected to be an important fate process based upon a Henry's Law constant of 1.8X10-5 atm-cu m/mole. If released into water, 2,4-D, 2-ethylhexyl ester is expected to adsorb to suspended solids and sediment based upon the estimated Koc. 2,4-D, 2-ethylhexyl ester is expected to hydrolyze and form the parent compound 2,4-D acid. The estimated hydrolysis half-lives of this reaction are 35 and 3.5 days at pH values of 7 and 8, respectively. Field studies have resulted in half-lives of 1 to 51 days when applied as a spray and 4-16 days when applied in granule form. These results are similar to those found in the parent compound, 2,4-D acid. Volatilization from water surfaces is expected to be an important fate process based upon this compound's Henry's Law constant. Estimated volatilization half-lives for a model river and model lake are 94 hours and 821 hours, respectively. However, volatilization from water surfaces is expected to be attenuated by adsorption to suspended solids and sediment in the water column. The estimated volatilization half-life from a model pond is 51 months if adsorption is considered. An estimated BCF of 5,600 suggests the potential for bioconcentration in aquatic organisms is very high. Occupational exposure to 2,4-D, 2-ethylhexyl ester may occur through inhalation and dermal contact with this compound at workplaces where 2,4-D, 2-ethylhexyl ester is produced or used. (SRC)
PEER REVIEWED

Probable Routes of Human Exposure:
Occupational exposure to 2,4-D, 2-ethylhexyl ester may occur through inhalation and dermal contact with this compound at workplaces where 2,4-D, 2-ethylhexyl ester is produced or used. (SRC)
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Artificial Pollution Sources:
2,4-D, 2-ethylhexyl ester production may result in its release to the environment through various waste streams; its use as a herbicide(1) will result in its direct release to the environment(SRC).
[(1) Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003)] **PEER REVIEWED**

Environmental Fate:
TERRESTRIAL FATE: Based on a classification scheme(1), an estimated Koc value of 33,000(SRC), determined from a log Kow of 5.78(2) and a regression-derived equation(3), indicates that 2,4-D, 2-ethylhexyl ester is expected to be immobile in soil(SRC). Volatilization of 2,4-D, 2-ethylhexyl ester from moist soil surfaces is expected to be an important fate process(SRC) given a Henry's Law constant of 1.8X10-5 atm-cu m/mole(2). However, adsorption to soil is expected to attenuate volatilization(SRC). 2,4-D, 2-ethylhexyl ester is not expected to volatilize from dry soil surfaces(SRC) based upon a vapor pressure of 3.59X10-4 mm Hg(2). Field studies have resulted in half-lives of 1 to 51 days when applied as a spray and 4-16 days when applied in granulate form(3).
[(1) Swann RL et al; Res Rev 85: 17-28 (1983) (2) Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003) (3) Wilson RD et al; Environ Tox Chem 16: 1239-1246 (1997)]
PEER REVIEWED

AQUATIC FATE: Based on a classification scheme(1), an estimated Koc value of 33,000(SRC), determined from a log Kow of 5.78(2) and a regression-derived equation(3), indicates that 2,4-D, 2-ethylhexyl ester is expected to adsorb to suspended solids and sediment(SRC). Volatilization from water surfaces is expected(3) based upon a Henry's Law constant of 1.8X10-5 atm-cu m/mole(2). Using this Henry's Law constant and an estimation method(3), volatilization half-lives for a model river and model lake are 94 hours and 820 hours, respectively(SRC). However, volatilization from water surfaces is expected to be attenuated by adsorption to suspended solids and sediment in the water column(SRC). The estimated volatilization half-life from a model pond is 51 months if adsorption is considered(4). According to a classification scheme(5), an estimated BCF of 5,600(SRC), from its log Kow(2) and a regression-derived equation(6), suggests the potential for bioconcentration in aquatic organisms is very high(SRC). Hydrolysis of 2,4-D, 2-ethylhexyl ester is expected to yield the parent compound 2,4-D acid(SRC). A base-catalyzed second-order hydrolysis rate constant of 2.3 L/mole-sec(SRC) was estimated using a structure estimation method(7); this corresponds to half-lives of 35 and 3.5 days at pH values of 7 and 8, respectively(7). Biodegradation data were not available(SRC, 2005).
[(1) Swann RL et al; Res Rev 85: 17-28 (1983) (2) Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003) (3) Lyman WJ et al; Handbook of Chemical Property Estimation Methods. Washington, DC: Amer Chem Soc pp. 4-9, 15-1 to 15-29 (1990) (4) US EPA; EXAMS II Computer Simulation (1987) (5) Franke C et al; Chemosphere 29: 1501-14 (1994) (6) Meylan WM et al; Environ Toxicol Chem 18: 664-72 (1999) (7) Mill T et al; Environmental Fate and Exposure Studies Development of a PC-SAR for Hydrolysis: Esters, Alkyl Halides and Epoxides. EPA Contract No. 68-02-4254. Menlo Park, CA: SRI International (1987)] **PEER REVIEWED**

ATMOSPHERIC FATE: According to a model of gas/particle partitioning of semivolatile organic compounds in the atmosphere(1), 2,4-D, 2-ethylhexyl ester, which has a vapor pressure of 3.59X10-4 mm Hg at 25 deg C(2) is expected to exist solely as a vapor in the ambient atmosphere. Vapor-phase 2,4-D, 2-ethylhexyl ester is degraded in the atmosphere by reaction with photochemically-produced hydroxyl radicals(SRC); the half-life for this reaction in air is estimated to be 27 hrs(SRC), calculated from its rate constant of 15X10-12 cu cm/molecule-sec at 25 deg C(SRC) that was derived using a structure estimation method(3). 2,4-D, 2-ethylhexyl has been reported to be stable to light(2).
[(1) Bidleman TF; Environ Sci Technol 22: 361-367 (1988) (2) Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003) (3) Meylan WM, Howard PH; Chemosphere 26: 2293-99 (1993)] **PEER REVIEWED**

Environmental Abiotic Degradation:
The rate constant for the vapor-phase reaction of 2,4-D, 2-ethylhexyl ester with photochemically-produced hydroxyl radicals has been estimated 15X10-12 cu cm/molecule-sec at 25 deg C(SRC) using a structure estimation method(1). This corresponds to an atmospheric half-life of about 27 hours at an atmospheric concentration of 5X10+5 hydroxyl radicals per cu cm(1). Hydrolysis of 2,4-D, 2-ethylhexyl ester is expected to yield the parent compound 2,4-D acid(SRC). A base-catalyzed second-order hydrolysis rate constant of 2.3 L/mole-sec(SRC) was estimated using a structure estimation method(2); this corresponds to half-lives of 35 and 3.5 days at pH values of 7 and 8, respectively(2). 2,4-D, 2-ethylhexyl has been reported to be stable to light(3).
[(1) Meylan WM, Howard PH; Chemosphere 26: 2293-99 (1993) (2) Mill T et al; Environmental Fate and Exposure Studies Development of a PC-SAR for Hydrolysis: Esters, Alkyl Halides and Epoxides. EPA Contract No. 68-02-4254. Menlo Park, CA: SRI International (1987) (3) Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003)] **PEER REVIEWED**

Environmental Bioconcentration:
An estimated BCF of 5,600 was calculated for 2,4-D, 2-ethylhexyl ester(SRC), using a log Kow of 5.78(1) and a regression-derived equation(2). According to a classification scheme(3), this BCF suggests the potential for bioconcentration in aquatic organisms is very high(SRC), provided the compound is not altered physically or chemically once released into the environment(SRP).
[(1) Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003) (2) Meylan WM et al; Environ Toxicol Chem 18: 664-72 (1999) (3) Franke C et al; Chemosphere 29: 1501-14 (1994)] **PEER REVIEWED**

Soil Adsorption/Mobility:
The Koc of 2,4-D, 2-ethylhexyl ester is estimated as 33,000(SRC), using a log Kow of 5.78(1) and a regression-derived equation(2). According to a classification scheme(3), this estimated Koc value suggests that 2,4-D, 2-ethylhexyl ester is expected to be immobile in soil.
[(1) Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003) (2) Lyman WJ et al; Handbook of Chemical Property Estimation Methods. Washington, DC: Amer Chem Soc pp. 4-9 (1990) (3) Swann RL et al; Res Rev 85: 17-28 (1983)] **PEER REVIEWED**

Volatilization from Water/Soil:
The Henry's Law constant for 2,4-D, 2-ethylhexyl ester is 1.8X10-5atm-cu m/mole(1). This Henry's Law constant indicates that 2,4-D, 2-ethylhexyl ester is expected to volatilize from water surfaces(2). Based on this Henry's Law constant, the volatilization half-life from a model river (1 m deep, flowing 1 m/sec, wind velocity of 3 m/sec)(2) is estimated as 94.4 hours(SRC). The volatilization half-life from a model lake (1 m deep, flowing 0.05 m/sec, wind velocity of 0.5 m/sec)(2) is

estimated as 34.2 days(SRC). However, volatilization from water surfaces is expected to be attenuated by adsorption to suspended solids and sediment in the water column. The estimated volatilization half-life from a model pond is 51 months when adsorption is considered(3). Volatilization of 2,4-D, 2-ethylhexyl ester from moist soil surfaces is expected to be an important fate process(SRC) given a Henry's Law constant of 1.8X10-5 atm-cu m/mole(1). However, adsorption to soil is expected to attenuate volatilization(SRC). 2,4-D, 2-ethylhexyl ester is not expected to volatilize from dry soil surfaces(SRC) based upon its vapor pressure of 3.59X10-4 mm Hg(1).
[(1) Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003) (2) Lyman WJ et al; Handbook of Chemical Property Estimation Methods. Washington, DC: Amer Chem Soc pp. 15-1 to 15-29 (1990) (3) US EPA; EXAMS II Computer Simulation (1987)] **PEER REVIEWED**

Environmental Standards & Regulations:

FIFRA Requirements:
Tolerances are established for residues of 2,4-D at: barley, grain; blueberry; corn, forage; corn, fresh, sweet, kernel plus cob with husk removed; corn, grain; corn, stover; cranberry; fruit, stone; grapes; grass hay; grasses, pasture; grasses, rangeland; millet, forage; millet, grain; millet, straw; nut; oat, forage; oat, grain; pistachio; rice, grain; rice, straw; rye, forage; rye, grain: sorghum, forage; sorghum, grain; sorghum, grain, stover; sugarcane, cane; sugarcane, forage; wheat, forage; and wheat, grain. (Residues on all the above may result from application of 2,4-D in acid form, or in the form of one or more of the following esters: amyl (pentyl), butoxyethoxypropyl, butoxyethyl, butoxypolythylene glycol butyl ether, butoxypropyl, butyl, dipropylene glycol isobutyl ether, ethoxyethoxyethyl, ethoxyethoxypropyl, ethyl, ethoxypropyl, isobutyl, isooctyl (including, but not limited to, 2-ethylhexyl, 2-ethyl-4-methylpentyl, and 2-octyl), isopropyl, methyl, polyethylene glycol 200, polypropoxybutyl, polypropylene glycol, propylene glycol, propylene glycol butyl ether, propylene glycol isobutyl ether, tetrahydrofurfuryl, and tripropylene glycol isobutyl ether.)
[40 CFR 180.142(a)(2); U.S. National Archives and Records Administration's Electronic Code of Federal Regulations. Available from, as of February 1, 2005: http://www.gpoaccess.gov/ecfr **PEER REVIEWED**

As the federal pesticide law FIFRA directs, EPA is conducting a comprehensive review of older pesticides to consider their health and environmental effects and make decisions about their future use. Under this pesticide reregistration program, EPA examines health and safety data for pesticide active ingredients initially registered before November 1, 1984, and determines whether they are eligible for reregistration. In addition, all pesticides must meet the new safety standard of the Food Quality Protection Act of 1996. Isooctyl(2-ethylhexyl) 2,4-dichlorophenoxyacetate is found on List A, which contains most food use pesticides and consists of the 194 chemical cases (or 350 individual active ingredients) for which EPA issued registration standards prior to FIFRA '88. Case No: 0073; Pesticide type: fungicide, herbicide (growth regulator); Registration Standard Date: 9/1/88 PB89-102396; Case Status: OPP is reviewing data from the pesticide's producers regarding its human health and/or environmental effects, or OPP is determining the pesticide's eligibility for reregistration and developing the RED document.; Active ingredient (AI): isooctyl(2-ethylhexyl) 2,4-dichlorophenoxyacetate; Data Call-in (DCI) Date(s): 3/25/94; AI Status: The producers of the pesticide have made commitments to conduct the studies and pay the fees required for reregistration, and are meeting those commitments in a timely manner. /RED scheduled for May 2005/
[United States Environmental Protection Agency/ Prevention, Pesticides and Toxic Substances; Status of Pesticides in Registration, Reregistration, and Special Review. (1998) EPA 738-R-98-002, p. 71] **PEER REVIEWED**

Allowable Tolerances:
Tolerances are established for residues of 2,4-D at: barley, grain: 0.5 ppm; blueberry: 0.1 ppm; corn, forage: 20 ppm; corn, fresh, sweet, kernel plus cob with husk removed: 0.5 ppm; corn, grain: 0.5 ppm; corn, stover: 20 ppm; cranberry: 0.5 ppm; fruit, stone: 0.2 ppm; grapes: 0.5 ppm; grass hay: 300 ppm; grasses, pasture: 1,000 ppm; grasses, rangeland: 1,000 ppm; millet, forage: 20 ppm; millet, grain: 0.5 ppm; millet, straw: 20 ppm; nut: 0.2 ppm; oat, forage: 20 ppm; oat, grain: 0.5 ppm; pistachio: 0.2 ppm; rice, grain: 0.1 ppm; rice, straw: 20 ppm; rye, forage: 20 ppm; rye, grain: 0.5 ppm: sorghum, forage: 20 ppm; sorghum, grain: 0.5 ppm; sorghum, grain, stover: 20 ppm; sugarcane, cane: 2 ppm; sugarcane, forage: 20 ppm; wheat, forage: 20 ppm; and wheat, grain: 0.5 ppm. (Residues on all the above may result from application of 2,4-D in acid form, or in the form of one or more of the following esters: amyl (pentyl), butoxyethoxypropyl, butoxyethyl, butoxypolythylene glycol butyl ether, butoxypropyl, butyl, dipropylene glycol isobutyl ether, ethoxyethoxyethyl, ethoxyethoxypropyl, ethyl, ethoxypropyl, isobutyl, isooctyl (including, but not limited to, 2-ethylhexyl, 2-ethyl-4-methylpentyl, and 2-octyl), isopropyl, methyl, polyethylene glycol 200, polypropoxybutyl, polypropylene glycol, propylene glycol, propylene glycol butyl ether, propylene glycol isobutyl ether, tetrahydrofurfuryl, and tripropylene glycol isobutyl ether.)
[40 CFR 180.142(a)(2); U.S. National Archives and Records Administration's Electronic Code of Federal Regulations. Available from, as of February 1, 2005: http://www.gpoaccess.gov/ecfr **PEER REVIEWED**

Chemical/Physical Properties:

Molecular Formula:
C16-H22-Cl2-O3
[National Library of Medicine, SIS; ChemIDplus Record for 2,4-D-2-ethylhexyl (1928-43-4). Available from, as of March 2, 2005: http://chem.sis.nlm.nih.gov/chemidplus/direct.jsp?regno=1928-43-4 **PEER REVIEWED**

Molecular Weight:
333.28
[Lewis, R.J. Sax's Dangerous Properties of Industrial Materials. 10th ed. Volumes 1-3 New York, NY: John Wiley & Sons Inc., 1999., p. V2: 1103] **PEER REVIEWED**

Color / Form:
Golden yellow, non viscous liquid
[Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003)] **PEER REVIEWED**

Odor:
Sweet slightly pungent odor
[Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003)] **PEER REVIEWED**

Boiling Point:
>300 deg C (decomp)
[Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003)] **PEER REVIEWED**

Melting Point:
<-37 deg C
[Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003)] **PEER REVIEWED**

Density / Specific Gravity:
1.148 at 20 deg C
[Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003)] **PEER REVIEWED**

Octanol / Water Partition Coefficient:
log Kow = 5.78 at 25 deg C
[Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003)] **PEER REVIEWED**

Solubilities:
In water, 0.086 mg/L at 25 deg C
[Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003)] **PEER REVIEWED**

Vapor Pressure:
47.9 mPa /3.59X10-4 mm Hg/ at 25 deg C (Calculated)
[Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003)] **PEER REVIEWED**

Other Chemical / Physical Properties:
In water, 0.0324 mg/L
[Ahrens, W.H. Herbicide Handbook of the Weed Science Society of America. 7th ed. Champaign, IL: Weed Science Society of America, 1994., p. 79] **PEER REVIEWED**

Henry's Law constant = 1.8 Pa cu m/mol (1.8X10-5 atm-cu m/mol)
[Tomlin CDS, ed; The e-Pesticide Manual. 2,4-D-2-ethylhexyl. 13th ed. PC CD-ROM, Version 3.0, 2003-04. Surrey, UK: British Crop Protection Council (2003)] **PEER REVIEWED**

Hydroxyl radical reaction rate constant = 15X10-12 cu cm/molec-sec at 25 deg C /Estimated/
[US EPA; Estimation Programs Interface (EPI). ver. 3.11. U.S. EPA version for Windows. Washington, DC: U.S. EPA (2003). Available from,

as of Dec 15, 2004: http://www.epa.gov/oppt/exposure/pubs/episuitedl.htm **PEER REVIEWED**

Chemical Safety & Handling:

Flash Point:
171 deg C (Cleveland open cup)
[Tomlin CDS, ed. 2,4-D-2-ethylhexyl (1928-43-4). In: The e-Pesticide Manual, 13th Edition Version 3.0 (2003-04). Surrey UK, British Crop Protection Council.] **PEER REVIEWED**

Stability/Shelf Life:
Hydrolysis DT50 <1 hr. Stable to light, DT50 >100 days. Stable at 54 deg C.
[Tomlin CDS, ed. 2,4-D-2-ethylhexyl (1928-43-4). In: The e-Pesticide Manual, 13th Edition Version 3.0 (2003-04). Surrey UK, British Crop Protection Council.] **PEER REVIEWED**

Disposal Methods:
SRP: The most favorable course of action is to use an alternative chemical product with less inherent propensity for occupational exposure or environmental contamination. Recycle any unused portion of the material for its approved use or return it to the manufacturer or supplier. Ultimate disposal of the chemical must consider: the material's impact on air quality; potential migration in soil or water; effects on animal, aquatic, and plant life; and conformance with environmental and public health regulations.
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Occupational Exposure Standards:

Manufacturing/Use Information:

Major Uses:
For 2,4-D, 2-ethylhexyl ester (USEPA/OPP Pesticide Code: 030063) ACTIVE products with label matches. /SRP: Registered for use in the U.S. but approved pesticide uses may change periodically and so federal, state and local authorities must be consulted for currently approved uses./
[U.S. Environmental Protection Agency/Office of Pesticide Program's Chemical Ingredients Database on 2,4-D, 2-Ethylhexyl Ester (1928-43-4). Available from, as of February 1, 2005: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Manufacturers:
Dow Agrosciences LLC, 9330 Zionsville Rd., Indianapolis, IN 46268, (317) 337-3000; Production site: Midland, MI 48667 /2,4-D and esters and salts/
[SRI Consulting. 2004 Directory of Chemical Producers. SRI International, Menlo Park, CA 2004., p. 766] **PEER REVIEWED**

Nufarm, Inc., 1333 Burr Ridge Pkwy., Suite 125A, Burr Ridge, IL 60521-0866, (800) 345-3330; Production site: Burr Ridge, IL 60521-0866 /2,4-D and esters and salts/
[SRI Consulting. 2004 Directory of Chemical Producers. SRI International, Menlo Park, CA 2004., p. 766] **PEER REVIEWED**

Riverdale (a Nufarm Co.), 1333 Burr Ridge Pkwy., Suite 125A, Burr Ridge, IL 60521-0866, (800) 345-3330; Production site: Chicago Heights, IL 60411 /2,4-D and esters and salts/
[SRI Consulting. 2004 Directory of Chemical Producers. SRI International, Menlo Park, CA 2004., p. 766] **PEER REVIEWED**

Agriliance LLC, 64089 St. Paul, MN 55164-0089, 712-234-2853 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Agsco, 13458, Grand Forks, ND 58208-3458, 701-775-532 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Albaugh Inc., 2127, Valdosta, GA 31604-2127, 229-244-3288 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

AMREP Inc., 990 Industrial Dr., Marietta, GA 30062, 770-422-2071 /Registrant/

[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

AMVAC Chemical Corp., 4695 Macarthur Court, Suite 1250, Newport Beach, CA 92660-1706, 949-260-1212; Athea Laboratories Inc., 240014. Milwaukee, WI 53224, 800-743-6417 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Atanor S.A., 2127 Valdosta, GA 31604-2127 229-244-3288 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Bayer Cropscience LP, 2 T.W. Alexander Drive, Research Triangle Park, NC 27709, 919-549-2365 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Helena Chemical Co., 225 Schilling Blvd., Suite 300, Collierville, TN 38017 901-752-4410 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Hill Manufacturing Corp.,1500 Jonesboro Rd., SE Atlanta, GA 30315 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Loveland Products Inc., 1286, Greeley, CO 80632, 970-347-1470 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Lubar Chemical Co., 208 Iron North, Kansas City, MO 64116, 816-472-5515 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Micro-Flo Co., LLC, 530 Oak Court Dr., Memphis TN 38117 901-432-5000 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Nufarm Limited, 2300 Frederick Ave., Suite 208, St. Joseph, MO 64504, 816-676-9000 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

PBI/Gordon Corp., 014090, 1217 West 12th St., Kansas City, MO 64101-0090, 816-460-6292. /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Rockland Chemical Corp., 71 Carolyn Blvd., Farmingdale, NY 11735, 978-887-1424 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Universal Cooperatives Inc., 1300 Corporate Center Curve, Eagan, MN 55121, 651-239-1128 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Value Gardens Supply, 585, St. Joseph, MO 64502, 540-864-8100 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Voluntary Purchasing Group Inc., 1806 Auburn Dr., Carrollton, TX 75007-1451, 972-939-8390 /Registrant/
[US EPA; USEPA/OPP Pesticide Related Database Queries. Chemical Ingredient Database on 2,4-D, 2-ethylhexyl ester. (1928-43-4). Available from, as of Dec 22, 2004: http://ppis.ceris.purdue.edu/htbin/epachem.com **PEER REVIEWED**

Formulations/Preparations:
Selected products: 'Esteron 6E'; 'Esteron 99C'; 'Lentemul'; ...'Barrage'; 'Brush-Rhap'; 'Fivestar'; 'Low Vol 4 Ester'; 'Salvo'; 'Weed Rhap LV-4D'; 'Weedone LV4'; 'Weed-Rhap'. Mixtures: 'Adrenalin' (+ imazamox); 'B-4' (+bromoxynil heptanoate+ bromoxynil octanoate); 'Broadsword' (+dicamba+ triclopyr-butotyl) (dicamba as butotyl ester); 'Oasis' (+imazapic); 'Shotgun' (+atrazine); 'Tiller' (+fenoxaprop-P-ethyl+ MCPA-2-ethylhexyl); 'Weedone 638 Solventless' (+2,4-D).
[Tomlin CDS, ed. 2,4-D-2-ethylhexyl (1928-43-4). In: The e-Pesticide Manual, 13th Edition Version 3.0 (2003-04). Surrey UK, British Crop Protection Council.] **PEER REVIEWED**

Laboratory Methods:

Analytic Laboratory Methods:
Method: 8321A: Procedure: high performace liquid chromatography coupled with either thermospray-mass spectrometry and/or ultraviolet detection; Analyte: 2,4-D, ethylhexyl ester; Matrix: wastewater, ground water, and soil/sediment matrices; Detection Limit: 1.2 ng.
[[U.S. Environmental Protection Agency. Solid Waste Test Methods SW-846 with Update III. CD-ROM (ISO 9660, V381SW8). Solutions Software Corp (1998)]] **PEER REVIEWED**

Special References:

Synonyms and Identifiers:

Related HSDB Records:
202 [2,4-D] (hydrolysis product)

Synonyms:
USEPA/OPP Pesticide Code: 030063
PEER REVIEWED

Isooctyl(2-ethylhexyl) 2,4-dichlorophenoxyacetate
PEER REVIEWED

2,4-D, 2-Ethylhexyl
PEER REVIEWED

2-Ethylhexyl (2,4-dichlorophenoxy)acetate
PEER REVIEWED

Acetic acid, (2,4-dichlorophenoxy)-, 2-ethylhexyl ester
PEER REVIEWED

(2,4-Dichlorophenoxy)acetic acid 2-ethylhexyl ester
PEER REVIEWED

Formulations/Preparations:
Selected products: 'Esteron 6E'; 'Esteron 99C'; 'Lentemul'; ...'Barrage'; 'Brush-Rhap'; 'Fivestar'; 'Low Vol 4 Ester'; 'Salvo'; 'Weed Rhap LV-4D'; 'Weedone LV4'; 'Weed-Rhap'. Mixtures: 'Adrenalin' (+ imazamox); 'B-4' (+bromoxynil heptanoate+ bromoxynil octanoate); 'Broadsword' (+dicamba+ triclopyr-butotyl) (dicamba as butotyl ester); 'Oasis' (+imazapic); 'Shotgun' (+atrazine); 'Tiller' (+fenoxaprop-P-ethyl+ MCPA-2-ethylhexyl); 'Weedone 638 Solventless' (+2,4-D).
[Tomlin CDS, ed. 2,4-D-2-ethylhexyl (1928-43-4). In: The e-Pesticide Manual, 13th Edition Version 3.0 (2003-04). Surrey UK, British Crop Protection Council.] **PEER REVIEWED**

Administrative Information:

Hazardous Substances Databank Number: 7309

Last Revision Date: 20051114

Last Review Date: Reviewed by SRP on 5/5/2005

Update History:
Field Update on 2012-04-07, 1 fields added/edited/deleted
Field Update on 2012-04-07, 1 fields added/edited/deleted
Field Update on 2012-04-07, 1 fields added/edited/deleted
Field Update on 2012-04-07, 1 fields added/edited/deleted
Complete Update on 2005-11-14, 36 fields added/edited/deleted
Created 20041213

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

MOUNTAIN VIEW MIDDLE SCHOOL EXPANSION (60000825)

SIGN UP FOR EMAIL ALERTS

13130 MORRISON AVENUE
MORENO VALLEY, CA 92555
RIVERSIDE COUNTY
SITE TYPE: SCHOOL

SUPERVISOR: SHAHIR HADDAD
OFFICE: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
SCHOOL DISTRICT: MORENO VALLEY UNIFIED SCHOOL DISTRICT

Site Information

CLEANUP STATUS
NO FURTHER ACTION AS OF 6/16/2008

SITE TYPE: SCHOOL
NATIONAL PRIORITIES LIST: NO
ACRES: 0.42 ACRES
APN: NONE SPECIFIED
CLEANUP OVERSIGHT AGENCIES:
DTSC - SITE CLEANUP PROGRAM - LEAD

SCHOOL DISTRICT: MORENO VALLEY UNIFIED SCHOOL DISTRICT
ENVIROSTOR ID: 60000825
SITE CODE: 404779
SPECIAL PROGRAM:
FUNDING: SCHOOL DISTRICT
ASSEMBLY DISTRICT: 61
SENATE DISTRICT: 31

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION
AGRICULTURAL - ROW CROPS, SCHOOL - MIDDLE

POTENTIAL CONTAMINANTS OF CONCERN
ARSENIC
ORGANOCHLORINE PESTICIDES (8081 OCPS)

POTENTIAL MEDIA AFFECTED
SOIL

Site History

The Site comprises approximately 0.42-acres within the existing Mountain View Middle School property. The Site has been historically used for agricultural purposes from approximately 1938 to 1980. The school was constructed in 1980. Surrounding properties consist of Valley View High School to the east, and residential to the north, south, and west. To evaluate the impact from historical operations, the site was investigated for arsenic and organochlorine pesticides. DTSC concurred with the conclusion in the PEA that no further action is necessary for the Site.

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

PROPOSED HIGH SCHOOL (60000931)

SIGN UP FOR EMAIL ALERTS

IRONWOOD / QUINCY
MORENO VALLEY, CA 92555
RIVERSIDE COUNTY
SITE TYPE: SCHOOL

SUPERVISOR: SHAHIR HADDAD
OFFICE: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
SCHOOL DISTRICT: MORENO VALLEY UNIFIED SCHOOL DISTRICT

Site Information

CLEANUP STATUS
NO FURTHER ACTION AS OF 10/23/2008

SITE TYPE: SCHOOL
NATIONAL PRIORITIES LIST: NO
ACRES: 56 ACRES
APN: NONE SPECIFIED
CLEANUP OVERSIGHT AGENCIES:
DTSC - SITE CLEANUP PROGRAM - LEAD

SCHOOL DISTRICT: MORENO VALLEY UNIFIED SCHOOL DISTRICT
ENVIROSTOR ID: 60000931
SITE CODE: 404806
SPECIAL PROGRAM:
FUNDING: SCHOOL DISTRICT
ASSEMBLY DISTRICT: 61
SENATE DISTRICT: 31

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION
AGRICULTURAL - ROW CROPS

POTENTIAL CONTAMINANTS OF CONCERN
ARSENIC
ORGANOCHLORINE PESTICIDES (8081 OCPS)

POTENTIAL MEDIA AFFECTED
SOIL

Site History

The Site is approximately 55.6-acres and has historically been used for agricultural purposes since 1938. Surrounding properties consist of vacant land to the north, residential properties to the east, residential and agricultural properties to the west (across Quincy Wash), and residential and agricultural properties to the south (across Ironwood Avenue). To evaluate the impact from historical operations, the site was investigated for arsenic, copper and organochlorine pesticides. The PEA concludes that no further action is necessary for the Site. DTSC concurred with a No Further Action determination.

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TOXICOLOGICAL PROFILE FOR
DDT, DDE, and DDD

U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES
Public Health Service
Agency for Toxic Substances and Disease Registry

September 2002

Large amounts of DDT were released into the air and on soil or water when it was sprayed on crops and forests to control insects. DDT was also sprayed in the environment to control mosquitos. Although the use of DDT is no longer permitted in the United States, DDT may be released into the atmosphere in other countries where it is still manufactured and used, including Mexico. DDT, DDE and DDD may also enter the air when they evaporate from contaminated water and soil. DDT, DDE, and DDD in the air will then be deposited on land or surface water. This cycle of evaporation and deposition may be repeated many times. As a result, DDT, DDE, and DDD can be carried long distances in the atmosphere. These chemicals have been found in bogs, snow, and animals in the Arctic and Antarctic regions, far from where they were ever used. Some DDT may have entered the soil from waste sites. DDT, DDE, and DDD may occur in the atmosphere as a vapor or be attached to solids in air. Vapor phase DDT, DDE, and DDD may break down in the atmosphere due to reactions caused by the sun. The half-life of these chemicals in the atmosphere as vapors (the time it takes for one-half of the chemical to turn into something else) has been calculated to be approximately 1.5–3 days. However, in reality, this half-life estimate is too short to account for the ability of DDT, DDE, and DDD to be carried long distances in the atmosphere.

DDT, DDE, and DDD last in the soil for a very long time, potentially for hundreds of years. Most DDT breaks down slowly into DDE and DDD, generally by the action of microorganisms. These chemicals may also evaporate into the air and be deposited in other places. They stick strongly to soil, and therefore generally remain in the surface layers of soil. Some soil particles with attached DDT, DDE, or DDD may get into rivers and lakes in runoff. Only a very small amount, if any, will seep into the ground and get into groundwater. The length of time that DDT will last in soil depends on many factors including temperature, type of soil, and whether the soil is wet. DDT lasts for a much shorter time in the tropics where the chemical evaporates faster and where microorganisms degrade it faster. DDT disappears faster when the soil is flooded or wet than when it is dry. DDT disappears faster when it initially enters the soil. Later on, evaporation slows down and some DDT moves into spaces in the soil that are so small that microorganisms cannot reach the DDT to break it down efficiently. In tropical areas, ΣDDT may disappear in much less than a year. In temperate areas, half of the ΣDDT initially present

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http://www.epa.gov/ttn/atw/hlthef/dde.html
Last updated on Tuesday, November 06, 2007

Technology Transfer Network
Air Toxics Web Site

DDE

DDE (1,1-DICHLORO-2,2-BIS(p-CHLOROPHENYL) ETHYLENE) (A)

72-55-9

Hazard Summary-Created in April 1992; Revised in January 2000

1,1-Dichloro-2,2-bis(p-chlorophenyl) ethylene (DDE) is a breakdown product of DDT, which was used in the past as an insecticide. No information is available on the acute (short-term) or chronic (long-term) effects of DDE. Acute, oral exposure to high doses of DDT in humans results in central nervous system (CNS) effects, such as headaches, nausea, and convulsions. The only effect noted in epidemiologic studies of workers exposed to DDT and other pesticides was an increase in activity of liver enzymes. Animal studies have reported effects on the liver, immune system, and CNS from chronic oral exposure to DDT. Human studies are inconclusive regarding DDE and cancer. Animal studies have reported an increased incidence of liver tumors in mice and hamsters, and thyroid tumors in female rats from oral exposure to DDE. EPA has classified DDE as a Group B2, probable human carcinogen.

Please Note: The main source of information for this fact sheet is the Agency for Toxic Substances and Disease Registry's (ATSDR's) *Toxicological Profile for 4,4-DDT, 4,4-DDE, and 4,4-DDD* and EPA's Integrated Risk Information System (IRIS), which contains information on the carcinogenic effects of DDE including the unit cancer risk for oral exposure.

Uses

- DDT was extensively used in the past for the control of malaria, typhus, and other insect-transmitted diseases. It was banned for use in the United States in 1972, except in the case of a public health emergency. (1)
- DDE is a breakdown product of DDT and has no uses. (1)

Sources and Potential Exposure

- DDE is found in the environment as a result of the breakdown of DDT, an insecticide. (1)
- Human exposure to DDE appears to be primarily through food; in the United States in 1981, consumption of DDE in foods was estimated to be 0.001 parts per million per day (ppm/d). However, the levels of DDE in foods have been decreasing and are expected to continue to decrease. (1)
- Levels of DDE in air and water samples are very low. (1)
- DDE has been listed as a pollutant of concern to EPA's Great Waters Program due to its persistence in the environment, potential to bioaccumulate, and toxicity to humans and the environment (2).

Assessing Personal Exposure

- DDE can be detected in fat, blood, urine, semen, and breast milk. (1)

Health Hazard Information

Acute Effects:

- No studies are available on the acute effects of DDE in humans. (1)
- Acute oral exposure to high doses of DDT in humans results in CNS effects, such as headaches, nausea, and convulsions. (1)
- Case reports in humans have noted that doses as high as 285 milligrams DDT per kilogram body weight per day (mg/kg/d) have been ingested accidentally with no fatal results. (1)
- Tests involving acute exposure of rats, guinea pigs, and rabbits have shown DDT to have moderate acute toxicity from oral exposure. (3)

Chronic Effects (Noncancer):

- The only effect noted in epidemiologic studies of workers exposed to DDT and other pesticides was an increase in activity of liver enzymes. No adverse effects on the blood, liver, heart, or CNS were noted. (1)
- Animal studies have reported effects on the liver, immune system, and CNS from chronic oral administration of DDT. (1,4,9)
- EPA has not established a Reference Concentration (RfC) or a Reference Dose (RfD) for DDE. (5)
- EPA has established an RfD of 0.0005 milligrams per kilogram body weight per day (mg/kg/d) for DDT based on liver effects in rats. The RfD is an estimate (with uncertainty spanning perhaps an order of magnitude) of a continuous ingestion exposure to the human population (including sensitive subgroups), that is likely to be without appreciable risk of deleterious noncancer effects during a lifetime. It is not a direct estimator of risk but rather a reference point to gauge the potential effects. At exposures increasingly greater than the RfD, the potential for adverse health effects increases. Lifetime exposure above the RfD does not imply that an adverse health effect would necessarily occur. (5)

Reproductive/Developmental Effects:

- No information is available on the reproductive or developmental effects of DDT or DDE in humans via inhalation exposure. (1)
- No studies are available on the developmental effects in humans after oral exposure to DDT or DDE. However, DDT and DDE have been found in human blood, placental tissue, and umbilical cord blood. (1)
- Epidemiologic studies did not find an association between DDT maternal blood levels and miscarriages or premature rupture of fetal membranes in humans. (1)
- Oral animal studies have reported reproductive effects, such as reduced fertility, adverse effects on spermatogenesis, and decreased testicular and ovarian weights from DDT exposure. Developmental effects, such as embryotoxicity and fetotoxicity, but not teratogenicity (birth defects) have also been observed in oral animal studies. (1)
- DDT has been shown to elicit estrogenic activity in rats after oral exposure (1).

Cancer Risk:

- Studies of workers exposed to DDT have yielded conflicting results. Three studies reported that tissue levels of DDT and DDE were higher in cancer victims than in those dying of other diseases. In other studies, no such relationship was seen. (5,9)
- Animal studies have reported an increased incidence of liver tumors in mice and hamsters and thyroid tumors in female rats from oral exposure to DDE. (5)
- EPA has classified DDE as a Group B2, probable human carcinogen. (5)
- EPA uses mathematical models, based on animal studies to estimate the probability of a person developing cancer from ingesting water containing a specified concentration of a chemical. EPA has calculated an oral cancer slope factor of 0.34 $(mg/kg/d)^{-1}$ and a unit risk estimate of 9.7×10^{-6} $(\mu g/L)^{-1}$. EPA estimates that, if an individual were to continuously ingest water containing an average of DDE at 0.1 µg/L over his or her entire lifetime, that person would theoretically have no more than a one-in-a-million increased chance of developing cancer as a direct result of ingesting water containing this chemical. Similarly, EPA estimates that ingesting water containing 1.0 µg/L would result in not greater than a one-in-a-hundred-thousand increased chance of developing cancer, and water containing 10.0 µg/L would result in not greater than a one-in-ten thousand increased chance of developing cancer. For a detailed discussion of confidence in the potency estimates, please see IRIS. (5)

Physical Properties

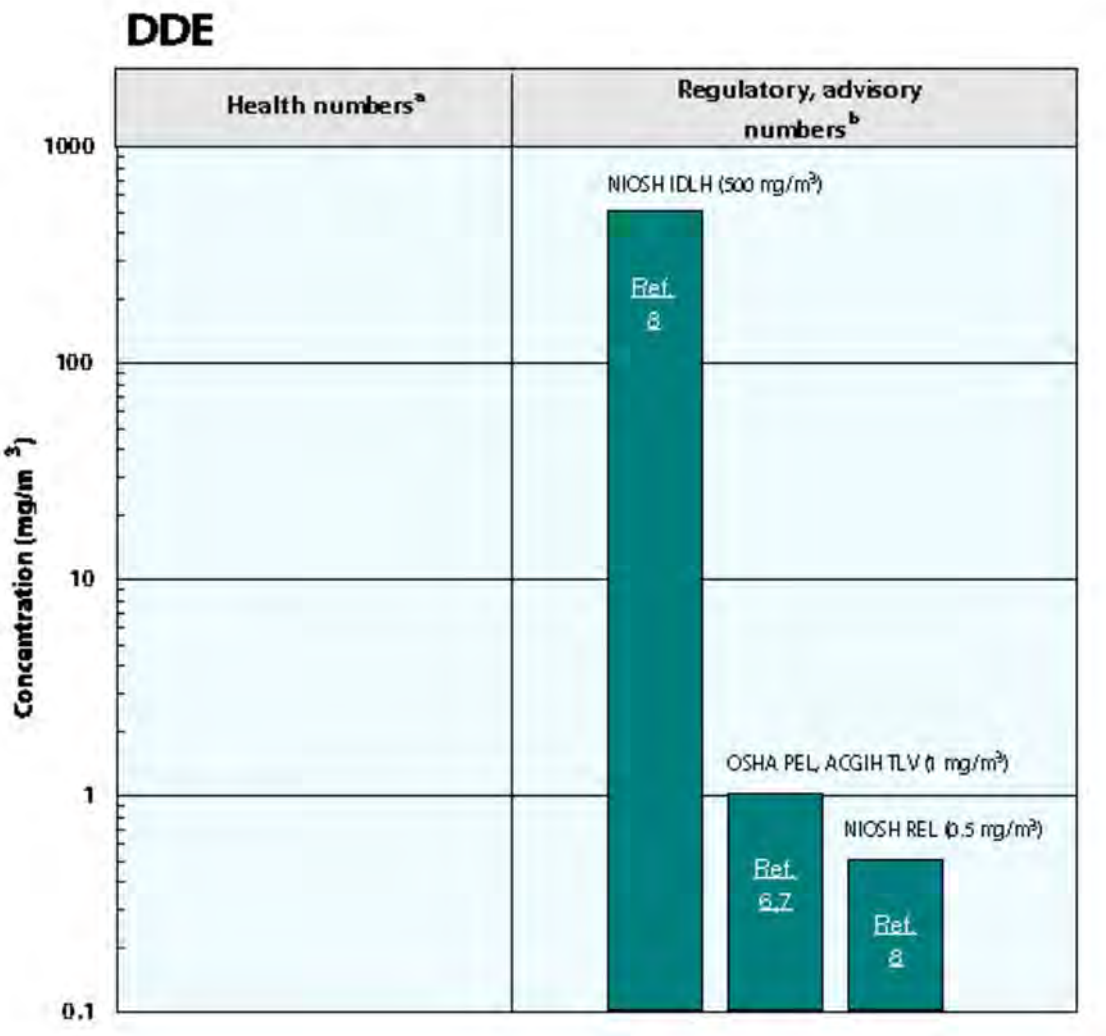
- DDE is also known as 1,1-dichloro-2,2-bis(p-chlorophenyl) ethylene and *p,p*-dichlorodiphenyldichloroethylene.

- DDE is a white crystalline solid. (1)
- The odor threshold for DDE is not available. (1)
- The chemical formula for DDE is $C_{14}H_8Cl_4$, and the molecular weight is 318.03 g/mol. (1)
- The vapor pressure for DDE is 6.5×10^{-6} torr at 20 °C, and it has a log octanol/water partition coefficient (log K_{ow}) of 7.0. (1)

Conversion Factors:

To convert concentrations in air (at 25 °C) from ppm to mg/m^3: mg/m^3 = (ppm) × (molecular weight of the compound)/(24.45). For DDE: 1 ppm = 13.0 mg/m^3; for DDT: 1 ppm = 14.5 mg/m^3.

Health Data from Inhalation Exposure*



ACGIH TLV--American Conference of Governmental and Industrial Hygienists' threshold limit value expressed as a time-weighted average; the concentration of a substance to which most workers can be exposed without adverse effects.
NIOSH IDLH--National Institute of Occupational Safety and Health's immediately dangerous to life or health limit; NIOSH recommended exposure limit to ensure that a worker can escape from an exposure condition that is likely to cause death or immediate or delayed permanent adverse health effects or prevent escape from the environment.
NIOSH REL--NIOSH's recommended exposure limit; NIOSH-recommended exposure limit for an 8- or 10-h time-weighted-average exposure and/or ceiling.

OSHA PEL--Occupational Safety and Health Administration's permissible exposure limit expressed as a time-weighted average; the concentration of a substance to which most workers can be exposed without adverse effect averaged over a normal 8-h workday or a 40-h workweek.

* All health and regulatory numbers are for DDT.
The health and regulatory values cited in this fact sheet were obtained in December 1999.

[a] Health numbers are toxicological numbers from animal testing or risk assessment values developed by EPA.

[b] Regulatory numbers are values that have been incorporated in Government regulations, while advisory numbers are nonregulatory values provided by the Government or other groups as advice. OSHA numbers are regulatory, whereas NIOSH and ACGIH numbers are advisory.

References

1. Agency for Toxic Substances and Disease Registry (ATSDR). *Toxicological Profile for 4,4-DDT, 4,4-DDE, and 4,4-DDD*. Public Health Service, U.S. Department of Health and Human Services, Atlanta, GA. 1994.
2. U.S. Environmental Protection Agency. *Deposition of Air Pollutants to the Great Waters*. EPA-453/R-93-055. First Report to Congress. Office of Air Quality Planning and Standards, Research Triangle Park, NC. 1994.
3. U.S. Department of Health and Human Services. Registry of Toxic Effects of Chemical Substances (RTECS, online database). National Toxicology Information Program, National Library of Medicine, Bethesda, MD. 1993.
4. U.S. Department of Health and Human Services. Hazardous Substances Data Bank (HSDB, online database). National Toxicology Information Program, National Library of Medicine, Bethesda, MD. 1993.
5. U.S. Environmental Protection Agency. *Integrated Risk Information System (IRIS) on p,p-Dichlorodiphenyldichloroethylene*. National Center for Environmental Assessment, Office of Research and Development, Washington, DC. 1999.
6. Occupational Safety and Health Administration (OSHA). Occupational Safety and Health Standards, Toxic and Hazardous Substances. *Code of Federal Regulations.* 29 CFR 1910.1000. 1998.
7. American Conference of Governmental Industrial Hygienists (ACGIH). *1999 TLVs and BEIs. Threshold Limit Values for Chemical Substances and Physical Agents. Biological Exposure Indices.* Cincinnati, OH. 1999.
8. National Institute for Occupational Safety and Health (NIOSH). *Pocket Guide to Chemical Hazards*. U.S. Department of Health and Human Services, Public Health Service, Centers for Disease Control and Prevention. Cincinnati, OH. 1997.
9. U.S. Environmental Protection Agency. *Integrated Risk Information System (IRIS) on p,p-Dichlorodiphenyltrichloroethane*. National Center for Environmental Assessment, Office of Research and Development, Washington, DC. 1999.

A. This fact sheet focuses on the health effects of DDE. However, since DDE is a breakdown product of DDT, in those cases where no information is available on DDE and there is information on DDT, the information on DDT is presented.

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ATSDR Agency for Toxic Substances & Disease Registry

ToxFAQs™ for DDT, DDE, and DDD

(*DDT, DDE y DDD* (/es/toxfaqs/es_tfacts35.html))

September 2002

CAS#: DDT 50-29-3; DDE 72-55-9; DDD 72-54-8

(/tfacts35.pdf) **PDF Version, 55 KB** (/tfacts35.pdf)

This fact sheet answers the most frequently asked health questions about DDT, DDE, and DDD. For more information, you may call the ATSDR Information Center at 1-888-422-8737. This fact sheet is one in a series of summaries about hazardous substances and their health effects. This information is important because this substance may harm you. The effects of exposure to any hazardous substance depend on the dose, the duration, how you are exposed, personal traits and habits, and whether other chemicals are present.

Highlights

Exposure to DDT, DDE, and DDD occurs mostly from eating foods containing small amounts of these compounds, particularly meat, fish and poultry. High levels of DDT can affect the nervous system causing excitability, tremors and seizures. In women, DDE can cause a reduction in the duration of lactation and an increased chance of having a premature baby. DDT, DDE, and DDD have been found in at least 441 of the 1,613 National Priorities List sites identified by the Environmental Protection Agency (EPA).

What are DDT, DDE, and DDD?

DDT (dichlorodiphenyltrichloroethane) is a pesticide once widely used to control insects in agriculture and insects that carry diseases such as malaria. DDT is a white, crystalline solid with no odor or taste. Its use in the U.S. was banned in 1972 because of damage to wildlife, but is still used in some countries.

DDE (dichlorodiphenyldichloroethylene) and DDD (dichlorodiphenyldichloroethane) are chemicals similar to DDT that contaminate commercial DDT preparations. DDE has no commercial use. DDD was also used to kill pests, but its use has also been banned. One form of DDD has been used medically to treat cancer of the adrenal gland.

What happens to DDT, DDE, and DDD when they enter the environment?

- DDT entered the environment when it was used as a pesticide; it still enters the environment due to current use in other countries.
- DDE enters the environment as contaminant or breakdown product of DDT; DDD also enters the environment as a breakdown product of DDT.
- DDT, DDE, and DDD in air are rapidly broken down by sunlight. Half of what's in air breaks down within 2 days.
- They stick strongly to soil; most DDT in soil is broken down slowly to DDE and DDD by microorganisms; half the DDT in soil will break down in 2-15 years, depending on the type of soil.
- Only a small amount will go through the soil into groundwater; they do not dissolve easily in

water.
- DDT, and especially DDE, build up in plants and in fatty tissues of fish, birds, and other animals.

How might I be exposed to DDT, DDE, and DDD?

- Eating contaminated foods, such as root and leafy vegetable, fatty meat, fish, and poultry, but levels are very low.
- Eating contaminated imported foods from countries that still allow the use of DDT to control pests.
- Breathing contaminated air or drinking contaminated water near waste sites and landfills that may contain higher levels of these chemicals.
- Infants fed on breast milk from mothers who have been exposed.
- Breathing or swallowing soil particles near waste sites or landfills that contain these chemicals.

How can DDT, DDE, and DDD affect my health?

DDT affects the nervous system. People who accidentally swallowed large amounts of DDT became excitable and had tremors and seizures. These effects went away after the exposure stopped. No effects were seen in people who took small daily doses of DDT by capsule for 18 months.

A study in humans showed that women who had high amounts of a form of DDE in their breast milk were unable to breast feed their babies for as long as women who had little DDE in the breast milk. Another study in humans showed that women who had high amounts of DDE in breast milk had an increased chance of having premature babies.

In animals, short-term exposure to large amounts of DDT in food affected the nervous system, while long-term exposure to smaller amounts affected the liver. Also in animals, short-term oral exposure to small amounts of DDT or its breakdown products may also have harmful effects on reproduction.

How likely are DDT, DDE, and DDD to cause cancer?

Studies in DDT-exposed workers did not show increases in cancer. Studies in animals given DDT with the food have shown that DDT can cause liver cancer.

The Department of Health and Human Services (DHHS) determined that DDT may reasonable be anticipated to be a human carcinogen. The International Agency for Research on Cancer (IARC) determined that DDT may possibly cause cancer in humans. The EPA determined that DDT, DDE, and DDD are probable human carcinogens.

How can DDT, DDE, and DDD affect children?

There are no studies on the health effects of children exposed to DDT, DDE, or DDD. We can assume that children exposed to large amounts of DDT will have health effects similar to the effects seen in adults. However, we do not know whether children differ from adults in their susceptibility to these substances.

There is no evidence that DDT, DDE, or DDD cause birth defects in people. A study showed that teenage boys whose mothers had higher DDE amounts in the blood when they were pregnant were taller than those whose mothers had lower DDE levels. However, a different study found the opposite in preteen girls. The reason for the discrepancy between these studies is unknown.

Studies in rats have shown that DDT and DDE can mimic the action of natural hormones and in this way affect the development of the reproductive and nervous systems. Puberty was delayed in male

rats given high amounts of DDE as juveniles. This could possibly happen in humans. A study in mice showed that exposure to DDT during the first weeks of life may cause neurobehavioral problems later in life.

How can families reduce the risk of exposure to DDT, DDE, and DDD?

- Most families will be exposed to DDT by eating food or drinking liquids contaminated with small amounts of DDT.
- Cooking will reduce the amount of DDT in fish.
- Washing fruit and vegetables will remove most DDT from their surface.
- Follow health advisories that tell you about consumption of fish and wildlife caught in contaminated areas.

Is there a medical test to show whether I've been exposed to DDT, DDE, and DDD?

Laboratory tests can detect DDT, DDE, and DDD in fat, blood, urine, semen, and breast milk. These tests may show low, moderate, or excessive exposure to these compounds, but cannot tell the exact amount you were exposed to, or whether you will experience adverse effects. These tests are not routinely available at the doctor's office because they require special equipment.

Has the federal government made recommendations to protect human health?

The Occupational Safety and Health Administration (OSHA) sets a limit of 1 milligram of DDT per cubic meter of air (1 mg/m^3) in the workplace for an 8-hour shift, 40-hour workweek.

The Food and Drug Administration (FDA) has set limits for DDT, DDE, and DDD in foodstuff at or above which the agency will take legal action to remove the products from the market.

References

Agency for Toxic Substances and Disease Registry (ATSDR). 2002. Toxicological Profile for DDT, DDE, and DDD (/ToxProfiles/TP.asp?id=81&tid=20) . *Update*. Atlanta, GA: U.S. Department of Health and Human Services, Public Health Service.

Where can I get more information?

If you have questions or concerns, please contact your community or state health or environmental quality department or:

For more information, contact:
Agency for Toxic Substances and Disease Registry
Division of Toxicology and Environmental Medicine
1600 Clifton Road NE, Mailstop F-62
Atlanta, GA 30333
Phone: 1-800-CDC-INFO · 888-232-6348 (TTY)
Fax: 1-770-488-4178
Email: cdcinfo@cdc.gov (mailto:cdcinfo@cdc.gov)

ATSDR can also tell you the location of occupational and environmental health clinics. These clinics specialize in recognizing, evaluating, and treating illnesses resulting from exposure to hazardous

substances.

Information line and technical assistance:
Phone: 888-422-8737
FAX: (770)-488-4178

To order toxicological profiles, contact:
National Technical Information Service
5285 Port Royal Road
Springfield, VA 22161
Phone: 800-553-6847 or 703-605-6000

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Contact CDC: 800-232-4636 / TTY: 888-232-6348

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http://water.epa.gov/drink/info/well/health.cfm

Water: Private Wells

Human Health

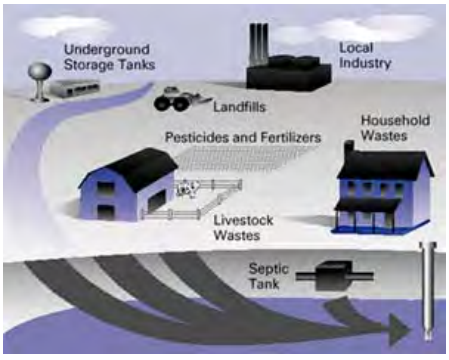
The first step to protect your health and the health of your family is learning about what may pollute your source of drinking water. Potential contamination may occur naturally, or as a result of human activity.

What are Some Naturally Occurring Sources of Pollution?

- **Microorganisms**: Bacteria, viruses, parasites and other microorganisms are sometimes found in water. Shallow wells — those with water close to ground level — are at most risk. Runoff, or water flowing over the land surface, may pick up these pollutants from wildlife and soils. This is often the case after flooding. Some of these organisms can cause a variety of illnesses. Symptoms include nausea and diarrhea. These can occur shortly after drinking contaminated water. The effects could be short-term yet severe (similar to food poisoning) or might recur frequently or develop slowly over a long time.
- **Radionuclides**: Radionuclides are radioactive elements such as uranium and radium. They may be present in underlying rock and ground water
- **Radon**: Radon isa gas that is a natural product of the breakdown of uranium in the soil — can also pose a threat. Radon is most dangerous when inhaled and contributes to lung cancer. Although soil is the primary source, using household water containing Radon contributes to elevated indoor Radon levels. Radon is less dangerous when consumed in water, but remains a risk to health.
- **Nitrates and Nitrites**: Although high nitrate levels are usually due to human activities (see below), they may be found naturally in ground water. They come from the breakdown of nitrogen compounds in the soil. Flowing ground water picks them up from the soil. Drinking large amounts of nitrates and nitrites is particularly threatening to infants (for example, when mixed in formula).
- **Heavy Metals**: Underground rocks and soils may contain arsenic, cadmium, chromium, lead, and selenium. However, these contaminants are not often found in household wells at dangerous levels from natural sources.
- **Fluoride**: Fluoride is helpful in dental health, so many water systems add small amounts to drinking water. However, excessive consumption of naturally occurring fluoride can damage bone tissue. High levels of fluoride occur naturally in some areas. It may discolor teeth, but this is not a health risk.

What Human Activities Can Pollute Ground Water?

- **Bacteria and Nitrates**: These pollutants are found in human and animal wastes. Septic tanks can cause bacterial and nitrate pollution. So can large numbers of farm animals. Both septic systems and animal manures must be carefully managed to prevent pollution. Sanitary landfills and garbage dumps are also sources. Children and some adults are at extra risk when exposed to water-born bacteria. These include the elderly and people whose immune systems are weak due to AIDS or treatments for cancer. Fertilizers can add to nitrate problems. Nitrates cause a health threat in very young infants called “blue baby” syndrome. This condition disrupts oxygen flow in the blood.
- **Concentrated Animal Feeding Operations (CAFOs)**: The number of CAFOs, often called “factory farms,” is growing. On these farms thousands of animals are raised in a small space. The large amounts of animal wastes/manures from these farms can threaten water supplies. Strict and careful manure management is needed to prevent pathogen and nutrient problems. Salts from high levels of manures can also pollute ground water.
- **Heavy Metals**: Activities such as mining and construction can release large amounts of heavy metals into nearby ground water sources. Some older fruit orchards may contain high levels of arsenic, once used as a pesticide. At high levels, these metals pose a health risk.
- **Fertilizers and Pesticides**: Farmers use fertilizers and pesticides to promote growth and reduce insect damage. These products are also used on golf courses and suburban lawns and gardens. The chemicals in these products may end up in ground water. Such pollution depends on the types and amounts of chemicals used and how they are applied. Local environmental conditions (soil types, seasonal snow and rainfall) also affect this pollution. Many fertilizers contain forms of nitrogen that can break down into harmful nitrates. This could add to other sources of nitrates mentioned above. Some underground agricultural drainage systems collect fertilizers and pesticides. This polluted water can pose problems to ground water and local streams and rivers. In addition, chemicals used to treat buildings and homes for termites or other pests may also pose a threat. Again, the possibility of problems depends on the amount and kind of chemicals. The types of soil and the amount of water moving through the soil also play a role.



Septic tanks are designed to have a “leach field” around them — an area where wastewater flows out of the tank. This wastewater can also move into the ground water.

- **Industrial Products and Wastes**: Many harmful chemicals are used widely in local business and industry. These can become drinking water pollutants if not well managed. The most common sources of such problems are:
  - **Local Businesses**: These include nearby factories, industrial plants, and even small businesses such as gas stations and dry cleaners. All handle a variety of hazardous chemicals that need careful management. Spills and improper disposal of these chemicals or of industrial wastes can threaten ground water supplies.
  - **Leaking Underground Tanks & Piping**: Petroleum products, chemicals, and wastes stored in underground storage tanks and pipes may end up in the ground water. Tanks and piping leak if they are constructed or installed improperly. Steel tanks and piping corrode with age. Tanks are often found on farms. The possibility of leaking tanks is great on old, abandoned farm sites. Farm tanks are exempt from the EPA rules for petroleum and chemical tanks.
  - **Landfills and Waste Dumps**: Modern landfills are designed to contain any leaking liquids. But floods can carry them over the barriers. Older dumpsites may have a wide variety of pollutants that can seep into ground water.
- **Household Wastes**: Improper disposal of many common products can pollute ground water. These include cleaning solvents, used motor oil, paints, and paint thinners. Even soaps and detergents can harm drinking water. These are often a problem from faulty septic tanks and septic leaching fields.
- **Lead & Copper**: Household plumbing materials are the most common source of lead and copper in home drinking water. Corrosive water may cause metals in pipes or soldered joints to leach into your tap water. Your water’s acidity or alkalinity (often measured as pH) greatly affects corrosion. Temperature and mineral content also affect how corrosive it is. They are often used in pipes, solder, or plumbing fixtures. Lead can cause serious damage to the brain, kidneys, nervous system, and red blood cells. The age of plumbing materials — in particular, copper pipes soldered with lead — is also important. Even in relatively low amounts these metals can be harmful. EPA rules under the Safe Drinking Water Act limit lead in drinking water to 15 parts per billion. Since 1988 the Act only allows “lead free” pipe, solder, and flux

in drinking water systems. The law covers both new installations and repairs of plumbing.
  - For more information on avoiding lead in drinking water, visit the EPA's Lead in Drinking Water web site.
- **Water Treatment Chemicals**: Improper handling or storage of water-well treatment chemicals (disinfectants, corrosion inhibitors, etc.) close to your well can cause problems.

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The Apple Bites Back: Claiming Old Orchards for Residential Development

Ernie Hood

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As the U.S. population continues to grow, increasing demand for housing and related community resources means more land is being converted from agricultural uses to residential applications. According to the revised 1997 National Resources Inventory conducted by the USDA Natural Resources Conservation Service, more than 6 million acres of American farmland were converted to developed uses between 1992 and 1997. That is an annual conversion rate of roughly 1.2 million acres per year—a 51% increase over the average annual rate reported for the preceding decade.

Naturally, many of these areas were routinely treated with pesticides and other chemicals during their agricultural lifetimes. Although this legacy has been problematic in a wide variety of land conversion scenarios, one in particular seems to have attracted the attention and concern of environmental officials and property buyers in several states across the country: the residential development of historic orchard properties. In state after state, these old orchards (which most often produced apples, but also peaches, cherries, pears, and other tree crops) are metamorphosing into highly desirable subdivisions—desirable, that is, until it emerges that the soil beneath the feet of the proud new residents may be contaminated with lead and arsenic. These toxic by-products are left from the days before DDT and before organophosphates, when arsenical pesticides, particularly lead arsenate (LA), were the treatment of choice to prevent the ravages of insect damage.

They Loved LA

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LA was introduced in 1892 in Massachusetts for use against the gypsy moth. Two other arsenical pesticides (copper acetoarsenite, known as “Paris green,” and calcium arsenate) also were in use, although LA largely replaced them in the 1930s due to lower cost, greater efficacy, and lower phytotoxicity. Even though arsenic residue was recognized as a problem as early as 1919, LA was the most widely used pesticide in the nation—recommended by the USDA and applied to millions of acres of crops—until the late 1940s, when DDT (considered at the time to be safer and more effective) became available. LA continued to be used in some locations into the 1970s, and was ultimately banned in 1988.

LA was perhaps most commonly applied in apple orchards, due to its excellent control of the codling moth, a major apple pest. Today, apple orchard properties that were in production during the heyday of LA use are the focal point of environmental concerns; given the nature of the pests peculiar to orchard crops, growers tended to apply the chemicals frequently and in high concentrations, often over many years. “In some cases, they dusted the apple trees or peach trees every week, whereas most field crops may have had one or two applications during the growing season,” says Kevin Schick, a bureau chief with the Site Remediation and Waste Management Program in the New Jersey Department of Environmental Protection.

LA and the other arsenical pesticides were designed to be persistent, and it is that persistence that is causing environmental contamination problems decades after their use ended. “These chemicals have just tremendously long half-lives in the ground,” says North Carolina state toxicologist Ken Rudo. “They bind very tightly to the soil.”

Once LA reached the soil through over-spray, spillage, rainfall wash-off, or simply fallen fruit and leaves, the lead arsenate underwent hydrolysis, separating into lead and arsenic bound to organic particles in the soil. The lead, being poorly soluble, was immobilized, typically within the top 12 to 18 inches of topsoil. The fate of the arsenic was similar, but a bit more complicated. “Arsenic, as arsenate, even though somewhat sparingly soluble, *is* soluble, and it will move in water,” says Washington State University soil scientist Frank Peryea. “I've seen some sites where almost all of the arsenic is still in the topsoil, in the tillage zone, and I've seen sites where I've measured arsenic movement as deep as a meter or so.”

Carl Renshaw, a hydrogeologist at Dartmouth College, published a study in the January/February 2006 issue of the *Journal of Environmental Quality* showing that arsenate in the soil can be remobilized by being disturbed. He compared two fields in the same historic New Hampshire orchard. One field had never been disturbed, whereas the other had been tilled and replanted in the early 1990s. “What we found was that in the field that had been replanted, there was somewhat less arsenic on it than in the undisturbed field,” he says.

Given the assumption of virtually identical application rates over the years, the discrepancy apparently arose from a portion of the arsenic in the disturbed field having been mobilized and removed by surface water. Renshaw found arsenic in the sediment of a nearby stream in amounts that very closely matched the arsenic missing from the tilled field.

“The implication from our study,” says Renshaw, “is that if you’re not really careful about erosion, you’re going to end up sending a lot of arsenic down into the stream channel.” To date, researchers have seen no evidence of direct health effects in humans, animals, or plants exposed to this stream-bound arsenic. However, more study is needed to fully understand the ramifications—if any—of the mobilization.

How Dangerous?

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The potential danger posed to human health by lead and arsenic contamination in historic orchards is a complex issue, fraught with scientific uncertainties and competing interests. Arsenic is a known human carcinogen. Exposure to lead, especially prenatally and in childhood, can lead to neurological damage. There is no doubt that excessive exposure to either substance can adversely impact health, but in this case any risks are almost exclusively long-term—virtually no instances of acute adverse health effects have been documented in people living on historic orchard properties.

Regulatory agencies such as the EPA and state health and environmental departments determine allowable levels of chemicals in soils and water based upon formulas that take into account criteria such as toxicity, exposure, and naturally occurring background concentrations of the chemicals. For carcinogens such as arsenic, the calculations are based upon the amount of a chemical that is predicted to result in 1 additional cancer case occurring in 1 million people exposed over their lifetimes. But there is some flexibility in the standards based on local conditions and

practical considerations. In New Jersey, for example, where background arsenic concentrations are often high, the criterion for residential soil cleanup is set at 20 ppm—50 times the EPA's level of 0.4 ppm.

In historic orchard properties, cleanup action is often triggered when a so-called "hot spot" is discovered—typically an area where the pesticides had been mixed and loaded or stored, and where repeated spills or disposal of excess materials may have occurred. The contaminant concentrations in those hot spots can be significantly higher than in the tree crop areas. But locating hot spots after many decades can be very difficult.

The ATSDR is often called in to analyze the health risks at contaminated historic orchard properties. "We look at the contaminants, the concentrations, the pathway, how long [residents] are exposed to it—all of the different aspects of an exposure," says Robert Safay, an environmental health scientist with the agency. "For example, when you're looking at lead contamination in the soil, you're primarily concerned about young children playing out in the soil."

In all but the most extreme cases, the health risks of living atop contaminated historic orchard soil are ultimately characterized as very low and manageable. Exposure is the critical element. "The real issue here is direct contact—you want to limit the direct contact," says Lori Bowman, director of the Agrichemical Management Bureau in the Wisconsin Department of Agriculture, Trade, and Consumer Protection. As Safay explains, there must be a completed exposure pathway for there to be even the potential for health effects. Ultimately, the amount of risk depends on the level of contamination and the use of the land.

For the most part, residents are advised to limit their direct exposure to the soil if it's unremediated and to take simple measures such as wearing gardening gloves and wiping their feet before entering the house. Peryea says there is little risk from eating plants grown in this type of soil, but advises that home gardeners rinse off produce before bringing it into the home, then wash it again with a detergent and scrub brush to remove any remaining soil particles, paying particular attention to rough vegetables like broccoli and leafy vegetables like lettuce, which can trap and retain dust. He also advises paring root and tuber crops such as potatoes, carrots, and radishes, and not composting the peelings or other unused plant parts.

The risks involved may be modest and long-term in most cases, but low risk is not the same as no risk, and regulatory agencies across the country are finding themselves in a thorny situation as more and more contaminated historic orchard properties are developed. They are caught between their duty to protect public health and the environment, and the fact that the risks presented by most of these properties pale in comparison to those associated with other, more acute contamination sites, such as lands near smelters or toxic waste dumps. Naturally, budgets are limited, and priorities must be set. Yet the orchard situation cannot be ignored, and several states have been wrestling with how to deal with this issue for several years.

The sheer scope of the phenomenon adds another layer to the challenge of how to most effectively deal with it. "The magnitude of the problem is just staggering," says Peryea. Millions of acres across the nation are involved. In the state of Washington alone, Peryea says, some 188,000 acres are affected. In Wisconsin, 50,000 acres may be affected, and in New Jersey, up to 5% of the state's acreage is estimated to be impacted by the historical use of arsenical pesticides. Both New Jersey and Washington have had multistakeholder task forces examine the problem and issue recommendations and guidelines.

Wisconsin is likely to convene a similar task force later in 2006, according to Bowman. "We want to develop a protective, economical, and practical strategy to address potential residues of lead and arsenic in soils related to historic orchard use," she says. "The charge of the task force would be to evaluate the health and environmental impacts, and [also evaluate] what kind of alternatives and strategies we could put into place to limit exposure and to educate and provide outreach to homeowners and developers as to what types of precautions can be taken at these orchard sites to mitigate any risk."

What Can, Should, or Must Be Done

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Because contamination can be spread over large areas, remediation measures vary widely, depending upon the level of contamination, the current or intended use of the property, and state or local regulations. Each method has its advantages and its drawbacks, and each site has its own unique circumstances that will often dictate how, when, and even if the situation will be dealt with.

Excavation is the quickest and most thorough remediation method. This involves scraping up the contaminated topsoil, hauling it away to an approved landfill, and replacing it with clean dirt. Realistically, says Peryea, removal is the only way to eliminate risk, "but it's very expensive." Such total remediation can cost $1 million per acre or more. And it's a huge undertaking. Peryea does the math for 1 acre: "If you have contamination down to three feet, you're looking at getting rid of three acre-feet of soil—that's twelve million pounds of soil."

Capping, which involves simply putting a 12- to 18-inch layer of clean soil over the contaminated soil, has been used in some locations. However, this requires enormous amounts of clean dirt. Further, capping cannot be considered a permanent solution—plants will grow on the soil caps, their roots will penetrate the contaminated soil, and the vegetation will eventually redistribute the lead and arsenic to the clean soil. Also, it is common for the soil caps to be disturbed by construction activities.

Soil blending is another alternative, and one that is growing in popularity, particularly when contaminant concentrations are only minimally in excess of actionable levels. This involves bringing clean soil to a site and mixing it with the existing topsoil, with the intent of reducing concentrations below levels that require health-protective actions. Although relatively effective, blending can be a hit-or-miss operation. The main reason is that operators can't always achieve 100% blending, and it very much matters where the subsequent samples are taken—even a few inches can make a difference. Sometimes it is necessary to repeat the procedure, which, of course, drives up costs. Also, disturbing the soil in this way could actually mobilize the arsenic, as Renshaw's research showed. Regardless of its shortcomings, however, blending is an option many states have chosen in recent years.

In some instances, a simple solution can be adequate. "What seems to do a good job of reducing exposure in areas where people aren't digging in the soil is just to keep turf on it, or keep it vegetated somehow," says Peryea. At some sites, simply moving the contaminated soil to another location on the site and capping it—for example, by burying it under a roadway—has been acceptable, although this option requires that a deed notice be executed, so that all of the records of the sampling and disposal of the contamination become part of the property's permanent title record.

Thus far, other remediation methods have proven to be ineffective, impractical, or counterproductive on these sites. Researchers such as David Butcher, a professor of analytical chemistry at Western Carolina University in Cullowhee, North Carolina, have explored the possibility of phytoremediation of these properties, in which plants are used to suck the contaminants out of the soil, after which the contaminated biomass is destroyed. But this method, though effective in certain remediation situations, doesn't appear to hold much promise in lead- and arsenic-contaminated orchard soils. Phytoremediation is quite slow, potentially taking decades or longer to effectively remove contaminants.

Butcher also was unable to discover a method of removing the lead from the soil without the addition of other chemicals (such as EDTA) to release the tightly bound element.

One way to release the lead is by adding phosphorus to the soil, but this also mobilizes the arsenic. “That creates an even bigger problem,” Peryea says. “If you get the arsenic moving, and it moves down into the ground-water, cleanup becomes much more difficult than trying to keep it in the topsoil.”

According to Peryea, you can scratch microbial volatization as well. In that method, native soil microorganisms are stimulated to volatilize arsenic. The gaseous arsenic can then be trapped. But for this method to be effective, soils must be kept quite wet. Many of the historic orchard properties are well-drained, sloping sites, where it would be difficult to keep the soil adequately flooded. Plus, of course, as Peryea points out, “if you are evolving arsenic off your soil, and it flows down and contaminates your neighbor’s property, that’s going to create some problems.”

Cleanup and real estate disclosure issues are usually handled at the state and local levels, where approaches vary considerably. As public awareness of the potential contamination of historic orchards increases in the affected areas, state agencies are fielding more and more calls from concerned property owners or prospective buyers. Chuck Warzecha, a risk assessor with the Wisconsin Department of Health and Family Services, fields 10 to 15 such calls a year. He tries to give concerned citizens a balanced message. “My first statement is that it’s not a real scary issue and doesn’t have to be a big problem on their property,” he says. “It’s something that now that they know about it, it’s worth doing something about, but they shouldn’t be concerned that past exposure is going to be a real serious issue for their families.”

If callers haven’t had their soil tested yet, Warzecha recommends that they do so. Then he advises them on how to manage the problem if there is one. If contamination hot spots are identified, cleanup may be required under Wisconsin’s Agricultural Chemical Cleanup Program. In such cases the property owner would pay a 25% deductible, with the rest of the costs covered by the state, according to Bowman.

In Washington, the Model Toxics Control Act requires the reporting, study, and cleanup of sites where hazardous substances are above state-set cleanup levels. In residential developments, the state is working to increase awareness of the potential for contamination on historic orchard lands, particularly among developers. The goal is to get developers to incorporate that consideration at the outset of projects, when there are opportunities to deal with problems more easily than could be done once housing is in place. As in other states, several departments are involved in providing consultation, health assessment, and technical assistance on a case-by-case basis.

Washington has also chosen to be proactive in its cleanup efforts at sites where children are especially likely to be affected. “We have elected to focus on schools, child care facilities, and parks where groups of young children might be present, trying to take steps to reduce exposures for kids,” says Dave Bradley, a toxicologist and risk assessor with the Toxics Cleanup Program in the Washington State Department of Ecology. “We've focused on a handful of counties, and have further focused on schools, trying to integrate with existing community processes such as school construction, and then trying to prioritize how we use either our authority or funds out of the state Superfund to actually perform some of the cleanup actions.”

In New Jersey, the recommendations and guidelines put forth in the 1999 report of the Historic Pesticide Contamination Task Force set the agenda. Schick, whose department handles historic orchard contamination cases, says there’s no excuse for ignorance on the part of New Jersey developers at this point, and it should be a standard element of their due diligence.

“It’s common knowledge, the guidance is out there, it already involved the real estate agents, the bankers, the insurers, the farm bureau,” Schick says. “It’s been out there long enough that anyone making any kind of investment in developing farmland should have known about it, and they will be held at fault for not coming to the department or cleaning prior to development.”

Paradise Lost, Paradise Regained?

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Today, Barber Orchard, a 500-acre subdivision located a few miles west of Waynesville, North Carolina, is “not a place where it looks like there are any problems,” says Butcher. “It’s not a place like where there’s been a lot of mining and it looks like a moonscape. It looks beautiful up there.” It may look beautiful, but that doesn’t change the fact that Barber Orchard has had a troubled history.

Barber Orchard was a commercial apple orchard from 1903 until the mid-1980s, when the operation went bankrupt and the land was parceled off for development. In 1999, a pregnant resident heard rumors of birth defects from neighbors and friends in the area. She contacted Rudo, who, with the county health department, initiated an extensive investigation that included soil and water sampling and a series of public meetings with residents. In late 1999 through mid-2000, the federal EPA conducted a $4 million emergency removal of a foot of topsoil from 28 residents’ yards.

Reflecting the tremendous variation in contamination typical of historic orchard sites, the EPA found only trace amounts of lead and arsenic in some sampling locations, but several others were well in excess of the agency’s cleanup goals of 40 ppm arsenic and 400 ppm lead. Samples came in as high as 400 ppm arsenic and 1,200 ppm lead. The highest levels were detected at spots where trees were still located, or had been cultivated in the past, reflecting the cumulative impact of long years of pesticide applications.

In 2001, the site was placed on the National Priorities List under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), an unusual step for a historic orchard. “CERCLA authority is hobbled when it comes to normal use of pesticides,” says James Bateson, branch head of the Superfund Site Evaluation and Removal Branch of the North Carolina Department of Environment and Natural Resources. “In cases where [a pesticide has] been spilled or dumped in large quantities or misused, that’s when CERCLA can have some authority. At Barber Orchard, the case was made that there was enough spillage associated with the way they handled things up there that it wasn’t normal application of pesticide.”

“The way they handled things” was by distributing the pesticides through a unique underground high-pressure piping system, with aboveground nozzles at the tree sites where sprayers were hooked up. The system left pesticide hot spots at several locations throughout the orchard property. “If there was spillage at a particular location above-ground where that particular distribution pipe was located, or if there was a fracture in the pipe, or a joint in the pipe that got a crack or leak in it, then we may have contamination locally at that one particular site, or along the connections along the way,” explains Haywood County Health Department director Carmine Rocco. According to Bateson, the EPA has in fact found several places where pesticides had leaked into the soil because of poor maintenance of the piping system.

In 2004 the EPA issued a record of decision (a document specifying how the agency planned to clean up the site) for the orchard’s soil, calling for much more removal of contaminated dirt, mainly from vacant lots on the property. “What we’re doing right now is waiting

for funding to implement the cleanup for soil," says Jon Bornholm, the EPA's project manager for the Barber Orchard site. That phase of the cleanup, which should take less than a year, is projected to cost $20 million, and there's no telling when the funds will be released by the EPA for it to take place.

The EPA is expected to render a record of decision for dealing with groundwater contamination on the site before the end of 2006. Bornholm expects that the agency will opt for "monitored natural attenuation"—in other words, let Mother Nature take care of the problem, and hope that contaminant concentrations will decrease over time through natural processes such as biodegradation and dispersion. He guesses that could take 30 to 50 years, with the EPA monitoring the situation continually. Residents have been advised to filter their well water since the problem was uncovered, and city water is now available to the site, although not all of the current homeowners have elected to hook up to the service.

Since the problem arose, the ATSDR has also been involved at Barber Orchard, evaluating the health situation. In April 2002, the agency released its official public health assessment for the site, which concluded that "current exposures to site contaminants are not likely to result in adverse health effects. . . . The exposure pathways for lead and arsenic were disrupted within a relatively short time frame, so past exposures are not likely to lead to health effects at this time."

Meanwhile, Barber Orchard's tax values have increased, and buying and selling of homes in the subdivision has not been hurt by the site's Superfund status. "The heat of the moment has passed, and I think we've gotten over the panic mode," says Ellis Morris, president of the Haywood County Board of Realtors. "Initially, people were tentative about buying in to that particular neighborhood, but that's been resolved, there's a comfort level now, and the real estate there is keeping pace with all of the other areas of Haywood County in terms of days on the market and selling price."

David Miller would agree with that assessment. He and his wife retired to Barber Orchard from Florida in 1997, and his 1.4-acre lot was one of the properties cleaned up by the EPA. He is unconcerned about the contamination at the site and thinks the whole situation has been overblown. "I haven't changed the way I live," he says. "I work in the garden just about every day, I've planted a vegetable garden and eaten the vegetables, I've planted some fruit and eaten the fruit. So it has not affected me or my wife in any way."

So it appears that Barber Orchard was paradise lost for a time, but is now paradise regained. Now, however, some neighbors just down the road may be facing a similar situation. In May 2006 residents of the Tan Woods and Orchard Estates subdivisions, built on what was once Francis Orchard, were notified that soil samples from a vacant lot at the site had tested positive for lead, arsenic, and other pesticides—a mix similar to that found at Barber Orchard. And like Barber Orchard, Francis Orchard was equipped with an underground pesticide piping system.

It's still early in the process, and the results of more thorough sampling and testing are not yet available, so it's too soon to predict whether Francis Orchard may eventually become a Superfund site. But this time around, according to Bateson, both residents and involved officials can benefit from the Barber Orchard experience. At Francis Orchard, he says, "the residents are well schooled after seeing what's gone on at Barber Orchard, and of course the county and state people have been around the block now too."

Questions Remain

Go to:

Despite the large scale scope of the problem, it appears that living on a historic orchard property contaminated by lead and arsenic does not constitute an immediate threat to human health. So it is still an open question whether it's really necessary to spend huge amounts of money, often from tax dollars, to ameliorate these sites.

Peryea thinks that what is needed is a solid epidemiologic study to document whether there really is a problem with people living on these arsenical pesticide–contaminated soils. "If that sort of study was done," he says, "and it was to show that there's no problem, or that the problem is controllable by setting up some sort of engineering controls or behavioral controls, like they do with urban lead nowadays, that would probably take care of a lot of the problem. The response—rather than trying to force a cleanup that would probably be wildly impractical, very expensive, and potentially ruin property values—would be that people would change their behavior a bit and end up minimizing the risk."

Online Resources

Go to:

New Jersey, Washington, and Wisconsin offer detailed advice to residents, developers, and other interested parties about what to do if they suspect or know their land is contaminated. Wisconsin has posted a variety of publications (**http://www.datcp.state.wi.us/arm/agriculture/pestfert/pesticides/accp/lead_arsen_resources.jsp**), including tips for safe gardening in lead- and arsenic-contaminated soil. Washington provides a comprehensive toolbox of resources stemming from its Area-Wide Soil Contamination Project, a task force that addressed not only historical orchard contamination, but also lead and arsenic contamination over widespread areas of the state from smelters and leaded gasoline combustion; see **http://www.ecy.wa.gov/programs/tcp/area_wide/area_wide_hp.html**. New Jersey offers the report of the Historic Pesticide Contamination Task Force (**http://www.state.nj.us/dep/special/hpctf/index.html**) and i-MapNJ, an environmental mapping tool that lets residents obtain detailed contamination information for specific locations (**http://www.state.nj.us/dep/gis/depsplash.htm**).

You spray, you pay?

A blooming problem?

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http://www.epa.gov/ttn/atw/hlthef/arsenic.html
Last updated on Tuesday, November 06, 2007

Technology Transfer Network
Air Toxics Web Site

Arsenic Compounds

ARSENIC COMPOUNDS[(A)]

107-02-8

Hazard Summary-Created in April 1992; Revised in January 2000

Arsenic, a naturally occurring element, is found throughout the environment; for most people, food is the major source of exposure. Acute (short-term) high-level inhalation exposure to arsenic dust or fumes has resulted in gastrointestinal effects (nausea, diarrhea, abdominal pain); central and peripheral nervous system disorders have occurred in workers acutely exposed to inorganic arsenic. Chronic (long-term) inhalation exposure to inorganic arsenic in humans is associated with irritation of the skin and mucous membranes. Chronic oral exposure has resulted in gastrointestinal effects, anemia, peripheral neuropathy, skin lesions, hyperpigmentation, and liver or kidney damage in humans. Inorganic arsenic exposure in humans, by the inhalation route, has been shown to be strongly associated with lung cancer, while ingestion of inorganic arsenic in humans has been linked to a form of skin cancer and also to bladder, liver, and lung cancer. EPA has classified inorganic arsenic as a Group A, human carcinogen.

Arsine is a gas consisting of arsenic and hydrogen. It is extremely toxic to humans, with headaches, vomiting, and abdominal pains occurring within a few hours of exposure. EPA has not classified arsine for carcinogenicity.

Please Note: The main sources of information for this fact sheet are EPA's Integrated Risk Information System (IRIS), which contains information on inhalation chronic toxicity and the RfC for arsine, oral chronic toxicity and the RfD for inorganic arsenic, and the carcinogenic effects of inorganic arsenic including the unit cancer risk for inhalation exposure, and the Agency for Toxic Substances and Disease Registry's (ATSDR's) *Toxicological Profile for Arsenic*.

Uses

- The major use for inorganic arsenic is in wood preservation; arsine is used in the microelectronics industry and in semiconductor manufacture. (2)
- Until the 1940s, inorganic arsenic solutions were widely used in the treatment of various diseases, such as syphillis and psoriasis. Inorganic arsenic is still used as an antiparasitic agent in veterinary medicine and in homeopathic and folk remedies in the United States and other countries. (2)

Sources and Potential Exposure

- Inorganic arsenic is found throughout the environment; it is released into the air by volcanoes, the weathering of arsenic-containing minerals and ores, and by commercial or industrial processes. (1,2)
- For most people, food is the largest source of arsenic exposure (about 25 to 50 micrograms per day [µg/d]), with lower amounts coming from drinking water and air. Among foods, some of the highest levels are found in fish and shelfish; however, this arsenic exists primarily as organic compounds, which are essentially nontoxic. (1)

- Elevated levels of inorganic arsenic may be present in soil, either from natural mineral deposits or contamination from human activities, which may lead to dermal or ingestion exposure. (1)
- Workers in metal smelters and nearby residents may be exposed to above-average inorganic arsenic levels from arsenic released into the air. (1)
- Other sources of inorganic arsenic exposure include burning plywood treated with an arsenic wood preservative or dermal contact with wood treated with arsenic. (2)
- Most arsenic poisoning incidents in industry have involved the production of arsine, a short-lived, extremely toxic gas. (3)

Assessing Personal Exposure

- Measurement of inorganic arsenic in the urine is the best way to determine recent exposure (within the last 1 to 2 days), while measuring inorganic arsenic in hair or fingernails may be used to detect high-level exposures that occurred over the past 6-12 months. (1)

Health Hazard Information

Acute Effects:

Inorganic Arsenic

- Acute inhalation exposure of workers to high levels of arsenic dusts or fumes has resulted in gastrointestinal effects (nausea, diarrhea, abdominal pain), while acute exposure of workers to inorganic arsenic has also resulted in central and peripheral nervous system disorders. (1)
- Acute oral exposure to inorganic arsenic, at doses of approximately 600 micrograms per kilogram body weight per day (µg/kg/d) or higher in humans, has resulted in death. Oral exposure to lower levels of inorganic arsenic has resulted in effects on the gastrointestinal tract (nausea, vomiting), central nervous system (CNS) (headaches, weakness, delirium), cardiovascular system (hypotension, shock), liver, kidney, and blood (anemia, leukopenia). (1,2)
- Acute animal tests in rats and mice have shown inorganic arsenic to have moderate to high acute toxicity. (5)

Arsine

- Acute inhalation exposure to arsine by humans has resulted in death; it has been reported that a half-hour exposure to 25 to 50 parts per million (ppm) can be lethal. (4)
- The major effects from acute arsine exposure in humans include headaches, vomiting, abdominal pains, hemolytic anemia, hemoglobinuria, and jaundice; these effects can lead to kidney failure. (4,8)
- Arsine has been shown to have extreme acute toxicity from acute animal tests. (5)

Chronic Effects (Noncancer):

Inorganic arsenic

- Chronic inhalation exposure to inorganic arsenic in humans is associated with irritation of the skin and mucous membranes (dermatitis, conjunctivitis, pharyngitis, and rhinitis). (1,2)
- Chronic oral exposure to inorganic arsenic in humans has resulted in gastrointestinal effects, anemia, peripheral neuropathy, skin lesions, hyperpigmentation, gangrene of the extremities, vascular lesions, and liver or kidney damage. (1,2)
- No chronic inhalation exposure studies have been performed in animals for any inorganic arsenic compound. (1)
- Some studies have suggested that inorganic arsenic is an essential dietary nutrient in goats, chicks, and rats. However, no comparable data are available for humans. EPA has concluded that essentiality, although not rigorously established, is plausible. (1,6)
- EPA has not established a Reference Concentration (RfC) for inorganic arsenic. (6)

- The California Environmental Protection Agency (CalEPA) has established a chronic inhalation reference level of 0.00003 milligrams per cubic meter (mg/m^3) based on developmental effects in mice. The CalEPA reference exposure level is a concentration at or below which adverse health effects are not likely to occur. It is not a direct estimator of risk, but rather a reference point to gauge the potential effects. At lifetime exposures increasingly greater than the reference exposure level, the potential for adverse health effects increases. (7)
- The Reference Dose (RfD) for inorganic arsenic is 0.0003 milligrams per kilogram body weight per day (mg/kg/d) based on hyperpigmentation, keratosis, and possible vascular complications in humans. The RfD is an estimate (with uncertainty spanning perhaps an order of magnitude) of a daily oral exposure to the human population (including sensitive subgroups) that is likely to be without appreciable risk of deleterious noncancer effects during a lifetime. (6)
- EPA has medium confidence in the study on which the RfD for inorganic arsenic was based because, although an extremely large number of people were included in the assessment (>40,000), the doses were not well characterized and other contaminants were present. The supporting human toxicity database, while extensive, is somewhat flawed and, consequently, EPA has assigned medium confidence to the RfD. (6)

Arsine

- No information is available on the chronic effects of arsine in humans.
- The RfC for arsine is 0.00005 mg/m^3 based on increased hemolysis, abnormal red blood cell morphology, and increased spleen weight in rats, mice, and hamsters. (4)
- EPA has medium confidence in the RfC based on: (1) high confidence in the studies on which the RfC for arsine was based because the sample sizes were adequate, statistical significance was reported, concentration dose-response relationships were documented, three species were investigated, and both a no-observed-adverse-effect level (NOAEL) and a lowest-observed-adverse-effect level (LOAEL) were identified, and (2) medium confidence in the database because while there were three inhalation animal studies and a developmental/reproductive study, there were no data available on human exposure. (4)

Reproductive/Developmental Effects:

Inorganic arsenic

- Several studies have suggested that women who work in, or live near, metal smelters may have higher than normal spontaneous abortion rates, and their children may exhibit lower than normal birthweights. However, these studies are limited because they were designed to evaluate the effects of smelter pollutants in general, and are not specific for inorganic arsenic. (1)
- Ingested inorganic arsenic can cross the placenta in humans, exposing the fetus to the chemical. (2)
- Oral animal studies have reported inorganic arsenic at very high doses to be fetotoxic and to cause birth defects. (1)

Arsine

- Human studies have indicated higher than expected spontaneous abortion rates in women in the microelectronics industry who were exposed to arsine. However, these studies have several limitations, including small sample size and exposure to other chemicals in addition to arsine. (4)

Cancer Risk:

Inorganic arsenic

- Human, inhalation studies have reported inorganic arsenic exposure to be strongly associated with lung cancer. (1,2,6)
- Ingestion of inorganic arsenic in humans has been associated with an increased risk of nonmelanoma skin cancer and also to an increased risk of bladder, liver, and lung cancer. (1,6)

- Animal studies have not associated inorganic arsenic exposure via the oral route with cancer, and no cancer inhalation studies have been performed in animals for inorganic arsenic. (1)
- EPA has classified inorganic arsenic as a Group A, human carcinogen. (6)
- EPA used a mathematical model, using data from an occupational study of arsenic-exposed copper smelter workers, to estimate the probability of a person developing cancer from continuously breathing air containing a specified concentration of inorganic arsenic. EPA calculated an inhalation unit risk estimate of $4.3 \times 10^{-3}(\mu g/m^3)^{-1}$. EPA estimates that, if an individual were to continuously breathe air containing inorganic arsenic at an average of 0.0002 $\mu g/m^3$ (2×10^{-7} mg/m^3) over his or her entire lifetime, that person would theoretically have no more than a one-in-a-million increased chance of developing cancer as a direct result of breathing air containing this chemical. Similarly, EPA estimates that continuously breathing air containing 0.002 $\mu g/m^3$ (2×10^{-6} mg/m^3) would result in not greater than a one-in-a-hundred thousand increased chance of developing cancer, and air containing 0.02 $\mu g/m^3$ (2×10^{-5} mg/m^3) would result in not greater than a one-in-ten thousand increased chance of developing cancer. For a detailed discussion of confidence in the potency estimates, please see IRIS. (6)
- EPA has calculated an oral cancer slope factor of 1.5 $(mg/kg/d)^{-1}$ for inorganic arsenic. (6)

Arsine

- No cancer inhalation studies in humans or animals are available for arsine. (1)
- EPA has not classified arsine for carcinogenicity. (4)

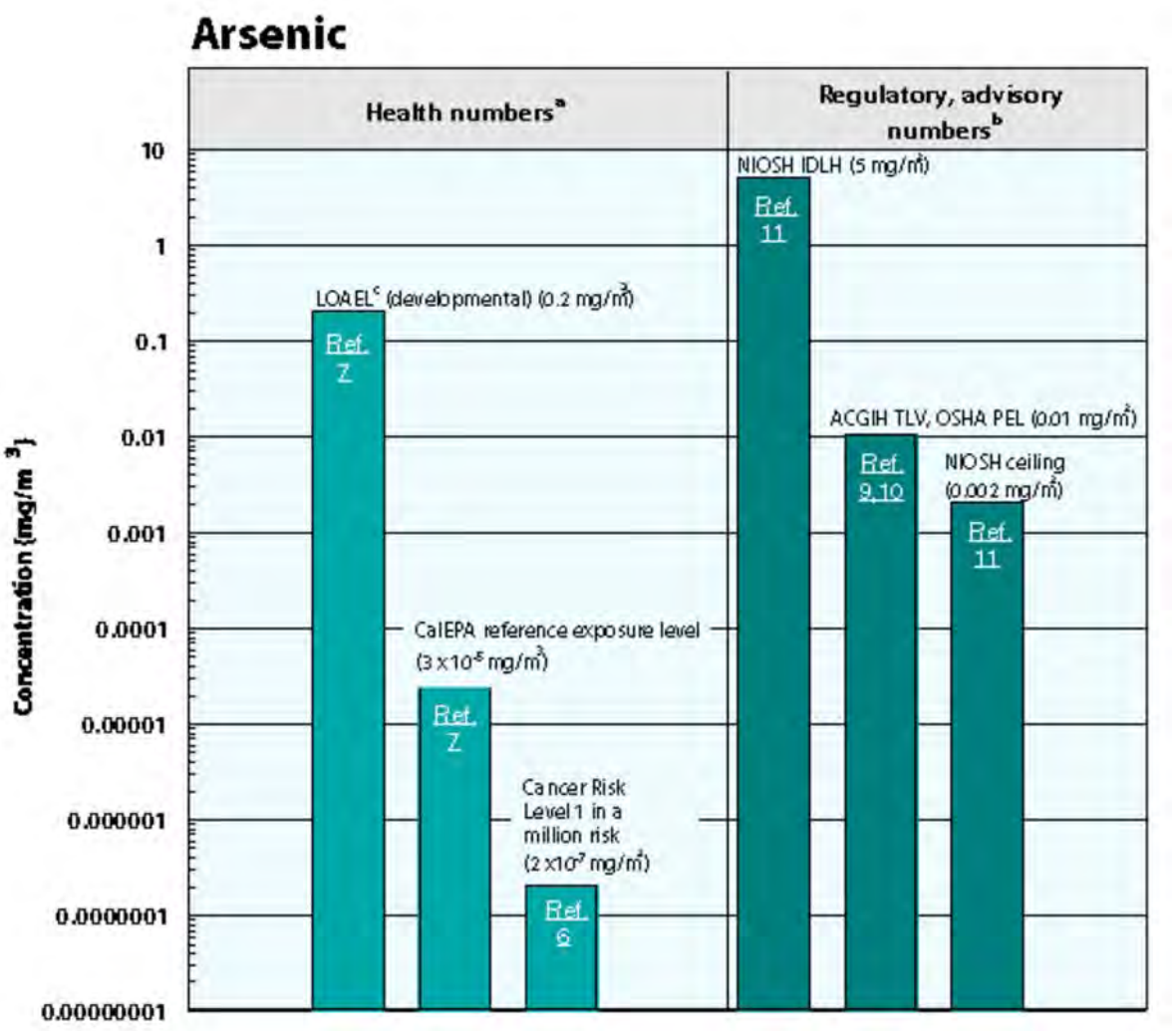
Physical Properties

- Inorganic arsenic is a naturally occurring element in the earth's crust.(1)
- Pure inorganic arsenic is a gray-colored metal, but inorganic arsenic is usually found combined with other elements such as oxygen, chlorine, and sulfur. (1)
- The chemical symbol for inorganic arsenic is As, and it has an atomic weight of 74.92 g/mol. (3)
- The chemical formula for arsine is AsH_3, and it has a molecular weight of 77.95 g/mol. (8)
- Arsine is a colorless gas with a disagreeable garlic odor. (8)
- Arsenic combined with elements such as oxygen, chlorine, and sulfur forms inorganic arsenic; inorganic arsenic compounds include arsenic pentoxide, arsenic trioxide, and arsenic acid. Arsenic combined with carbon and hydrogen forms organic arsenic; organic arsenic compounds include arsanilic acid, arsenobetaine, and dimethylarsinic acid. (1)

Conversion Factors (only for the gaseous form):

To convert concentrations in air (at 25°C) from ppm to mg/m^3: mg/m^3 = (ppm) × (molecular weight of the compound)/(24.45). For inorganic arsenic: 1 ppm = 3.06 mg/m^3. For arsine: 1 ppm = 3.19 mg/m^3. To convert concentrations in air from $\mu g/m^3$ to mg/m^3: mg/m^3 = ($\mu g/m^3$) × (1 mg/1,000 µg).

Health Data from Inhalation Exposure (Inorganic Arsenic)



ACGIH TLV--American Conference of Governmental and Industrial Hygienists' threshold limit value expressed as a time-weighted average; the concentration of a substance to which most workers can be exposed without adverse effects.
NIOSH IDLH--National Institute of Occupational Safety and Health's immediately dangerous to life or health concentration; NIOSH recommended exposure limit to ensure that a worker can escape from an exposure condition that is likely to cause death or immediate or delayed permanent adverse health effects or prevent escape from the environment.
NIOSH REL ceiling value--NIOSH's recommended exposure limit ceiling; the concentration that should not be exceeded at any time.
OSHA PEL--Occupational Safety and Health Administration's permissible exposure limit expressed as a time-weighted average; the concentration of a substance to which most workers can be exposed without adverse effect averaged over a normal 8-h workday or a 40-h workweek.

The health and regulatory values cited in this factsheet were obtained in December 1999.

[a] Health numbers are toxicological numbers from animal testing or risk assessment values developed by EPA.

[b]Regulatory numbers are values that have been incorporated in Government regulations, while advisory numbers are nonregulatory values provided by the Government or other groups as advice. OSHA numbers are regulatory, whereas NIOSH and ACGIH numbers are advisory.

[c]The LOAEL is from the critical study used as the basis for the CalEPA chronic reference exposure level.

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A. * This fact sheet addresses the toxicity of the inorganic arsenic compounds as well as the toxicity of the gaseous arsenic trihydride: arsine.

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Lead

Learn about Lead

- What is lead?
- Where is lead found?
- How can people be exposed to lead?
- Possible adverse health effects of exposures to lead
- Lead exposure data

What is Lead?

Lead is a highly toxic metal and it is all around us. Lead was used for many years in paints and other products found in and around our homes. Lead-based paint and lead contaminated dust are the main sources of exposure for lead in U.S. children. Lead-based paints were banned for use in housing in 1978. There is a good chance that any home, building, school or day care center built before 1978 contains some lead paint.

One million children are affected by lead poisoning, but when you know what to look for and what to do, lead poisoning is entirely preventable.

Top of page

Where is Lead Found?

The most common source of lead is from paint in homes and buildings built before 1978. Lead also can be emitted into the air from industrial sources and leaded aviation gasoline, and lead can enter drinking water through plumbing materials.

It is also used in the production of batteries, ammunition, metal products (solder and pipes), and devices to shield X-rays. Because of health concerns, lead from paints and ceramic products, caulking, and pipe solder has been dramatically reduced in recent years. The use of lead as an additive to automobile gasoline was banned in 1996 in the United States.

Lead is also a naturally occurring element. Natural levels of lead in soil range between 50 parts per million (ppm) and 400 ppm. Mining, smelting, and refining activities have resulted in substantial increases in lead levels in the environment, especially near mining and smelting sites. For example, near some types of industrial and municipal facilities, and adjacent to highways (Chaney et al., 1984; Schacklette et al., 1984) soil lead concentrations have been reported to be more than 11,000 ppm (National Research Council, 1980).

Read more about where lead can be found:

- At home
- At schools and childcare facilities
- In products
- In drinking water
- In outdoor air
- In soil

Top of page

How Can People Be Exposed to Lead?

Children

Lead is dangerous to children because babies and young children often put their hands and other objects that can have lead dust on them in their mouths. Also, children's growing bodies absorb more lead than adult bodies do, and their brains and nervous systems are more sensitive to the damaging effects of lead.

Children living at or below the poverty line who live in older housing are at greatest risk. Children of some racial and ethnic groups, and those living in older housing, are disproportionately affected by lead.

Learn more about sources of lead exposure.

Pregnant Women

Pregnant women can be exposed to lead by spending time in areas where lead-based paints are deteriorating into lead dust that they then breathe in. Likewise, eating and drinking from dishes or glasses that contain lead water, or using certain folk remedies to which lead is intentionally added can cause exposures to lead. In addition, working in a job or engaging in hobbies where lead is used, such as making stained glass, can increase exposure.

Adults

Adults are also susceptible to lead exposure. This may be from:

- Breathing in lead dust, especially during renovation or repair work that disturbs painted surfaces in older homes and buildings.
- Putting their hands or other objects covered with lead dust in their mouths.
- Eating or drinking contaminated food or water or using certain folk remedies.

- Working in a job or engaging in hobbies where lead is used.

Learn more about sources of lead exposure.

Lower Your Chances of Exposure to Lead

Simple steps like keeping your home clean and feeding your family a well-balanced diet will go a long way in preventing lead poisoning. You can lower the chances of exposure to lead in your home, both now and in the future, by taking these steps:

- Use only cold water to prepare food and drinks.
- Flush all water outlets used for drinking or food preparation.
- Clean debris out of all outlet screens or aerators on faucets on a regular basis.
- Keep your home clean and dust-free.
- Wipe up any paint chips or visible dust with a wet sponge or rag. Clean dust around areas where there is friction and dust can be generated, such as doors, windows, and drawers.
- Wash children's hands, bottles, pacifiers and toys often.
- Teach children to wipe and remove their shoes and wash hands after playing outdoors.
- Ensure that your family members eat well-balanced meals. Lead interferes with some of the body's basic functions. Our bodies can't tell the difference between lead and calcium, which is a mineral that strengthens bones. Children with healthy diets absorb less lead.
- Make sure your contractor is Lead Safe Certified.

Determine if your family is at risk for lead poisoning with the Lead Poisoning Home Checklist (PDF) (1 pg, 47K, About PDF).

Top of page

Possible Adverse Health Effects of Exposures to Lead

Lead exposure affects the nervous system and can cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. Children six years old and younger are most at risk.

Children

If not detected early, children with high levels of lead in their bodies can suffer from:

- Damage to the brain and nervous system
- Behavior and learning problems, such as hyperactivity
- Slowed growth
- Hearing problems
- Headaches
- Anemia
- In rare cases of acute lead poisoning from ingestion of lead, seizures, coma and even death.

Pregnant Women

Lead can accumulate in our bodies over time, where it is stores in bones along with calcium. During pregnancy, lead is released from bones as maternal calcium is used to help form the bones of the fetus. This is particularly true if a woman does not have enough dietary calcium. Lead can also be easily circulated from the mother's blood stream through the placenta to the fetus. Mothers with high levels of lead in their bodies can expose their developing fetuses, resulting in serious and developmental problems including:

- Miscarriages,
- Premature births or low birth weight,
- Brain damage, decreased mental abilities and learning difficulties, and/or
- Reduced growth in young children.

Find out more about lead's effects on pregnancy:

- March of Dimes Healthy Pregnancy EXIT Disclaimer
- Effects of Workplace Hazards on Female Reproductive Health, National Institute for Occupational Safety and Health.

Adults

Lead is also harmful to adults. Adults can suffer from:

- Hearing and vision impairment,
- Reproductive problems (in both men and women),
- High blood pressure and hypertension,
- Nerve disorders,
- Memory and concentration problems,
- Poor muscle coordination, and
- Muscle and joint pain.

Read more on the health effects of lead at the Agency for Toxic Substances and Disease Registry (ATSDR).

Top of page

Lead Exposure Data

The Centers for Disease Control's National Center for Health Statistics monitors blood lead levels in the United States.

National Center for Health Statistics

Get information on the number of children with elevated blood lead levels, and number and percentage of children tested for lead in your area.

Top of page

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Top of page

Last updated on Thursday, May 17, 2012

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: IRIS; P = PPRTV; A = ATSDR; C = Cal EPA; X = PPRTV Appendix; H = HEAST; J = New Jersey; Y = New York; O = EPA Office of Water; E = Environmental Criteria and Assessment Office; S = see user guide Section 5; L = see user guide on lead; M = mutagen; V = volatile; F = See FAQ; c = cancer; * = where: n SL < 100X c SL; ** = where n SL < 10X c SL; n = noncancer; m = Concentration may exceed ceiling limit (See User Guide); s = Concentration may exceed Csat (See User Guide); SSL values are based on DAF=1

Toxicity and Chemical-specific Information													Contaminant		Screening Levels										Protection of Ground Water SSLs	
FO (g-day)$^{-1}$	key	IUR (ug/m^3)$^{-1}$	key	RfD_o (mg/kg-day)	key	RfC_i (mg/m^3)	key	vo c	muta-gen	GIABS	ABS	C_{sat} (mg/kg)	Analyte	CAS No.	Resident Soil (mg/kg)	key	Industrial Soil (mg/kg)	key	Resident Air (ug/m^3)	key	Industrial Air (ug/m^3)	key	Tapwater (ug/L)	key	MCL (ug/L)	Risk-based SSL (mg/kg)	MCL-based SSL (mg/kg)
E-02	C	5.1E-06	C	1.5E-01	I					1	0.1		ALAR	1596-84-5	2.7E+01	c	9.6E+01	c	4.8E-01	c	2.4E+00	c	3.7E+00	c		8.2E-04	
E-03	I			4.0E-03	I					1	0.1		Acephate	30560-19-1	5.6E+01	c**	2.0E+02	c*					7.7E+00	c**		1.7E-03	
		2.2E-06	I			9.0E-03	I	V		1		1.1E+05	Acetaldehyde	75-07-0	1.0E+01	c**	5.2E+01	c**	1.1E+00	c**	5.6E+00	c**	2.2E+00	c**		4.5E-04	
				2.0E-02	I					1	0.1		Acetochlor	34256-82-1	1.2E+03	n	1.2E+04	n					2.7E+02	n		2.2E-01	
				9.0E-01	I	3.1E+01	A	V		1		1.1E+05	Acetone	67-64-1	6.1E+04	n	6.3E+05	nms	3.2E+04	n	1.4E+05	n	1.2E+04	n		2.4E+00	
				3.0E-03	P	6.0E-02	P	V		1		1.1E+05	Acetone Cyanohydrin	75-86-5	2.0E+02	n	2.1E+03	n	6.3E+01	n	2.6E+02	n	3.4E+01	n		6.9E-03	
						6.0E-02	I	V		1		1.3E+05	Acetonitrile	75-05-8	8.7E+02	n	3.7E+03	n	6.3E+01	n	2.6E+02	n	1.3E+02	n		2.6E-02	
				1.0E-01	I			V		1		2.5E+03	Acetophenone	98-86-2	7.8E+03	ns	1.0E+05	nms					1.5E+03	n		4.5E-01	
3.8E+00	C	1.3E-03	C							1	0.1		Acetylaminofluorene, 2-	53-96-3	1.3E-01	c	4.5E-01	c	1.9E-03	c	9.4E-03	c	1.4E-02	c		6.5E-05	
				5.0E-04	I	2.0E-05	I	V		1		2.3E+04	Acrolein	107-02-8	1.5E-01	n	6.5E-01	n	2.1E-02	n	8.8E-02	n	4.1E-02	n		8.4E-06	
5.0E-01	I	1.0E-04	I	2.0E-03	I	6.0E-03	I		M	1	0.1		Acrylamide	79-06-1	2.3E-01	c	3.4E+00	c	9.6E-03	c	1.2E-01	c	4.3E-02	c		9.1E-06	
				5.0E-01	I	1.0E-03	I			1	0.1		Acrylic Acid	79-10-7	3.0E+04	n	2.9E+05	nm	1.0E+00	n	4.4E+00	n	7.7E+03	n		1.6E+00	
5.4E-01	I	6.8E-05	I	4.0E-02	A	2.0E-03	I	V		1		1.1E+04	Acrylonitrile	107-13-1	2.4E-01	c*	1.2E+00	c*	3.6E-02	c*	1.8E-01	c*	4.5E-02	c*		9.8E-06	
						6.0E-03	P			1	0.1		Adiponitrile	111-69-3	8.5E+06	nm	3.6E+07	nm	6.3E+00	n	2.6E+01	n					
5.6E-02	C			1.0E-02	I					1	0.1		Alachlor	15972-60-8	8.7E+00	c*	3.1E+01	c					9.1E-01	c	2.0E+00	7.5E-04	1.6E-03
				1.0E-03	I					1	0.1		Aldicarb	116-06-3	6.1E+01	n	6.2E+02	n					1.5E+01	n		3.8E-03	
				1.0E-03	I					1	0.1		Aldicarb Sulfone	1646-88-4	6.1E+01	n	6.2E+02	n					1.6E+01	n		3.4E-03	
1.7E+01	I	4.9E-03	I	3.0E-05	I					1	0.1		Aldrin	309-00-2	2.9E-02	c*	1.0E-01	c	5.0E-04	c	2.5E-03	c	2.1E-04	c		3.4E-05	
				2.5E-01	I					1	0.1		Ally	74223-64-6	1.5E+04	n	1.5E+05	nm					3.8E+03	n		1.5E+00	
				5.0E-03	I	1.0E-04	X			1	0.1		Allyl Alcohol	107-18-6	3.0E+02	n	3.1E+03	n	1.0E-01	n	4.4E-01	n	7.8E+01	n		1.6E-02	
2.1E-02	C	6.0E-06	C			1.0E-03	I	V		1		1.4E+03	Allyl Chloride	107-05-1	6.8E-01	c**	3.4E+00	c**	4.1E-01	c**	2.0E+00	c**	6.3E-01	c**		2.0E-04	
				1.0E+00	P	5.0E-03	P			1			Aluminum	7429-90-5	7.7E+04	n	9.9E+05	nm	5.2E+00	n	2.2E+01	n	1.6E+04	n		2.3E+04	
				4.0E-04	I					1			Aluminum Phosphide	20859-73-8	3.1E+01	n	4.1E+02	n					6.2E+00	n			
				3.0E-04	I					1	0.1		Amdro	67485-29-4	1.8E+01	n	1.8E+02	n					4.7E+00	n		1.7E+03	
				9.0E-03	I					1	0.1		Ametryn	834-12-8	5.5E+02	n	5.5E+03	n					1.2E+02	n		1.2E-01	
2.1E+01	C	6.0E-03	C							1	0.1		Aminobiphenyl, 4-	92-67-1	2.3E-02	c	8.2E-02	c	4.1E-04	c	2.0E-03	c	2.6E-03	c		1.3E-05	
				8.0E-02	P					1	0.1		Aminophenol, m-	591-27-5	4.9E+03	n	4.9E+04	n					1.2E+03	n		4.7E-01	
				2.0E-02	P					1	0.1		Aminophenol, p-	123-30-8	1.2E+03	n	1.2E+04	n					3.1E+02	n		1.2E-01	
				2.5E-03	I					1	0.1		Amitraz	33089-61-1	1.5E+02	n	1.5E+03	n					5.9E+00	n		3.0E+00	
						1.0E-01	I			1			Ammonia	7664-41-7					1.0E+02	n	4.4E+02	n					
				2.0E-01	I					1			Ammonium Sulfamate	7773-06-0	1.6E+04	n	2.0E+05	nm					3.1E+03	n			
.7E-03	I	1.6E-06	C	7.0E-03	P	1.0E-03	I			1	0.1		Aniline	62-53-3	8.5E+01	c**	3.0E+02	c*	1.0E+00	n	4.4E+00	n	1.2E+01	c**		3.9E-03	
4.0E-02	P			2.0E-03	X					1	0.1		Anthraquinone, 9,10-	84-65-1	1.2E+01	c*	4.3E+01	c*					1.2E+00	c*		1.2E-02	
				4.0E-04	I					0.15			Antimony (metallic)	7440-36-0	3.1E+01	n	4.1E+02	n					6.0E+00	n	6.0E+00	2.7E-01	2.7E-01
				5.0E-04	H					0.15			Antimony Pentoxide	1314-60-9	3.9E+01	n	5.1E+02	n					7.5E+00	n			
				9.0E-04	H					0.15			Antimony Potassium Tartrate	11071-15-1	7.0E+01	n	9.2E+02	n					1.3E+01	n			
				4.0E-04	H					0.15			Antimony Tetroxide	1332-81-6	3.1E+01	n	4.1E+02	n					6.0E+00	n			
						2.0E-04	I			0.15			Antimony Trioxide	1309-64-4	2.8E+05	nm	1.2E+06	nm	2.1E-01	n	8.8E-01	n					
				1.3E-02	I					1	0.1		Apollo	74115-24-5	7.9E+02	n	8.0E+03	n					1.8E+02	n		1.1E+01	
2.5E-02	I	7.1E-06	I	5.0E-02	H					1	0.1		Aramite	140-57-8	1.9E+01	c	6.9E+01	c	3.4E-01	c	1.7E+00	c	2.7E+00	c		3.0E-02	
1.5E+00	I	4.3E-03	I	3.0E-04	I	1.5E-05	C			1	0.03		Arsenic, Inorganic	7440-38-2	3.9E-01	c*	1.6E+00	c	5.7E-04	c*	2.9E-03	c*	4.5E-02	c	1.0E+01	1.3E-03	2.9E-01
				3.5E-06	C	5.0E-05	I			1			Arsine	7784-42-1	2.7E-01	n	3.6E+00	n	5.2E-02	n	2.2E-01	n	5.4E-02	n			
				9.0E-03	I					1	0.1		Assure	76578-14-8	5.5E+02	n	5.5E+03	n					9.3E+01	n		1.4E+00	
				5.0E-02	I					1	0.1		Asulam	3337-71-1	3.1E+03	n	3.1E+04	n					7.8E+02	n		2.0E-01	
2.3E-01	C			3.5E-02	I					1	0.1		Atrazine	1912-24-9	2.1E+00	c	7.5E+00	c					2.6E-01	c	3.0E+00	1.7E-04	1.9E-03
8.8E-01	C	2.5E-04	C							1	0.1		Auramine	492-80-8	5.5E-01	c	2.0E+00	c	9.7E-03	c	4.9E-02	c	6.7E-02	c		6.1E-04	
				4.0E-04	I					1	0.1		Avermectin B1	65195-55-3	2.4E+01	n	2.5E+02	n					6.3E+00	n		1.1E+01	
1.1E-01	I	3.1E-05	I					V		1			Azobenzene	103-33-3	5.1E+00	c	2.3E+01	c	7.8E-02	c	4.0E-01	c	1.0E-01	c		8.0E-04	
				2.0E-01	I	5.0E-04	H			0.07			Barium	7440-39-3	1.5E+04	n	1.9E+05	nm	5.2E-01	n	2.2E+00	n	2.9E+03	n	2.0E+03	1.2E+02	8.2E+01
				4.0E-03	I					1	0.1		Baygon	114-26-1	2.4E+02	n	2.5E+03	n					6.1E+01	n		2.0E-02	
				3.0E-02	I					1	0.1		Bayleton	43121-43-3	1.8E+03	n	1.8E+04	n					4.3E+02	n		3.4E-01	
				2.5E-02	I					1	0.1		Baythroid	68359-37-5	1.5E+03	n	1.5E+04	n					8.7E+01	n		2.3E+01	
				3.0E-01	I					1	0.1		Benefin	1861-40-1	1.8E+04	n	1.8E+05	nm					1.2E+03	n		4.1E+01	
				5.0E-02	I					1	0.1		Benomyl	17804-35-2	3.1E+03	n	3.1E+04	n					7.5E+02	n		6.6E-01	
				3.0E-02	I					1	0.1		Bentazon	25057-89-0	1.8E+03	n	1.8E+04	n					4.4E+02	n		9.6E-02	
				1.0E-01	I			V		1		1.2E+03	Benzaldehyde	100-52-7	7.8E+03	ns	1.0E+05	nms					1.5E+03	n		3.3E-01	
5.5E-02	I	7.8E-06	I	4.0E-03	I	3.0E-02	I	V		1		1.8E+03	Benzene	71-43-2	1.1E+00	c*	5.4E+00	c*	3.1E-01	c	1.6E+00	c*	3.9E-01	c*	5.0E+00	2.0E-04	2.6E-03
				2.0E-04	X					1	0.1		Benzenediamine-2-methyl sulfate, 1,4-	6369-59-1	1.2E+01	n	1.2E+02	n					3.1E+00	n		8.7E-04	
				1.0E-03	P			V		1		1.3E+03	Benzenethiol	108-98-5	7.8E+01	n	1.0E+03	n					1.3E+01	n		8.6E-03	
2.3E+02	I	6.7E-02	I	3.0E-03	I				M	1	0.1		Benzidine	92-87-5	5.0E-04	c	7.5E-03	c	1.4E-05	c	1.8E-04	c	9.2E-05	c		2.4E-07	
				4.0E+00	I					1	0.1		Benzoic Acid	65-85-0	2.4E+05	nm	2.5E+06	nm					5.8E+04	n		1.4E+01	
1.3E+01	I							V		1		3.2E+02	Benzotrichloride	98-07-7	4.9E-02	c	2.2E-01	c					2.6E-03	c		5.6E-06	
				1.0E-01	P					1	0.1		Benzyl Alcohol	100-51-6	6.1E+03	n	6.2E+04	n					1.5E+03	n		3.7E-01	
1.7E-01	I	4.9E-05	C	2.0E-03	P	1.0E-03	P	V		1		1.5E+03	Benzyl Chloride	100-44-7	1.0E+00	c*	4.9E+00	c*	5.0E-02	c*	2.5E-01	c*	7.7E-02	c*		8.4E-05	
		2.4E-03	I	2.0E-03	I	2.0E-05	I			0.007			Beryllium and compounds	7440-41-7	1.6E+02	n	2.0E+03	n	1.0E-03	c*	5.1E-03	c*	1.6E+01	n	4.0E+00	1.3E+01	3.2E+00

Key: I = IRIS; P = PPRTV; A = ATSDR; C = Cal EPA; X = PPRTV Appendix; H = HEAST; J = New Jersey; Y = New York; O = EPA Office of Water; E = Environmental Criteria and Assessment Office; S = see user guide Section 5; L = see user guide on lead; M = mutagen; V = volatile; F = See FAQ; c = cancer; * = where: n SL < 100X c SL; ** = where n SL < 10X c SL; n = noncancer; m = Concentration may exceed ceiling limit (See User Guide); s = Concentration may exceed Csat (See User Guide); SSL values are based on DAF=1

Toxicity and Chemical-specific Information												Contaminant		Screening Levels												Protection of Ground Water SSLs	
SFO (mg/kg-day)$^{-1}$	key	IUR (ug/m^3)$^{-1}$	key	RfD_o (mg/kg-day)	key	RfC_i (mg/m^3)	key	voc	muta-gen	GIABS	ABS	C_{sat} (mg/kg)	Analyte	CAS No.	Resident Soil (mg/kg)	key	Industrial Soil (mg/kg)	key	Resident Air (ug/m^3)	key	Industrial Air (ug/m^3)	key	Tapwater (ug/L)	key	MCL (ug/L)	Risk-based SSL (mg/kg)	MCL-based SSL (mg/kg)
				1.0E-04	I					1	0.1		Bidrin	141-66-2	6.1E+00	n	6.2E+01	n					1.6E+00	n		3.6E-04	
				9.0E-03	P					1	0.1		Bifenox	42576-02-3	5.5E+02	n	5.5E+03	n					7.5E+01	n		5.7E-01	
				1.5E-02	I					1	0.1		Biphenthrin	82657-04-3	9.2E+02	n	9.2E+03	n					2.3E+02	n		1.1E+03	
8.0E-03	X			5.0E-02	I	4.0E-04	X	V		1		2.1E+02	Biphenyl, 1,1'-	92-52-4	5.1E+01	n	2.1E+02	n	4.2E-01	n	1.8E+00	n	8.3E-01	n		8.7E-03	
7.0E-02	H	1.0E-05	H	4.0E-02	I			V		1		1.0E+03	Bis(2-chloro-1-methylethyl) ether	108-60-1	4.6E+00	c	2.2E+01	c	2.4E-01	c	1.2E+00	c	3.1E-01	c		1.1E-04	
				3.0E-03	P					1	0.1		Bis(2-chloroethoxy)methane	111-91-1	1.8E+02	n	1.8E+03	n					4.7E+01	n		1.1E-02	
1.1E+00	I	3.3E-04	I					V		1		5.1E+03	Bis(2-chloroethyl)ether	111-44-4	2.1E-01	c	1.0E+00	c	7.4E-03	c	3.7E-02	c	1.2E-02	c		3.1E-06	
1.4E-02	I	2.4E-06	C	2.0E-02	I					1	0.1		Bis(2-ethylhexyl)phthalate	117-81-7	3.5E+01	c*	1.2E+02	c	1.0E+00	c	5.1E+00	c	7.1E-02	c*	6.0E+00	1.7E-02	1.4E+00
2.2E+02	I	6.2E-02	I					V		1		4.2E+03	Bis(chloromethyl)ether	542-88-1	7.7E-05	c	3.9E-04	c	3.9E-05	c	2.0E-04	c	6.2E-05	c		1.5E-08	
				5.0E-02	I					1	0.1		Bisphenol A	80-05-7	3.1E+03	n	3.1E+04	n					5.8E+02	n		4.4E+01	
				2.0E-01	I	2.0E-02	H			1			Boron And Borates Only	7440-42-8	1.6E+04	n	2.0E+05	nm	2.1E+01	n	8.8E+01	n	3.1E+03	n		9.9E+00	
				4.0E-02	C	1.3E-02	C			1			Boron Trifluoride	7637-07-2	3.1E+03	n	4.1E+04	n	1.4E+01	n	5.7E+01	n	6.2E+02	n			
7.0E-01	I			4.0E-03	I					1			Bromate	15541-45-4	9.1E-01	c	4.1E+00	c					9.6E-02	c	1.0E+01	7.4E-04	7.7E-02
2.0E+00	X	6.0E-04	X					V		1		2.4E+03	Bromo-2-chloroethane, 1-	107-04-0	2.4E-02	c	1.2E-01	c	4.1E-03	c	2.0E-02	c	6.5E-03	c		1.8E-06	
				8.0E-03	I	6.0E-02	I	V		1		6.8E+02	Bromobenzene	108-86-1	3.0E+02	n	1.8E+03	ns	6.3E+01	n	2.6E+02	n	5.4E+01	n		3.6E-02	
						4.0E-02	X	V		1		4.0E+03	Bromochloromethane	74-97-5	1.6E+02	n	6.8E+02	n	4.2E+01	n	1.8E+02	n	8.3E+01	n		2.1E-02	
6.2E-02	I	3.7E-05	C	2.0E-02	I			V		1		9.3E+02	Bromodichloromethane	75-27-4	2.7E-01	c	1.4E+00	c	6.6E-02	c	3.3E-01	c	1.2E-01	c	8.0E+01(F)	3.2E-05	2.2E-02
7.9E-03	I	1.1E-06	I	2.0E-02	I					1	0.1		Bromoform	75-25-2	6.2E+01	c*	2.2E+02	c*	2.2E+00	c	1.1E+01	c	7.9E+00	c*	8.0E+01(F)	2.1E-03	2.1E-02
				1.4E-03	I	5.0E-03	I	V		1		3.6E+03	Bromomethane	74-83-9	7.3E+00	n	3.2E+01	n	5.2E+00	n	2.2E+01	n	7.0E+00	n		1.8E-03	
				5.0E-03	H					1	0.1		Bromophos	2104-96-3	3.1E+02	n	3.1E+03	n					2.6E+01	n		1.1E-01	
				2.0E-02	I					1	0.1		Bromoxynil	1689-84-5	1.2E+03	n	1.2E+04	n					3.1E+02	n		2.7E-01	
				2.0E-02	I					1	0.1		Bromoxynil Octanoate	1689-99-2	1.2E+03	n	1.2E+04	n					1.0E+02	n		8.7E-01	
3.4E+00	C	3.0E-05	I			2.0E-03	I	V		1		6.7E+02	Butadiene, 1,3-	106-99-0	5.4E-02	c*	2.6E-01	c*	8.1E-02	c*	4.1E-01	c*	1.6E-02	c		8.6E-06	
				1.0E-01	I					1	0.1		Butanol, N-	71-36-3	6.1E+03	n	6.2E+04	n					1.5E+03	n		3.2E-01	
1.9E-03	P			2.0E-01	I					1	0.1		Butyl Benzyl Phthlate	85-68-7	2.6E+02	c*	9.1E+02	c					1.4E+01	c*		2.0E-01	
				2.0E+00	P	3.0E+01	P			1	0.1		Butyl alcohol, sec-	78-92-2	1.2E+05	nm	1.2E+06	nm	3.1E+04	n	1.3E+05	n	3.1E+04	n		6.3E+00	
				5.0E-02	I					1	0.1		Butylate	2008-41-5	3.1E+03	n	3.1E+04	n					3.4E+02	n		3.3E-01	
.0E-04	C	5.7E-08	C							1	0.1		Butylated hydroxyanisole	25013-16-5	2.4E+03	c	8.6E+03	c	4.3E+01	c	2.2E+02	c	3.4E+02	c		6.3E-01	
				5.0E-02	P			V		1		1.1E+02	Butylbenzene, n-	104-51-8	3.9E+03	ns	5.1E+04	ns					7.8E+02	n		2.5E+00	
				1.0E+00	I					1	0.1		Butylphthalyl Butylglycolate	85-70-1	6.1E+04	n	6.2E+05	nm					1.6E+04	n		3.5E+02	
				2.0E-02	A					1	0.1		Cacodylic Acid	75-60-5	1.2E+03	n	1.2E+04	n					3.1E+02	n			
		1.8E-03	I	1.0E-03	I	2.0E-05	C			0.025	0.001		Cadmium (Diet)	7440-43-9	7.0E+01	n	8.0E+02	n									
		1.8E-03	I	5.0E-04	I	2.0E-05	C			0.05	0.001		Cadmium (Water)	7440-43-9					1.4E-03	c*	6.8E-03	c*	6.9E+00	n	5.0E+00	5.2E-01	3.8E-01
				5.0E-01	I					1	0.1		Caprolactam	105-60-2	3.1E+04	n	3.1E+05	nm					7.7E+03	n		1.9E+00	
1.5E-01	C	4.3E-05	C	2.0E-03	I					1	0.1		Captafol	2425-06-1	3.2E+00	c*	1.1E+01	c	5.7E-02	c	2.9E-01	c	3.5E-01	c*		6.1E-04	
2.3E-03	C	6.6E-07	C	1.3E-01	I					1	0.1		Captan	133-06-2	2.1E+02	c*	7.5E+02	c	3.7E+00	c	1.9E+01	c	2.7E+01	c*		1.9E-02	
				1.0E-01	I					1	0.1		Carbaryl	63-25-2	6.1E+03	n	6.2E+04	n					1.4E+03	n		1.3E+00	
				5.0E-03	I					1	0.1		Carbofuran	1563-66-2	3.1E+02	n	3.1E+03	n					7.3E+01	n	4.0E+01	2.8E-02	1.6E-02
				1.0E-01	I	7.0E-01	I	V		1		7.4E+02	Carbon Disulfide	75-15-0	8.2E+02	ns	3.7E+03	ns	7.3E+02	n	3.1E+03	n	7.2E+02	n		2.1E-01	
7.0E-02	I	6.0E-06	I	4.0E-03	I	1.0E-01	I	V		1		4.6E+02	Carbon Tetrachloride	56-23-5	6.1E-01	c	3.0E+00	c	4.1E-01	c	2.0E+00	c	3.9E-01	c	5.0E+00	1.5E-04	1.9E-03
				1.0E-02	I					1	0.1		Carbosulfan	55285-14-8	6.1E+02	n	6.2E+03	n					1.6E+02	n		3.8E+00	
				1.0E-01	I					1	0.1		Carboxin	5234-68-4	6.1E+03	n	6.2E+04	n					1.5E+03	n		8.0E-01	
						9.0E-04	I			1			Ceric oxide	1306-38-3	1.3E+06	nm	5.4E+06	nm	9.4E-01	n	3.9E+00	n					
				1.0E-01	I					1	0.1		Chloral Hydrate	302-17-0	6.1E+03	n	6.2E+04	n					1.5E+03	n		3.1E-01	
				1.5E-02	I					1	0.1		Chloramben	133-90-4	9.2E+02	n	9.2E+03	n					2.3E+02	n		5.7E-02	
4.0E-01	H									1	0.1		Chloranil	118-75-2	1.2E+00	c	4.3E+00	c					1.7E-01	c		1.4E-04	
3.5E-01	I	1.0E-04	I	5.0E-04	I	7.0E-04	I			1	0.04		Chlordane	12789-03-6	1.6E+00	c*	6.5E+00	c*	2.4E-02	c*	1.2E-01	c*	2.7E-02	c*	2.0E+00	1.8E-03	1.4E-01
1.0E+01	I	4.6E-03	C	3.0E-04	I					1	0.1		Chlordecone (Kepone)	143-50-0	4.9E-02	c	1.7E-01	c	5.3E-04	c	2.7E-03	c	3.0E-03	c		1.1E-04	
				7.0E-04	A					1	0.1		Chlorfenvinphos	470-90-6	4.3E+01	n	4.3E+02	n					8.6E+00	n		2.3E-02	
				2.0E-02	I					1	0.1		Chlorimuron, Ethyl-	90982-32-4	1.2E+03	n	1.2E+04	n					3.0E+02	n		1.0E-01	
				1.0E-01	I	1.5E-04	A			1			Chlorine	7782-50-5	7.5E+03	n	9.1E+04	n	1.5E-01	n	6.4E-01	n	1.6E+03	n		7.0E-01	
				3.0E-02	I	2.0E-04	I			1			Chlorine Dioxide	10049-04-4	2.3E+03	n	3.0E+04	n	2.1E-01	n	8.8E-01	n	4.7E+02	n			
				3.0E-02	I					1			Chlorite (Sodium Salt)	7758-19-2	2.3E+03	n	3.1E+04	n					4.7E+02	n	1.0E+03		
						5.0E+01	I	V		1		1.2E+03	Chloro-1,1-difluoroethane, 1-	75-68-3	5.8E+04	ns	2.4E+05	nms	5.2E+04	n	2.2E+05	n	1.0E+05	n		5.2E+01	
		3.0E-04	I	2.0E-02	H	2.0E-02	I	V		1		7.5E+02	Chloro-1,3-butadiene, 2-	126-99-8	9.4E-03	c	4.7E-02	c	8.1E-03	c	4.1E-02	c	1.6E-02	c		8.5E-06	
E-01	H									1	0.1		Chloro-2-methylaniline HCl, 4-	3165-93-3	1.1E+00	c	3.7E+00	c					1.3E-01	c		7.4E-05	
E-01	P	7.7E-05	C	3.0E-03	X					1	0.1		Chloro-2-methylaniline, 4-	95-69-2	4.9E+00	c*	1.7E+01	c	3.2E-02	c	1.6E-01	c	6.7E-01	c*		3.8E-04	
E-01	X							V		1	0.1	2.8E+04	Chloroacetaldehyde, 2-	107-20-0	1.8E+00	c	6.4E+00	c					2.5E-01	c		5.0E-05	
				2.0E-03	H					1	0.1		Chloroacetic Acid	79-11-8	1.2E+02	n	1.2E+03	n					3.1E+01	n	6.0E+01	6.3E-03	1.2E-02
						3.0E-05	I			1	0.1		Chloroacetophenone, 2-	532-27-4	4.3E+04	n	1.8E+05	nm	3.1E-02	n	1.3E-01	n					
E-01	P			4.0E-03	I					1	0.1		Chloroaniline, p-	106-47-8	2.4E+00	c	8.6E+00	c					3.2E-01	c		1.3E-04	
				2.0E-02	I	5.0E-02	P	V		1		7.6E+02	Chlorobenzene	108-90-7	2.9E+02	n	1.4E+03	ns	5.2E+01	n	2.2E+02	n	7.2E+01	n	1.0E+02	4.9E-02	6.8E-02
E-01	C	3.1E-05	C	2.0E-02	I					1	0.1		Chlorobenzilate	510-15-6	4.4E+00	c	1.6E+01	c	7.8E-02	c	4.0E-01	c	2.7E-01	c		8.8E-04	
				3.0E-02	X					1	0.1		Chlorobenzoic Acid, p-	74-11-3	1.8E+03	n	1.8E+04	n					3.9E+02	n		9.9E-02	
				3.0E-03	P	3.0E-01	P	V		1		1.2E+02	Chlorobenzotrifluoride, 4-	98-56-6	2.1E+02	ns	2.3E+03	ns	3.1E+02	n	1.3E+03	n	2.6E+01	n		9.3E-02	

: IRIS; P = PPRTV; A = ATSDR; C = Cal EPA; X = PPRTV Appendix; H = HEAST; J = New Jersey; Y = New York; O = EPA Office of Water; E = Environmental Criteria and Assessment Office; S = see user guide Section 5; L = see user guide on lead; M = mutagen; V = volatile; F = See FAQ; c = cancer; * = where: n SL < 100X c SL; ** = where n SL < 10X c SL; n = noncancer; m = Concentration may exceed ceiling limit (See User Guide); s = Concentration may exceed Csat (See User Guide); SSL values are based on DAF=1

Toxicity and Chemical-specific Information												Contaminant		Screening Levels												Protection of Ground Water SSLs	
FO (g-day)$^{-1}$	key	IUR (ug/m^3)$^{-1}$	key	RfD_o (mg/kg-day)	key	RfC_i (mg/m^3)	key	voc	muta-gen	GIABS	ABS	C_{sat} (mg/kg)	Analyte	CAS No.	Resident Soil (mg/kg)	key	Industrial Soil (mg/kg)	key	Resident Air (ug/m^3)	key	Industrial Air (ug/m^3)	key	Tapwater (ug/L)	key	MCL (ug/L)	Risk-based SSL (mg/kg)	MCL-based SSL (mg/kg)
				4.0E-02	P			V		1		7.3E+02	Chlorobutane, 1-	109-69-3	3.1E+03	ns	4.1E+04	ns					4.8E+02	n		2.0E-01	
						5.0E+01	I	V		1		1.7E+03	Chlorodifluoromethane	75-45-6	5.3E+04	ns	2.2E+05	nms	5.2E+04	n	2.2E+05	n	1.0E+05	n		4.3E+01	
E-02	C	2.3E-05	I	1.0E-02	I	9.8E-02	A	V		1		2.5E+03	Chloroform	67-66-3	2.9E-01	c	1.5E+00	c	1.1E-01	c	5.3E-01	c	1.9E-01	c	8.0E+01(F)	5.3E-05	2.2E-02
						9.0E-02	I	V		1		1.3E+03	Chloromethane	74-87-3	1.2E+02	n	5.0E+02	n	9.4E+01	n	3.9E+02	n	1.9E+02	n		4.9E-02	
2.4E+00	C	6.9E-04	C					V		1		2.6E+04	Chloromethyl Methyl Ether	107-30-2	1.9E-02	c	9.4E-02	c	3.5E-03	c	1.8E-02	c	5.6E-03	c		1.2E-06	
				8.0E-02	I			V		1		1.8E+02	Chloronaphthalene, Beta-	91-58-7	6.3E+03	ns	8.2E+04	ns					5.5E+02	n		2.9E+00	
3.0E-01	P			3.0E-03	P	1.0E-05	X			1	0.1		Chloronitrobenzene, o-	88-73-3	1.6E+00	c	5.7E+00	c	1.0E-02	n	4.4E-02	n	2.0E-01	c		1.9E-04	
6.3E-03	P			1.0E-03	P	6.0E-04	P			1	0.1		Chloronitrobenzene, p-	100-00-5	6.1E+01	n	2.7E+02	c**	6.3E-01	n	2.6E+00	n	9.4E+00	c**		8.7E-03	
				5.0E-03	I			V		1		2.2E+04	Chlorophenol, 2-	95-57-8	3.9E+02	n	5.1E+03	n					7.1E+01	n		5.7E-02	
						4.0E-04	C	V		1		6.2E+02	Chloropicrin	76-06-2	2.1E+00	n	8.8E+00	n	4.2E-01	n	1.8E+00	n	8.3E-01	n		2.5E-04	
3.1E-03	C	8.9E-07	C	1.5E-02	I					1	0.1		Chlorothalonil	1897-45-6	1.6E+02	c**	5.6E+02	c*	2.7E+00	c	1.4E+01	c	1.9E+01	c*		4.3E-02	
				2.0E-02	I			V		1		9.1E+02	Chlorotoluene, o-	95-49-8	1.6E+03	ns	2.0E+04	ns					1.8E+02	n		1.7E-01	
				2.0E-02	X			V		1		2.5E+02	Chlorotoluene, p-	106-43-4	1.6E+03	ns	2.0E+04	ns					1.9E+02	n		1.8E-01	
2.4E+02	C	6.9E-02	C							1	0.1		Chlorozotocin	54749-90-5	2.0E-03	c	7.2E-03	c	3.5E-05	c	1.8E-04	c	2.8E-04	c		6.2E-08	
				2.0E-01	I					1	0.1		Chlorpropham	101-21-3	1.2E+04	n	1.2E+05	nm					2.2E+03	n		1.9E+00	
				1.0E-03	A					1	0.1		Chlorpyrifos	2921-88-2	6.1E+01	n	6.2E+02	n					6.2E+00	n		9.2E-02	
				1.0E-02	H					1	0.1		Chlorpyrifos Methyl	5598-13-0	6.1E+02	n	6.2E+03	n					8.9E+01	n		4.1E-01	
				5.0E-02	I					1	0.1		Chlorsulfuron	64902-72-3	3.1E+03	n	3.1E+04	n					7.7E+02	n		6.5E-01	
				8.0E-04	H					1	0.1		Chlorthiophos	60238-56-4	4.9E+01	n	4.9E+02	n					2.0E+00	n		5.2E-02	
				1.5E+00	I					0.013			Chromium(III), Insoluble Salts	16065-83-1	1.2E+05	nm	1.5E+06	nm					1.6E+04	n		2.8E+07	
5.0E-01	J	8.4E-02	S	3.0E-03	I	1.0E-04	I		M	0.025			Chromium(VI)	18540-29-9	2.9E-01	c	5.6E+00	c	1.1E-05	c	1.5E-04	c	3.1E-02	c		5.9E-04	
										0.013			Chromium, Total	7440-47-3											1.0E+02		1.8E+05
		9.0E-03	P	3.0E-04	P	6.0E-06	P			1			Cobalt	7440-48-4	2.3E+01	n	3.0E+02	n	2.7E-04	c*	1.4E-03	c*	4.7E+00	n		2.1E-01	
		6.2E-04	I						M	1	0.1		Coke Oven Emissions	8007-45-2					1.5E-03	c	2.0E-02	c					
				4.0E-02	H					1			Copper	7440-50-8	3.1E+03	n	4.1E+04	n					6.2E+02	n	1.3E+03	2.2E+01	4.6E+01
				5.0E-02	I	6.0E-01	C			1	0.1		Cresol, m-	108-39-4	3.1E+03	n	3.1E+04	n	6.3E+02	n	2.6E+03	n	7.2E+02	n		5.7E-01	
				5.0E-02	I	6.0E-01	C			1	0.1		Cresol, o-	95-48-7	3.1E+03	n	3.1E+04	n	6.3E+02	n	2.6E+03	n	7.2E+02	n		5.8E-01	
				1.0E-01	A	6.0E-01	C			1	0.1		Cresol, p-	106-44-5	6.1E+03	n	6.2E+04	n	6.3E+02	n	2.6E+03	n	1.4E+03	n		1.1E+00	
				1.0E-01	A					1	0.1		Cresol, p-chloro-m-	59-50-7	6.1E+03	n	6.2E+04	n					1.1E+03	n		1.3E+00	
				1.0E-01	A	6.0E-01	C			1	0.1		Cresols	1319-77-3	6.1E+03	n	6.2E+04	n	6.3E+02	n	2.6E+03	n	1.4E+03	n		1.2E+00	
.9E+00	H			1.0E-03	P			V		1		1.7E+04	Crotonaldehyde, trans-	123-73-9	3.4E-01	c	1.5E+00	c					3.5E-02	c		7.1E-06	
				1.0E-01	I	4.0E-01	I	V		1		2.7E+02	Cumene	98-82-8	2.1E+03	ns	1.1E+04	ns	4.2E+02	n	1.8E+03	n	3.9E+02	n		6.4E-01	
2.2E-01	C	6.3E-05	C							1	0.1		Cupferron	135-20-6	2.2E+00	c	7.8E+00	c	3.9E-02	c	1.9E-01	c	3.1E-01	c		5.3E-04	
8.4E-01	H			2.0E-03	H					1	0.1		Cyanazine	21725-46-2	5.8E-01	c	2.1E+00	c					7.6E-02	c		3.5E-05	
													Cyanides														
				1.0E-03	I					1			~Calcium Cyanide	592-01-8	7.8E+01	n	1.0E+03	n					1.6E+01	n			
				5.0E-03	I					1			~Copper Cyanide	544-92-3	3.9E+02	n	5.1E+03	n					7.8E+01	n			
				6.0E-04	I			V		1		1.0E+07	~Cyanide (CN-)	57-12-5	4.7E+01	n	6.1E+02	n					9.3E+00	n	2.0E+02	9.4E-02	2.0E+00
				1.0E-03	I			V		1			~Cyanogen	460-19-5	7.8E+01	n	1.0E+03	n					1.6E+01	n			
				9.0E-02	I			V		1			~Cyanogen Bromide	506-68-3	7.0E+03	n	9.2E+04	n					1.4E+03	n			
				5.0E-02	I			V		1			~Cyanogen Chloride	506-77-4	3.9E+03	n	5.1E+04	n					7.8E+02	n			
				6.0E-04	I	8.0E-04	I	V		1			~Hydrogen Cyanide	74-90-8	4.7E+01	n	6.1E+02	n	8.3E-01	n	3.5E+00	n	1.4E+00	n			
				2.0E-03	I					1			~Potassium Cyanide	151-50-8	1.6E+02	n	2.0E+03	n					3.1E+01	n			
				5.0E-03	I					0.04			~Potassium Silver Cyanide	506-61-6	3.9E+02	n	5.1E+03	n					5.9E+01	n			
				1.0E-01	I					0.04			~Silver Cyanide	506-64-9	7.8E+03	n	1.0E+05	nm					1.3E+03	n			
				1.0E-03	I					1			~Sodium Cyanide	143-33-9	7.8E+01	n	1.0E+03	n					1.6E+01	n	2.0E+02		
				2.0E-04	P			V		1		4.6E+03	~Thiocyanate	463-56-9	1.6E+01	n	2.0E+02	n					3.1E+00	n		6.6E-04	
				5.0E-02	I					1			~Zinc Cyanide	557-21-1	3.9E+03	n	5.1E+04	n					7.8E+02	n			
						6.0E+00	I	V		1		1.2E+02	Cyclohexane	110-82-7	7.0E+03	ns	2.9E+04	ns	6.3E+03	n	2.6E+04	n	1.3E+04	n		1.3E+01	
2.3E-02	H									1	0.1		Cyclohexane, 1,2,3,4,5-pentabromo-6-chloro-	87-84-3	2.1E+01	c	7.5E+01	c					2.1E+00	c		1.2E-02	
				5.0E+00	I	7.0E-01	P			1	0.1		Cyclohexanone	108-94-1	3.1E+05	nm	3.1E+06	nm	7.3E+02	n	3.1E+03	n	7.7E+04	n		1.8E+01	
				2.0E-01	I					1	0.1		Cyclohexylamine	108-91-8	1.2E+04	n	1.2E+05	nm					3.0E+03	n		7.9E-01	
				5.0E-03	I					1	0.1		Cyhalothrin/karate	68085-85-8	3.1E+02	n	3.1E+03	n					7.8E+01	n		5.3E+01	
				1.0E-02	I					1	0.1		Cypermethrin	52315-07-8	6.1E+02	n	6.2E+03	n					1.6E+02	n		2.5E+01	
				7.5E-03	I					1	0.1		Cyromazine	66215-27-8	4.6E+02	n	4.6E+03	n					1.2E+02	n		3.0E-02	
2.4E-01	I	6.9E-05	C							1	0.1		DDD	72-54-8	2.0E+00	c	7.2E+00	c	3.5E-02	c	1.8E-01	c	2.8E-01	c		6.6E-02	
3.4E-01	I	9.7E-05	C							1	0.1		DDE, p,p'-	72-55-9	1.4E+00	c	5.1E+00	c	2.5E-02	c	1.3E-01	c	2.0E-01	c		4.6E-02	
3.4E-01	I	9.7E-05	I	5.0E-04	I					1	0.03		DDT	50-29-3	1.7E+00	c*	7.0E+00	c*	2.5E-02	c	1.3E-01	c	2.0E-01	c*		6.7E-02	
				1.0E-02	I					1	0.1		Dacthal	1861-32-1	6.1E+02	n	6.2E+03	n					9.3E+01	n		1.1E-01	
				3.0E-02	I					1	0.1		Dalapon	75-99-0	1.8E+03	n	1.8E+04	n					4.7E+02	n	2.0E+02	9.7E-02	4.1E-02
7.0E-04	I			7.0E-03	I					1	0.1		Decabromodiphenyl ether, 2,2',3,3',4,4',5,5',6,6'- (BDE-209)	1163-19-5	4.3E+02	n	2.5E+03	c**					9.6E+01	c**		5.3E+01	
				4.0E-05	I					1	0.1		Demeton	8065-48-3	2.4E+00	n	2.5E+01	n					5.2E-01	n			
1.2E-03	I			6.0E-01	I					1	0.1		Di(2-ethylhexyl)adipate	103-23-1	4.1E+02	c*	1.4E+03	c					5.6E+01	c	4.0E+02	4.0E+00	2.9E+01
6.1E-02	H									1	0.1		Diallate	2303-16-4	8.0E+00	c	2.8E+01	c					4.6E-01	c		6.8E-04	
				7.0E-04	A					1	0.1		Diazinon	333-41-5	4.3E+01	n	4.3E+02	n					7.9E+00	n		4.9E-02	

Item No. E.6

-1524-

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Toxicity and Chemical-specific Information													Contaminant		Screening Levels												Protection of Ground Water SSLs	
SFO (mg/kg-day)$^{-1}$	key	IUR (ug/m^3)$^{-1}$	key	RfD_o (mg/kg-day)	key	RfC_i (mg/m^3)	key	voc	muta-gen	GIABS	ABS	C_{sat} (mg/kg)	Analyte	CAS No.	Resident Soil (mg/kg)	key	Industrial Soil (mg/kg)	key	Resident Air (ug/m^3)	key	Industrial Air (ug/m^3)	key	Tapwater (ug/L)	key	MCL (ug/L)	Risk-based SSL (mg/kg)	MCL-based SSL (mg/kg)
8.0E-01	P	6.0E-03	P	2.0E-04	P	2.0E-04	I	V	M	1		9.8E+02	Dibromo-3-chloropropane, 1,2-	96-12-8	5.4E-03	c	6.9E-02	c	1.6E-04	c	2.0E-03	c	3.2E-04	c	2.0E-01	1.4E-07	8.6E-05
				1.0E-02	I					1	0.1		Dibromobenzene, 1,4-	106-37-6	6.1E+02	n	6.2E+03	n					9.8E+01	n		9.3E-02	
8.4E-02	I	2.7E-05	C	2.0E-02	I			V		1	0.1	8.0E+02	Dibromochloromethane	124-48-1	6.8E-01	c	3.3E+00	c	9.0E-02	c	4.5E-01	c	1.5E-01	c	8.0E+01(F)	3.9E-05	2.1E-02
2.0E+00	I	6.0E-04	I	9.0E-03	I	9.0E-03	I	V		1		1.3E+03	Dibromoethane, 1,2-	106-93-4	3.4E-02	c	1.7E-01	c	4.1E-03	c	2.0E-02	c	6.5E-03	c	5.0E-02	1.8E-06	1.4E-05
				1.0E-02	H	4.0E-03	X	V		1		2.8E+03	Dibromomethane (Methylene Bromide)	74-95-3	2.5E+01	n	1.1E+02	n	4.2E+00	n	1.8E+01	n	7.9E+00	n		1.9E-03	
				1.0E-01	I					1	0.1		Dibutyl Phthalate	84-74-2	6.1E+03	n	6.2E+04	n					6.7E+02	n		1.7E+00	
				3.0E-04	P					1	0.1		Dibutyltin Compounds	NA	1.8E+01	n	1.8E+02	n					4.7E+00	n			
				3.0E-02	I					1	0.1		Dicamba	1918-00-9	1.8E+03	n	1.8E+04	n					4.4E+02	n		1.1E-01	
		4.2E-03	P					V		1		5.2E+02	Dichloro-2-butene, 1,4-	764-41-0	6.9E-03	c	3.5E-02	c	5.8E-04	c	2.9E-03	c	1.2E-03	c		5.4E-07	
		4.2E-03	P					V		1	0.1	5.2E+02	Dichloro-2-butene, cis-1,4-	1476-11-5	6.9E-03	c	3.5E-02	c	5.8E-04	c	2.9E-03	c	1.2E-03	c		5.4E-07	
		4.2E-03	P					V		1	0.1	7.6E+02	Dichloro-2-butene, trans-1,4-	110-57-6	6.9E-03	c	3.5E-02	c	5.8E-04	c	2.9E-03	c	1.2E-03	c		5.4E-07	
5.0E-02	I			4.0E-03	I					1	0.1		Dichloroacetic Acid	79-43-6	9.7E+00	c*	3.4E+01	c*					1.3E+00	c*	6.0E+01	2.7E-04	1.2E-02
				9.0E-02	I	2.0E-01	H	V		1		3.8E+02	Dichlorobenzene, 1,2-	95-50-1	1.9E+03	ns	9.8E+03	ns	2.1E+02	n	8.8E+02	n	2.8E+02	n	6.0E+02	2.7E-01	5.8E-01
5.4E-03	C	1.1E-05	C	7.0E-02	A	8.0E-01	I	V		1			Dichlorobenzene, 1,4-	106-46-7	2.4E+00	c	1.2E+01	c	2.2E-01	c	1.1E+00	c	4.2E-01	c	7.5E+01	4.0E-04	7.2E-02
4.5E-01	I	3.4E-04	C							1	0.1		Dichlorobenzidine, 3,3'-	91-94-1	1.1E+00	c	3.8E+00	c	7.2E-03	c	3.6E-02	c	1.1E-01	c		7.1E-04	
				9.0E-03	X					1	0.1		Dichlorobenzophenone, 4,4'-	90-98-2	5.5E+02	n	5.5E+03	n					1.4E+02	n		8.5E-01	
				2.0E-01	I	1.0E-01	X	V		1		8.5E+02	Dichlorodifluoromethane	75-71-8	9.4E+01	n	4.0E+02	n	1.0E+02	n	4.4E+02	n	1.9E+02	n		3.0E-01	
5.7E-03	C	1.6E-06	C	2.0E-01	P			V		1		1.7E+03	Dichloroethane, 1,1-	75-34-3	3.3E+00	c	1.7E+01	c	1.5E+00	c	7.7E+00	c	2.4E+00	c		6.8E-04	
9.1E-02	I	2.6E-05	I	6.0E-03	X	7.0E-03	P	V		1		3.0E+03	Dichloroethane, 1,2-	107-06-2	4.3E-01	c*	2.2E+00	c*	9.4E-02	c*	4.7E-01	c*	1.5E-01	c*	5.0E+00	4.2E-05	1.4E-03
				5.0E-02	I	2.0E-01	I	V		1		1.2E+03	Dichloroethylene, 1,1-	75-35-4	2.4E+02	n	1.1E+03	n	2.1E+02	n	8.8E+02	n	2.6E+02	n	7.0E+00	9.3E-02	2.5E-03
				9.0E-03	H			V		1		1.3E+03	Dichloroethylene, 1,2- (Mixed Isomers)	540-59-0	7.0E+02	n	9.2E+03	ns					1.3E+02	n		3.7E-02	
				2.0E-03	I			V		1		2.4E+03	Dichloroethylene, 1,2-cis-	156-59-2	1.6E+02	n	2.0E+03	n					2.8E+01	n	7.0E+01	8.2E-03	2.1E-02
				2.0E-02	I	6.0E-02	P	V		1		1.7E+03	Dichloroethylene, 1,2-trans-	156-60-5	1.5E+02	n	6.9E+02	n	6.3E+01	n	2.6E+02	n	8.6E+01	n	1.0E+02	2.5E-02	2.9E-02
				3.0E-03	I					1	0.1		Dichlorophenol, 2,4-	120-83-2	1.8E+02	n	1.8E+03	n					3.5E+01	n		4.1E-02	
				1.0E-02	I					1	0.05		Dichlorophenoxy Acetic Acid, 2,4-	94-75-7	6.9E+02	n	7.7E+03	n					1.3E+02	n	7.0E+01	3.5E-02	1.8E-02
				8.0E-03	I					1	0.1		Dichlorophenoxy)butyric Acid, 4-(2,4-	94-82-6	4.9E+02	n	4.9E+03	n					9.1E+01	n		3.6E-02	
3.6E-02	C	1.0E-05	C	9.0E-02	A	4.0E-03	I	V		1		1.4E+03	Dichloropropane, 1,2-	78-87-5	9.4E-01	c*	4.7E+00	c*	2.4E-01	c*	1.2E+00	c*	3.8E-01	c*	5.0E+00	1.3E-04	1.7E-03
				2.0E-02	P			V		1		1.5E+03	Dichloropropane, 1,3-	142-28-9	1.6E+03	ns	2.0E+04	ns					2.9E+02	n		9.9E-02	
				3.0E-03	I					1	0.1		Dichloropropanol, 2,3-	616-23-9	1.8E+02	n	1.8E+03	n					4.7E+01	n		9.9E-03	
.0E-01	I	4.0E-06	I	3.0E-02	I	2.0E-02	I	V		1		1.6E+03	Dichloropropene, 1,3-	542-75-6	1.7E+00	c*	8.3E+00	c*	6.1E-01	c*	3.1E+00	c*	4.1E-01	c*		1.5E-04	
.9E-01	I	8.3E-05	C	5.0E-04	I	5.0E-04	I			1	0.1		Dichlorvos	62-73-7	1.7E+00	c*	5.9E+00	c*	2.9E-02	c*	1.5E-01	c*	2.3E-01	c*		7.0E-05	
				8.0E-03	P	7.0E-03	P	V		1		1.3E+02	Dicyclopentadiene	77-73-6	3.1E+01	n	1.3E+02	ns	7.3E+00	n	3.1E+01	n	1.2E+01	n		4.3E-02	
1.6E+01	I	4.6E-03	I	5.0E-05	I					1	0.1		Dieldrin	60-57-1	3.0E-02	c	1.1E-01	c	5.3E-04	c	2.7E-03	c	1.5E-03	c		6.1E-05	
		3.0E-04	C			5.0E-03	I			1	0.1		Diesel Engine Exhaust	NA					8.1E-03	c	4.1E-02	c					
						3.0E-03	C			1	0.1		Diethanolamine	111-42-2	4.3E+06	nm	1.8E+07	nm	3.1E+00	n	1.3E+01	n					
				8.0E-01	I					1	0.1		Diethyl Phthalate	84-66-2	4.9E+04	n	4.9E+05	nm					1.1E+04	n		4.7E+00	
				3.0E-02	P	1.0E-04	P			1	0.1		Diethylene Glycol Monobutyl Ether	112-34-5	1.8E+03	n	1.8E+04	n	1.0E-01	n	4.4E-01	n	4.7E+02	n		1.0E-01	
				6.0E-02	P	3.0E-04	P			1	0.1		Diethylene Glycol Monoethyl Ether	111-90-0	3.6E+03	n	3.6E+04	n	3.1E-01	n	1.3E+00	n	9.4E+02	n		1.9E-01	
				1.0E-03	P					1	0.1		Diethylformamide	617-84-5	6.1E+01	n	6.2E+02	n					1.6E+01	n		3.2E-03	
3.5E+02	C	1.0E-01	C							1	0.1		Diethylstilbestrol	56-53-1	1.4E-03	c	4.9E-03	c	2.4E-05	c	1.2E-04	c	4.3E-05	c		2.4E-05	
				8.0E-02	I					1	0.1		Difenzoquat	43222-48-6	4.9E+03	n	4.9E+04	n					1.2E+03	n			
				2.0E-02	I					1	0.1		Diflubenzuron	35367-38-5	1.2E+03	n	1.2E+04	n					2.2E+02	n		2.5E-01	
						4.0E+01	I	V		1		1.4E+03	Difluoroethane, 1,1-	75-37-6	5.2E+04	ns	2.2E+05	nms	4.2E+04	n	1.8E+05	n	8.3E+04	n		2.8E+01	
4.4E-02	C	1.3E-05	C					V		1	0.1	1.5E+01	Dihydrosafrole	94-58-6	2.4E-01	c	1.2E+00	c	1.9E-01	c	9.4E-01	c	3.0E-01	c		3.7E-04	
						7.0E-01	P	V		1		2.3E+03	Diisopropyl Ether	108-20-3	2.4E+03	ns	1.0E+04	ns	7.3E+02	n	3.1E+03	n	1.5E+03	n		3.7E-01	
				8.0E-02	I			V		1		5.3E+02	Diisopropyl Methylphosphonate	1445-75-6	6.3E+03	ns	8.2E+04	ns					1.2E+03	n		3.5E-01	
				2.0E-02	I					1	0.1		Dimethipin	55290-64-7	1.2E+03	n	1.2E+04	n					3.1E+02	n		6.9E-02	
				2.0E-04	I					1	0.1		Dimethoate	60-51-5	1.2E+01	n	1.2E+02	n					3.1E+00	n		7.0E-04	
1.4E-02	H									1	0.1		Dimethoxybenzidine, 3,3'-	119-90-4	3.5E+01	c	1.2E+02	c					4.7E+00	c		5.7E-03	
1.7E-03	P			6.0E-02	P					1	0.1		Dimethyl methylphosphonate	756-79-6	2.9E+02	c*	1.0E+03	c*					3.9E+01	c*		8.3E-03	
4.6E+00	C	1.3E-03	C							1	0.1		Dimethylamino azobenzene [p-]	60-11-7	1.1E-01	c	3.7E-01	c	1.9E-03	c	9.4E-03	c	4.3E-03	c		1.8E-05	
5.8E-01	H									1	0.1		Dimethylaniline HCl, 2,4-	21436-96-4	8.4E-01	c	3.0E+00	c					1.1E-01	c		6.2E-05	
2.0E-01	P			2.0E-03	X					1	0.1		Dimethylaniline, 2,4-	95-68-1	2.4E+00	c*	8.6E+00	c					3.2E-01	c*		1.8E-04	
				2.0E-03	I			V		1		8.3E+02	Dimethylaniline, N,N-	121-69-7	1.6E+02	n	2.0E+03	ns					2.7E+01	n		9.8E-03	
1.1E+01	P									1	0.1		Dimethylbenzidine, 3,3'-	119-93-7	4.4E-02	c	1.6E-01	c					5.6E-03	c		3.7E-05	
				1.0E-01	P	3.0E-02	I			1	0.1		Dimethylformamide	68-12-2	6.1E+03	n	6.2E+04	n	3.1E+01	n	1.3E+02	n	1.6E+03	n		3.2E-01	
				1.0E-04	X	2.0E-06	X			1	0.1		Dimethylhydrazine, 1,1-	57-14-7	6.1E+00	n	6.1E+01	n	2.1E-03	n	8.8E-03	n	1.6E+00	n		3.5E-04	
E+02	C	1.6E-01	C							1	0.1		Dimethylhydrazine, 1,2-	540-73-8	8.8E-04	c	3.1E-03	c	1.5E-05	c	7.7E-05	c	1.2E-04	c		2.8E-08	
				2.0E-02	I					1	0.1		Dimethylphenol, 2,4-	105-67-9	1.2E+03	n	1.2E+04	n					2.7E+02	n		3.2E-01	
				6.0E-04	I					1	0.1		Dimethylphenol, 2,6-	576-26-1	3.7E+01	n	3.7E+02	n					8.1E+00	n		9.8E-03	
				1.0E-03	I					1	0.1		Dimethylphenol, 3,4-	95-65-8	6.1E+01	n	6.2E+02	n					1.4E+01	n		1.6E-02	
				1.0E-01	I			V		1		5.5E+00	Dimethylterephthalate	120-61-6	7.8E+03	ns	1.0E+05	nms					1.4E+03	n		3.8E-01	
E-02	C	1.3E-05	C					V		1	0.1	1.1E+03	Dimethylvinylchloride	513-37-1	2.0E-01	c	1.0E+00	c	1.9E-01	c	9.4E-01	c	3.0E-01	c		1.8E-04	
				8.0E-05	X					1	0.1		Dinitro-o-cresol, 4,6-	534-52-1	4.9E+00	n	4.9E+01	n					1.2E+00	n		2.0E-03	
				2.0E-03	I					1	0.1		Dinitro-o-cyclohexyl Phenol, 4,6-	131-89-5	1.2E+02	n	1.2E+03	n					1.7E+01	n		5.7E-01	

-1525-

Item No. E.6

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Toxicity and Chemical-specific Information													Contaminant		Screening Levels												Protection of Ground Water SSLs	
FO (g-day)$^{-1}$	key	IUR (ug/m^3)$^{-1}$	key	RfD_o (mg/kg-day)	key	RfC_i (mg/m^3)	key	voc	muta-gen	GIABS	ABS	C_{sat} (mg/kg)	Analyte	CAS No.	Resident Soil (mg/kg)	key	Industrial Soil (mg/kg)	key	Resident Air (ug/m^3)	key	Industrial Air (ug/m^3)	key	Tapwater (ug/L)	key	MCL (ug/L)	Risk-based SSL (mg/kg)	MCL-based SSL (mg/kg)
				1.0E-04	P					1	0.1		Dinitrobenzene, 1,2-	528-29-0	6.1E+00	n	6.2E+01	n					1.5E+00	n		1.4E-03	
				1.0E-04	I					1	0.1		Dinitrobenzene, 1,3-	99-65-0	6.1E+00	n	6.2E+01	n					1.5E+00	n		1.4E-03	
				1.0E-04	P					1	0.1		Dinitrobenzene, 1,4-	100-25-4	6.1E+00	n	6.2E+01	n					1.5E+00	n		1.4E-03	
				2.0E-03	I					1	0.1		Dinitrophenol, 2,4-	51-28-5	1.2E+02	n	1.2E+03	n					3.0E+01	n		3.4E-02	
6.8E-01	I									1	0.1		Dinitrotoluene Mixture, 2,4/2,6-	25321-14-6	7.2E-01	c	2.5E+00	c					9.2E-02	c		1.3E-04	
3.1E-01	C	8.9E-05	C	2.0E-03	I					1	0.102		Dinitrotoluene, 2,4-	121-14-2	1.6E+00	c*	5.5E+00	c	2.7E-02	c	1.4E-01	c	2.0E-01	c		2.8E-04	
				1.0E-03	P					1	0.099		Dinitrotoluene, 2,6-	606-20-2	6.1E+01	n	6.2E+02	n					1.5E+01	n		2.0E-02	
				2.0E-03	S					1	0.006		Dinitrotoluene, 2-Amino-4,6-	35572-78-2	1.5E+02	n	2.0E+03	n					3.0E+01	n		2.3E-02	
				2.0E-03	S					1	0.009		Dinitrotoluene, 4-Amino-2,6-	19406-51-0	1.5E+02	n	1.9E+03	n					3.0E+01	n		2.3E-02	
				1.0E-03	I					1	0.1		Dinoseb	88-85-7	6.1E+01	n	6.2E+02	n					1.1E+01	n	7.0E+00	9.8E-02	6.2E-02
1.0E-01	I	7.7E-06	C	3.0E-02	I	3.0E+00	C			1	0.1		Dioxane, 1,4-	123-91-1	4.9E+00	c	1.7E+01	c	3.2E-01	c	1.6E+00	c	6.7E-01	c		1.4E-04	
													Dioxins															
6.2E+03	I	1.3E+00	I							1	0.03		~Hexachlorodibenzo-p-dioxin, Mixture	NA	9.4E-05	c	3.9E-04	c	1.9E-06	c	9.4E-06	c	1.1E-05	c		1.5E-05	
1.3E+05	C	3.8E+01	C	7.0E-10	I	4.0E-08	C			1	0.03		~TCDD, 2,3,7,8-	1746-01-6	4.5E-06	c*	1.8E-05	c*	6.4E-08	c	3.2E-07	c	5.2E-07	c*	3.0E-05	2.6E-07	1.5E-05
				3.0E-02	I					1	0.1		Diphenamid	957-51-7	1.8E+03	n	1.8E+04	n					4.7E+02	n		4.6E+00	
				8.0E-04	X					1	0.1		Diphenyl Sulfone	127-63-9	4.9E+01	n	4.9E+02	n					1.1E+01	n		2.8E-02	
				2.5E-02	I					1	0.1		Diphenylamine	122-39-4	1.5E+03	n	1.5E+04	n					2.4E+02	n		4.4E-01	
8.0E-01	I	2.2E-04	I							1	0.1		Diphenylhydrazine, 1,2-	122-66-7	6.1E-01	c	2.2E+00	c	1.1E-02	c	5.6E-02	c	6.7E-02	c		2.2E-04	
				2.2E-03	I					1	0.1		Diquat	85-00-7	1.3E+02	n	1.4E+03	n					3.4E+01	n	2.0E+01	6.5E-01	3.7E-01
7.4E+00	C	2.1E-03	C							1	0.1		Direct Black 38	1937-37-7	6.6E-02	c	2.3E-01	c	1.2E-03	c	5.8E-03	c	9.1E-03	c		4.4E+00	
7.4E+00	C	2.1E-03	C							1	0.1		Direct Blue 6	2602-46-2	6.6E-02	c	2.3E-01	c	1.2E-03	c	5.8E-03	c	9.1E-03	c		1.4E+01	
6.7E+00	C	1.9E-03	C							1	0.1		Direct Brown 95	16071-86-6	7.3E-02	c	2.6E-01	c	1.3E-03	c	6.5E-03	c	1.0E-02	c			
				4.0E-05	I					1	0.1		Disulfoton	298-04-4	2.4E+00	n	2.5E+01	n					3.8E-01	n		7.1E-04	
				1.0E-02	I			V		1	0.1	2.9E+03	Dithiane, 1,4-	505-29-3	6.1E+02	n	6.2E+03	ns					1.5E+02	n		7.6E-02	
				2.0E-03	I					1	0.1		Diuron	330-54-1	1.2E+02	n	1.2E+03	n					2.8E+01	n		1.2E-02	
				4.0E-03	I					1	0.1		Dodine	2439-10-3	2.4E+02	n	2.5E+03	n					6.2E+01	n		3.2E-01	
				2.5E-02	I			V		1		4.1E+02	EPTC	759-94-4	2.0E+03	ns	2.6E+04	ns					2.9E+02	n		1.5E-01	
				6.0E-03	I					1	0.1		Endosulfan	115-29-7	3.7E+02	n	3.7E+03	n					7.8E+01	n		1.1E+00	
				2.0E-02	I					1	0.1		Endothall	145-73-3	1.2E+03	n	1.2E+04	n					3.0E+02	n	1.0E+02	7.1E-02	2.4E-02
				3.0E-04	I					1	0.1		Endrin	72-20-8	1.8E+01	n	1.8E+02	n					1.7E+00	n	2.0E+00	6.8E-02	8.1E-02
.9E-03	I	1.2E-06	I	6.0E-03	P	1.0E-03	I	V		1		1.1E+04	Epichlorohydrin	106-89-8	2.0E+01	n	8.8E+01	n	1.0E+00	n	4.4E+00	n	2.0E+00	n		4.5E-04	
						2.0E-02	I	V		1		1.5E+04	Epoxybutane, 1,2-	106-88-7	1.7E+02	n	7.2E+02	n	2.1E+01	n	8.8E+01	n	4.2E+01	n		9.2E-03	
				5.0E-03	I					1	0.1		Ethephon	16672-87-0	3.1E+02	n	3.1E+03	n					7.8E+01	n		1.6E-02	
				5.0E-04	I					1	0.1		Ethion	563-12-2	3.1E+01	n	3.1E+02	n					3.2E+00	n		6.3E-03	
				1.0E-01	P	6.0E-02	P			1	0.1		Ethoxyethanol Acetate, 2-	111-15-9	6.1E+03	n	6.2E+04	n	6.3E+01	n	2.6E+02	n	1.5E+03	n		3.2E-01	
				4.0E-01	H	2.0E-01	I			1	0.1		Ethoxyethanol, 2-	110-80-5	2.4E+04	n	2.5E+05	nm	2.1E+02	n	8.8E+02	n	6.2E+03	n		1.3E+00	
				9.0E-01	I			V		1		1.1E+04	Ethyl Acetate	141-78-6	7.0E+04	ns	9.2E+05	nms					1.4E+04	n		2.9E+00	
4.8E-02	H							V		1		2.5E+03	Ethyl Acrylate	140-88-5	1.3E+01	c	6.0E+01	c					1.4E+00	c		3.0E-04	
						1.0E+01	I	V		1		2.1E+03	Ethyl Chloride	75-00-3	1.5E+04	ns	6.1E+04	ns	1.0E+04	n	4.4E+04	n	2.1E+04	n		5.9E+00	
				2.0E-01	I			V		1		1.0E+04	Ethyl Ether	60-29-7	1.6E+04	ns	2.0E+05	nms					3.1E+03	n		6.8E-01	
				9.0E-02	H	3.0E-01	P	V		1		1.1E+03	Ethyl Methacrylate	97-63-2	1.5E+03	ns	7.5E+03	ns	3.1E+02	n	1.3E+03	n	4.2E+02	n		9.9E-02	
				1.0E-05	I					1	0.1		Ethyl-p-nitrophenyl Phosphonate	2104-64-5	6.1E-01	n	6.2E+00	n					6.6E-02	n		2.1E-03	
1.1E-02	C	2.5E-06	C	1.0E-01	I	1.0E+00	I	V		1		4.8E+02	Ethylbenzene	100-41-4	5.4E+00	c	2.7E+01	c	9.7E-01	c	4.9E+00	c	1.3E+00	c	7.0E+02	1.5E-03	7.8E-01
				3.0E-02	P					1	0.1		Ethylene Cyanohydrin	109-78-4	1.8E+03	n	1.8E+04	n					4.7E+02	n		9.5E-02	
				9.0E-02	P					1	0.1		Ethylene Diamine	107-15-3	5.5E+03	n	5.5E+04	n					1.4E+03	n		3.2E-01	
				2.0E+00	I	4.0E-01	C			1	0.1		Ethylene Glycol	107-21-1	1.2E+05	nm	1.2E+06	nm	4.2E+02	n	1.8E+03	n	3.1E+04	n		6.3E+00	
				1.0E-01	I	1.6E+00	I			1	0.1		Ethylene Glycol Monobutyl Ether	111-76-2	6.1E+03	n	6.2E+04	n	1.7E+03	n	7.0E+03	n	1.5E+03	n		3.2E-01	
3.1E-01	C	8.8E-05	C			3.0E-02	C	V		1		1.2E+05	Ethylene Oxide	75-21-8	1.7E-01	c	8.3E-01	c	2.8E-02	c	1.4E-01	c	4.4E-02	c		9.1E-06	
4.5E-02	C	1.3E-05	C	8.0E-05	I					1	0.1		Ethylene Thiourea	96-45-7	4.9E+00	n	3.8E+01	c**	1.9E-01	c	9.4E-01	c	1.2E+00	n		2.8E-04	
6.5E+01	C	1.9E-02	C					V		1	0.1	1.5E+05	Ethyleneimine	151-56-4	2.3E-03	c	1.0E-02	c	1.3E-04	c	6.5E-04	c	2.1E-04	c		4.5E-08	
				3.0E+00	I					1	0.1		Ethylphthalyl Ethyl Glycolate	84-72-0	1.8E+05	nm	1.8E+06	nm					4.5E+04	n		1.0E+02	
				8.0E-03	I					1	0.1		Express	101200-48-0	4.9E+02	n	4.9E+03	n					1.3E+02	n		4.9E-02	
				2.5E-04	I					1	0.1		Fenamiphos	22224-92-6	1.5E+01	n	1.5E+02	n					3.4E+00	n		3.3E-03	
				2.5E-02	I					1	0.1		Fenpropathrin	39515-41-8	1.5E+03	n	1.5E+04	n					4.6E+01	n		2.1E+00	
				1.3E-02	I					1	0.1		Fluometuron	2164-17-2	7.9E+02	n	8.0E+03	n					1.9E+02	n		1.4E-01	
				4.0E-02	C	1.3E-02	C			1			Fluoride	16984-48-8	3.1E+03	n	4.1E+04	n	1.4E+01	n	5.7E+01	n	6.2E+02	n		9.3E+01	
				6.0E-02	I	1.3E-02	C			1			Fluorine (Soluble Fluoride)	7782-41-4	4.7E+03	n	6.1E+04	n	1.4E+01	n	5.7E+01	n	9.3E+02	n	4.0E+03	1.4E+02	6.0E+02
				8.0E-02	I					1	0.1		Fluridone	59756-60-4	4.9E+03	n	4.9E+04	n					1.1E+03	n		1.3E+02	
				2.0E-02	I					1	0.1		Flurprimidol	56425-91-3	1.2E+03	n	1.2E+04	n					2.6E+02	n		1.2E+00	
				6.0E-02	I					1	0.1		Flutolanil	66332-96-5	3.7E+03	n	3.7E+04	n					7.2E+02	n		3.9E+00	
				1.0E-02	I					1	0.1		Fluvalinate	69409-94-5	6.1E+02	n	6.2E+03	n					1.6E+02	n		2.3E+02	
3.5E-03	I			1.0E-01	I					1	0.1		Folpet	133-07-3	1.4E+02	c*	4.9E+02	c					1.7E+01	c*		4.1E-03	
1.9E-01	I									1	0.1		Fomesafen	72178-02-0	2.6E+00	c	9.1E+00	c					3.4E-01	c		1.1E-03	
				2.0E-03	I					1	0.1		Fonofos	944-22-9	1.2E+02	n	1.2E+03	n					1.8E+01	n		3.5E-02	
		1.3E-05	I	2.0E-01	I	9.8E-03	A			1	0.1		Formaldehyde	50-00-0	1.2E+04	n	1.2E+05	nm	1.9E-01	c*	9.4E-01	c*	3.1E+03	n		6.2E-01	

Key: I = IRIS; P = PPRTV; A = ATSDR; C = Cal EPA; X = PPRTV Appendix; H = HEAST; J = New Jersey; Y = New York; O = EPA Office of Water; E = Environmental Criteria and Assessment Office; S = see user guide Section 5; L = see user guide on lead; M = mutagen; V = volatile; F = See FAQ; c = cancer; * = where: n SL < 100X c SL; ** = where n SL < 10X c SL; n = noncancer; m = Concentration may exceed ceiling limit (See User Guide); s = Concentration may exceed Csat (See User Guide); SSL values are based on DAF=1

Toxicity and Chemical-specific Information												Contaminant		Screening Levels												Protection of Ground Water SSLs	
SFO (mg/kg-day)$^{-1}$	key	IUR (ug/m^3)$^{-1}$	key	RfD_o (mg/kg-day)	key	RfC_i (mg/m^3)	key	voc	muta-gen	GIABS	ABS	C_{sat} (mg/kg)	Analyte	CAS No.	Resident Soil (mg/kg)	key	Industrial Soil (mg/kg)	key	Resident Air (ug/m^3)	key	Industrial Air (ug/m^3)	key	Tapwater (ug/L)	key	MCL (ug/L)	Risk-based SSL (mg/kg)	MCL-based SSL (mg/kg)
				9.0E-01	P	3.0E-04	X			1	0.1		Formic Acid	64-18-6	4.9E+04	n	4.2E+05	nm	3.1E-01	n	1.3E+00	n	1.4E+04	n		2.8E+00	
				3.0E+00	I					1	0.1		Fosetyl-AL	39148-24-8	1.8E+05	nm	1.8E+06	nm					4.7E+04	n			
													Furans														
				1.0E-03	X			V		1		1.7E+02	~Dibenzofuran	132-64-9	7.8E+01	n	1.0E+03	ns					5.8E+00	n		1.1E-01	
				1.0E-03	I			V		1		6.2E+03	~Furan	110-00-9	7.8E+01	n	1.0E+03	n					1.5E+01	n		5.7E-03	
				9.0E-01	I	2.0E+00	I	V		1	0.1	1.7E+05	~Tetrahydrofuran	109-99-9	1.8E+04	n	9.5E+04	n	2.1E+03	n	8.8E+03	n	3.2E+03	n		7.1E-01	
3.8E+00	H									1	0.1		Furazolidone	67-45-8	1.3E-01	c	4.5E-01	c					1.8E-02	c		3.4E-05	
				3.0E-03	I	5.0E-02	H			1	0.1		Furfural	98-01-1	1.8E+02	n	1.8E+03	n	5.2E+01	n	2.2E+02	n	4.6E+01	n		9.9E-03	
1.5E+00	C	4.3E-04	C							1	0.1		Furium	531-82-8	3.2E-01	c	1.1E+00	c	5.7E-03	c	2.9E-02	c	4.4E-02	c		5.9E-05	
3.0E-02	I	8.6E-06	C							1	0.1		Furmecyclox	60568-05-0	1.6E+01	c	5.7E+01	c	2.8E-01	c	1.4E+00	c	9.6E-01	c		1.0E-03	
				4.0E-04	I					1	0.1		Glufosinate, Ammonium	77182-82-2	2.4E+01	n	2.5E+02	n					6.3E+00	n		1.4E-03	
						8.0E-05	C			1	0.1		Glutaraldehyde	111-30-8	1.1E+05	nm	4.8E+05	nm	8.3E-02	n	3.5E-01	n					
				4.0E-04	I	1.0E-03	H			1	0.1		Glycidyl	765-34-4	2.4E+01	n	2.5E+02	n	1.0E+00	n	4.4E+00	n	6.3E+00	n		1.3E-03	
				1.0E-01	I					1	0.1		Glyphosate	1071-83-6	6.1E+03	n	6.2E+04	n					1.6E+03	n	7.0E+02	3.2E-01	1.4E-01
				3.0E-03	I					1	0.1		Goal	42874-03-3	1.8E+02	n	1.8E+03	n					2.4E+01	n		1.9E+00	
				3.0E-03	A	1.0E-02	A			1	0.1		Guthion	86-50-0	1.8E+02	n	1.8E+03	n	1.0E+01	n	4.4E+01	n	4.3E+01	n		1.3E-02	
				5.0E-05	I					1	0.1		Haloxyfop, Methyl	69806-40-2	3.1E+00	n	3.1E+01	n					5.8E-01	n		6.4E-03	
				1.3E-02	I					1	0.1		Harmony	79277-27-3	7.9E+02	n	8.0E+03	n					2.0E+02	n		6.1E-02	
4.5E+00	I	1.3E-03	I	5.0E-04	I					1	0.1		Heptachlor	76-44-8	1.1E-01	c	3.8E-01	c	1.9E-03	c	9.4E-03	c	1.8E-03	c	4.0E-01	1.4E-04	3.3E-02
9.1E+00	I	2.6E-03	I	1.3E-05	I					1	0.1		Heptachlor Epoxide	1024-57-3	5.3E-02	c*	1.9E-01	c*	9.4E-04	c	4.7E-03	c	3.3E-03	c*	2.0E-01	6.8E-05	4.1E-03
				2.0E-03	I					1	0.1		Hexabromobenzene	87-82-1	1.2E+02	n	1.2E+03	n					3.1E+01	n		1.8E-01	
				2.0E-04	I					1	0.1		Hexabromodiphenyl ether, 2,2',4,4',5,5'- (BDE-153)	68631-49-2	1.2E+01	n	1.2E+02	n					3.1E+00	n			
1.6E+00	I	4.6E-04	I	8.0E-04	I					1	0.1		Hexachlorobenzene	118-74-1	3.0E-01	c	1.1E+00	c	5.3E-03	c	2.7E-02	c	4.2E-02	c	1.0E+00	5.3E-04	1.3E-02
7.8E-02	I	2.2E-05	I	1.0E-03	P					1	0.1		Hexachlorobutadiene	87-68-3	6.2E+00	c**	2.2E+01	c*	1.1E-01	c	5.6E-01	c	2.6E-01	c*		5.0E-04	
6.3E+00	I	1.8E-03	I	8.0E-03	A					1	0.1		Hexachlorocyclohexane, Alpha-	319-84-6	7.7E-02	c	2.7E-01	c	1.4E-03	c	6.8E-03	c	6.2E-03	c		3.6E-05	
1.8E+00	I	5.3E-04	I							1	0.1		Hexachlorocyclohexane, Beta-	319-85-7	2.7E-01	c	9.6E-01	c	4.6E-03	c	2.3E-02	c	2.2E-02	c		1.3E-04	
1.1E+00	C	3.1E-04	C	3.0E-04	I					1	0.04		Hexachlorocyclohexane, Gamma- (Lindane)	58-89-9	5.2E-01	c*	2.1E+00	c	7.8E-03	c	4.0E-02	c	3.6E-02	c*	2.0E-01	2.1E-04	1.2E-03
.8E+00	I	5.1E-04	I							1	0.1		Hexachlorocyclohexane, Technical	608-73-1	2.7E-01	c	9.6E-01	c	4.8E-03	c	2.4E-02	c	2.2E-02	c		1.3E-04	
				6.0E-03	I	2.0E-04	I			1	0.1		Hexachlorocyclopentadiene	77-47-4	3.7E+02	n	3.7E+03	n	2.1E-01	n	8.8E-01	n	2.2E+01	n	5.0E+01	7.0E-02	1.6E-01
.0E-02	I	1.1E-05	C	7.0E-04	I	3.0E-02	I			1	0.1		Hexachloroethane	67-72-1	1.2E+01	c**	4.3E+01	c*	2.2E-01	c	1.1E+00	c	7.9E-01	c**		4.8E-04	
				3.0E-04	I					1	0.1		Hexachlorophene	70-30-4	1.8E+01	n	1.8E+02	n					4.7E+00	n		6.3E+00	
.1E-01	I			3.0E-03	I					1	0.015		Hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX)	121-82-4	5.6E+00	c*	2.4E+01	c					6.1E-01	c*		2.3E-04	
						1.0E-05	I	V		1		5.2E+03	Hexamethylene Diisocyanate, 1,6-	822-06-0	3.4E+00	n	1.4E+01	n	1.0E-02	n	4.4E-02	n	2.1E-02	n		2.1E-04	
				4.0E-04	P					1	0.1		Hexamethylphosphoramide	680-31-9	2.4E+01	n	2.5E+02	n					6.2E+00	n		1.4E-03	
				6.0E-02	H	7.0E-01	I	V		1		1.4E+02	Hexane, N-	110-54-3	5.7E+02	ns	2.6E+03	ns	7.3E+02	n	3.1E+03	n	2.5E+02	n		1.8E+00	
				2.0E+00	P					1	0.1		Hexanedioic Acid	124-04-9	1.2E+05	nm	1.2E+06	nm					3.1E+04	n		7.7E+00	
				5.0E-03	I	3.0E-02	I	V		1		3.3E+03	Hexanone, 2-	591-78-6	2.1E+02	n	1.4E+03	n	3.1E+01	n	1.3E+02	n	3.4E+01	n		7.9E-03	
				3.3E-02	I					1	0.1		Hexazinone	51235-04-2	2.0E+03	n	2.0E+04	n					5.0E+02	n		2.3E-01	
3.0E+00	I	4.9E-03	I			3.0E-05	P			1			Hydrazine	302-01-2	2.1E-01	c	9.5E-01	c	5.0E-04	c*	2.5E-03	c*	2.2E-02	c			
3.0E+00	I	4.9E-03	I							1			Hydrazine Sulfate	10034-93-2	2.1E-01	c	9.5E-01	c	5.0E-04	c	2.5E-03	c	2.2E-02	c			
						2.0E-02	I			1			Hydrogen Chloride	7647-01-0	2.8E+07	nm	1.2E+08	nm	2.1E+01	n	8.8E+01	n					
				4.0E-02	C	1.4E-02	C			1			Hydrogen Fluoride	7664-39-3	3.1E+03	n	4.1E+04	n	1.5E+01	n	6.1E+01	n	6.2E+02	n			
						2.0E-03	I			1			Hydrogen Sulfide	7783-06-4	2.8E+06	nm	1.2E+07	nm	2.1E+00	n	8.8E+00	n					
6.0E-02	P			4.0E-02	P					1	0.1		Hydroquinone	123-31-9	8.1E+00	c	2.9E+01	c					1.1E+00	c		7.5E-04	
				1.3E-02	I					1	0.1		Imazalil	35554-44-0	7.9E+02	n	8.0E+03	n					1.4E+02	n		2.5E+00	
				2.5E-01	I					1	0.1		Imazaquin	81335-37-7	1.5E+04	n	1.5E+05	nm					3.8E+03	n		1.9E+01	
				1.0E-02	A					1			Iodine	7553-56-2	7.8E+02	n	1.0E+04	n					1.6E+02	n		9.4E+00	
				4.0E-02	I					1	0.1		Iprodione	36734-19-7	2.4E+03	n	2.5E+04	n					5.7E+02	n		1.7E-01	
				7.0E-01	P					1			Iron	7439-89-6	5.5E+04	n	7.2E+05	nm					1.1E+04	n		2.7E+02	
				3.0E-01	I					1	0.1		Isobutyl Alcohol	78-83-1	1.8E+04	n	1.8E+05	nm					4.6E+03	n		9.5E-01	
9.5E-04	I			2.0E-01	I	2.0E+00	C			1	0.1		Isophorone	78-59-1	5.1E+02	c*	1.8E+03	c*	2.1E+03	n	8.8E+03	n	6.7E+01	c*		2.2E-02	
				1.5E-02	I					1	0.1		Isopropalin	33820-53-0	9.2E+02	n	9.2E+03	n					2.3E+02	n		5.4E+00	
						7.0E+00	C			1	0.1		Isopropanol	67-63-0	9.9E+09	nm	4.2E+10	nm	7.3E+03	n	3.1E+04	n					
				1.0E-01	I					1	0.1		Isopropyl Methyl Phosphonic Acid	1832-54-8	6.1E+03	n	6.2E+04	n					1.6E+03	n		3.4E-01	
				5.0E-02	I					1	0.1		Isoxaben	82558-50-7	3.1E+03	n	3.1E+04	n					5.6E+02	n		1.5E+00	
						3.0E-01	A	V		1			JP-7	NA	4.3E+08	nm	1.8E+09	nm	3.1E+02	n	1.3E+03	n	6.3E+02	n			
				7.5E-02	I					1	0.1		Kerb	23950-58-5	4.6E+03	n	4.6E+04	n					9.0E+02	n		9.1E-01	
				2.0E-03	I					1	0.1		Lactofen	77501-63-4	1.2E+02	n	1.2E+03	n					1.9E+01	n		8.7E-01	
													Lead Compounds														
E-01	C	8.0E-05	C							1	0.1		~Lead acetate	301-04-2	1.7E+00	c	6.2E+00	c	3.0E-02	c	1.5E-01	c	2.4E-01	c			
										1			~Lead and Compounds	7439-92-1	4.0E+02	L	8.0E+02	L	1.5E-01	L		L		L	1.5E+01		1.4E+01
E-02	C	1.1E-05	C							1	0.1		~Lead subacetate	1335-32-6	1.3E+01	c	4.5E+01	c	2.2E-01	c	1.1E+00	c	1.8E+00	c			
				1.0E-07	I					1	0.1		~Tetraethyl Lead	78-00-2	6.1E-03	n	6.2E-02	n					9.9E-04	n		3.5E-06	
				2.0E-03	I					1	0.1		Linuron	330-55-2	1.2E+02	n	1.2E+03	n					2.6E+01	n		2.3E-02	
				2.0E-03	P					1			Lithium	7439-93-2	1.6E+02	n	2.0E+03	n					3.1E+01	n		9.3E+00	

-1527-

Item No. E.6

: IRIS; P = PPRTV; A = ATSDR; C = Cal EPA; X = PPRTV Appendix; H = HEAST; J = New Jersey; Y = New York; O = EPA Office of Water; E = Environmental Criteria and Assessment Office; S = see user guide Section 5; L = see user guide on lead; M = mutagen; V = volatile; F = See FAQ; c = cancer; * = where: n SL < 100X c SL; ** = where n SL < 10X c SL; n = noncancer; m = Concentration may exceed ceiling limit (See User Guide); s = Concentration may exceed Csat (See User Guide); SSL values are based on DAF=1

Toxicity and Chemical-specific Information													Contaminant		Screening Levels												Protection of Ground Water SSLs	
FO (mg-day)$^{-1}$	key	IUR (ug/m^3)$^{-1}$	key	RfD_o (mg/kg-day)	key	RfC_i (mg/m^3)	key	vo c	muta-gen	GIABS	ABS	C_{sat} (mg/kg)	Analyte	CAS No.	Resident Soil (mg/kg)	key	Industrial Soil (mg/kg)	key	Resident Air (ug/m^3)	key	Industrial Air (ug/m^3)	key	Tapwater (ug/L)	key	MCL (ug/L)	Risk-based SSL (mg/kg)	MCL-based SSL (mg/kg)
				2.0E-01	I					1	0.1		Londax	83055-99-6	1.2E+04	n	1.2E+05	nm					3.1E+03	n		7.9E-01	
				5.0E-04	I					1	0.1		MCPA	94-74-6	3.1E+01	n	3.1E+02	n					5.7E+00	n		1.5E-03	
				1.0E-02	I					1	0.1		MCPB	94-81-5	6.1E+02	n	6.2E+03	n					1.6E+02	n		6.2E-02	
				1.0E-03	I					1	0.1		MCPP	93-65-2	6.1E+01	n	6.2E+02	n					1.2E+01	n		3.5E-03	
				2.0E-02	I					1	0.1		Malathion	121-75-5	1.2E+03	n	1.2E+04	n					3.0E+02	n		7.9E-02	
				1.0E-01	I	7.0E-04	C			1	0.1		Maleic Anhydride	108-31-6	6.1E+03	n	6.1E+04	n	7.3E-01	n	3.1E+00	n	1.5E+03	n		3.0E-01	
				5.0E-01	I					1	0.1		Maleic Hydrazide	123-33-1	3.1E+04	n	3.1E+05	nm					7.8E+03	n		1.6E+00	
				1.0E-04	P					1	0.1		Malononitrile	109-77-3	6.1E+00	n	6.2E+01	n					1.6E+00	n		3.2E-04	
				3.0E-02	H					1	0.1		Mancozeb	8018-01-7	1.8E+03	n	1.8E+04	n					4.7E+02	n		6.6E-01	
				5.0E-03	I					1	0.1		Maneb	12427-38-2	3.1E+02	n	3.1E+03	n					7.8E+01	n		1.1E-01	
				1.4E-01	I	5.0E-05	I			1			Manganese (Diet)	7439-96-5													
				2.4E-02	S	5.0E-05	I			0.04			Manganese (Non-diet)	7439-96-5	1.8E+03	n	2.3E+04	n	5.2E-02	n	2.2E-01	n	3.2E+02	n		2.1E+01	
				9.0E-05	H					1	0.1		Mephosfolan	950-10-7	5.5E+00	n	5.5E+01	n					1.4E+00	n		2.1E-03	
				3.0E-02	I					1	0.1		Mepiquat Chloride	24307-26-4	1.8E+03	n	1.8E+04	n					4.7E+02	n		1.6E-01	
													Mercury Compounds															
				3.0E-04	I	3.0E-05	C			0.07			~Mercuric Chloride (and other Mercury salts)	7487-94-7	2.3E+01	n	3.1E+02	n	3.1E-02	n	1.3E-01	n	4.3E+00	n	2.0E+00		
						3.0E-04	I	V		1		3.1E+00	~Mercury (elemental)	7439-97-6	1.0E+01	ns	4.3E+01	ns	3.1E-01	n	1.3E+00	n	6.3E-01	n	2.0E+00	3.3E-02	1.0E-01
				1.0E-04	I					1			~Methyl Mercury	22967-92-6	7.8E+00	n	1.0E+02	n					1.6E+00	n			
				8.0E-05	I					1	0.1		~Phenylmercuric Acetate	62-38-4	4.9E+00	n	4.9E+01	n					1.2E+00	n		3.9E-04	
				3.0E-05	I					1	0.1		Merphos	150-50-5	1.8E+00	n	1.8E+01	n					4.7E-01	n		4.6E-02	
				3.0E-05	I					1	0.1		Merphos Oxide	78-48-8	1.8E+00	n	1.8E+01	n					6.1E-02	n		3.0E-04	
				6.0E-02	I					1	0.1		Metalaxyl	57837-19-1	3.7E+03	n	3.7E+04	n					9.2E+02	n		2.5E-01	
				1.0E-04	I	7.0E-04	H	V		1		4.6E+03	Methacrylonitrile	126-98-7	3.2E+00	n	1.8E+01	n	7.3E-01	n	3.1E+00	n	7.5E-01	n		1.7E-04	
				5.0E-05	I					1	0.1		Methamidophos	10265-92-6	3.1E+00	n	3.1E+01	n					7.8E-01	n		1.6E-04	
				5.0E-01	I	4.0E+00	C			1	0.1		Methanol	67-56-1	3.1E+04	n	3.1E+05	nm	4.2E+03	n	1.8E+04	n	7.8E+03	n		1.6E+00	
				1.0E-03	I					1	0.1		Methidathion	950-37-8	6.1E+01	n	6.2E+02	n					1.5E+01	n		3.7E-03	
				2.5E-02	I					1	0.1		Methomyl	16752-77-5	1.5E+03	n	1.5E+04	n					3.9E+02	n		8.5E-02	
9E-02	C	1.4E-05	C							1	0.1		Methoxy-5-nitroaniline, 2-	99-59-2	9.9E+00	c	3.5E+01	c	1.7E-01	c	8.8E-01	c	1.3E+00	c		4.6E-04	
				5.0E-03	I					1	0.1		Methoxychlor	72-43-5	3.1E+02	n	3.1E+03	n					2.7E+01	n	4.0E+01	1.5E+00	2.2E+00
				8.0E-03	P	1.0E-03	P			1	0.1		Methoxyethanol Acetate, 2-	110-49-6	4.9E+02	n	4.9E+03	n	1.0E+00	n	4.4E+00	n	1.3E+02	n		2.6E-02	
				5.0E-03	P	2.0E-02	I			1	0.1		Methoxyethanol, 2-	109-86-4	3.1E+02	n	3.1E+03	n	2.1E+01	n	8.8E+01	n	7.8E+01	n		1.6E-02	
				1.0E+00	X			V		1		2.9E+04	Methyl Acetate	79-20-9	7.8E+04	ns	1.0E+06	nms					1.6E+04	n		3.2E+00	
				3.0E-02	H			V		1		6.8E+03	Methyl Acrylate	96-33-3	2.3E+03	n	3.1E+04	ns					4.6E+02	n		9.8E-02	
				6.0E-01	I	5.0E+00	I	V		1		2.8E+04	Methyl Ethyl Ketone (2-Butanone)	78-93-3	2.8E+04	n	2.0E+05	nms	5.2E+03	n	2.2E+04	n	4.9E+03	n		1.0E+00	
		1.0E-03	X	1.0E-03	P	2.0E-05	X			1	0.1		Methyl Hydrazine	60-34-4	6.1E+01	n	6.1E+02	n	2.4E-03	c**	1.2E-02	c**	1.6E+01	n		3.5E-03	
				8.0E-02	H	3.0E+00	I	V		1		3.4E+03	Methyl Isobutyl Ketone (4-methyl-2-pentanone)	108-10-1	5.3E+03	ns	5.3E+04	ns	3.1E+03	n	1.3E+04	n	1.0E+03	n		2.3E-01	
						1.0E-03	C	V		1	0.1	1.7E+04	Methyl Isocyanate	624-83-9	5.0E+00	n	2.1E+01	n	1.0E+00	n	4.4E+00	n	2.1E+00	n		5.9E-04	
				1.4E+00	I	7.0E-01	I	V		1		2.4E+03	Methyl Methacrylate	80-62-6	4.8E+03	ns	2.1E+04	ns	7.3E+02	n	3.1E+03	n	1.4E+03	n		3.0E-01	
				2.5E-04	I					1	0.1		Methyl Parathion	298-00-0	1.5E+01	n	1.5E+02	n					3.4E+00	n		5.7E-03	
				6.0E-02	X					1	0.1		Methyl Phosphonic Acid	993-13-5	3.7E+03	n	3.7E+04	n					9.4E+02	n		1.9E-01	
				6.0E-03	H	4.0E-02	H	V		1		3.8E+02	Methyl Styrene (Mixed Isomers)	25013-15-4	2.5E+02	n	1.6E+03	ns	4.2E+01	n	1.8E+02	n	3.1E+01	n		5.0E-02	
9.9E-02	C	2.8E-05	C							1	0.1		Methyl methanesulfonate	66-27-3	4.9E+00	c	1.7E+01	c	8.7E-02	c	4.4E-01	c	6.8E-01	c		1.4E-04	
1.8E-03	C	2.6E-07	C			3.0E+00	I	V		1		8.9E+03	Methyl tert-Butyl Ether (MTBE)	1634-04-4	4.3E+01	c	2.2E+02	c	9.4E+00	c	4.7E+01	c	1.2E+01	c		2.8E-03	
				2.0E-04	X					1	0.1		Methyl-1,4-benzenediamine dihydrochloride, 2-	615-45-2	1.2E+01	n	1.2E+02	n					3.1E+00	n		1.9E-03	
9.0E-03	P			2.0E-02	X					1	0.1		Methyl-5-Nitroaniline, 2-	99-55-8	5.4E+01	c*	1.9E+02	c*					7.0E+00	c*		3.9E-03	
8.3E+00	C	2.4E-03	C							1	0.1		Methyl-N-nitro-N-nitrosoguanidine, N-	70-25-7	5.9E-02	c	2.1E-01	c	1.0E-03	c	5.1E-03	c	8.1E-03	c		2.8E-06	
1.3E-01	C	3.7E-05	C							1	0.1		Methylaniline Hydrochloride, 2-	636-21-5	3.7E+00	c	1.3E+01	c	6.6E-02	c	3.3E-01	c	5.0E-01	c		2.1E-04	
				1.0E-02	A					1	0.1		Methylarsonic acid	124-58-3	6.1E+02	n	6.2E+03	n					1.6E+02	n			
				2.0E-04	X					1	0.1		Methylbenzene,1-4-diamine monohydrochloride, 2-	74612-12-7	1.2E+01	n	1.2E+02	n					3.1E+00	n			
				2.0E-04	X					1	0.1		Methylbenzene-1,4-diamine sulfate, 2-	615-50-9	1.2E+01	n	1.2E+02	n					3.1E+00	n			
2.2E+01	C	6.3E-03	C						M	1	0.1		Methylcholanthrene, 3-	56-49-5	5.2E-03	c	7.8E-02	c	1.5E-04	c	1.9E-03	c	9.8E-04	c		1.9E-03	
2.0E-03	I	1.0E-08	I	6.0E-03	I	6.0E-01	I	V	M	1		3.3E+03	Methylene Chloride	75-09-2	5.6E+01	c**	9.6E+02	c**	9.6E+01	c**	1.2E+03	c**	9.9E+00	c**	5.0E+00	2.5E-03	1.3E-03
1.0E-01	P	4.3E-04	C	2.0E-03	P				M	1	0.1		Methylene-bis(2-chloroaniline), 4,4'-	101-14-4	1.2E+00	c	1.7E+01	c*	2.2E-03	c	2.9E-02	c	1.4E-01	c		1.6E-03	
4.6E-02	I	1.3E-05	C							1	0.1		Methylene-bis(N,N-dimethyl) Aniline, 4,4'-	101-61-1	1.1E+01	c	3.7E+01	c	1.9E-01	c	9.4E-01	c	6.0E-01	c		3.3E-03	
1.6E+00	C	4.6E-04	C			2.0E-02	C			1	0.1		Methylenebisbenzenamine, 4,4'-	101-77-9	3.0E-01	c	1.1E+00	c	5.3E-03	c	2.7E-02	c	4.1E-02	c		1.8E-04	
						6.0E-04	I			1	0.1		Methylenediphenyl Diisocyanate	101-68-8	8.5E+05	nm	3.6E+06	nm	6.3E-01	n	2.6E+00	n					
				7.0E-02	H			V		1		5.0E+02	Methylstyrene, Alpha-	98-83-9	5.5E+03	ns	7.2E+04	ns					5.8E+02	n		9.3E-01	
				1.5E-01	I					1	0.1		Metolachlor	51218-45-2	9.2E+03	n	9.2E+04	n					2.1E+03	n		2.5E+00	
				2.5E-02	I					1	0.1		Metribuzin	21087-64-9	1.5E+03	n	1.5E+04	n					3.8E+02	n		1.2E-01	
				3.0E+00	P			V		1	0.1	3.4E-01	Mineral oils	8012-95-1	1.8E+05	nms	1.8E+06	nms					4.7E+04	n		1.9E+03	
1.8E+01	C	5.1E-03	C	2.0E-04	I					1	0.1		Mirex	2385-85-5	2.7E-02	c	9.6E-02	c	4.8E-04	c	2.4E-03	c	3.7E-03	c		2.7E-03	
				2.0E-03	I					1	0.1		Molinate	2212-67-1	1.2E+02	n	1.2E+03	n					2.3E+01	n		1.3E-02	
				5.0E-03	I					1			Molybdenum	7439-98-7	3.9E+02	n	5.1E+03	n					7.8E+01	n		1.6E+00	
				1.0E-01	I					1			Monochloramine	10599-90-3	7.8E+03	n	1.0E+05	nm					1.6E+03	n			
				2.0E-03	P					1	0.1		Monomethylaniline	100-61-8	1.2E+02	n	1.2E+03	n					3.0E+01	n		1.1E-02	

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Toxicity and Chemical-specific Information													Contaminant		Screening Levels										Protection of Ground Water SSLs	
SFO (mg/kg-day)$^{-1}$	key	IUR (ug/m^3)$^{-1}$	key	RfD_o (mg/kg-day)	key	RfC_i (mg/m^3)	key	voc	muta-gen	GIABS	ABS	C_{sat} (mg/kg)	Analyte	CAS No.	Resident Soil (mg/kg)	key	Industrial Soil (mg/kg)	key	Resident Air (ug/m^3)	key	Industrial Air (ug/m^3)	key	Tapwater (ug/L)	key	MCL (ug/L)	Risk-based SSL (mg/kg)	MCL-based SSL (mg/kg)
				3.0E-04	X					1	0.1		N,N'-Diphenyl-1,4-benzenediamine	74-31-7	1.8E+01	n	1.8E+02	n					2.7E+00	n		2.8E-01	
				2.0E-03	I					1	0.1		Naled	300-76-5	1.2E+02	n	1.2E+03	n					3.1E+01	n		1.4E-02	
				3.0E-02	X	1.0E-01	P	V		1			Naphtha, High Flash Aromatic (HFAN)	64724-95-6	2.3E+03	n	3.1E+04	n	1.0E+02	n	4.4E+02	n	1.4E+02	n			
1.8E+00	C	0.0E+00	C							1	0.1		Naphthylamine, 2-	91-59-8	2.7E-01	c	9.6E-01	c					3.3E-02	c		1.7E-04	
				1.0E-01	I					1	0.1		Napropamide	15299-99-7	6.1E+03	n	6.2E+04	n					1.3E+03	n		8.3E+00	
				5.0E-02	C	5.0E-05	C			0.04			Nickel Carbonyl	13463-39-3	3.7E+03	n	4.4E+04	n	5.2E-02	n	2.2E-01	n	6.7E+02	n			
				5.0E-02	C	1.0E-04	C			1			Nickel Oxide	1313-99-1	3.8E+03	n	4.7E+04	n	1.0E-01	n	4.4E-01	n	7.8E+02	n			
		2.4E-04	I	5.0E-02	C	5.0E-05	C			0.04			Nickel Refinery Dust	NA	3.7E+03	n	4.4E+04	n	1.0E-02	c**	5.1E-02	c**	7.6E+02	n		1.1E+02	
		2.6E-04	C	2.0E-02	I	9.0E-05	A			0.04			Nickel Soluble Salts	7440-02-0	1.5E+03	n	2.0E+04	n	9.4E-03	c*	4.7E-02	c**	3.0E+02	n		2.0E+01	
1.7E+00	C	4.8E-04	I	5.0E-02	C	5.0E-05	C			0.04			Nickel Subsulfide	12035-72-2	3.8E-01	c	1.7E+00	c	5.1E-03	c*	2.6E-02	c**	3.9E-02	c			
				1.6E+00	I					1			Nitrate	14797-55-8	1.3E+05	nm	1.6E+06	nm					2.5E+04	n	1.0E+04		
				1.0E-01	I					1			Nitrite	14797-65-0	7.8E+03	n	1.0E+05	nm					1.6E+03	n	1.0E+03		
				1.0E-02	X	5.0E-05	X			1	0.1		Nitroaniline, 2-	88-74-4	6.1E+02	n	6.0E+03	n	5.2E-02	n	2.2E-01	n	1.5E+02	n		6.2E-02	
2.0E-02	P			4.0E-03	P	6.0E-03	P			1	0.1		Nitroaniline, 4-	100-01-6	2.4E+01	c*	8.6E+01	c*	6.3E+00	n	2.6E+01	n	3.3E+00	c*		1.4E-03	
		4.0E-05	I	2.0E-03	I	9.0E-03	I	V		1		3.1E+03	Nitrobenzene	98-95-3	4.8E+00	c*	2.4E+01	c*	6.1E-02	c	3.1E-01	c	1.2E-01	c*		7.9E-05	
				3.0E+03	P					1	0.1		Nitrocellulose	9004-70-0	1.8E+08	nm	1.8E+09	nm					4.7E+07	n		1.0E+04	
				7.0E-02	H					1	0.1		Nitrofurantoin	67-20-9	4.3E+03	n	4.3E+04	n					1.1E+03	n		4.7E-01	
1.3E+00	C	3.7E-04	C							1	0.1		Nitrofurazone	59-87-0	3.7E-01	c	1.3E+00	c	6.6E-03	c	3.3E-02	c	5.2E-02	c		4.6E-05	
1.7E-02	P			1.0E-04	P					1	0.1		Nitroglycerin	55-63-0	6.1E+00	n	6.2E+01	n					1.5E+00	n		6.6E-04	
				1.0E-01	I					1	0.1		Nitroguanidine	556-88-7	6.1E+03	n	6.2E+04	n					1.6E+03	n		3.8E-01	
		9.0E-06	P			2.0E-02	P	V		1		1.8E+04	Nitromethane	75-52-5	4.9E+00	c*	2.5E+01	c*	2.7E-01	c*	1.4E+00	c*	5.4E-01	c*		1.2E-04	
		2.7E-03	H			2.0E-02	I	V		1		4.9E+03	Nitropropane, 2-	79-46-9	1.3E-02	c	6.4E-02	c	9.0E-04	c	4.5E-03	c	1.8E-03	c		4.7E-07	
2.7E+01	C	7.7E-03	C						M	1	0.1		Nitroso-N-ethylurea, N-	759-73-9	4.3E-03	c	6.4E-02	c	1.2E-04	c	1.6E-03	c	7.9E-04	c		1.9E-07	
1.2E+02	C	3.4E-02	C						M	1	0.1		Nitroso-N-methylurea, N-	684-93-5	9.6E-04	c	1.4E-02	c	2.8E-05	c	3.6E-04	c	1.8E-04	c		4.0E-08	
5.4E+00	I	1.6E-03	I					V		1		7.1E+03	Nitroso-di-N-butylamine, N-	924-16-3	8.7E-02	c	4.0E-01	c	1.5E-03	c	7.7E-03	c	2.4E-03	c		4.8E-06	
7.0E+00	I	2.0E-03	C							1	0.1		Nitroso-di-N-propylamine, N-	621-64-7	6.9E-02	c	2.5E-01	c	1.2E-03	c	6.1E-03	c	9.3E-03	c		7.0E-06	
2.8E+00	I	8.0E-04	C							1	0.1		Nitrosodiethanolamine, N-	1116-54-7	1.7E-01	c	6.2E-01	c	3.0E-03	c	1.5E-02	c	2.4E-02	c		4.8E-06	
1.5E+02	I	4.3E-02	I						M	1	0.1		Nitrosodiethylamine, N-	55-18-5	7.7E-04	c	1.1E-02	c	2.2E-05	c	2.9E-04	c	1.4E-04	c		5.2E-08	
1.1E+01	I	1.4E-02	I	8.0E-06	P	4.0E-05	X		M	1	0.1		Nitrosodimethylamine, N-	62-75-9	2.3E-03	c	3.4E-02	c	6.9E-05	c	8.8E-04	c	4.2E-04	c		1.0E-07	
1.9E-03	I	2.6E-06	C							1	0.1		Nitrosodiphenylamine, N-	86-30-6	9.9E+01	c	3.5E+02	c	9.4E-01	c	4.7E+00	c	1.0E+01	c		5.7E-02	
1.2E+01	I	6.3E-03	C							1	0.1		Nitrosomethylethylamine, N-	10595-95-6	2.2E-02	c	7.8E-02	c	3.9E-04	c	1.9E-03	c	3.0E-03	c		8.7E-07	
1.7E+00	C	1.9E-03	C							1	0.1		Nitrosomorpholine [N-]	59-89-2	7.3E-02	c	2.6E-01	c	1.3E-03	c	6.5E-03	c	1.0E-02	c		2.5E-06	
9.4E+00	C	2.7E-03	C							1	0.1		Nitrosopiperidine [N-]	100-75-4	5.2E-02	c	1.8E-01	c	9.0E-04	c	4.5E-03	c	7.1E-03	c		3.8E-06	
2.1E+00	I	6.1E-04	I							1	0.1		Nitrosopyrrolidine, N-	930-55-2	2.3E-01	c	8.2E-01	c	4.0E-03	c	2.0E-02	c	3.2E-02	c		1.2E-05	
				1.0E-04	X					1	0.1		Nitrotoluene, m-	99-08-1	6.1E+00	n	6.2E+01	n					1.3E+00	n		1.2E-03	
2.2E-01	P			9.0E-04	P			V		1		1.5E+03	Nitrotoluene, o-	88-72-2	2.9E+00	c*	1.3E+01	c*					2.7E-01	c*		2.5E-04	
1.6E-02	P			4.0E-03	P					1	0.1		Nitrotoluene, p-	99-99-0	3.0E+01	c**	1.1E+02	c*					3.7E+00	c*		3.4E-03	
				3.0E-04	X	2.0E-01	P	V		1		6.9E+00	Nonane, n-	111-84-2	2.1E+01	ns	2.3E+02	ns	2.1E+02	n	8.8E+02	n	4.6E+00	n		6.6E-02	
				4.0E-02	I					1	0.1		Norflurazon	27314-13-2	2.4E+03	n	2.5E+04	n					6.0E+02	n		3.9E+00	
				7.0E-04	I					1	0.1		Nustar	85509-19-9	4.3E+01	n	4.3E+02	n					8.3E+00	n		1.4E+00	
				3.0E-03	I					1	0.1		Octabromodiphenyl Ether	32536-52-0	1.8E+02	n	1.8E+03	n					4.7E+01	n		9.3E+00	
				5.0E-02	I					1	0.006		Octahydro-1,3,5,7-tetranitro-1,3,5,7-tetra (HMX)	2691-41-0	3.8E+03	n	4.9E+04	n					7.8E+02	n		9.9E-01	
				2.0E-03	H					1	0.1		Octamethylpyrophosphoramide	152-16-9	1.2E+02	n	1.2E+03	n					3.1E+01	n		7.5E-03	
				5.0E-02	I					1	0.1		Oryzalin	19044-88-3	3.1E+03	n	3.1E+04	n					6.2E+02	n		1.1E+00	
				5.0E-03	I					1	0.1		Oxadiazon	19666-30-9	3.1E+02	n	3.1E+03	n					3.5E+01	n		3.6E-01	
				2.5E-02	I					1	0.1		Oxamyl	23135-22-0	1.5E+03	n	1.5E+04	n					3.9E+02	n	2.0E+02	8.6E-02	4.4E-02
				1.3E-02	I					1	0.1		Paclobutrazol	76738-62-0	7.9E+02	n	8.0E+03	n					1.7E+02	n		3.6E-01	
				4.5E-03	I					1	0.1		Paraquat Dichloride	1910-42-5	2.7E+02	n	2.8E+03	n					7.0E+01	n		9.7E-01	
				6.0E-03	H					1	0.1		Parathion	56-38-2	3.7E+02	n	3.7E+03	n					6.5E+01	n		3.3E-01	
				5.0E-02	H					1	0.1		Pebulate	1114-71-2	3.1E+03	n	3.1E+04	n					4.2E+02	n		3.3E-01	
				4.0E-02	I					1	0.1		Pendimethalin	40487-42-1	2.4E+03	n	2.5E+04	n					1.3E+02	n		1.5E+00	
				2.0E-03	I					1	0.1		Pentabromodiphenyl Ether	32534-81-9	1.2E+02	n	1.2E+03	n					3.1E+01	n		1.4E+00	
				1.0E-04	I					1	0.1		Pentabromodiphenyl ether, 2,2',4,4',5- (BDE-99)	60348-60-9	6.1E+00	n	6.2E+01	n					1.6E+00	n		6.8E-02	
				8.0E-04	I					1	0.1		Pentachlorobenzene	608-93-5	4.9E+01	n	4.9E+02	n					2.3E+00	n		1.7E-02	
9.0E-02	P									1	0.1		Pentachloroethane	76-01-7	5.4E+00	c	1.9E+01	c					5.6E-01	c		2.7E-04	
E-01	H			3.0E-03	I					1	0.1		Pentachloronitrobenzene	82-68-8	1.9E+00	c*	6.6E+00	c					1.0E-01	c		1.3E-03	
E-01	I	5.1E-06	C	5.0E-03	I					1	0.25		Pentachlorophenol	87-86-5	8.9E-01	c	2.7E+00	c	4.8E-01	c	2.4E+00	c	1.7E-01	c	1.0E+00	1.7E-03	1.0E-02
E-03	X			2.0E-03	P					1	0.1		Pentaerythritol tetranitrate (PETN)	78-11-5	1.2E+02	c**	4.3E+02	c**					1.6E+01	c**		2.4E-02	
						1.0E+00	P	V		1		3.9E+02	Pentane, n-	109-66-0	8.7E+02	ns	3.7E+03	ns	1.0E+03	n	4.4E+03	n	2.1E+03	n		1.0E+01	
													Perchlorates														
				7.0E-04	I					1			~Ammonium Perchlorate	7790-98-9	5.5E+01	n	7.2E+02	n					1.1E+01	n			
				7.0E-04	I					1			~Lithium Perchlorate	7791-03-9	5.5E+01	n	7.2E+02	n					1.1E+01	n			
				7.0E-04	I					1			~Perchlorate and Perchlorate Salts	14797-73-0	5.5E+01	n	7.2E+02	n					1.1E+01	n	1.5E+01(F)		
				7.0E-04	I					1			~Potassium Perchlorate	7778-74-7	5.5E+01	n	7.2E+02	n					1.1E+01	n			
				7.0E-04	I					1			~Sodium Perchlorate	7601-89-0	5.5E+01	n	7.2E+02	n					1.1E+01	n			

-1529-

Item No. E.6

: IRIS; P = PPRTV; A = ATSDR; C = Cal EPA; X = PPRTV Appendix; H = HEAST; J = New Jersey; Y = New York; O = EPA Office of Water; E = Environmental Criteria and Assessment Office; S = see user guide Section 5; L = see user guide on lead; M = mutagen; V = volatile; F = See FAQ; c = cancer; * = where: n SL < 100X c SL; ** = where n SL < 10X c SL; n = noncancer; m = Concentration may exceed ceiling limit (See User Guide); s = Concentration may exceed Csat (See User Guide); SSL values are based on DAF=1

Toxicity and Chemical-specific Information													Contaminant		Screening Levels												Protection of Ground Water SSLs	
FO (g-day)$^{-1}$	key	IUR (ug/m^3)$^{-1}$	key	RfD_o (mg/kg-day)	key	RfC_i (mg/m^3)	key	vo c	muta-gen	GIABS	ABS	C_{sat} (mg/kg)	Analyte	CAS No.	Resident Soil (mg/kg)	key	Industrial Soil (mg/kg)	key	Resident Air (ug/m^3)	key	Industrial Air (ug/m^3)	key	Tapwater (ug/L)	key	MCL (ug/L)	Risk-based SSL (mg/kg)	MCL-based SSL (mg/kg)
				5.0E-02	I					1	0.1		Permethrin	52645-53-1	3.1E+03	n	3.1E+04	n					7.8E+02	n		1.9E+02	
E-03	C	6.3E-07	C							1	0.1		Phenacetin	62-44-2	2.2E+02	c	7.8E+02	c	3.9E+00	c	1.9E+01	c	3.0E+01	c		8.3E-03	
				2.5E-01	I					1	0.1		Phenmedipham	13684-63-4	1.5E+04	n	1.5E+05	nm					3.0E+03	n		1.6E+01	
				3.0E-01	I	2.0E-01	C			1	0.1		Phenol	108-95-2	1.8E+04	n	1.8E+05	nm	2.1E+02	n	8.8E+02	n	4.5E+03	n		2.6E+00	
				5.0E-04	X					1	0.1		Phenothiazine	92-84-2	3.1E+01	n	3.1E+02	n					3.2E+00	n		1.0E-02	
				6.0E-03	I					1	0.1		Phenylenediamine, m-	108-45-2	3.7E+02	n	3.7E+03	n					9.4E+01	n		2.5E-02	
4.7E-02	H									1	0.1		Phenylenediamine, o-	95-54-5	1.0E+01	c	3.7E+01	c					1.4E+00	c		3.8E-04	
				1.9E-01	H					1	0.1		Phenylenediamine, p-	106-50-3	1.2E+04	n	1.2E+05	nm					3.0E+03	n		7.9E-01	
1.9E-03	H									1	0.1		Phenylphenol, 2-	90-43-7	2.5E+02	c	8.9E+02	c					2.6E+01	c		3.5E-01	
				2.0E-04	H					1	0.1		Phorate	298-02-2	1.2E+01	n	1.2E+02	n					2.3E+00	n		2.6E-03	
						3.0E-04	I	V		1		1.6E+03	Phosgene	75-44-5	3.3E-01	n	1.4E+00	n	3.1E-01	n	1.3E+00	n					
				2.0E-02	I					1	0.1		Phosmet	732-11-6	1.2E+03	n	1.2E+04	n					2.9E+02	n		6.4E-02	
													Phosphates, Inorganic															
				4.9E+01	P					1			~Aluminum metaphosphate	13776-88-0	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Ammonium polyphosphate	68333-79-9	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Calcium pyrophosphate	7790-76-3	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Diammonium phosphate	7783-28-0	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Dicalcium phosphate	7757-93-9	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Dimagnesium phosphate	7782-75-4	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Dipotassium phosphate	7758-11-4	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Disodium phosphate	7558-79-4	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Monoaluminum phosphate	13530-50-2	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Monoammonium phosphate	7722-76-1	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Monocalcium phosphate	7758-23-8	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Monomagnesium phosphate	7757-86-0	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Monopotassium phosphate	7778-77-0	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Monosodium phosphate	7558-80-7	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Polyphosphoric acid	8017-16-1	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Potassium tripolyphosphate	13845-36-8	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Sodium acid pyrophosphate	7758-16-9	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Sodium aluminum phosphate (acidic)	7785-88-8	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Sodium aluminum phosphate (anhydrous)	10279-59-1	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Sodium aluminum phosphate (tetrahydrate)	10305-76-7	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Sodium hexametaphosphate	10124-56-8	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Sodium polyphosphate	68915-31-1	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Sodium trimetaphosphate	7785-84-4	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Sodium tripolyphosphate	7758-29-4	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Tetrapotassium phosphate	7320-34-5	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Tetrasodium pyrophosphate	7722-88-5	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Trialuminum sodium tetra decahydrogenoctaorthophosphate (dihydrate)	15136-87-5	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Tricalcium phosphate	7758-87-4	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Trimagnesium phosphate	7757-87-1	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Tripotassium phosphate	7778-53-2	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				4.9E+01	P					1			~Trisodium phosphate	7601-54-9	3.8E+06	nm	5.0E+07	nm					7.6E+05	n			
				3.0E-04	I	3.0E-04	I			1			Phosphine	7803-51-2	2.3E+01	n	3.1E+02	n	3.1E-01	n	1.3E+00	n	4.7E+00	n			
				4.9E+01	P	1.0E-02	I			1			Phosphoric Acid	7664-38-2	3.0E+06	nm	2.7E+07	nm	1.0E+01	n	4.4E+01	n	7.6E+05	n			
				2.0E-05	I					1			Phosphorus, White	7723-14-0	1.6E+00	n	2.0E+01	n					3.1E-01	n		1.1E-03	
				1.0E+00	H					1	0.1		Phthalic Acid, P-	100-21-0	6.1E+04	n	6.2E+05	nm					1.5E+04	n		5.3E+00	
				2.0E+00	I	2.0E-02	C			1	0.1		Phthalic Anhydride	85-44-9	1.2E+05	nm	1.2E+06	nm	2.1E+01	n	8.8E+01	n	3.0E+04	n		6.6E+00	
				7.0E-02	I					1	0.1		Picloram	1918-02-1	4.3E+03	n	4.3E+04	n					1.1E+03	n	5.0E+02	2.9E-01	1.4E-01
				1.0E-04	X					1	0.1		Picramic Acid (2-Amino-4,6-dinitrophenol)	96-91-3	6.1E+00	n	6.2E+01	n					1.5E+00	n		1.0E-03	
				1.0E-02	I					1	0.1		Pirimiphos, Methyl	29232-93-7	6.1E+02	n	6.2E+03	n					9.1E+01	n		8.7E-02	
3.0E+01	C	8.6E-03	C	7.0E-06	H					1	0.1		Polybrominated Biphenyls	59536-65-1	1.6E-02	c*	5.7E-02	c*	2.8E-04	c	1.4E-03	c	2.2E-03	c*			
													Polychlorinated Biphenyls (PCBs)														
7.0E-02	S	2.0E-05	S	7.0E-05	I					1	0.14		~Aroclor 1016	12674-11-2	3.9E+00	n	2.1E+01	c**	1.2E-01	c	6.1E-01	c	9.6E-01	c**		9.2E-02	
2.0E+00	S	5.7E-04	S					V		1	0.14	7.6E+02	~Aroclor 1221	11104-28-2	1.4E-01	c	5.4E-01	c	4.3E-03	c	2.1E-02	c	4.3E-03	c		7.4E-05	
2.0E+00	S	5.7E-04	S					V		1	0.14	7.3E+01	~Aroclor 1232	11141-16-5	1.4E-01	c	5.4E-01	c	4.3E-03	c	2.1E-02	c	4.3E-03	c		7.4E-05	
2.0E+00	S	5.7E-04	S							1	0.14		~Aroclor 1242	53469-21-9	2.2E-01	c	7.4E-01	c	4.3E-03	c	2.1E-02	c	3.4E-02	c		5.3E-03	
2.0E+00	S	5.7E-04	S							1	0.14		~Aroclor 1248	12672-29-6	2.2E-01	c	7.4E-01	c	4.3E-03	c	2.1E-02	c	3.4E-02	c		5.2E-03	
2.0E+00	S	5.7E-04	S	2.0E-05	I					1	0.14		~Aroclor 1254	11097-69-1	2.2E-01	c**	7.4E-01	c*	4.3E-03	c	2.1E-02	c	3.4E-02	c**		8.8E-03	
2.0E+00	S	5.7E-04	S							1	0.14		~Aroclor 1260	11096-82-5	2.2E-01	c	7.4E-01	c	4.3E-03	c	2.1E-02	c	3.4E-02	c		2.4E-02	
3.9E+00	E	1.1E-03	E	3.3E-05	E	1.3E-03	E			1	0.14		~Heptachlorobiphenyl, 2,3,3',4,4',5,5'- (PCB 189)	39635-31-9	1.1E-01	c*	3.8E-01	c*	2.1E-03	c	1.1E-02	c	1.7E-02	c*		1.2E-02	
3.9E+00	E	1.1E-03	E	3.3E-05	E	1.3E-03	E			1	0.14		~Hexachlorobiphenyl, 2,3',4,4',5,5'- (PCB 167)	52663-72-6	1.1E-01	c*	3.8E-01	c*	2.1E-03	c	1.1E-02	c	1.7E-02	c*		7.2E-03	
3.9E+00	E	1.1E-03	E	3.3E-05	E	1.3E-03	E			1	0.14		~Hexachlorobiphenyl, 2,3,3',4,4',5'- (PCB 157)	69782-90-7	1.1E-01	c*	3.8E-01	c*	2.1E-03	c	1.1E-02	c	1.7E-02	c*		7.4E-03	
3.9E+00	E	1.1E-03	E	3.3E-05	E	1.3E-03	E			1	0.14		~Hexachlorobiphenyl, 2,3,3',4,4',5- (PCB 156)	38380-08-4	1.1E-01	c*	3.8E-01	c*	2.1E-03	c	1.1E-02	c	1.7E-02	c*		7.4E-03	

Key: I = IRIS; P = PPRTV; A = ATSDR; C = Cal EPA; X = PPRTV Appendix; H = HEAST; J = New Jersey; Y = New York; O = EPA Office of Water; E = Environmental Criteria and Assessment Office; S = see user guide Section 5; L = see user guide on lead; M = mutagen; V = volatile; F = See FAQ; c = cancer; * = where: n SL < 100X c SL; ** = where n SL < 10X c SL; n = noncancer; m = Concentration may exceed ceiling limit (See User Guide); s = Concentration may exceed Csat (See User Guide); SSL values are based on DAF=1

Toxicity and Chemical-specific Information												Contaminant		Screening Levels												Protection of Ground Water SSLs	
SFO (mg/kg-day)$^{-1}$	key	IUR (ug/m^3)$^{-1}$	key	RfD_o (mg/kg-day)	key	RfC_i (mg/m^3)	key	voc	muta-gen	GIABS	ABS	C_{sat} (mg/kg)	Analyte	CAS No.	Resident Soil (mg/kg)	key	Industrial Soil (mg/kg)	key	Resident Air (ug/m^3)	key	Industrial Air (ug/m^3)	key	Tapwater (ug/L)	key	MCL (ug/L)	Risk-based SSL (mg/kg)	MCL-based SSL (mg/kg)
3.9E+03	E	1.1E+00	E	3.3E-08	E	1.3E-06	E			1	0.14		~Hexachlorobiphenyl, 3,3',4,4',5,5'- (PCB 169)	32774-16-6	1.1E-04	c*	3.8E-04	c*	2.1E-06	c	1.1E-05	c	1.7E-05	c*		7.2E-06	
3.9E+00	E	1.1E-03	E	3.3E-05	E	1.3E-03	E			1	0.14		~Pentachlorobiphenyl, 2',3,4,4',5- (PCB 123)	65510-44-3	1.1E-01	c*	3.8E-01	c*	2.1E-03	c	1.1E-02	c	1.7E-02	c*		4.5E-03	
3.9E+00	E	1.1E-03	E	3.3E-05	E	1.3E-03	E			1	0.14		~Pentachlorobiphenyl, 2,3',4,4',5- (PCB 118)	31508-00-6	1.1E-01	c*	3.8E-01	c*	2.1E-03	c	1.1E-02	c	1.7E-02	c*		4.4E-03	
3.9E+00	E	1.1E-03	E	3.3E-05	E	1.3E-03	E			1	0.14		~Pentachlorobiphenyl, 2,3,3',4,4'- (PCB 105)	32598-14-4	1.1E-01	c*	3.8E-01	c*	2.1E-03	c	1.1E-02	c	1.7E-02	c*		4.5E-03	
3.9E+00	E	1.1E-03	E	3.3E-05	E	1.3E-03	E			1	0.14		~Pentachlorobiphenyl, 2,3,4,4',5- (PCB 114)	74472-37-0	1.1E-01	c*	3.8E-01	c*	2.1E-03	c	1.1E-02	c	1.7E-02	c*		4.5E-03	
1.3E+04	E	3.8E+00	E	1.0E-08	E	4.0E-07	E			1	0.14		~Pentachlorobiphenyl, 3,3',4,4',5- (PCB 126)	57465-28-8	3.4E-05	c*	1.1E-04	c*	6.4E-07	c	3.2E-06	c	5.2E-06	c*		1.3E-06	
2.0E+00	I	5.7E-04	I							1	0.14		~Polychlorinated Biphenyls (high risk)	1336-36-3	2.2E-01	c	7.4E-01	c	4.3E-03	c	2.1E-02	c					
4.0E-01	I	1.0E-04	I							1	0.14		~Polychlorinated Biphenyls (low risk)	1336-36-3					2.4E-02	c	1.2E-01	c	1.7E-01	c	5.0E-01	2.6E-02	7.8E-02
7.0E-02	I	2.0E-05	I							1	0.14		~Polychlorinated Biphenyls (lowest risk)	1336-36-3					1.2E-01	c	6.1E-01	c					
1.3E+01	E	3.8E-03	E	1.0E-05	E	4.0E-04	E			1	0.14		~Tetrachlorobiphenyl, 3,3',4,4'- (PCB 77)	32598-13-3	3.4E-02	c*	1.1E-01	c*	6.4E-04	c	3.2E-03	c	5.2E-03	c*		8.1E-04	
3.9E+01	E	1.1E-02	E	3.3E-06	E	1.3E-04	E			1	0.14		~Tetrachlorobiphenyl, 3,4,4',5- (PCB 81)	70362-50-4	1.1E-02	c*	3.8E-02	c*	2.1E-04	c	1.1E-03	c	1.7E-03	c*		2.7E-04	
						6.0E-04	I			1	0.1		Polymeric Methylene Diphenyl Diisocyanate (PMDI)	9016-87-9	8.5E+05	nm	3.6E+06	nm	6.3E-01	n	2.6E+00	n					
													Polynuclear Aromatic Hydrocarbons (PAHs)														
				6.0E-02	I			V		1	0.13		~Acenaphthene	83-32-9	3.4E+03	n	3.3E+04	n					4.0E+02	n		4.1E+00	
				3.0E-01	I			V		1	0.13		~Anthracene	120-12-7	1.7E+04	n	1.7E+05	nm					1.3E+03	n		4.2E+01	
7.3E-01	E	1.1E-04	C						M	1	0.13		~Benz[a]anthracene	56-55-3	1.5E-01	c	2.1E+00	c	8.7E-03	c	1.1E-01	c	2.9E-02	c		1.0E-02	
1.2E+00	C	1.1E-04	C							1	0.13		~Benzo(j)fluoranthene	205-82-3	3.8E-01	c	1.3E+00	c	2.2E-02	c	1.1E-01	c	5.6E-02	c		6.7E-02	
7.3E+00	I	1.1E-03	C						M	1	0.13		~Benzo[a]pyrene	50-32-8	1.5E-02	c	2.1E-01	c	8.7E-04	c	1.1E-02	c	2.9E-03	c	2.0E-01	3.5E-03	2.4E-01
7.3E-01	E	1.1E-04	C						M	1	0.13		~Benzo[b]fluoranthene	205-99-2	1.5E-01	c	2.1E+00	c	8.7E-03	c	1.1E-01	c	2.9E-02	c		3.5E-02	
7.3E-02	E	1.1E-04	C						M	1	0.13		~Benzo[k]fluoranthene	207-08-9	1.5E+00	c	2.1E+01	c	8.7E-03	c	1.1E-01	c	2.9E-01	c		3.5E-01	
7.3E-03	E	1.1E-05	C						M	1	0.13		~Chrysene	218-01-9	1.5E+01	c	2.1E+02	c	8.7E-02	c	1.1E+00	c	2.9E+00	c		1.1E+00	
7.3E+00	E	1.2E-03	C						M	1	0.13		~Dibenz[a,h]anthracene	53-70-3	1.5E-02	c	2.1E-01	c	8.0E-04	c	1.0E-02	c	2.9E-03	c		1.1E-02	
1.2E+01	C	1.1E-03	C							1	0.13		~Dibenzo(a,e)pyrene	192-65-4	3.8E-02	c	1.3E-01	c	2.2E-03	c	1.1E-02	c	5.6E-03	c		7.3E-02	
2.5E+02	C	7.1E-02	C						M	1	0.13		~Dimethylbenz(a)anthracene, 7,12-	57-97-6	4.3E-04	c	6.2E-03	c	1.4E-05	c	1.7E-04	c	8.6E-05	c		8.5E-05	
				4.0E-02	I					1	0.13		~Fluoranthene	206-44-0	2.3E+03	n	2.2E+04	n					6.3E+02	n		7.0E+01	
				4.0E-02	I			V		1	0.13		~Fluorene	86-73-7	2.3E+03	n	2.2E+04	n					2.2E+02	n		4.0E+00	
7.3E-01	E	1.1E-04	C						M	1	0.13		~Indeno[1,2,3-cd]pyrene	193-39-5	1.5E-01	c	2.1E+00	c	8.7E-03	c	1.1E-01	c	2.9E-02	c		1.2E-01	
.9E-02	P			7.0E-02	A			V		1	0.13	3.9E+02	~Methylnaphthalene, 1-	90-12-0	1.6E+01	c	5.3E+01	c					9.7E-01	c		5.1E-03	
				4.0E-03	I			V		1	0.13	3.7E+02	~Methylnaphthalene, 2-	91-57-6	2.3E+02	n	2.2E+03	ns					2.7E+01	n		1.4E-01	
		3.4E-05	C	2.0E-02	I	3.0E-03	I	V		1	0.13		~Naphthalene	91-20-3	3.6E+00	c*	1.8E+01	c*	7.2E-02	c*	3.6E-01	c*	1.4E-01	c*		4.7E-04	
.2E+00	C	1.1E-04	C							1	0.13		~Nitropyrene, 4-	57835-92-4	3.8E-01	c	1.3E+00	c	2.2E-02	c	1.1E-01	c	1.6E-02	c		2.8E-03	
				3.0E-02	I			V		1	0.13		~Pyrene	129-00-0	1.7E+03	n	1.7E+04	n					8.7E+01	n		9.5E+00	
1.5E-01	I			9.0E-03	I					1	0.1		Prochloraz	67747-09-5	3.2E+00	c	1.1E+01	c					3.2E-01	c		1.6E-03	
				6.0E-03	H					1	0.1		Profluralin	26399-36-0	3.7E+02	n	3.7E+03	n					1.9E+01	n		1.2E+00	
				1.5E-02	I					1	0.1		Prometon	1610-18-0	9.2E+02	n	9.2E+03	n					1.9E+02	n		9.2E-02	
				4.0E-03	I					1	0.1		Prometryn	7287-19-6	2.4E+02	n	2.5E+03	n					4.5E+01	n		6.9E-02	
				1.3E-02	I					1	0.1		Propachlor	1918-16-7	7.9E+02	n	8.0E+03	n					1.9E+02	n		1.2E-01	
				5.0E-03	I					1	0.1		Propanil	709-98-8	3.1E+02	n	3.1E+03	n					6.3E+01	n		3.5E-02	
				2.0E-02	I					1	0.1		Propargite	2312-35-8	1.2E+03	n	1.2E+04	n					1.2E+02	n		8.8E+00	
				2.0E-03	I					1	0.1		Propargyl Alcohol	107-19-7	1.2E+02	n	1.2E+03	n					3.1E+01	n		6.4E-03	
				2.0E-02	I					1	0.1		Propazine	139-40-2	1.2E+03	n	1.2E+04	n					2.6E+02	n		2.3E-01	
				2.0E-02	I					1	0.1		Propham	122-42-9	1.2E+03	n	1.2E+04	n					2.7E+02	n		1.7E-01	
				1.3E-02	I					1	0.1		Propiconazole	60207-90-1	7.9E+02	n	8.0E+03	n					1.6E+02	n		5.3E-01	
						8.0E-03	I	V		1		3.3E+04	Propionaldehyde	123-38-6	8.0E+01	n	3.4E+02	n	8.3E+00	n	3.5E+01	n	1.7E+01	n		3.4E-03	
				1.0E-01	X	1.0E+00	X	V		1	0.1	2.6E+02	Propyl benzene	103-65-1	3.4E+03	ns	2.1E+04	ns	1.0E+03	n	4.4E+03	n	5.3E+02	n		9.9E-01	
						3.0E+00	C	V		1	0.1	3.5E+02	Propylene	115-07-1	2.4E+03	ns	1.0E+04	ns	3.1E+03	n	1.3E+04	n	6.3E+03	n		6.0E+00	
				2.0E+01	P					1	0.1		Propylene Glycol	57-55-6	1.2E+06	nm	1.2E+07	nm					3.1E+05	n		6.3E+01	
						2.7E-04	A			1	0.1		Propylene Glycol Dinitrate	6423-43-4	3.9E+05	nm	1.6E+06	nm	2.8E-01	n	1.2E+00	n					
				7.0E-01	H					1	0.1		Propylene Glycol Monoethyl Ether	1569-02-4	4.3E+04	n	4.3E+05	nm					1.1E+04	n		2.2E+00	
				7.0E-01	H	2.0E+00	I			1	0.1		Propylene Glycol Monomethyl Ether	107-98-2	4.3E+04	n	4.3E+05	nm	2.1E+03	n	8.8E+03	n	1.1E+04	n		2.2E+00	
2.4E-01	I	3.7E-06	I			3.0E-02	I	V		1		7.8E+04	Propylene Oxide	75-56-9	2.0E+00	c	9.0E+00	c	6.6E-01	c*	3.3E+00	c*	2.3E-01	c		4.8E-05	
				2.5E-01	I					1	0.1		Pursuit	81335-77-5	1.5E+04	n	1.5E+05	nm					3.9E+03	n		3.4E+00	
				2.5E-02	I					1	0.1		Pydrin	51630-58-1	1.5E+03	n	1.5E+04	n					3.9E+02	n		2.5E+02	
				1.0E-03	I			V		1		5.3E+05	Pyridine	110-86-1	7.8E+01	n	1.0E+03	n					1.5E+01	n		5.3E-03	
				5.0E-04	I					1	0.1		Quinalphos	13593-03-8	3.1E+01	n	3.1E+02	n					3.8E+00	n		3.2E-02	
E+00	I									1	0.1		Quinoline	91-22-5	1.6E-01	c	5.7E-01	c					2.1E-02	c		6.8E-05	
						3.0E-02	A			1			Refractory Ceramic Fibers	NA	4.3E+07	nm	1.8E+08	nm	3.1E+01	n	1.3E+02	n					
				3.0E-02	I					1	0.1		Resmethrin	10453-86-8	1.8E+03	n	1.8E+04	n					4.8E+01	n		3.0E+01	
				5.0E-02	H					1	0.1		Ronnel	299-84-3	3.1E+03	n	3.1E+04	n					3.0E+02	n		2.7E+00	
				4.0E-03	I					1	0.1		Rotenone	83-79-4	2.4E+02	n	2.5E+03	n					4.7E+01	n		2.4E+01	
E-01	C	6.3E-05	C						M	1	0.1		Safrole	94-59-7	5.2E-01	c	7.8E+00	c	1.5E-02	c	1.9E-01	c	6.2E-02	c		3.8E-05	
				2.5E-02	I					1	0.1		Savey	78587-05-0	1.5E+03	n	1.5E+04	n					8.1E+01	n		3.6E-01	
				5.0E-03	I					1			Selenious Acid	7783-00-8	3.9E+02	n	5.1E+03	n					7.8E+01	n			
				5.0E-03	I	2.0E-02	C			1			Selenium	7782-49-2	3.9E+02	n	5.1E+03	n	2.1E+01	n	8.8E+01	n	7.8E+01	n	5.0E+01	4.0E-01	2.6E-01
				5.0E-03	C	2.0E-02	C			1			Selenium Sulfide	7446-34-6	3.9E+02	n	5.1E+03	n	2.1E+01	n	8.8E+01	n	7.8E+01	n			

-1531-

Item No. E.6

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Toxicity and Chemical-specific Information													Contaminant		Screening Levels										Protection of Ground Water SSLs	
FO (kg-day)$^{-1}$	key	IUR (ug/m^3)$^{-1}$	key	RfD_o (mg/kg-day)	key	RfC_i (mg/m^3)	key	voc	muta-gen	GIABS	ABS	C_{sat} (mg/kg)	Analyte	CAS No.	Resident Soil (mg/kg)	key	Industrial Soil (mg/kg)	key	Resident Air (ug/m^3)	key	Industrial Air (ug/m^3)	key	Tapwater (ug/L)	key	MCL (ug/L)	Risk-based SSL (mg/kg)	MCL-based SSL (mg/kg)
				9.0E-02	I					1	0.1		Sethoxydim	74051-80-2	5.5E+03	n	5.5E+04	n					7.8E+02	n		6.9E+00	
						3.0E-03	C			1			Silica (crystalline, respirable)	7631-86-9	4.3E+06	nm	1.8E+07	nm	3.1E+00	n	1.3E+01	n					
				5.0E-03	I					0.04			Silver	7440-22-4	3.9E+02	n	5.1E+03	n					7.1E+01	n		6.0E-01	
E-01	H			5.0E-03	I					1	0.1		Simazine	122-34-9	4.1E+00	c*	1.4E+01	c					5.2E-01	c	4.0E+00	2.6E-04	2.0E-03
				1.3E-02	I					1	0.1		Sodium Acifluorfen	62476-59-9	7.9E+02	n	8.0E+03	n					2.0E+02	n		1.6E+00	
				4.0E-03	I					1			Sodium Azide	26628-22-8	3.1E+02	n	4.1E+03	n					6.2E+01	n			
2.7E-01	H			3.0E-02	I					1	0.1		Sodium Diethyldithiocarbamate	148-18-5	1.8E+00	c	6.4E+00	c					2.5E-01	c			
				5.0E-02	A	1.3E-02	C			1			Sodium Fluoride	7681-49-4	3.9E+03	n	5.1E+04	n	1.4E+01	n	5.7E+01	n	7.8E+02	n			
				2.0E-05	I					1	0.1		Sodium Fluoroacetate	62-74-8	1.2E+00	n	1.2E+01	n					3.1E-01	n		6.3E-05	
				1.0E-03	H					1			Sodium Metavanadate	13718-26-8	7.8E+01	n	1.0E+03	n					1.6E+01	n			
2.4E-02	H			3.0E-02	I					1	0.1		Stirofos (Tetrachlorovinphos)	961-11-5	2.0E+01	c*	7.2E+01	c					2.4E+00	c		7.0E-03	
				6.0E-01	I					1			Strontium, Stable	7440-24-6	4.7E+04	n	6.1E+05	nm					9.3E+03	n		3.3E+02	
				3.0E-04	I					1	0.1		Strychnine	57-24-9	1.8E+01	n	1.8E+02	n					4.6E+00	n		5.1E-02	
				2.0E-01	I	1.0E+00	I	V		1		8.7E+02	Styrene	100-42-5	6.3E+03	ns	3.6E+04	ns	1.0E+03	n	4.4E+03	n	1.1E+03	n	1.0E+02	1.2E+00	1.1E-01
				1.0E-03	P	2.0E-03	P			1	0.1		Sulfolane	126-33-0	6.1E+01	n	6.2E+02	n	2.1E+00	n	8.8E+00	n	1.6E+01	n		3.4E-03	
				8.0E-04	P					1	0.1		Sulfonylbis(4-chlorobenzene), 1,1'-	80-07-9	4.9E+01	n	4.9E+02	n					1.3E+01	n		7.4E-02	
						1.0E-03	C			1			Sulfuric Acid	7664-93-9	1.4E+06	nm	6.0E+06	nm	1.0E+00	n	4.4E+00	n					
				2.5E-02	I					1	0.1		Systhane	88671-89-0	1.5E+03	n	1.5E+04	n					3.5E+02	n		4.3E+00	
				3.0E-02	H					1	0.1		TCMTB	21564-17-0	1.8E+03	n	1.8E+04	n					3.7E+02	n		2.6E+00	
				7.0E-02	I					1	0.1		Tebuthiuron	34014-18-1	4.3E+03	n	4.3E+04	n					1.1E+03	n		3.0E-01	
				2.0E-02	H					1	0.1		Temephos	3383-96-8	1.2E+03	n	1.2E+04	n					3.1E+02	n		6.0E+01	
				1.3E-02	I					1	0.1		Terbacil	5902-51-2	7.9E+02	n	8.0E+03	n					2.0E+02	n		5.9E-02	
				2.5E-05	H					1	0.1		Terbufos	13071-79-9	1.5E+00	n	1.5E+01	n					1.8E-01	n		3.9E-04	
				1.0E-03	I					1	0.1		Terbutryn	886-50-0	6.1E+01	n	6.2E+02	n					1.0E+01	n		1.4E-02	
				1.0E-04	I					1	0.1		Tetrabromodiphenyl ether, 2,2',4,4'- (BDE-47)	5436-43-1	6.1E+00	n	6.2E+01	n					1.6E+00	n		4.2E-02	
				3.0E-04	I					1	0.1		Tetrachlorobenzene, 1,2,4,5-	95-94-3	1.8E+01	n	1.8E+02	n					1.2E+00	n		5.8E-03	
2.6E-02	I	7.4E-06	I	3.0E-02	I			V		1		6.8E+02	Tetrachloroethane, 1,1,1,2-	630-20-6	1.9E+00	c	9.3E+00	c	3.3E-01	c	1.7E+00	c	5.0E-01	c		1.9E-04	
.0E-01	I	5.8E-05	C	2.0E-02	I			V		1		1.9E+03	Tetrachloroethane, 1,1,2,2-	79-34-5	5.6E-01	c	2.8E+00	c	4.2E-02	c	2.1E-01	c	6.6E-02	c		2.6E-05	
.1E-03	I	2.6E-07	I	6.0E-03	I	4.0E-02	I	V		1		1.7E+02	Tetrachloroethylene	127-18-4	2.2E+01	c**	1.1E+02	c**	9.4E+00	c**	4.7E+01	c**	9.7E+00	c**	5.0E+00	4.4E-03	2.3E-03
				3.0E-02	I					1	0.1		Tetrachlorophenol, 2,3,4,6-	58-90-2	1.8E+03	n	1.8E+04	n					1.7E+02	n		1.1E+00	
.0E+01	H									1	0.1		Tetrachlorotoluene, p- alpha, alpha, alpha-	5216-25-1	2.4E-02	c	8.6E-02	c					3.4E-03	c		1.1E-05	
				5.0E-04	I					1	0.1		Tetraethyl Dithiopyrophosphate	3689-24-5	3.1E+01	n	3.1E+02	n					5.3E+00	n		3.9E-03	
						8.0E+01	I	V		1		1.1E+03	Tetrafluoroethane, 1,1,1,2-	811-97-2	1.1E+05	nms	4.6E+05	nms	8.3E+04	n	3.5E+05	n	1.7E+05	n		9.3E+01	
				4.0E-03	P					1	0.1		Tetryl (Trinitrophenylmethylnitramine)	479-45-8	2.4E+02	n	2.5E+03	n					6.3E+01	n		5.9E-01	
				1.0E-05	X					1			Thallium (Soluble Salts)	7440-28-0	7.8E-01	n	1.0E+01	n					1.6E-01	n	2.0E+00	1.1E-02	1.4E-01
				1.0E-02	I					1	0.1		Thiobencarb	28249-77-6	6.1E+02	n	6.2E+03	n					1.2E+02	n		4.2E-01	
				7.0E-02	X					1	0.008		Thiodiglycol	111-48-8	5.4E+03	n	6.8E+04	n					1.1E+03	n		2.2E-01	
				3.0E-04	H					1	0.1		Thiofanox	39196-18-4	1.8E+01	n	1.8E+02	n					4.1E+00	n		1.4E-03	
				8.0E-02	I					1	0.1		Thiophanate, Methyl	23564-05-8	4.9E+03	n	4.9E+04	n					1.2E+03	n		1.1E+00	
				5.0E-03	I					1	0.1		Thiram	137-26-8	3.1E+02	n	3.1E+03	n					7.6E+01	n		1.1E-01	
				6.0E-01	H					1			Tin	7440-31-5	4.7E+04	n	6.1E+05	nm					9.3E+03	n		2.3E+03	
						1.0E-04	A			1			Titanium Tetrachloride	7550-45-0	1.4E+05	nm	6.0E+05	nm	1.0E-01	n	4.4E-01	n					
				8.0E-02	I	5.0E+00	I	V		1		8.2E+02	Toluene	108-88-3	5.0E+03	ns	4.5E+04	ns	5.2E+03	n	2.2E+04	n	8.6E+02	n	1.0E+03	5.9E-01	6.9E-01
1.8E-01	X			1.0E-04	X					1	0.1		Toluene-2,5-diamine	95-70-5	2.7E+00	c**	9.6E+00	c**					3.7E-01	c**		1.2E-04	
1.9E-01	H									1	0.1		Toluidine, p-	106-49-0	2.6E+00	c	9.1E+00	c					3.4E-01	c		1.4E-04	
1.1E+00	I	3.2E-04	I							1	0.1		Toxaphene	8001-35-2	4.4E-01	c	1.6E+00	c	7.6E-03	c	3.8E-02	c	1.3E-02	c	3.0E+00	2.1E-03	4.6E-01
				7.5E-03	I					1	0.1		Tralomethrin	66841-25-6	4.6E+02	n	4.6E+03	n					1.2E+02	n		4.5E+01	
				3.0E-04	A					1	0.1		Tri-n-butyltin	688-73-3	1.8E+01	n	1.8E+02	n					4.7E+00	n		1.0E-01	
				1.3E-02	I					1	0.1		Triallate	2303-17-5	7.9E+02	n	8.0E+03	n					8.7E+01	n		1.9E-01	
				1.0E-02	I					1	0.1		Triasulfuron	82097-50-5	6.1E+02	n	6.2E+03	n					1.6E+02	n		1.6E-01	
				5.0E-03	I					1	0.1		Tribromobenzene, 1,2,4-	615-54-3	3.1E+02	n	3.1E+03	n					7.8E+01	n		1.1E-01	
9.0E-03	P			1.0E-02	P					1	0.1		Tributyl Phosphate	126-73-8	5.4E+01	c*	1.9E+02	c*					4.5E+00	c*		2.2E-02	
				3.0E-04	P					1	0.1		Tributyltin Compounds	NA	1.8E+01	n	1.8E+02	n					4.7E+00	n			
				3.0E-04	I					1	0.1		Tributyltin Oxide	56-35-9	1.8E+01	n	1.8E+02	n					4.4E+00	n		2.3E+02	
				3.0E+01	I	3.0E+01	H	V		1		9.1E+02	Trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1	4.3E+04	ns	1.8E+05	nms	3.1E+04	n	1.3E+05	n	5.3E+04	n		1.3E+02	
7.0E-02	I			2.0E-02	I					1	0.1		Trichloroacetic Acid	76-03-9	6.9E+00	c	2.5E+01	c					9.4E-01	c	6.0E+01	1.9E-04	1.2E-02
2.9E-02	H									1	0.1		Trichloroaniline HCl, 2,4,6-	33663-50-2	1.7E+01	c	5.9E+01	c					2.3E+00	c		6.4E-03	
7.0E-03	X			3.0E-05	X					1	0.1		Trichloroaniline, 2,4,6-	634-93-5	1.8E+00	n	1.8E+01	n					3.0E-01	n		2.7E-03	
				8.0E-04	X			V		1	0.1	1.5E+02	Trichlorobenzene, 1,2,3-	87-61-6	4.9E+01	n	4.9E+02	ns					5.2E+00	n		1.5E-02	
2.9E-02	P			1.0E-02	I	2.0E-03	P	V		1		4.0E+02	Trichlorobenzene, 1,2,4-	120-82-1	2.2E+01	c**	9.9E+01	c**	2.1E+00	n	8.8E+00	n	9.9E-01	c**	7.0E+01	2.9E-03	2.0E-01
				2.0E+00	I	5.0E+00	I	V		1		6.4E+02	Trichloroethane, 1,1,1-	71-55-6	8.7E+03	ns	3.8E+04	ns	5.2E+03	n	2.2E+04	n	7.5E+03	n	2.0E+02	2.6E+00	7.0E-02
5.7E-02	I	1.6E-05	I	4.0E-03	I	2.0E-04	X	V		1		2.2E+03	Trichloroethane, 1,1,2-	79-00-5	1.1E+00	c**	5.3E+00	c**	1.5E-01	c**	7.7E-01	c**	2.4E-01	c**	5.0E+00	7.7E-05	1.6E-03
4.6E-02	I	4.1E-06	I	5.0E-04	I	2.0E-03	I	V	M	1		6.9E+02	Trichloroethylene	79-01-6	9.1E-01	c**	6.4E+00	c**	4.3E-01	c**	3.0E+00	c**	4.4E-01	c**	5.0E+00	1.6E-04	1.8E-03
				3.0E-01	I	7.0E-01	H	V		1		1.2E+03	Trichlorofluoromethane	75-69-4	7.9E+02	n	3.4E+03	ns	7.3E+02	n	3.1E+03	n	1.1E+03	n		6.9E-01	
				1.0E-01	I					1	0.1		Trichlorophenol, 2,4,5-	95-95-4	6.1E+03	n	6.2E+04	n					8.9E+02	n		3.3E+00	

Item No. E.6

-1532-

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Toxicity and Chemical-specific Information													Contaminant		Screening Levels										Protection of Ground Water SSLs	
SFO (mg/kg-day)$^{-1}$	key	IUR (ug/m^3)$^{-1}$	key	RfD_o (mg/kg-day)	key	RfC_i (mg/m^3)	key	voc	muta-gen	GIABS	ABS	C_{sat} (mg/kg)	Analyte	CAS No.	Resident Soil (mg/kg)	key	Industrial Soil (mg/kg)	key	Resident Air (ug/m^3)	key	Industrial Air (ug/m^3)	key	Tapwater (ug/L)	key	MCL (ug/L)	Risk-based SSL (mg/kg)	MCL-based SSL (mg/kg)
1.1E-02	I	3.1E-06	I	1.0E-03	P					1	0.1		Trichlorophenol, 2,4,6-	88-06-2	4.4E+01	c**	1.6E+02	c**	7.8E-01	c	4.0E+00	c	3.5E+00	c**		1.3E-02	
				1.0E-02	I					1	0.1		Trichlorophenoxyacetic Acid, 2,4,5-	93-76-5	6.1E+02	n	6.2E+03	n					1.2E+02	n		5.2E-02	
				8.0E-03	I					1	0.1		Trichlorophenoxypropionic acid, -2,4,5	93-72-1	4.9E+02	n	4.9E+03	n					8.4E+01	n	5.0E+01	4.6E-02	2.8E-02
				5.0E-03	I			V		1		1.3E+03	Trichloropropane, 1,1,2-	598-77-6	3.9E+02	n	5.1E+03	ns					7.8E+01	n		3.1E-02	
3.0E+01	I			4.0E-03	I	3.0E-04	I	V	M	1		1.4E+03	Trichloropropane, 1,2,3-	96-18-4	5.0E-03	c	9.5E-02	c	3.1E-01	n	1.3E+00	n	6.5E-04	c		2.8E-07	
				3.0E-03	X	3.0E-04	P	V		1		4.5E+02	Trichloropropene, 1,2,3-	96-19-5	7.8E-01	n	3.3E+00	n	3.1E-01	n	1.3E+00	n	6.2E-01	n		3.1E-04	
				3.0E-03	I					1	0.1		Tridiphane	58138-08-2	1.8E+02	n	1.8E+03	n					4.7E+01	n		3.3E-01	
						7.0E-03	I	V		1		2.8E+04	Triethylamine	121-44-8	1.2E+02	n	5.2E+02	n	7.3E+00	n	3.1E+01	n	1.5E+01	n		4.4E-03	
7.7E-03	I			7.5E-03	I					1	0.1		Trifluralin	1582-09-8	6.3E+01	c**	2.2E+02	c*					2.2E+00	c*		7.2E-02	
2.0E-02	P			1.0E-02	P					1	0.1		Trimethyl Phosphate	512-56-1	2.4E+01	c*	8.6E+01	c*					3.4E+00	c*		7.4E-04	
						5.0E-03	P	V		1		2.9E+02	Trimethylbenzene, 1,2,3-	526-73-8	5.3E+01	n	2.2E+02	n	5.2E+00	n	2.2E+01	n	1.0E+01	n		1.5E-02	
						7.0E-03	P	V		1		2.2E+02	Trimethylbenzene, 1,2,4-	95-63-6	6.2E+01	n	2.6E+02	ns	7.3E+00	n	3.1E+01	n	1.5E+01	n		2.1E-02	
				1.0E-02	X			V		1		1.8E+02	Trimethylbenzene, 1,3,5-	108-67-8	7.8E+02	ns	1.0E+04	ns					8.7E+01	n		1.2E-01	
				3.0E-02	I					1	0.019		Trinitrobenzene, 1,3,5-	99-35-4	2.2E+03	n	2.7E+04	n					4.6E+02	n		1.7E+00	
3.0E-02	I			5.0E-04	I					1	0.032		Trinitrotoluene, 2,4,6-	118-96-7	1.9E+01	c**	7.9E+01	c**					2.2E+00	c**		1.3E-02	
				2.0E-02	P					1	0.1		Triphenylphosphine Oxide	791-28-6	1.2E+03	n	1.2E+04	n					2.8E+02	n		1.2E+00	
2.0E-02	P			7.0E-03	P					1	0.1		Tris(2-chloroethyl)phosphate	115-96-8	2.4E+01	c*	8.6E+01	c*					3.3E+00	c*		3.2E-03	
3.2E-03	P			1.0E-01	P					1	0.1		Tris(2-ethylhexyl)phosphate	78-42-2	1.5E+02	c*	5.4E+02	c					2.1E+01	c*		1.0E+02	
				3.0E-03	I					1			Uranium (Soluble Salts)	NA	2.3E+02	n	3.1E+03	n					4.7E+01	n	3.0E+01	2.1E+01	1.4E+01
1.0E+00	C	2.9E-04	C						M	1	0.1		Urethane	51-79-6	1.2E-01	c	1.7E+00	c	3.3E-03	c	4.2E-02	c	2.1E-02	c		4.8E-06	
		8.3E-03	P	9.0E-03	I	7.0E-06	P			0.026			Vanadium Pentoxide	1314-62-1	4.0E+02	c**	2.0E+03	c**	2.9E-04	c*	1.5E-03	c*	1.1E+02	n			
				5.0E-03	S					1			Vanadium and Compounds	NA	3.9E+02	n	5.2E+03	n					7.8E+01	n		7.8E+01	
				1.0E-03	I					1	0.1		Vernolate	1929-77-7	6.1E+01	n	6.2E+02	n					8.3E+00	n		6.6E-03	
				2.5E-02	I					1	0.1		Vinclozolin	50471-44-8	1.5E+03	n	1.5E+04	n					3.4E+02	n		2.6E-01	
				1.0E+00	H	2.0E-01	I	V		1		2.8E+03	Vinyl Acetate	108-05-4	9.7E+02	n	4.1E+03	ns	2.1E+02	n	8.8E+02	n	4.1E+02	n		8.7E-02	
		3.2E-05	H			3.0E-03	I	V		1		0.0E+00	Vinyl Bromide	593-60-2	1.1E-01	c*s	5.6E-01	c*s	7.6E-02	c*	3.8E-01	c*	1.5E-01	c*		4.4E-05	
7.2E-01	I	4.4E-06	I	3.0E-03	I	1.0E-01	I	V	M	1		3.9E+03	Vinyl Chloride	75-01-4	6.0E-02	c	1.7E+00	c	1.6E-01	c	2.8E+00	c	1.5E-02	c	2.0E+00	5.3E-06	6.9E-04
				3.0E-04	I					1	0.1		Warfarin	81-81-2	1.8E+01	n	1.8E+02	n					4.4E+00	n		4.6E-03	
				2.0E-01	S	1.0E-01	S	V		1		3.9E+02	Xylene, P-	106-42-3	6.0E+02	ns	2.6E+03	ns	1.0E+02	n	4.4E+02	n	1.9E+02	n		1.8E-01	
				2.0E-01	S	1.0E-01	S	V		1		3.9E+02	Xylene, m-	108-38-3	5.9E+02	ns	2.5E+03	ns	1.0E+02	n	4.4E+02	n	1.9E+02	n		1.8E-01	
				2.0E-01	S	1.0E-01	S	V		1		4.3E+02	Xylene, o-	95-47-6	6.9E+02	ns	3.0E+03	ns	1.0E+02	n	4.4E+02	n	1.9E+02	n		1.9E-01	
				2.0E-01	I	1.0E-01	I	V		1		2.6E+02	Xylenes	1330-20-7	6.3E+02	ns	2.7E+03	ns	1.0E+02	n	4.4E+02	n	1.9E+02	n	1.0E+04	1.9E-01	9.8E+00
				3.0E-04	I					1			Zinc Phosphide	1314-84-7	2.3E+01	n	3.1E+02	n					4.7E+00	n			
				3.0E-01	I					1			Zinc and Compounds	7440-66-6	2.3E+04	n	3.1E+05	nm					4.7E+03	n		2.9E+02	
				5.0E-02	I					1	0.1		Zineb	12122-67-7	3.1E+03	n	3.1E+04	n					7.8E+02	n		2.3E+00	

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Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties

January 2005

California Environmental Protection Agency

Item No. E.6

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The CHHSLs should NOT be used to determine when impacts at a site should be reported to a regulatory agency. The list of CHHSLs is also not a comprehensive list of all potential chemicals of concern that may be found at a property. All releases of hazardous substances to the environment should be reported to the appropriate regulatory agency in accordance with governing regulations. Staff overseeing work at a specific site should be contacted prior to use of the information in this document to ensure that the document is applicable to the site and that the user has the most up-to-date version available.

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Table of Contents

1 INTRODUCTION 1-1

1.1 Purpose and Development 1-1
1.2 Tiered Approach to Environmental Risk Assessments 1-2
1.3 Chemicals Not Listed In CHHSL Lookup Tables 1-3
1.4 Limitations 1-3

2 CHHSL LOOKUP TABLES 2-1

2.1 Organization of Lookup Tables 2-1
2.2 Developing a Conceptual Site Model 2-2
2.3 Using the Lookup Tables 2-3
2.4 Screening For Soil Direct-Exposure Concerns 2-6
2.4.1 Evaluating Lead 2-7
2.5 Screening of Volatile Organic Chemicals 2-7
2.5.1 Soil Screening Levels for Direct Exposure Concerns 2-7
2.5.2 Soil Gas Screening Levels for Vapor Intrusion Concerns 2-8
2.5.3 Evaluating Vapor Intrusion Concerns 2-8
2.6 Substitution of Laboratory Reporting Limits for CHHSLs 2-9
2.7 Substitution of Naturally Occurring Concentrations for CHHSLs 2-10
2.8 Cumulative Risks at Sites With Multiple Contaminants 2-10
2.9 Evaluation of School Sites 2-11
2.10 Use of CHHSLs as Cleanup Levels And Land Use Restrictions 2-12

3 CONDITIONS WARRANTING SITE SPECIFIC HUMAN HEALTH RISK ASSESSMENTS 3-1

3.1 Site Considerations 3-1
3.2 Tier 2 Human Health Risk Assessments 3-2
3.2.1 Purpose 3-2
3.2.2 Examples of Site-Specific Adjustments 3-2
3.3 Tier 3 (Baseline) Human Health Risk Assessments 3-2
3.3.1 Purpose 3-2

4 EVALUATION OF OTHER POTENTIAL ENVIRONMENTAL CONCERNS 4-1

5 REFERENCES 5-1

FIGURES

2-1. EXAMPLE CONCEPTUAL SITE MODEL DEPICTING ENVIRONMENTAL CONCERNS IDENTIFIED AT A SITE WHERE HAZARDOUS CHEMICALS WERE RELEASED TO SOIL AND GROUNDWATER.

2-2. EXAMPLE FOCUSED CONCEPTUAL SITE MODEL OF HUMAN HEALTH CONCERNS IDENTIFIED AT A SITE WHERE HAZARDOUS CHEMICALS WERE RELEASED TO SOIL AND GROUNDWATER.

4-1. SUGGESTED REFERENCES FOR EVALUATION OF ENVIRONMENTAL CONCERNS NOT CURRENTLY ADDRESSED BY THE CAL/EPA CHHSLS.

TABLES

1. CALIFORNIA HUMAN HEALTH SCREENING LEVELS FOR SOIL AND COMPARISON TO OTHER POTENTIAL ENVIRONMENTAL CONCERNS

2. CALIFORNIA HUMAN HEALTH SCREENING LEVELS FOR INDOOR AIR AND SOIL GAS

APPENDICES

1 HUMAN-EXPOSURE-BASED SCREENING NUMBERS DEVELOPED TO AID ESTIMATION OF CLEANUP COSTS FOR CONTAMINATED SOIL, NOVEMBER 2004, JANUARY 2005 REVISION

Overview

What are the CHHSLs?

The California Human Health Screening Levels (CHHSLs or "Chisels") are concentrations of 54 hazardous chemicals in soil or soil gas that the California Environmental Protection Agency (Cal/EPA) considers to be below thresholds of concern for risks to human health. The CHHSLs were developed by the Office of Environmental Health Hazard Assessment (OEHHA) on behalf of Cal/EPA, and are contained in their report entitled "Human-Exposure-Based Screening Numbers Developed to Aid Estimation of Cleanup Costs for Contaminated Soil" (Appendix 1). The thresholds of concern used to develop the CHHSLs are an excess lifetime cancer risk of one-in-a-million (10^{-6}) and a hazard quotient of 1.0 for noncancer health effects. The CHHSLs were developed using standard exposure assumptions and chemical toxicity values published by the U.S. Environmental Protection Agency (USEPA) and Cal/EPA.

How can the CHHSLs help facilitate restoration of contaminated properties?

The CHHSLs can be used to screen sites for potential human health concerns where releases of hazardous chemicals to soils have occurred. Under most circumstances, and within the limitations described in this document, the presence of a chemical in soil, soil gas or indoor air at concentrations below the corresponding CHHSLs can be assumed to not pose a significant health risk to people who may live (residential CHHSLs) or work (commercial/industrial CHHSLs) at the site. As discussed below, however, evaluation of other potential environmental concerns must also be addressed.

The presence of a chemical at concentrations in excess of a CHHSL does not indicate that adverse impacts to human health are occurring or will occur but suggests that further evaluation of potential human health concerns is warranted. Residential CHHSLs may be used in conjunction with the human health screening evaluation described in the Department of Toxic Substances Control (DTSC) Preliminary Endangerment Assessment (PEA) Guidance Manual to assist the risk manager in deciding whether further site characterization, risk assessment, or remediation is necessary (Cal/EPA 1994b). Further evaluation may include additional sampling at the site, consideration of ambient levels in the environment, or a reassessment of the assumptions used to calculate the CHHSLs

or PEA estimates. This stepwise approach expedites judgments about the degree of effort that may be necessary to remediate contaminated properties and restore the properties to productive use.

How do the CHHSLs differ from cleanup standards?

The CHHSLs presented in the lookup tables are NOT regulatory "cleanup standards". Use of the CHHSLs and this document is voluntary on the part of those who choose to use them. At sites where cleanup of contaminated soils to levels at or below the CHHSLs would be costly, the time and effort to develop more site-specific cleanup may be desired. At sites where the extent of contaminated soil is limited or the timeframe available to carry out cleanup actions is very short, use of the CHHSLs as final soil cleanup standards may be cost-beneficial. However, this would require the concurrence of both the responsible party and the overseeing regulatory agency and can only be done after a full evaluation of site conditions and other potential environmental concerns. Regulatory agencies cannot be compelled to use the CHHSLs as final cleanup standards for a contaminated property.

If contaminant concentrations are below the CHHSLs am I finished?

As discussed above, the CHHSLs cannot be used as a stand-alone tool for final cleanup and closure decisions. In addition, using only the CHHSLs may not be protective of groundwater resources or address other potential environmental concerns. Therefore, a thorough investigation of site conditions must also be performed to ensure that: 1) all potential human exposure pathways and exposure scenarios at the site are fully accounted for; 2) groundwater resources are protected; 3) terrestrial and aquatic habitats are protected, including the erosion of contaminated soils and subsequent runoff into a nearby wetland, stream or other aquatic habitat; and 4) that nuisance (e.g., odors and staining) and gross contamination concerns are addressed. These and other issues related to environmental contamination that are identified at the site must be evaluated separately. If a formal regulatory decision or determination is desired, additional assessment or cleanup of contaminated soils to address these concerns may ultimately be required.

How should the CHHSLs be integrated into the DTSC PEA process?

The human health screening evaluation presented in the DTSC Preliminary Endangerment Assessment (PEA) document is intended to provide a preliminary evaluation of potential risk and hazard to human health. The PEA process uses models and exposure assumptions similar to those used to develop the residential CHHSLs but does not provide actual risk-based screening levels based on these models. The PEA screening evaluation assumes that the land use of the site will be residential, regardless of the current use and zoning for the site. Therefore, residential CHHSLs for specific chemicals may be utilized in a PEA. Chemicals that do not have CHHSLs should be evaluated using the DTSC PEA methodology for their potential to pose human health risks. Chemicals found at a site should be evaluated separately for other potential environmental concerns, using the PEA guidance and other references as appropriate. The user should consult DTSC for additional information about use of the CHHSLs in the PEA process.

How are the CHHSLs related to the USEPA Preliminary Remediation Goals (PRGs) and to the San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (ESLs)?

The soil and soil gas CHHSLs are modeled after the USEPA Region IX "Preliminary Remediation Goals (PRGs)" for these media (http://www.epa.gov/region09/waste/sfund/prg/index.htm). The primary difference between the CHHSLs and the PRGs is the use of Cal/EPA-specific "toxicity factors" (estimates of a chemical's toxicity to humans) in development of the CHHSLs, when available, rather than toxicity factors published by the USEPA. For volatile chemicals, soil gas CHHSLs were developed to evaluate the potential intrusion of subsurface vapors (soil gas) into buildings and subsequent impacts to indoor air quality.

The San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Environmental Screening Levels (ESLs) are a compilation of screening levels for not only risk to human health but also a number of other environmental concerns. The ESLs are intended for use only at sites overseen by that agency. These ESLs may be found at the SFRWQCB web site at http://www.waterboards.ca.gov/sanfranciscobay/esl.htm. The SFBRWQCB refers to the comprehensive evaluation of all potential environmental concerns as an "Environmental Risk Assessment," as opposed to a more focused "Human Health Risk Assessment" reflected in development of the CHHSLs and this

document in general. The soil, soil gas and indoor air ESLs and CHHSLs for human health concerns were developed using similar methodology and are essentially identical. In addition, the SFBRWQCB document provides soil screening levels for leaching of contaminants into groundwater, toxicity to flora and fauna and nuisance or gross contamination concerns. These concerns are not addressed by the CHHSLs and must be evaluated separately.

Because many different sets of screening levels are now available, the overseeing regulatory agency should be consulted before using any screening levels in a human health screening evaluation. The regulatory agency may have specific recommendations with respect to which screening levels it prefers to use at sites under their jurisdiction.

If I am in the jurisdiction of the San Francisco Bay Regional Water Quality Control Board, can I continue to use that office's Environmental Screening Levels (ESLs) document?

At sites in the jurisdiction of and overseen by the SFBRWQCB, the reader should consult the SFBRWQCB regarding continued use of the ESLs versus use of the CHHSLs.

How often are the CHHSLs updated?

The CHHSLs will be updated as needed to incorporate new toxicity information of referenced chemicals as well as new information regarding the exposure or potential exposure of humans to potentially hazardous chemicals in soils. CHHSLs for additional chemicals will also be included as they become available.

Who can I contact for more information?

Refer to the CHHSL link posted on the Cal/EPA website (www.calepa.ca.gov) for further information and local contacts. The document will also be posted on the OEHHA web site (www.oehha.ca.gov), the DTSC web site (www.dtsc.ca.gov), the SWRCB web site (www.waterboards.ca.gov) and at the SFBRWQCB web site (www.waterboards.ca.gov/sanfranciscobay/), as well as other Regional Boards' web sites.

1 Introduction

1.1 Purpose and Development

The California Human Health Screening Levels (CHHSLs) were developed as a tool to assist in the evaluation of contaminated sites for potential adverse threats to human health. Residential and commercial/industrial land use screening levels for soil, soil gas and indoor air are provided in Tables 1 and 2. The screening levels in Table 1 pertain to direct exposure of humans to contaminants in soil via incidental soil ingestion, dermal contact and inhalation of vapors or dust in outdoor air. The soil gas and indoor air screening levels in Table 2 pertain to the emission of volatile chemicals from contaminated soil or groundwater and their potential intrusion into overlying buildings.

Preparation of the CHHSLs by the California Environmental Protection Agency (Cal/EPA) was required under the California Land Environmental Restoration and Reuse Act of 2001 (CLERRA 2001). CLERRA also required that a guidance document be prepared to explain how the CHHSLS may be used in California to aid in making judgments about the degree of effort (or costs) that might be necessary to remediate contaminated properties, facilitate the restoration and revitalization of contaminated properties, and assist local-level remediation programs in making more efficient and effective decisions.

Appendix 1 is the Office of Environmental Health Hazard Assessment's (OEHHA) report entitled "Human-Exposure-Based Screening Numbers Developed to Aid Estimation of Cleanup Costs for Contaminated Soil" which contains the CHHSLs, and describes the approach used to develop the human-health-risk-based screening levels, the comments received regarding the draft document and OEHHA's response to those comments. The approach reflected in OEHHA's report is based on the USEPA *Risk Assessment Guidance for Superfund, Volume 1, Human Health Evaluation Manual (Part A)* (USEPA 1989) and is essentially equivalent to the approach used by USEPA Region IX in developing their *Preliminary Remediation Goals* (USEPA 2004), the San Francisco Bay Area Regional Water Quality Control Board (SFRWQCB) in developing their Environmental Screening Levels for human health (SFRWQCB 2003), and the Department of Toxic Substances Control (DTSC) in their Preliminary Endangerment Assessment (PEA) guidance (Cal/EPA 1994b).

Soil and soil gas data collected at a site can be directly compared to CHHSLs for each chemical of concern. Under most circumstances, and within the limitations described, the presence of a chemical in soil or soil gas at concentrations below the corresponding CHHSLs can be assumed to not pose a significant health risk to people who may live or work at the site. The presence of a chemical at concentrations in excess of a CHHSL does not necessarily indicate that adverse impacts to human health are occurring but indicates that a potential for adverse risk may exist and that additional evaluation is warranted.

Residential CHHSLs are appropriate for other types of sensitive property use, including hospitals, day care centers and schools. In order to assess the maximum, future beneficial use of a property, data collected at commercial or industrial sites should be compared to both residential and commercial sets of screening levels. A formal restriction to the deed may be required for sites that meet requirements for commercial/industrial use but not residential use. Regulatory agency oversight would be needed in this circumstance.

The scope of the CHHSLs is limited to human health concerns. For this reason, the CHHSLs cannot be used as a stand-alone tool to determine the extent of remedial actions needed at sites with contaminated soils. Depending on site conditions and the chemicals present, additional cleanup of contaminated soils may be required to protect groundwater resources, prevent toxicity to flora and fauna, address uptake in edible plants, and address nuisance and aesthetic concerns posed by odors and staining. A brief summary of these concerns and a list of references for evaluating these issues are provided at the end of the text.

1.2 Tiered Approach to Environmental Risk Assessments

Human health risk assessments for regulatory purposes are usually carried out using a step-wise or "tiered" approach. Comparison of site data to residential soil or soil gas CHHSLs (e.g., in a screening health risk evaluation performed using the DTSC PEA guidance) usually represents "Tier 1". If multiple chemicals with similar health effects are present at a site then "forward mode," cumulative health risks may also need to be calculated and compared to target Tier 1 goals before an evaluation of potential human health concerns can be completed (refer to Section 2.8).

If the results of the Tier 1 assessment indicate that further evaluation of human health risks is warranted, site-specific exposure assumptions, target risks, etc., can

be substituted for default parameter values used to develop the Tier 1 CHHSLs and alternative screening levels developed under a Tier 2 assessment. This assessment can be incorporated into the guidelines presented in the DTSC PEA document. Prior to modifying the Tier 1 default assumptions, concurrence from the appropriate regulatory agency should be obtained. Site data can then be compared to the revised screening levels. This provides an intermediate but still relatively rapid and cost-effective option for preparing more site-specific screening or cleanup levels. Cumulative health risks or hazards should also be presented under a Tier 2 assessment, as described in Section 2.8.

If exposure pathways of concern and conditions at the site do not match those taken into account by the CHHSL framework or PEA methodology, a Tier 3, baseline human health and ecological risk assessment should be performed. In a baseline human health and ecological risk assessment, alternative models and site-specific assumptions are used to quantify the risk/hazard posed to human and/or ecological receptors by the impacted media in the "forward" mode. After a baseline health risk assessment is accepted by the regulatory agency, the assessment may be used in the "backward' model to develop site-specific screening or cleanup levels. An understanding of the methodologies used to develop the CHHSLs is important to ensure consistency between all tiers of assessments and to expedite their preparation and review.

1.3 Chemicals Not Listed In CHHSL Lookup Tables

The lookup tables list 54 chemicals, including many that are commonly found at sites where releases of hazardous chemicals have occurred. Cal/EPA will incorporate CHHSLs for additional chemicals in future updates of this document as needed and practical. Prior to that time, the PEA methodology should be used to evaluate those chemicals for which CHHSLs do not exist. Toxicity factors published by Cal/EPA should be utilized in the PEA when available, unless otherwise instructed by the overseeing regulatory agency.

1.4 Limitations

The CHHSLs presented in this document are NOT regulatory "cleanup standards." Use of the CHHSLs as final cleanup levels to address human health concerns should be discussed with the overseeing regulatory agency and evaluated in terms of the cost/benefit of developing more site-specific cleanup levels through a risk assessment.

The CHHSLs presented in this document are NOT adequate to evaluate ALL environmental conditions at ALL contaminated sites. Other environmental concerns posed by the presence of contamination at a site may include:

- Leaching of contaminants from soil to groundwater and subsequent impacts to groundwater quality;
- Intrusion of subsurface vapors into basements or buildings with substandard ventilation systems and subsequent impacts to indoor air;
- Uptake of contaminants in edible fruit and vegetables and subsequent intake by humans;
- Exposure of children and teachers at school sites;
- Toxicity to terrestrial flora and fauna;
- Gross contamination, including nuisance (odors, etc.) and aesthetic concerns.

A summary of potential environmental concerns that may also be relevant at a site for a particular chemical is also provided in Table 1.

The CHHSLs specifically do not address contamination in groundwater, surface water or sediment or the erosion of contaminated soils and subsequent runoff into a nearby wetland, stream or other aquatic habitat. Contamination identified in these media or that may threaten these media must be considered separately. References for evaluation of contaminants in these media are provided in Chapter 4.

The soil gas CHHSLs for the intrusion of vapors into buildings may not be adequately conservative for estimating impacts to indoor air in poorly ventilated basements or buildings with substandard ventilation systems in general. Additional guidance on this subject is provided in Section 2.5.2.

The CHHSLs for direct-exposure to soils concerns are calculated assuming that specific exposure pathways are complete for the human receptor: incidental soil ingestion, dermal absorption of chemicals in soil, and inhalation of vapors or particulate matter in ambient (outdoor) air. For volatile chemicals, the soil gas CHHSLs are calculated assuming that the exposure pathway of inhalation of

indoor air contaminated with vapors intruding from the subsurface is complete. If these pathways are not congruent with site conditions, the CHHSLs should not be used. The PEA guidance should then be followed.

The CHHSLS for inorganic chemicals (metals) are based on human health risks. However, metals are naturally occurring in the soil. Therefore, metals concentrations should be compared to local background levels as discussed in Section 2.7.

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2 CHHSL Lookup Tables

2.1 Organization of Lookup Tables

CHHSLS for soil, soil gas and indoor air are presented in Tables 1 and 2. Soil CHHSLs address the potential direct exposure of residents and workers to contaminants in soil. Indoor air and soil gas screening levels address the potential intrusion of subsurface vapors into buildings and subsequent impacts to indoor air quality (and resulting potential exposure of residents and workers in those buildings).

Separate CHHSLs are presented for residential and commercial/industrial land uses. A summary of models and exposure assumptions used for each land use is in Appendix 1. The category "Residential Land Use" applies to sites where unrestricted land use is desired. This includes use for residences, hospitals, day-care centers and other sensitive purposes (Cal/EPA 2002). Residential CHHSLs incorporate conservative assumptions regarding the long-term, frequent exposure of children and adults to contaminated soils in a residential setting. In contrast, "Commercial/Industrial Use Only" assumes that only working age adults will be present at the site on a regular basis. Exposure assumptions incorporated into these CHHSLs are less conservative than assumptions used in the residential land-use scenario.

In a DTSC PEA, the land use of the site under a Tier 1 assessment is assumed to be residential, regardless of the current use and zoning for the site. Other regulatory agencies may evaluate land use with respect to the current and foreseeable future use of the site in question. Reference to adopted General Plan zoning maps and local redevelopment plans is an integral part of this evaluation.

If chemicals at a site exceed residential CHHSLs but are below CHHSLs for commercial/industrial land-use, restrictions on the use of affected property will likely be necessary (refer to Section 2.10). The need for such restrictions should be weighed against the cost-benefit of remediating the property to meet the CHHSLs for unrestricted land use.

Although schools may also be a sensitive land use, proposed school sites must be evaluated using the OEHHA Guidance for Assessing Exposures and Health Risks at Existing and Proposed School Sites (Cal/EPA 2004a) rather than the CHHSLs. Refer to Section 2.9 for a discussion of school-specific risk evaluations. Use of

the lookup tables for sites with other land uses (e.g., agriculture, parkland, etc.) should be discussed with and approved by the overseeing regulatory agency.

2.2 Developing a Conceptual Site Model

The primary condition for use of CHHSLs is that exposure pathways of concern and conditions at the site match those taken into account in the development of the CHHSLs. Thus, it is always necessary to develop a conceptual site model (CSM) to identify likely contaminant source areas, exposure pathways, and potential receptors to determine the applicability of CHHSLs at the site and the need for additional information. The conceptual site model summarizes information about site conditions in a schematic presentation in terms of: 1) primary sources (e.g., leaking tanks); 2) secondary sources (e.g., contaminated soil); 3) contaminant transport mechanisms (e.g., volatilization and intrusion into buildings); 4) contaminated exposure media (e.g., indoor air); and 5) potentially complete exposure pathways.

The CSM can be used to provide a rationale for additional site investigation, as a basis for a more detailed CSM, and/or to select screening levels or cleanup levels for specific environmental concerns. An example model is shown in Figure 2-1. The example model represents a hypothetical release of petroleum-based fuels and pesticides to soil and groundwater at a large housing redevelopment project with open spaces accessible to residents (direct exposure), enclosed buildings (vapor intrusion), wetlands (ecotoxicity) and communal garden areas where fruits and vegetables are grown (uptake in edible plants). Potential environmental concerns at the hypothetical site are identified by a check mark in the appropriate column. In addition, xylene and other compounds in petroleum often cause odor and aesthetic concerns (nuisances). Cleanup to address these and other gross contamination concerns may be required even after all other potential concerns have been adequately addressed.

If completed exposure pathways at a site match those pathways considered in the development of the CHHSLs, the appropriate soil and soil gas data can be directly compared to the CHHSLs to determine if the magnitude of exposure may pose a potential threat to human health. If the exposure pathways at a site do not match those pathways used in the development of the CHHSLs, these screening levels may not be used, and a site-specific human health risk evaluation should be performed.

Other potential environmental concerns must be evaluated separately, either through use of a comparable set of screening levels or through a more detailed, site-specific environmental risk assessment. Additional information regarding the preparation of conceptual site models is provided in the DTSC *Preliminary Endangerment Assessment Manual* (Cal/EPA 1994b), the USEPA Region IX *Preliminary Remediation Goals* document (USEPA 2004), the USEPA *Guidance for Conducting Remedial Investigations and Feasibility Studies Under CERCLA*, Interim Final Document (USEPA 1988) and the Region 2 Environmental Screening Levels document (SFBRWQCB 2003).

2.3 Using the Lookup Tables

A step-by-step approach for using the CHHSLs is summarized below.

Step 1 – Check for CHHSL Updates and Applicability

Check with the overseeing regulatory agency to determine if the CHHSLs can be applied to the subject site. Ensure that the most up-to-date CHHSLs are being used.

Step 2 - Prepare a Conceptual Site Model

The purpose of the conceptual site model is to present information about site conditions and potential impacts to receptors. All potential environmental concerns at the site (e.g., contaminant sources, pathways, exposure routes and receptors) should be clearly identified in a conceptual site model (Section 2.2 and Chapter 4). Identification of these concerns helps to provide the rationale for the type and location for site sampling. The level of detail required in a conceptual site model will vary from site to site. The presentation and scope of the model should be discussed with the overseeing regulatory agency. The conceptual site model should be continually updated as additional data for the site is obtained.

Step 3 – Collect Data

An environmental risk assessment is based on the results of a thorough site investigation, where all chemicals of potential concern have been identified. The scope and type of site investigation will vary depending on the site specific history and the nature of the actual or suspected chemical release. Sampling objectives should be defined in advance of field activities. For example, the objective may be to document whether a release has occurred; to identify hot spots that may require an expedited removal action; to provide sufficient data to determine whether site remediation is necessary; or to evaluate whether site conditions would be consistent with proposed or potential land uses.

Steps 4 - Determine the Desired Land Use

Screening levels for residential land use are generally appropriate for other sensitive uses of the property (e.g., day-care centers, hospitals, etc.). If preparing a DTSC PEA, residential land use CHHSLs should be used. **For evaluation of commercial/industrial properties, it is highly recommended that site data be compared to CHHSLs for both unrestricted/residential and commercial/industrial land use.** Commercial/industrial CHHSLs should be used only under the oversight of a regulatory agency, as that agency will likely require a land use covenant that restricts use of the property to these purposes.

Steps 5 - Select CHHSLs

Based on the actual or proposed land use, select the appropriate soil and/or soil gas CHHSLs. Replace CHHSLs with naturally occurring, background concentrations of chemicals of concern (e.g., arsenic) or laboratory method reporting levels if appropriate (see Sections 2.6 and 2.7).

Step 6 - Compare Site Data To CHHSLs; calculate cumulative risks as necessary

Compare site data to CHHSLs to identify areas where concentrations of contaminants pose potential human health concerns. For sites where sample data are limited and/or if preparing a DTSC PEA, compare the maximum-detected concentrations of chemicals of concern to the CHHSLs.

For sites where an adequate number of data points are available, statistical methods can be used to estimate site-specific exposure point concentrations. The exposure point concentration is the lesser of the maximum-detected concentration and the 95% upper confidence limit (UCL) of the arithmetic mean of sample data (Cal/EPA 1996a). The USEPA guidance document *Calculating Upper Confidence Limits for Exposure Point Concentrations at Hazardous Waste Sites* recommends evaluating the distribution of the data and choosing the best UCL estimate for the data set (USEPA 2002). Guidance for the estimation of exposure point concentrations, use of "non-detect" data, and other issues is also provided in the Cal/EPA documents *Preliminary Endangerment Assessment Guidance Manual* (Cal/EPA 1994b), *Supplemental Guidance For Human Health Multimedia Risk Assessments of Hazardous Waste Sites and Permitted Facilities* (Cal/EPA 1996a), among other sources. As discussed in these documents, sample data collected outside of impacted areas should generally not be included in estimation of exposure point concentrations.

For residential land use scenarios, soil sample data should be averaged over no more than a 1,000 ft^2 area (assumed area of a typical, urban area back yard and footprint area of typical residence). For commercial/industrial properties, soil sample data can be averaged within affected areas of open spaces.

Use the maximum soil gas concentration over an area of the footprint of existing or assumed future buildings to compensate for potentially isolated rooms within a building and the uncertainties in soil gas collection.

If multiple chemicals with similar heath effects are present at a site, the cumulative excess cancer risk and/or noncancer hazard index should be calculated before final consideration of the site for closure. This will be of particular concern at sites where residual concentrations of chemicals with similar noncancer health effects may approach CHHSLs following the proposed, final cleanup of contaminated soil. Calculation of cumulative risks and hazard indices is discussed in Section 2.8. The need to include calculation of cumulative health risks in final closure reports should be discussed with the overseeing regulatory agency.

Steps 7 - Evaluate the Need for Additional Investigation or Actions to Address Human Health Concerns

Based on a comparison of available site data to the CHHSLs, the objectives identified in Step 3 should be evaluated. For example, comparison to CHHSLs may show that a site does not pose an unacceptable health risk to residential users, or it may show that additional investigation is warranted. Summarize the results of this evaluation in the Tier 1 Human Health Risk Assessment report (or preliminary endangerment assessment), and include recommendations for additional investigations or remediation as needed. Decisions for or against additional actions should always be made in coordination with the overseeing regulatory agency.

Step 8 - Evaluate Other Potential Environmental Concerns

The soil CHHSLs presented in Table 1 are limited to human health concerns associated with direct exposure to contaminated soil. In many instances, the presence of a potential hazardous chemical in soil may pose other environmental concerns that outweigh the risk to human health through direct exposure (see Sections 1.4 and 2.2, Chapter 4 and Table 1). The purpose of the Conceptual Site Model (Step 2) is to assist the user in identifying these concerns early in the process. For example, many metals and pesticides are significantly more toxic to flora and fauna than they are to humans (e.g., copper and nickel). Chemicals that easily leach from soils (e.g., MTBE) may pose a threat to shallow groundwater

resources even though direct exposure to the soils does not pose a significant health risk. Since the CHHSLs do not address impacts to groundwater, surface water or sediment, these and other potential environmental concerns should be addressed as part of a comprehensive environmental risk assessment.

2.4 Screening For Soil Direct-Exposure Concerns

The soil screening levels presented in Table 1 address potential exposure of humans to contaminants in soil through incidental soil ingestion, dermal absorption and inhalation of dust or vapors in outdoor air. These soil screening levels are given in milligrams (mg) of chemical per kilogram (kg) of dry soil. Therefore, the analytical laboratory must be instructed to report their results accordingly. Models and assumptions used to develop the soil CHHSLs are summarized in Appendix 1. The CHHSLs represent a combination of standard assumptions regarding exposure of residents and workers to contaminants in soil and outdoor air and toxicity factors for each of the specific chemicals listed. CHHSLs for chemicals that are known or suspected carcinogens were calculated using a target excess lifetime cancer risk of one-in-one-million (10^{-6}). A target hazard quotient of 1.0 was used to calculate CHHSLS for noncancer health effects.

The presence of a chemical in soil at concentrations below its corresponding CHHSL can be assumed to not pose a significant health risk to people who may live or work at the site. Since sites usually have multiple contaminants, the cumulative, or total risk and hazards posed by all the hazardous chemicals a site should also be estimated using the approach described in Section 2.8.

Residential and commercial/industrial soil CHHSLs are applicable to soils that are at the ground surface or could be brought to the ground surface at some time in the future, with subsequent potential exposure by human receptors. A depth of more than three meters (approximately 10 feet) is generally used to delineate "deep" soils that are likely to remain isolated in the subsurface versus "shallow" soils that may be exposed during future redevelopment activities (Cal/EPA 1996a). Exposure of workers to deeper soils could still occur during periodic construction and utility maintenance work. Even if deep soil contamination does not present a human health risk, the overseeing regulatory agency may require preparation of a formal land-use covenant in order to allow such contamination to remain on site.

2.4.1 Evaluating Lead

In Table 1, the Commercial/Industrial Soil CHHSL for lead is listed as 3,500 mg/kg. This number was calculated using the methods described in Appendix 1. It should be noted, however, that this screening number is above the Total Threshold Limit Concentration for lead (1,000 mg/kg) as defined in Title 22 of the California Code of Regulations. It is also above the USEPA Region IX Preliminary Remediation Goal (PRG) of 800 mg/kg for commercial land use.

OEHHA is evaluating the method it used to derive its health-based screening number for a commercial/industrial scenario. Until this evaluation is complete, the commercial/industrial Soil CHHSL for lead in Table 1 should be considered an interim value, and the overseeing regulatory agency should be consulted on the appropriate screening number to be used at a site under investigation.

2.5 Screening of Volatile Organic Chemicals

2.5.1 Soil Screening Levels for Direct Exposure Concerns

Screening levels for direct exposure to volatile organic compounds (VOCs) in soil were not developed by OEHHA and are not included in this edition of the CHHSLs document. Direct-exposure models such as those used by USEPA Region IX do not take into account the total amount (mass) of a volatile chemical that might be present at a site (refer to Appendix 2). This is important, since the direct-exposure models assume a continuous off-gassing of vapors throughout a 30-year exposure period. In addition, the models assume exposure both via inhalation of vapors emitted to outdoor air and via incidental ingestion of volatile chemicals in soil. These assumptions may be overly conservative for highly volatile chemicals that are not expected to remain at significant concentrations in the soil over time following off-gassing to the outdoor air.

Bulk soil screening levels (i.e. concentrations measured in soil) for volatile chemicals are not presented in this document. The restricted size of soil samples limits the ability to use soil data to evaluate vapor intrusion concerns except at sites with very minor releases. At sites where significant releases of volatile chemicals have occurred, the collection of soil gas data in conjunction with bulk soil data is strongly recommended. For sites characterized by only minor releases of volatile chemicals and limited impacts to soil (e.g., minor spills around the fill ports of underground storage tanks), cleanup of soils to meet direct-exposure

concerns should generally be adequate to address vapor intrusion concerns (see also Table 1).

2.5.2 Soil Gas Screening Levels for Vapor Intrusion Concerns

The indoor air and soil gas screening levels presented in Table 2 address the potential emission of volatile chemicals from contaminated soil or groundwater and subsequent intrusion into the indoor air of overlying buildings. A full discussion of the development of the soil gas screening levels, and the models and assumptions used, is discussed in Appendix 1.

The soil gas CHHSLs for the intrusion of vapors into buildings were developed assuming that buildings have a "slab on grade" construction. The screening levels are also considered to be adequately conservative for buildings with crawl space or underground parking construction. These reflect the most common type of building designs in California. The soil gas screening levels may not be adequately conservative for estimating impacts to indoor air in structures with basements, however, or buildings with substandard ventilation systems in general. Field data suggest that attenuation of vapors in such scenarios may be an order of magnitude below that expected in rooms or buildings with normal ventilation systems. Therefore, at sites where significant vapor intrusion concerns may exist, the collection and evaluation of samples from both basement areas and overlying living spaces may be warranted.

Additional information on subsurface vapor intrusion into buildings is provided the USEPA document *User's Guide for the Johnson and Ettinger (1991) Model for Subsurface Vapor Intrusion into Buildings* (USEPA 2003) and in the following section.

2.5.3 Evaluating Vapor Intrusion Concerns

If the concentration of a volatile chemical in soil gas at a site exceeds its CHHSL, the exposure pathway of soil vapor intrusion into indoor air should be further evaluated using the Cal/EPA *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* (Cal/EPA 2004b). The investigation of this pathway can be complex. The identification of sources of indoor air contaminants is often complicated by the presence of the same or similar chemicals products found and used in many households and industrial buildings (e.g., aerosol sprays, dry-cleaned clothing, cleaners, and tobacco smoke). Elevated levels of the same chemicals in ambient, outdoor air also pose a

Item No. E.6
-1556-

problem. Plumes of groundwater contaminated with volatile chemicals can also serve as the source of volatile chemicals found in soil gas and extend over significant areas. If there is strong evidence that the intrusion of vapors into buildings may exceed levels of potential concern, the collection and analysis of indoor air samples may be necessary. The inevitable effect of indoor air studies on the personal lives of residents and building workers will further require that risk issues be carefully communicated.

Guidance on the collection of soil gas and indoor air samples is provided in the following documents, among other sources:

- *Soil Gas Advisory* (January 2003): Department of Toxic Substances Control and Los Angeles Regional Water Quality Control Board; http://www.dtsc.ca.gov/policyAndProcedures/SiteCleanup/SMBR_ADV_activesoilgasinvst.pdf.

- *Indoor Air Sampling And Evaluation Guide* (2002): Massachusetts Department of Environmental Protection, Office of Research and Standards, WSC Policy #02-430; http://www.state.ma.us/dep/bwsc/finalpol.htm.

Properly collected indoor air sample data may be compared to the indoor air screening levels. Averaging of indoor air data within a single building may not be appropriate beyond the specific room being tested. Screening levels for indoor air (Table 2) are based on standard exposure models for long-term inhalation of contaminants in air at a target excess cancer risk of 10^{-6} and a target hazard quotient of 1.0. The indoor air CHHSLs do not account for potential cumulative effects posed by the presence of multiple contaminants in air (see Section 2.8).

2.6 Substitution of Laboratory Reporting Limits for CHHSLs

The overseeing regulatory agency should review and agree to the analytical methods used to quantify chemicals in soil samples to make sure that the methods are sensitive enough to detect low concentrations of chemicals of potential concern. The attainment of detection limits that are at or below the screening levels should be part of the Data Quality Objectives. If all agreed-upon methods have been used, the overseeing regulatory agency may allow the use of the method reporting limit in place of the screening level in cases where a CHHSL for a specific chemical is less than its laboratory method reporting limit. Potential

examples include the soil direct-exposure CHHSL for dioxin (e.g., 0.0000046 mg/kg for residential exposure).

2.7 Substitution of Naturally Occurring Concentrations for CHHSLs

Naturally occurring background concentrations of arsenic, beryllium, cadmium, chromium and other metals in soils may exceed their respective soil CHHSLs. Cal/EPA generally does not require cleanup of soil to below background levels. This issue is frequently encountered with arsenic. Natural background concentrations of arsenic in California are often well above the health-based, direct-exposure goals in soil of 0.07 mg/kg for residential land use and 0.24 mg/kg for commercial/industrial land use (e.g., Bradford et. al, 1996; LBNL 2002). Background concentration of arsenic or other metals of potential concern at a site should be determined from analysis of site-specific samples in uncontaminated areas using guidance published by Cal/EPA and/or reference to published data for nearby sites (Cal/EPA 1997). However, background data for nearby sites may only be used as a surrogate for uncontaminated site data if those data are obtained from soil of the same lithology as that found on-site.

2.8 Cumulative Risks at Sites with Multiple Contaminants

Risks posed by exposure to multiple chemicals with similar health affects are considered to be additive or "cumulative." For example, the total excess lifetime risk of cancer posed by the presence of several carcinogenic chemicals in all exposure media is the sum of the risk posed by each individual chemical. The same is true for chemicals that cause noncarcingenic health effects.

A stepwise approach for screening of sites with multiple contaminants is suggested (after USEPA 2004):

Step 1: Identify potential chemicals of concern.

Step 2: Record CHHSLs for each chemical separated by media type (soil, soil gas and/or indoor air). Include CHHSLs for both cancer and noncancer effects, if available (refer to Appendix 1). If CHHSLs are not available for specific chemicals, evaluate those chemicals using the approaches discussed in Appendix 1 and in the PEA manual.

Step 3: Calculate cumulative cancer risk estimates by taking the assumed exposure point concentration for each chemical (maximum or approved 95% UCL) and divide by the respective CHHSL concentration designated for cancer evaluation. Multiply the ratio by 10^{-6} (the target risk used to develop the CHHSLs) to calculate the estimated cancer risk for that specific chemical for a reasonable maximum exposure (RME).

$$Risk = [\left(\frac{conc_x}{CHHSL_x}\right) + \left(\frac{conc_y}{CHHSL_y}\right) + \left(\frac{conc_z}{CHHSL_z}\right)] \times 10E-06$$

For multiple chemicals, simply add the risks for individual chemicals or sum individual ratios and multiply the total by a factor of 10^{-6}:

Step 4: Calculate cumulative noncancer hazard estimates by taking the assumed exposure point concentration for each chemical (maximum or approved 95% UCL) and divide by the respective CHHSL concentration designated for noncancer effects. This generates an individual Hazard Quotient for that chemical. Calculate a cumulative Hazard Index by adding the individual Hazard Quotients. A Hazard Index of one or less is generally considered "safe". A ratio that is greater than one suggests that further evaluation is necessary. (Note that carcinogens may have CHHSLs for both cancer effects as well as noncancer effects. Refer to Appendix 1).

For more information, refer to the USEPA Preliminary Remediation Goals

$$Hazard\,Index = [\left(\frac{conc_x}{CHHSL_x}\right) + \left(\frac{conc_y}{CHHSL_y}\right) + \left(\frac{conc_z}{CHHSL_z}\right)]$$

document (USEPA 2002). OEHHA has also developed a spread sheet tool for calculating cumulative risk. This spread sheet is available on Cal/EPA's, DTSC's, the State Board's and OEHHA's web pages.

2.9 Evaluation of School Sites

DTSC's Schools Property Evaluation and Cleanup Division is the lead agency for the environmental assessment of potential contamination at new, expanding, or existing schools. Since January 2000, school districts have been required to conduct an environmental assessment under the oversight and approval of DTSC prior to the construction of new schools. By law, DTSC uses specific guidance and protocols for school projects. Because of this, the CHHSLs may not be applicable for these sites. Contact DTSC for further information and direction for

the evaluation of potential contamination on school properties and the application of the CHHSLs.

2.10 Use of CHHSLs as Cleanup Levels and Land Use Restrictions

As stated earlier in this guidance, these CHHSLs are not stand-alone decision making tools, a set of final cleanup or action levels to be applied at contaminated sites or a guarantee that an oversight regulatory agency will determine that a project is adequately studied or agree with the conclusions of the site investigation and risk assessment report. Cleanup decisions are at the discretion of the overseeing regulatory agency and can only be made after a full evaluation of site conditions and potential human health and environmental concerns.

While regulatory agencies cannot be compelled to use the CHHSLs as final cleanup standards for a contaminated property, there may be circumstances where the residential CHHSLS would be sufficiently protective and considered as appropriate cleanup levels with the following caveats.

- The overseeing regulatory agency has determined that the site has been adequately characterized and agrees that the use of CHHSLs is appropriate.

- The potentially complete exposure pathways at the site match the exposure pathways used to develop the CHHSLs and no additional completed exposure pathways or receptors were identified.

- All other environmental concerns have been addressed to the satisfaction of the overseeing regulatory agency (refer to Section 1.4 and Table 1).

In a similar manner, there may be circumstances where the Commercial/Industrial CHHSLS would be sufficiently protective and considered as appropriate cleanup goals under regulatory agency oversight. Their use at a site in this context must also be coupled with the understanding that such a use of these CHHSLs may be subject to existing regulations and land-use covenants. In addition, the following should also be considered:

- **Concentrations of chemicals in soils left in place at a commercial/industrial site should always be compared to both commercial/industrial AND residential CHHSLs.** If the soils meet

CHHSLs for residential land use after cleanup then this should be clearly stated in the site closure report. This point may prove important should the site unexpectedly become desirable for other uses in the future (e.g., residential, day care, health care, etc.).

- Sites cleaned up to commercial CHHSLs only are not suitable for unrestricted land use without further evaluation. The appropriate regulatory agency should be consulted to determine actions necessary to remove land-use restrictions.

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3 Conditions Warranting Site Specific Human Health Risk Assessments

3.1 Site Considerations

Use of the CHHSLs is optional and a standard human health risk assessment may be undertaken for any site. Site conditions may prevent the full use of the CHHSLs and require preparation of a more site-specific, health risk evaluation or baseline risk assessment (refer to Section 1.2). Examples of site conditions that may warrant site-specific or detailed human health risk assessment include:

- Sites that have a high public profile and need a detailed, fully documented human health risk assessment for public review;
- Sites where multiple contaminants with similar health effects are present and cumulative health risks (or hazards) must be calculated;
- Sites with contaminants for which CHHSLs have not been developed.
- Sites where alternative target risk levels or chemical-specific toxicity factors may be acceptable to the regulatory agency (Appendix 1);
- Sites where direct-exposure concerns for residents and workers may not need to be considered (Section 2.4);
- Sites where site conditions may be engineered to eliminate or reduce specific exposure pathways;
- Sites where field observations or site conditions indicate that the CHHSLs may not be adequately protective or may be excessively conservative.

Additional considerations should be evaluated on a site-by-site basis and discussed with the overseeing regulatory agency.

3.2 Tier 2 Human Health Risk Assessments

3.2.1 Purpose

The Tier 1 CHHSLs were developed with default or generic assumptions that are not specific to any particular site condition. If site soil concentrations exceed CHHSLs, site-specific exposure assumptions may be used in the standard risk models described in Appendix 1 or the PEA guidance to estimate risk and/or develop site-specific CHHSLs. Using alternative exposure assumptions in these standard risk models could reduce the time and cost incurred by both the regulated business and the overseeing responsible party in finalizing the risk assessment. Modifications to the default assumptions must be described and justified in the text of the report, presented with the revised set of screening or cleanup levels, and agreed to beforehand with the regulatory agency.

3.2.2 Examples of Site-Specific Adjustments

Potential site-specific modifications include:

- Use of alternative target risk levels, and/or alternative exposure assumptions;
- Elimination of direct-exposure concerns through imposition of institutional controls;
- Inclusion of potential exposure of construction and trench workers to contaminated soil not likely to be exposed at the ground surface in the future (e.g., capped soils or soils isolated at depth);
- Consideration of method reporting limits or natural background or ambient concentrations of a chemical in place of the CHHSL.

After incorporating site-specific parameter values into the Tier 1 direct-exposure models, alternative human-health-based screening levels can be calculated and re-compared to site data.

3.3 Tier 3 (Baseline) Human Health Risk Assessments

3.3.1 Purpose

In a site-specific baseline human health risk assessment, alternative models and assumptions are used and fully justified to develop a detailed, comprehensive

human health risk assessment. Portions of the models and assumptions used to develop the CHHSLs may still be retained for some components of the risk assessment. Any baseline human health risk assessment should be carried out under the oversight of the regulatory agency.

Detailed guidance on the preparation of and information for use in site-specific baseline environmental risk assessments is provided in the following references:

Human Health Risk Assessment:

- *Risk Assessment Guidance for Superfund. Volume I, Human Health Evaluation Manual* (Part A) (USEPA 1989a);
- *Soil Screening Guidance: Technical Background Document* (USEPA 1996);
- *CalTOX, A Multimedia Total Exposure Model For Hazardous-Waste Sites* (Cal/EPA 1994a);
- *Preliminary Endangerment Assessment Guidance Manual* (Cal/EPA 1994b);
- *Supplemental Guidance For Human Health Multimedia Risk Assessments of Hazardous Waste Sites and Permitted Facilities* (Cal/EPA 1996a);
- *Exposure Factors Handbook* (USEPA 1997a); and
- *Assessing the Significance of Subsurface Contaminant Vapor Migration to Enclosed Spaces* (Johnson et. al, 1998).

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4 Evaluation of Other Potential Environmental Concerns

The importance of identifying all environmental concerns at sites where releases of hazardous chemicals have occurred is discussed in Sections 1.4 and 2.2. The CHHSLs provided in Tables 1 and 2 specifically address risks to human health posed by exposure to contaminated soil and indoor air. At sites affected by highly toxic but relatively immobile chemicals (e.g., PCBs, DDT, arsenic, etc.), cleanup of contaminated soils to address human health concerns will generally be sufficient to address other potential environmental concerns provided that sensitive ecological habitats are not threatened. In other cases or for other chemicals, additional environmental concerns may still be present even after impacted soils have been remediated to levels sufficient to address risks to human health. This could include leaching of contaminants from soil and subsequent impacts on groundwater resources, toxicity to terrestrial biota, uptake of contaminants in edible fruits or vegetables and nuisance or gross contamination concerns.

A summary of other environmental concerns potentially posed by contaminants in soil is incorporated into Table 1. This summary compares the CHHSLs to the SFBRWQCB's ESLs for leaching, ecotoxicity and nuisance concerns. The ESLs can be found at http://www.waterboards.ca.gov/sanfranciscobay/esl.htm.

For example, the residential CHHSL for endrin in soil (21 mg/kg) is much higher than the corresponding ESL for ecotoxicity concerns (0.06 mg/kg). This means that ecotoxicity concerns may outweigh human health concerns at sites where potentially sensitive habitats are present (designated by an "X" in the Table 1). This is not surprising, since endrin, a pesticide, was specifically formulated to be highly toxic to terrestrial biota.

Additional evaluation should be carried out at sites where the basic conceptual site model indicates that the presence of contaminated soils may pose other environmental concerns or where potential impacts to groundwater, surface water or sediment are identified. It is beyond the scope of this document to present guidance on the proper evaluation of these additional concerns. However, useful references are provided in Figure 4-1. Additional risk assessment guidance should be consulted as needed.

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FIGURES

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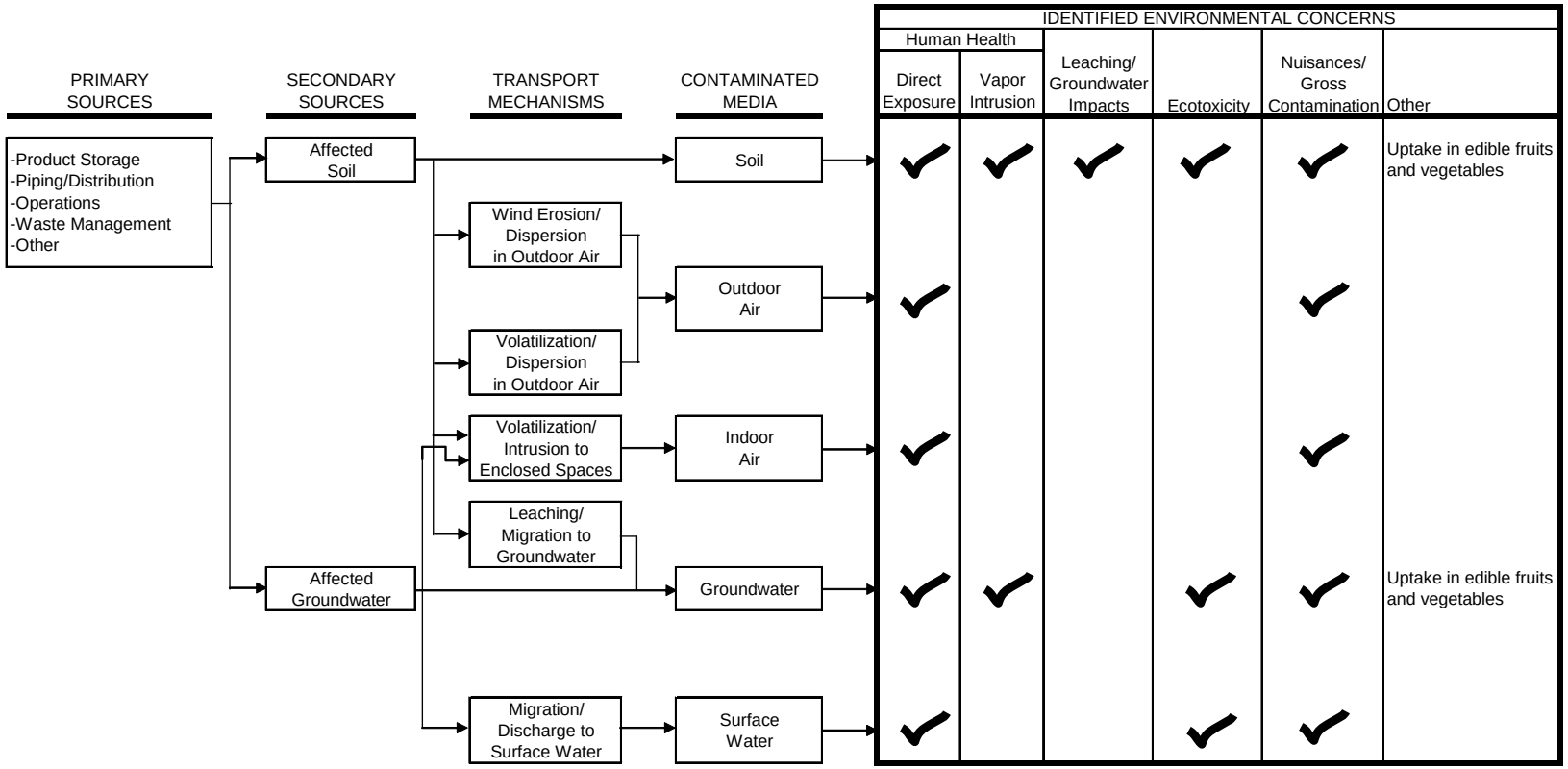

Figure 2-1. Example conceptual site model depicting environmental concerns identified at a site where hazardous chemicals were released to soil and groundwater. See Section 2.2.

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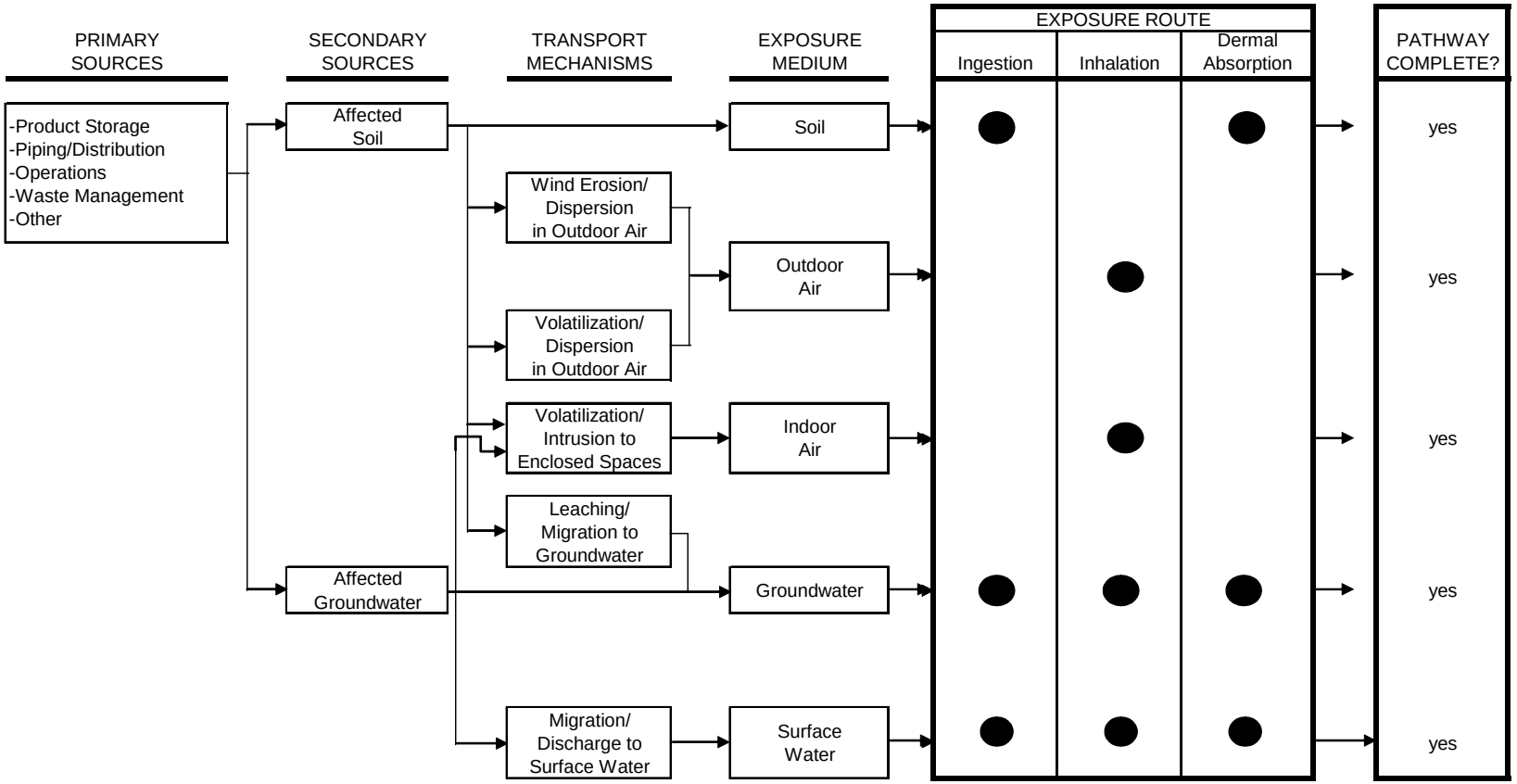

Figure 2-2. Example focused conceptual site model of human health concerns identified at a site where hazardous chemicals were released to soil and groundwater. See Section 2.2.

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Environmental Concern	Reference/Website
Leaching and migration of contaminants to groundwater	USEPA Soil Screening Guidance (USEPA 1996): http://www.epa.gov/superfund/resources/soil/index.htm SFBRWQCB ESL Document (SFBRWQCB 2003): http://www.waterboards.ca.gov/sanfranciscobay/esl.htm. USEPA Synthetic Precipitation Leaching Procedure (USEPA 1994): http://www.epa.gov/epaoswer/hazwaste/test/main.htm. Commonly Used Models: SESOIL, VLEACH
Ecotoxicity	USEPA Ecological Soil Screening Guidance (USEPA 1996): http://www.epa.gov/superfund/programs/risk/ecorisk/ecossl.htm Risk Assessment Guidance for Superfund: Volume II Environmental Evaluation Manual (USEPA 1989b); Ecological Risk Assessment Guidance for Superfund: Process for Designing and Conducting Ecological Risk Assessments (USEPA 1997b) Guidance for Ecological Risk Assessments at Hazardous Waste Sites and Permitted Facilities (CalEPA 1996a,b) Ontario MOEE Rational for the Development and Application of Generic Soil, Groundwater and Sediment Criteria for Use at Contaminated Sites in Ontario (MOEE 1996): http://www.ene.gov.on.ca/ SFBRWQCB ESL Document (SFBRWQCB 2003): http://www.waterboards.ca.gov/sanfranciscobay/esl.htm NOAA Sediment Screening Table (NOAA 1999): http://response.restoration.noaa.gov/cpr/sediment/squirt/squirt.html
Ingestion via plant uptake	USEPA Soil Screening Guidance (USEPA 1996): http://www.epa.gov/superfund/resources/soil/index.htm USEPA Fertilizer Risk Assessment (USEPA 1999): http://www.epa.gov/epaoswer/hazwaste/recycle/fertiliz/risk/ CalEPA CALTOX model (CalEPA 1994a): http://www.dtsc.ca.gov/ Massachusetts DEP Guidance for Disposal Site Risk Characterization (MADEP 1995): http://www.state.ma.us/dep/ors/orspubs.htm
Nuisance/Gross Contamination	Massachuestts DEP Background Documentation for the Development of the MCP Numerical Standards (MADEP 1994): http://www.state.ma.us/dep/ors/orspubs.htm SFBRWQCB ESL Document (SFBRWQCB 2003): http://www.waterboards.ca.gov/sanfranciscobay/esl.htm

Figure 4-1. Suggested references for evaluation of environmental concerns not currently addressed by the CalEPA CHHSLs.

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TABLE 1: California Human Health Screening Levels for Soil and Comparison to Other Potential Environmental Concerns

Notes:
Always compare soil data for commercial/industrial sites to residential CHHSLs and evaluate need for formal land-use restrictions (see Section 2.10).

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Table 1. California Human Health Screening Levels for Soil And Comparison To Other Potential Environmental Concerns

Chemical	[1]Soil Human Health Screening Levels (mg/kg of dry soil)		[2]Other Potential Environmental Concerns Posed By Contaminated Soil			
	Residential Land Use	Commercial/ Industrial Land Use Only	[3]Leaching	[4]Ecotoxicity	[5]Nuisance/ Aesthetic Concerns	[6]Other
Organic Acidic Chemicals						
2,4-D	6.9E+02	7.7E+03	X	X	o	
2,4,5-T	5.5E+02	6.1E+03	X	X	o	
Pentachlorophenol	4.4E+00	1.3E+01	X	X	o	
Organic Neutral Chemicals						
Aldrin	3.3E-02	1.3E-01	o	X	o	
Benzo(a)pyrene	3.8E-02	1.3E-01	o	X	o	TPH
Chlordane	4.3E-01	1.7E+00	o	X	o	
DDD	2.3E+00	9.0E+00	o	X	o	
DDE	1.6E+00	6.3E+00	o	X	o	
DDT	1.6E+00	6.3E+00	o	X	o	
Dieldrin	3.5E-02	1.3E-01	X	X	o	
1,4 Dioxane	1.8E+01	6.4E+01	X	o	o	
Dioxin (2,3,7,8-TCDD)	4.6E-06	1.9E-05	o	o	o	
Endrin	2.1E+01	2.3E+02	X	X	o	
Heptachlor	1.3E-01	5.2E-01	X	X	o	
Lindane	5.0E-01	2.0E+00	X	X	o	
Kepone	3.5E-02	1.3E-01	X	o	o	
Methoxychlor	3.4E+02	3.8E+03	o	X	o	
Mirex	3.1E-02	1.2E-01	X	X	o	
PCBs	8.9E-02	3.0E-01	o	X	o	
Toxaphene	4.6E-01	1.8E+00	X	X	o	

Table 1. California Human Health Screening Levels for Soil And Comparison To Other Potential Environmental Concerns

Chemical	[1]Soil Human Health Screening Levels (mg/kg of dry soil)		[2]Other Potential Environmental Concerns Posed By Contaminated Soil			
	Residential Land Use	Commercial/ Industrial Land Use Only	[3]Leaching	[4]Ecotoxicity	[5]Nuisance/ Aesthetic Concerns	[6]Other
Inorganic Chemicals						
Antimony and compounds	3.0E+01	3.8E+02	site specific	o	o	
Arsenic	7.0E-02	2.4E-01	site specific	X	o	Ambient background
Barium and compounds	5.2E+03	6.3E+04	site specific	X	o	Construction workers
Beryllium and compounds	1.5E+02	1.7E+03	site specific	X	o	
Beryllium oxide[7]	9.1E-02	4.1E-01	o	o	o	Construction workers
Beryllium sulfate[7]	2.1E-04	9.5E-04	o	o	o	
Cadmium and compounds	1.7E+00	7.5E+00	site specific	X	o	Ambient background
Chromium III	1.0E+05	1.0E+05	site specific	X	X	
Chromium VI	1.7E+01	3.7E+01	site specific	X	o	Construction workers
Cobalt	6.6E+02	3.2E+03	site specific	X	o	Construction workers
Copper and compounds	3.0E+03	3.8E+04	site specific	X	X	
Fluoride	4.6E+03	5.7E+04	site specific	o	o	
Lead and lead compounds	1.5E+02	3.5E+03[9]	site specific	X	o	Uptake in fruits and vegetables
Lead acetate[7]	2.3E+00	1.0E+01	X	o	o	
Mercury and compounds	1.8E+01	1.8E+02	site specific	X	o	
Molybdenum	3.8E+02	4.8E+03	site specific	X	X	
Nickel and compounds	1.6E+03	1.6E+04	site specific	X	X	Construction workers
Nickel subsulfide[7]	3.8E-01	1.1E+04	site specific	o	o	
Perchlorate[8]	pp[8]	pp[8]	X	o	o	
Selenium	3.8E+02	4.8E+03	site specific	X	X	
Silver and compounds	3.8E+02	4.8E+03	site specific	X	X	
Thallium and compounds	5.0E+00	6.3E+01	site specific	o	o	Ambient background
Vanadium and compounds	5.3E+02	6.7E+03	site specific	X	X	

Table 1. California Human Health Screening Levels for Soil And Comparison To Other Potential Environmental Concerns

Chemical	[1]Soil Human Health Screening Levels (mg/kg of dry soil)		[2]Other Potential Environmental Concerns Posed By Contaminated Soil			
	Residential Land Use	Commercial/ Industrial Land Use Only	[3]Leaching	[4]Ecotoxicity	[5]Nuisance/ Aesthetic Concerns	[6]Other
Zinc	2.3E+04	1.0E+05	site specific	X	X	

Notes:

1. Direct-exposure screening levels address human exposure to chemicals in soil via incidental ingestion, dermal absorption and inhalation of vapors and particulates emitted to outdoor air (refer to Appendix 1). Assumes impacted soil is situated at or near the ground surface or could be at some time in the future. Volatile chemicals not included at this time (refer to Section 2.5).
   "Residential Land Use" screening levels generally considered appropriate for other sensitive uses (e.g., day-care centers, hospitals, etc.).
   Commercial/industrial properties should be evaluated using both residential and commercial/industrial CHHSLs. A deed restriction that prohibits use of the property for sensitive purposes may be required at sites that are evaluated and/or remediated under a commercial/industrial land use scenario only.
   Carcinogens: CHHSLs based on target cancer risk of 10^{-6}. Cal/EPA cancer slope factors used when available.
   Noncarcinogens: CHHSLs based on target hazard quotient of 1.0.
   Calculation of cumulative risk may be required at sites where multiple contaminants with similar health effects are present (see Section 2.8).
   Residential and C/I soil CHHSLs for arsenic below background for most sites in California (0.07 mg/kg and 0.24 mg/kg, respectively - see Appendix 1). Use identified or anticipated background as screening level (see Section 2.7).
2. Environmental concerns in addition to direct exposure that may need to be considered in evaluation of contaminated soil. Based on a comparison of soil CHHSLs to soil screening levels for noted concerns compiled by the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB 2003). The need to address other environmental concerns must be evaluated separately in coordination with the lead regulatory agency (See Sections 1.4, 2.2 and Chapter 4).
   "X": Noted concern may outweigh direct-exposure risks at many sites and drive decisions for cleanup actions.
   "o": Potential concern but generally will be addressed if cleanup of contaminated soils to meet direct-exposure CHHSLs is carried out.
   "site specific": Potential concern, but evaluation as to whether this factor is a potential concern must be done on a site specific basis.
3. Leaching of chemicals from soil and subsequent impacts to groundwater. Soil ESLs consider of impacts to drinking water resources, re-emission of volatile chemicals from groundwater into overlying buildings and discharges of contaminated groundwater to surface water. Leaching of metals from soil should be evaluated on a site-specific basis, depending on the potential mobility of the metal species present. Laboratory-based leaching studies are generally preferred over model-derived screening levels.
4. Toxicity to terrestrial flora and fauna. Need to consider ecotoxicity concerns generally determined on a site-by-site basis.
5. Nuisance and gross contamination concerns address odors and aesthetic concerns as well as general resource degradation and presence of potentially mobile free product.
6. Other pertinent environmental concerns and considerations as determined on a site-specific basis.
   Health risk to construction workers may outweigh risk to residents or commercial/industrial workers for chemicals that are carcinogenic due to increased exposure to airborne dust particles and incidental ingestion of soil. Uptake of chemicals in edible fruits and vegetables from soil may need to be considered in some cases for noted chemicals.
7. These metal salts are significantly (greater than 10-fold) more toxic than the values for the metals in general. If it is known that this chemical was used at the site, the screening number for this chemical should be used instead of the screening number for the metal and its compounds.
8. Calculation of a screening number for the chemical has been postponed (pp) until the toxicity criterion currently being developed by OEHHA is published as a final document.
9. This screening number is above the Total Threshold Limit Concentration for lead of 1000 mg/kg, as defined in Title 22, California Code of Regulations. It is also above the US EPA Region IX PRG of 800 mg/kg.

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TABLE 2: California Human Health Screening Levels for Indoor Air and Soil Gas

Notes:
Always compare soil data for commercial/industrial sites to residential CHHSLs and evaluate need for formal land-use restrictions (see Section 2.10).

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Table 2. California Human Health Screening Levels for Indoor Air and Soil Gas

Chemical	[1]Indoor Air Human Health Screening Levels ($\mu g/m^3$)		[2]Shallow Soil Gas Human Health Screening Levels (Vapor Intrusion) ($\mu g/m^3$)	
	Residential Land Use	Commercial/ Industrial Land Use Only	Residential Land Use	Commercial/ Industrial Land Use Only
Benzene	8.40 E-02	1.41 E-01	3.62 E+01	1.22 E+02
Carbon Tetrachloride	5.79 E-02	9.73 E-02	2.51 E+01	8.46 E+01
1,2-Dichloroethane	1.16 E-01	1.95 E-01	4.96 E+01	1.67 E+02
cis-1,2-Dichloroethylene	3.65 E+01	5.11 E+01	1.59 E+04	4.44 E+04
trans-1,2-Dichloroethylene	7.30 E+01	1.02 E+02	3.19 E+04	8.87 E+04
Ethylbenzene	Postponed[3]	Postponed[3]	Postponed[3]	Postponed[3]
Mercury, elemental	9.40 E-02	1.31 E-01	4.45 E+01	1.25 E+02
Methyl tert-Butyl Ether	9.35 E+00	1.57 E+01	4.00 E+03	1.34 E+04
Naphthalene	7.20 E-02	1.20 E-01	3.19 E+01	1.06 E+02
Tetrachloroethylene	4.12 E-01	6.93 E-01	1.80 E+02	6.03 E+02
Tetraethyl Lead	3.65 E-04	5.11 E-04	2.06 E-01	5.78 E-01
Toluene	3.13 E+02	4.38 E+02	1.35 E+05	3.78 E+05
1,1,1-Trichloroethane	2.29 E+03	3.21 E+03	9.91 E+05	2.79 E+06
Trichloroethylene	1.22 E+00	2.04 E+00	5.28 E+02	1.77 E+03
Vinyl Chloride	3.11 E-02	5.24 E-02	1.33 E+01	4.48 E+01
m-Xylene	7.30 E+02	1.02 E+03	3.19 E+05	8.87 E+05
o-Xylene	7.30 E+02	1.02 E+03	3.15 E+05[4]	8.79 E+05[4]
p-Xylene	7.30 E+02	1.02 E+03	3.17 E+05	8.87 E+05

Reference: Appendix 1, OEHHA Target Indoor Air Concentrations and Soil-Gas Screening Numbers for Existing Buildings under Residential and Industrial/Commercial land uses.

Notes:

1. "Residential Land Use" screening levels generally considered adequate for other sensitive uses (e.g., day-care centers, hospitals, etc.). Commercial/industrial properties should be evaluated using both residential and commercial/industrial CHHSLs. A deed restriction that prohibits use of the property for sensitive purposes may be required at sites that are evaluated and/or remediated under a commercial/industrial land use scenario only.
Calculation of cumulative risk may be required at sites where multiple contaminants with similar health effects are present.
Carcinogens: CHHSLS based on target cancer risk of 10-6. Cal/EPA cancer slope factors used when available.
Noncarcinogens: CHHSLS based on target hazard quotient of 1.0.
2. Soil Gas: Screening levels based on soil gas data collected <1.5 meters (five feet) below a building foundation or the ground surface. Intended for evaluation of potential vapor intrusion into buildings and subsequent impacts to indoor-air. Soil gas data should be collected and evaluated at all sites with significant areas of VOC-impacted soil. Screening levels also apply to sites that overlie plumes of VOC-impacted groundwater.
3. Calculation of a screening number for the chemical has been postponed (pp) until the toxicity criterion currently being developed by OEHHA is published as a final document.
4. Representative Screening Numbers for mixed xylenes. The representative value for mixed xylenes is based on the calculated lowest one amongst the three isomers.

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Appendix 1: Human-Exposure-Based Screening Numbers Developed To Aid Estimation of Cleanup Costs for Contaminated Soil

OEHHA (November 2004)

(Revised January 2005)

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APPENDIX 2: Comparison of CHHSLs to Existing Screening Levels and Standards

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Comparison of CHHSLs to Existing Screening Levels and Standards

The U.S. Environmental Protection Agency Region IX office in San Francisco publishes "Preliminary Remediation Goals (PRGs)" for soil, drinking water and ambient air with a focus on risks to human health (USEPA 2004). The San Francisco Bay Area Regional Water Quality Control Board (SFBRWQCB) publishes Environmental Screening Levels (ESLs) for soil, groundwater, surface water and air that provide screening levels for other common environmental concerns as well (SFBRWQCB 2003).

Methods used by the USEPA and the SFBRWQCB to assess potential human exposure to contaminants in soil and air are very similar. The resulting screening levels are therefore almost identical. Similarities and differences between the CHHSLs and these suites of screening levels are summarized below. In addition, federal and state agencies publish screening levels or regulatory standards for hazardous waste that are sometimes confused with environmental screening levels. The applicability of these criteria to contaminated sites is also briefly described.

USEPA Region IX PRGs

The USEPA Region IX "Preliminary Remediation Goals" or "PRGs" address the direct exposure of residents and commercial workers to contaminants found in soil, drinking water and air (USEPA 2004). These PRGs may be found at http://www.epa.gov/region09/waste/sfund/prg/index.htm. Equations and assumptions used to develop the PRGs are consistent with the human health risk assessment guidance prepared by Cal/EPA, including the CalTOX model (Cal/EPA 1994a) and the *Preliminary Endangerment Assessment Guidance Manual* (Cal/EPA 1994b) and *Supplemental Guidance for Human Health Multimedia Risk Assessments of Hazardous Waste Sites and Permitted Facilities* (Cal/EPA 1996a).

The USEPA approach for developing the PRGs was adopted to develop the CHHSLs with minor modifications. The CHHSLs are an adjustment of soil and ambient air PRGs by using Cal/EPA-specific toxicity factors. For the majority of the chemicals listed, Cal/EPA toxicity factors are slightly more stringent or equal to those used by the USEPA to develop the PRGs. Some CHHSLs are significantly more restrictive.

A detailed discussion of the USEPA Region IX PRGs models is provided in Appendix 1. As discussed in the USEPA Region IX document, the PRGs are intended to address human direct-exposure with impacted soil and "...do not consider impact to groundwater or address ecological concerns" and cannot be used

as a stand-alone tool for the evaluation of contaminated sites (USEPA 2004). The same is true for the CHHSLs.

USEPA Soil Screening Levels

The USEPA Office of Emergency and Remedial Response document *Soil Screening Guidance: Technical Background Document* presents methodologies and related soil screening levels for evaluation of direct-exposure concerns, leaching of contaminants from soil and subsequent impacts to groundwater, uptake of contaminants into plants and the intrusion of volatile chemicals into buildings (USEPA 1996). Although subsequent guidance documents on specific topics have since been prepared by USEPA and other agencies (USEPA PRGs, USEPA vapor intrusion guidance document, etc.), the Soil Screening Guidance nonetheless provides a valuable resource for evaluation of these environmental concerns.

Soil screening levels for direct exposure concerns are based on USEPA toxicity factors and similar exposure models used to develop the USEPA Region IX PRGs and the Cal/EPA CHHSLs. Screening levels are presented for specific pathways (e.g., ingestion, inhalation of outdoor air, etc.), rather than for combined exposure routes as now presented in the PRGs and the CHHSLs. Dermal absorption was not considered in calculation of the direct-exposure screening levels. This pathway was included in calculation of the PRGs and CHHSLs, however. The ultimate difference in screening levels is in most cases minimal.

Soil screening levels for leaching concerns are based on a simplistic contaminant equilibrium partitioning model. The model uses USEPA maximum contaminant levels (MCLs) for drinking water as target groundwater impact goals. Generic dilution factors of "1" and "20" are presented for mixing of leachate in groundwater and subsequent dilution of contaminant concentrations. The leaching based soil screening levels are presented in the USEPA Region IX PRG document.

The Soil Screening Guidance model does not take into account fate and transport of leachate in the vadose zone and can be excessively conservative for highly volatile or highly sorptive chemicals or for use at sites where groundwater is greater than ten meters or more below the base of contaminated soil. The document also presents leaching based screening levels for inorganic (contaminants, primarily metals). Leaching of metals from soil is highly dependent on the actual specifies of the metal present and site-specific soil factors. Laboratory-based studies are generally preferable over model-based approaches for evaluation of leaching of metals and other inorganic chemicals from soil.

The uptake of contaminants in edible plants is briefly discussed in the Soil Screening Guidance document. Screening levels are presented for a limited number of inorganic contaminants. The report concludes that uptake of contaminants into plants may be of particular concern for arsenic and cadmium. With the exception of these compounds, the report notes that inorganic contaminants in soil are likely to be toxic to the plants themselves at levels far lower than would be of concern for uptake and consumption of the plants by humans. (DTSC also considers the uptake of lead in edible plants. Refer to Table 1 of the main document).

A brief discussion of the Johnson and Ettinger model for vapor intrusion from contaminated soils into buildings is provided in the Soil Screening Guidance document. Soil screening levels for this concern are not presented, however, due to concerns that the soil model significantly overestimates potential impacts to indoor air. The document instead recommends that soil gas data be used to evaluate this concern, although screening levels are likewise not provided. Soil gas CHHSLs presented in Table 2 of this document reflect more up-to-date USEPA methods for evaluation of vapor intrusion concerns (see Appendix 1). The USEPA is currently developing additional guidance on this subject.

SFBRWQCB Environmental Screening Levels (ESLs)

The SFBRWQCB ESLs are a compilation of screening levels specific for use at sites overseen by that agency in the San Francisco bay area for a number of different environmental concerns, including risk to human health. The July 2003 edition (updated February 2004) of the SFBRWQCB ESLs includes screening levels for the following exposure pathways and/or environmental concerns:

Soil:

- Protection of human health
- Direct/indirect exposure to impacted soil (ingestion, dermal absorption, inhalation of vapors and dust in outdoor air);
- Emission of subsurface vapors to building interiors;
- Protection of groundwater quality (leaching of chemicals from soil);
- Protection of terrestrial (nonhuman) biota;
- Protection against nuisance concerns (odors, etc.) and general resource degradation;

Indoor Air:

- Protection of human health;

Shallow Soil Gas:

- Emission of subsurface vapors to building indoor air.

Similar ESLs are also provided for the environmental media of groundwater and surface water. In the ESL document, soil screening levels for individual environmental concerns are compared and the lowest of these levels (i.e., the concentration of the chemical at which all other environmental concerns would likewise be addressed) is presented in the ESL summary lookup tables.

By comparison, the CHHSLs reflect a subset of the screening levels considered in the ESL document specific to human health concerns. CHHSLs were developed for the follow concerns only:

Soil:

- Direct/indirect exposure to impacted soil (nonvolatile chemicals only - ingestion, dermal absorption, inhalation of vapors and dust in outdoor air);

Indoor Air:

- Protection of human health;

Shallow Soil Gas:

- Emission of subsurface vapors to building indoor air.

For comparative purposes, the most current ESLs may be found at http://www.waterboards.ca.gov/sanfranciscobay/esl.htm. The soil direct exposure CHHSLs and ESLs for nonvolatile chemicals and soil gas CHHSLs and ESLs for volatile chemicals are essentially identical. Soil and indoor air ESLs for human health concerns were developed by incorporating Cal/EPA toxicity factors into the USEPA PRG models for direct exposure to contaminated soil and USEPA models for the intrusion of soil gas into buildings. Since this mimics the approach used to develop the CHHSLs, the resulting screening levels are very similar.

The primary difference is the assumption in the ESL soil and indoor air screening levels for human health that up to five chemicals with similar noncancer health effects may be present at a given site. This allows potential cumulative health risks to be conservatively taken into account at most sites without requiring that the screening levels be adjusted on a site-by-site basis (see Section 2.8). This was done by simply dividing the initial screening level based on a hazard quotient of 1.0 by a factor of five (adjusting the target Hazard Quotient to 0.2). Future editions of the ESL document will directly incorporate the Cal/EPA CHHSLs for soil and indoor air as part of that document, again adjusted to address cumulative risk concerns at a Tier 1 level.

Hazardous Waste Regulations

California Total Threshold Limit Concentrations (TTLC) criteria for solids and Soluble Threshold Limit Concentration (STLC) are used to determine whether a waste is a hazardous waste (Title 22, California Code of Regulations, section 66261.24(a)(2)(A) and (B)). If a waste is determined to be a hazardous waste, specific regulations and statues regarding the management, storage, transportation and disposal must be met.

In most cases, TTLC values exceed the most conservative environmental screening levels presented in this document. In the case of Endrin and DDT/DDE/DDD, however, the TTLC is somewhat lower than the screening levels for human health concerns. The TTLC for combined DDT/DDE/DDD is 1.0 mg/kg while the residential, direct-exposure soil screening for each compound ranges from 1.6 mg/kg to 2.3 mg/kg, for a sum of 5.5 mg/kg (see Table 1).

In practice, the extent of soil contaminated above 1.0 mg/kg versus 5.5 mg/kg total DDT/DDE/DDD may not be significant in the field following cleanup to the risk-based CHHSLs. However, it may be prudent to use TTLCs as final cleanup values for residential sites where the TTLC is less than cleanup values that were based on actual risk to human health and the environment. This may help to avoid potential future problems with soil management and disposal.

TSCA Cleanup Levels for PCBs

The treatment, storage and disposal of polychlorinated biphenyls (PCBs) are regulated under the federal Toxics Substance Control Act (TSCA), as described in 40 CFR Part 761 (revised 7/1/99), which is administered by the USEPA Toxics Section. If PCBs are found at a site, the regulation should be consulted to determine its applicability and to ensure that the appropriate notifications are provided to and approvals are obtained from USEPA (refer also to *Guidance on remedial Actions for Superfund Sites with PCB Contamination,* USEPA 1990). To obtain more information regarding regulations and guidance, the USEPA's PCB web page can be accessed at: http://www.epa.gov/opptintr/pcb/

Within each USEPA Region, the Regional Administrator has designated Regional PCB Coordinators to oversee the development of PCB efforts. The staff of the Region IX PCB Program is available to members of the regulated community and others who have questions concerning the manufacture, processing, distribution in commerce, use, cleanup, storage and disposal of PCBs and PCB articles. The Region IX PCB web page can be accessed at:
http://www.epa.gov/region09/toxic/pcb/index.html

USEPA Region IX staff can be contacted at:

U.S. EPA Region 9
Mail Code CMD-4-2
75 Hawthorne Street
San Francisco, CA 94105

Max Weintraub	415-947-4163	weintraub.max@epa.gov
Christopher Rollins	415-947-4166	rollins.christopher@epa.gov

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The Pennsylvania Integrated Pest Management Program /
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Asthma, Pests, and Pesticides

DRAFT

Asthma
Asthma is a long-term condition causing inflammation of the lung's airways. Symptoms of asthma include wheezing, coughing, feeling of tightness in the chest, difficulty breathing, and itching neck, throat and ears. While the causes of asthma are not fully understood, a combination of genetic susceptibility and environmental factors are involved. Although we cannot control our genetic make-up, we *can* help prevent asthma attacks by paying attention to the environmental conditions that irritate lungs and set off an attack.

Why be Concerned?
Approximately 20 million Americans have asthma and it is the most common chronic childhood disease – afflicting over 6 million children nationally and over 100,000 children in Southeastern Pennsylvania. In Philadelphia, the asthma rates among school-aged children are more than twice the rates for Pennsylvania and the nation as a whole. Asthma is the leading cause of school absences. Parents, in turn, must miss work to stay home with their sick children. In Philadelphia, 16,000 children visit emergency rooms each year. African-American and Hispanic/Latino children have asthma rates 2-3 times that of white children. A bad asthma attack can be fatal.

Asthma Triggers
Asthma attacks are usually started by exposure to certain substances called ***triggers***. Triggers are either allergens or lung irritants. Airborne allergens are substances such as pollen, animal dander, cigarette smoke, aerosols, or mold that cause an allergic reaction. Chemical lung irritants include pesticides, perfumes, air fresheners and household and industrial cleaning products. Repeated exposure to allergens or irritants, such as cockroach and/or mouse allergens, can "sensitize" people - making them more likely to experience allergic reactions. Awareness of asthma triggers can help you take steps to reduce them, and thereby preventing asthma symptoms or attacks.

Pests Trigger Asthma
Pests are unwanted creatures that invade our homes. Once they have gotten inside, some of these pests, notably, mice, rats and cockroaches, can contribute to an asthma attack. In fact, research is going on to determine whether or not these pests can actually cause asthma to develop.

The **single major factor** contributing to asthma in urban-dwelling children in the Northeastern US has been found to be **exposure to cockroach allergens**. Cockroaches shed skins, leave behind feces, and when cockroaches are dead, their bodies turn into dust – all things that can trigger an asthma attack. To make matters worse, when pesticide sprays or "bug bombs" are used to combat roaches, they can also irritate lungs and potentially cause an attack. Rodents, such as

rats and mice, can trigger asthma as well. These rodents shed dead skin cells and produce waste products that can trigger attacks if someone with asthma breathes them in.

Pesticides and Human Health
Pesticides are substances designed to kill, control or repel pests, including insects, rodents, weeds, and molds. The US Environmental Protection Agency lists pesticides as one of four environmental pollutants that may influence the induction and exacerbation of asthma symptoms. Pesticides do this by irritating the lungs as they are breathed in. In laboratory tests with animals, commonly used pesticides have been linked to cancer, birth defects, reproductive disorders, and neurological, kidney and liver damage. To be safe, it is important to limit children's exposures to toxins of all kinds, including pesticides.

What Can You Do to Safely Control Pests?
Integrated Pest Management (IPM) is an approach to pest control that focuses on *eliminating the root causes of pest problems* and *using the safest, most effective methods available* to get rid of active infestations. IPM prevents pest by using a combination of physical and chemical methods. Because **IPM focuses on prevention**, it is more effective than reactive, spray-based approach to pest control and reduces the need to use pesticides.

Pest Prevention
These methods are at the heart of an IPM program:

- **Keeping watch:** Certain areas of the house are more susceptible to pests such as the kitchen, basement or bathroom. Small sticky traps or glue boards can be used in these areas as an "early warning" system. The goal is to quickly find any pests and how they are getting in, *before* they become a big problem.
- **Prevent pest access:** Caulk the cracks and crevices pests may use to move or hide in. For larger holes, use stainless steel or copper mesh to plug the holes, and then use a silicone caulk to seal it. Pay special attention to areas where pipes and wires come in through the wall. Make sure to use window screens and that they are in good repair.
- **Prevent harborage:** Reduce clutter – get rid of the things you do not need such as old clothes, newspapers, magazines and cardboard boxes where pests can easily hide.
- **Prevent food sources:** Store food in plastic or glass containers with tight-fitting lids to prevent pests from eating it. Keep dirty dishes in soapy water so that pests cannot eat the scraps. Clean thoroughly, with particular attention to the floor under the refrigerator, stove/oven and other places where food crumbs and spills may be collecting. Remove and store pet foods in pest-proof containers at night. Use a trash can with a tight-fitting lid and empty regularly.
- **Prevent water sources:** Fix any water leaks, wipe up spills and remove pet's water dishes at night.

Physical Controls
Sticky traps for insects and snap-traps for rodents are safe and good tools for catching the occasional invader. Be sure they are placed correctly for maximum benefit. Roaches and rodents run along the wall in concealed spaces, so make sure the traps are flush with the wall. Snap traps should snap toward the wall.

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Chemical Controls: Less-Risky Pesticides
After using all of the above methods, you may need to consider using a pesticide. Try to select products that limit human exposures to the product. Aerosols, liquid sprays, mothballs or "bug bombs" all pose *more* risk of chemical exposure and cause lung irritation. Instead, look for pesticides in tamper-resistant bait stations or a "gel" formula. Boric acid dust can be used, if *carefully* puffed gently and in small amounts behind wall voids and socket covers to eliminate insects hiding behind these areas. Avoid spreading any kind of pesticidal dust in and around the rooms of the home.

Safety First!
ALWAYS read the entire label on any pesticide product before you buy and use them in your home. Ask yourself: does this product control the pest I have? Can I use this product without exposing myself and/or my family to the pesticide? If pesticides are stored in the home, store in a **locked** cabinet at least 4 feet up and out of the reach of children.
NEVER buy pesticides in unmarked containers or that do not have an EPA registration number on the container. These products are **illegal** and potentially very dangerous to your family.

Eliminating pests *safely* will help reduce the number one asthma trigger in the home!

For more information and assistance, contact:
www.paipm.org
The Pennsylvania Integrated Pest Management Program
Phone: (814) 863-8884
Philadelphia School & Community IPM Partnership
Phone: 215-471-2200 Ext. 109
Email: pscip@psu.edu

SAFER PEST CONTROL PROJECT This fact sheet adapted from the original by Safer Pest Control Project
www.spcpweb.org

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Curr Opin Allergy Clin Immunol. 2011 Apr;11(2):90-6.

Pesticides and asthma.

Hernández AF, Parrón T, Alarcón R.

University of Granada School of Medicine, Granada, Spain. ajerez@ugr.es

Abstract

PURPOSE OF REVIEW: Several clinical and epidemiological studies have reported an association between exposure to pesticides, bronchial hyper-reactivity and asthma symptoms. This article reviews the mechanistic evidence lending support to the concept that either acute or chronic low-level inhalation of pesticides may trigger asthma attacks, exacerbate asthma or increase the risk of developing asthma.

RECENT FINDINGS: Pesticide aerosols or gases, like other respiratory irritants, can lead to asthma through interaction with functional irritant receptors in the airway and promoting neurogenic inflammation. Cross-talk between airway nerves and inflammatory cells helps to maintain chronic inflammation that eventually damages the bronchial epithelium. Certain organophosphorus insecticides cause airway hyper-reactivity via a common mechanism of disrupting negative feedback control of cholinergic regulation in the lungs. These pesticides may interact synergistically with allergen sensitization rendering individuals more susceptible for developing asthma.

SUMMARY: Many pesticides are sensitizers or irritants capable of directly damaging the bronchial mucosa, thus making the airway very sensitive to allergens or other stimuli. However, most pesticides are weakly immunogenic so that their potential to sensitize airways in exposed populations is limited. Pesticides may increase the risk of developing asthma, exacerbate a previous asthmatic condition or even trigger asthma attacks by increasing bronchial hyper-responsiveness.

PMID: 21368619 [PubMed - indexed for MEDLINE]

Publication Types, MeSH Terms, Substances

LinkOut - more resources

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Strategic Plan for Asthma in California

2008–2012

February 2008

CDPH California Department of PublicHealth

Item No. E.6

d. Asthma management strategies that lead to a reduction in asthma morbidity and mortality.

e. Identification, translation, and implementation of evidence-based best practices in health care service delivery, at the levels of the individual practitioner, group practice and insurance plan.

2.4.2. CDPH will convene an asthma research symposium every two years to summarize recent important research findings, to assess their implications and to address current interests, and research questions as suggested by stakeholders. The symposium will provide an opportunity to track etiologic research and foster communication among researchers to increase the chances of crosscutting research (Figure 5. Possible Research Areas for Future Research Symposia).

Sample Performance Indicator

An asthma research symposium is convened every two years starting in 2008.

2.5. Policy regarding asthma in California will be informed by analysis and interpretation of data.

2.5.1. The determination of priority data to be collected will be guided by both availability and the need for developing and evaluating specific policies and interventions.

2.5.2. Data analysis, reports, and key findings will be disseminated to policy makers, health care providers, employers, community based organizations and the public.

2.5.3. Data will be identified, analyzed, and interpreted to support policy development for goals 1–5 of this *Plan*.

2.5.4. When data is limited or unavailable, expert opinion and the best available evidence will be used to assess policy proposals and to guide policy development.

Sample Performance Indicator

Data is considered in policy decisions and policy is considered in setting data priorities.

Figure 4. Potential Indoor and Outdoor Research Areas

- Research related to air pollution (e.g., traffic and industrial facilities); link data from the Air Resources Board and the Air Quality Management Districts.
- Research on the pathways, drift patterns, and exposure levels of second hand smoke and the health effects associated with this trigger in multi-unit housing settings.
- Research on the connections between global warming, air pollution, and asthma.
- Research on specific asthma triggers, sensitizers, and irritants such as cleaning chemicals, pesticides, pollens, landscaping practices, and fragrances.

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MORENO VALLEY: Officials seek comments on ProLogis project

BY LORA HINES
STAFF WRITER
lhines@pe.com

Published: 26 July 2012 07:45 PM

Text Size

Public comments are being accepted on a draft environmental impact report for a proposed 2.2 million square-foot warehouse project in Moreno Valley that officials began discussing about five years ago.

City planning officials recently released the report for the proposed ProLogis Eucalyptus Industrial Park Project, which would consist of six warehouses south of Highway 60 and east of the Moreno Valley Auto Mall. Residents, state and local agencies and community and environmental groups have until Sept. 4 to submit comments on the report.

ProLogis, a San Francisco-based international warehouse developer, bought more than 125 acres in the 28000 block of Eucalyptus Avenue more than five years ago. Almost all of it will be used for the project, which will require amendments to the city's general plan and zoning requirements.

When it was initially proposed, ProLogis officials estimated the project could cost as much as $150 million to develop and would create between 1,000 and 1,500 jobs. No one from the corporation could be reached Thursday, July 26, to offer a cost or job update or comment on the project.

According to the draft environmental impact report, the poor economy in 2008 stalled the project. ProLogis recently decided to pursue the process, the report states.

City planning official John Terell said there is nothing unusual about the project or its potential impacts that have delayed it.

In March 2008, city planning officials received 25 responses from state and local agencies, residents and environmental groups about concerns with the proposed project, including increased traffic, pollution and its proximity to schools.

The report states the project could affect areas such as air and water quality, animal habitat, Native American prehistoric sites, drainage and traffic.

Resident Marti Orth was among those who submitted comment about the proposed project in 2008. She said she is as opposed to it now as she was then, but she believes her opinion will have little effect on the City Council, which will decide whether to approve the project later this year.

"I think it's a forgone conclusion," said Orth, a resident of more than 40 years. "First, decisions are made. Then they ask for opinions."

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Paralegal
Submit letter of interest, resume, and 3 references to: HRManager@icls.org
CLICK HERE ›

Moreno Valley Headlines

MORENO VALLEY: Prison time, payback for Sutton

MORENO VALLEY: Home invasion slaying has four defendants

MORENO VALLEY: Proposed Harbor Freight project moves forward

MORENO VALLEY: City spending nearly $2 million for surveillance cameras

Today's Poll What's this?

Beaumont is reducing the number of cats residents are allowed to have at home without getting a cattery license, from nine to four. How many cats do you have at home?

- Zero
- One
- Two
- 3-4
- 5-9
- 10 or more
- No comment

Submit

Photos

INLAND EMPIRE: Rain cells hit inland counties

NORCO: Mounted Posse/Professional Rodeo

ANAHEIM: Harvest Crusades

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Moreno Valley storm cleanup
Published: Friday, August 31, 2012
Category: News & Politics

Rains block Moreno Valley road
Published: Thursday, August 30, 2012
Category: News & Politics

Star scores
Published: Thursday, August 30, 2012
Category: Education

CRIME BLOTTER: $10,000 reward offered in shooting death of Ashanti Hassan
Published: Thursday, August 30, 2012
Category: News & Politics

Community College Students Fighting for Classes
Published: Thursday, August 30, 2012
Category: News & Politics

On Wednesday, July 25, city manager Henry Garcia told hundreds of Inland area officials and business owners that warehouse development and health care will be Moreno Valley's job growth focus areas because they have the most potential to employ the city's primarily blue-collar workforce.

Orth said residents have little reason to believe that the proposed project will bring as many jobs as officials claimed because the Skechers warehouse didn't.

"I don't know why (ProLogis) would be any better," she said.

Skechers had employed about 1,000 people in five smaller warehouses in Ontario before consolidating and moving to Moreno Valley. Moreno Valley officials and project supporters promised that Skechers warehouse would bring more than 1,000 jobs. It employs about 600 people.

City officials have said they expect the number of employees to increase as the economy improves.

Comments about the ProLogis project are to be sent to associate city planner Jeff Bradshaw, Moreno Valley Planning Division, 14177 Frederick St., Moreno Valley 92553 or send e-mail to jeffreyb@moval.org.

Comments

PE.com is now using Facebook Comments. Comments are subject to Facebook's Privacy Policy and Terms of Service on data use. If you don't want your comment to appear on Facebook, uncheck the 'Post to Facebook' box. To find out more, read the FAQ.

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EPA Brownfields Grants, CERCLA Liability, and All Appropriate Inquiries

To be eligible for an EPA brownfields grant to address contamination at brownfields properties, eligible entities must demonstrate that they are not liable under CERCLA for the contamination at the site. Accordingly, eligible entities who may be considered "potentially responsible parties" under CERCLA must demonstrate they meet one of the liability protections or defenses set forth in CERCLA by establishing that they are (1) an innocent landowner, (2) a contiguous property owner, (3) a bona fide prospective purchaser, or (4) a government entity that acquired the property involuntarily through bankruptcy, tax delinquency, or abandonment, or by exercising its power of eminent domain.

To claim protection from liability as an innocent landowner, contiguous property owner, or bona fide prospective purchaser, property owners, including state and local governments, must conduct all appropriate inquiries prior to acquiring the property.

What is CERCLA?

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), also known as "Superfund," was established to address abandoned hazardous waste sites. Among other things, CERCLA establishes a liability scheme for determining who can be held accountable for releases of hazardous substances. CERCLA also establishes the authority for EPA's Brownfields Program and sets forth which entities and properties are eligible for brownfields grants.

Can state and local governments be found liable for contamination at brownfields?

Yes. Under CERCLA, persons (including state and local governments) can be liable by virtue of property ownership, or by virtue of their actions with respect to a particular site. For sites from which there is a release or threatened release of hazardous substances, the categories of "potentially responsible parties" include any person or party who:

- Currently owns or operates the property, or owned or operated the property at the time of disposal of hazardous substances;
- Arranged for hazardous substances to be disposed of or transported to the site for disposal; or
- Transported hazardous substances to the site.

Applicants should note that CERCLA employs a "strict liability" scheme—that means it is without regard to fault. Accordingly, a person who owns a property from which there is a release of hazardous substances can be held liable just by virtue of ownership.

If I am applying for a brownfields grant, do I have to worry about CERCLA liability?

Yes. Brownfields grantees are prohibited from using grant money to pay response costs at a brownfield site for which the grantee is potentially liable under CERCLA.

Therefore, all brownfields grantees who may be potentially liable at the site for which they are seeking funds must demonstrate that they are not liable for the contamination that will be addressed by the grant, subgrant, or loan. Applicants who own or operate the property for which they are seeking funding, or who may have owned or operated the property at the time of disposal of hazardous substances, must demonstrate they fall within one of the liability protections.

Cleanup grant applicants in particular should take note of this prohibition. Because cleanup grantees are required to own a site to receive brownfields funding—and because owners of contaminated property are liable under CERCLA—cleanup grant applicants ***must*** demonstrate they meet one of the liability protections described above. Some grant applicants who do not own the property for which they are seeking funding, or who are not seeking site-specific grant funds, may not fall within one of the categories of "potentially responsible parties," and thus may not have to demonstrate they meet a liability protection.

Please contact your Regional Brownfields representative if you are not sure whether you will need to demonstrate a liability protection to be eligible for a grant.

Who may be protected from liability under CERCLA?

The CERCLA statute provides protection from liability for certain parties, provided they comply with specific criteria outlined in the statute. Parties provided protection from CERCLA liability include:

- Innocent landowners (CERCLA §101(35)(A))
- Contiguous property owners (CERCLA §107(q))
- Bona fide prospective purchasers (CERCLA §§101(40) and 107(r))
- Units of state or local government that acquire ownership or control involuntarily through bankruptcy, tax delinquency, or abandonment (CERCLA §101(20)(D))

Government entities that acquire property by eminent domain (CERCLA §101(35)(A)(ii))

- Not be affiliated with any liable party through any familial relationship or any contractual, corporate or financial relationship (other than a relationship created by the instrument by which title to the property is conveyed or financed).

NOTE: Property acquisition includes properties acquired by gifts and zero price transactions.

How can a state or local government demonstrate that it is not liable for contamination at a brownfield?

All state and local governments that may be potentially liable at a site for which they are applying for funding (including site-specific assessment grants, cleanup grants, or subgrants or loans from revolving loan funds), ***must*** demonstrate that they qualify for one of the CERCLA liability protections. All non-profit entities applying for brownfields cleanup grants also must make this demonstration.

Eastern Manufacturer Brewer, Maine, prior to cleanup (above) and after (right)

What are the conditions for attaining liability protection under CERCLA?

To be eligible for liability protection under CERCLA as an innocent landowner, contiguous property owner or bona fide prospective purchaser, prospective property owners must:

- Conduct All Appropriate Inquiries in compliance with 40 CFR Part 312, prior to acquiring the property;
- Comply with all Continuing Obligations after acquiring the property. (CERCLA §§101(40)(C – G) and §§107(q)(A)(iii – viii)); and

To demonstrate that it qualifies as an innocent landowner, contiguous landowner, or bona fide prospective purchaser, the applicant must:

- Conduct All Appropriate Inquires prior to acquiring the property, ***and***
- Comply with all Continuing Obligations after acquiring the property.

State and local governments that acquired a property involuntarily through bankruptcy, tax delinquency, or abandonment, or by exercising their power of eminent domain, do not have

to conduct all appropriate inquiries prior to acquiring the property, but must exercise "due care" after acquiring the property (CERCLA §101(35)(A) and §§107(b)(3)(a – b)). [Note: One threshold criteria for applicants seeking cleanup grant funding is that a Phase I must be conducted prior to application submission. Accordingly, although state and local governments that acquired property involuntarily are not required to conduct all appropriate inquiries for purposes of establishing a liability protection, they may have to conduct all appropriate inquiries anyway to be eligible for a cleanup grant.]

What is "All Appropriate Inquiries"?

"All Appropriate Inquiries," or AAI is the process of conducting due diligence or a Phase I Environmental Site Assessment to determine prior uses and ownership of a property and assess conditions at the property that may be indicative of releases or threatened releases of hazardous substances at, on, in, or to the property.

The standards and practices established as comprising "All Appropriate Inquiries" are set forth in regulations promulgated at 40 CFR Part 312.

EPA recognizes two ASTM International Standards as compliant with the AAI requirements: ASTM E1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and E2247-08 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property."

When must All Appropriate Inquiries be conducted?

- All Appropriate Inquiries must be conducted or updated within one year ***prior to acquiring ownership of a property.***
- Certain aspects or provisions of All Appropriate Inquiries (i.e., interviews of current and past owners, the review of government records, the on-site visual inspection, and searches for environmental cleanup liens) must be conducted or updated ***within 180 days prior to acquiring ownership of a property.***

Who can perform All Appropriate Inquiries?

The individual who supervises or oversees the conduct of the AAI investigation and signs the final report required in the AAI regulation must meet the definition of an "Environmental Professional" provided in the AAI Final Rule (40 CFR §312.10).

A person that does not qualify as an "Environmental Professional" as defined in 40 CFR §312.10, may assist in the conduct of the investigation if he or she is under the responsible charge of a person meeting the definition.

What are "Continuing Obligations?"

After acquiring a property, to maintain the liability protections, landowners must comply with "continuing obligations" during their property ownership. The continuing obligations include:

1. Provide all legally required notices with respect to the discovery or release of a hazardous substance;
2. Exercise appropriate care with respect to the hazardous substances by taking reasonable steps to stop or prevent continuing or threatened future releases and exposures, and prevent or limit human and environmental exposure to previous releases;
3. Provide full cooperation, assistance, and access to persons authorized to conduct response actions or natural resource restoration;
4. Comply with land use restrictions and not impede the effectiveness of institutional controls; and
5. Comply with information requests and subpoenas.

Where can I get additional information?

For general information, see the EPA Brownfields website at: **www.epa.gov/brownfields**

For more information on the AAI requirements, see: **http://www.epa.gov/brownfields/regneg.htm**

For more information on continuing obligations, see:
http://www.epa.gov/compliance/resources/policies/cleanup/superfund/common-elem-guide.pdf

Contact Patricia Overmeyer at: **Overmeyer.patricia@epa.gov**

Brownfields Fact Sheet
EPA Brownfields Grants, CERCLA Liability, and All Appropriate Inquiries

Solid Waste and Emergency Response (5105)

EPA 560-F-09-026
April 2009
www.epa.gov/brownfields

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COUNTY OF RIVERSIDE COMMUNITY HEALTH AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

Underground Storage Tank Closure Application and Permit

A permit will be issued for closure or abandonment in place of UST when a work plan is submitted. In addition to this permit, all applicable permits required by the local fire department, building department, and the Air Quality Management District must be obtained and should be available for review at the closure site. **A WORK PLAN MUST BE SUBMITTED TO OBTAIN A PERMIT**. All tank closures must, at a minimum, comply with the California Underground Storage Tank Regulations and the appropriate section of the California Health and Safety Code.

_____ _____
FACILITY NUMBER **PLAN CHECK NUMBER**

NAME OF FACILITY	ADDRESS OF FACILITY	CITY	ZIP	PHONE NUMBER
NAME OF OWNER/OPERATOR	ADDRESS OWNER/OPERATOR	CITY	ZIP	PHONE NUMBER
NAME OF CONTRACTOR/APPLICANT	ADDRESS CONTRACTOR/APPLICANT	CITY	ZIP	PHONE NUMBER
CONTRACTOR'S LICENSE TYPE AND NUMBER (Including Hazardous Materials Certification)				

ANSWER THE FOLLOWING QUESTIONS DESCRIBING THE TANK(S) TO BE CLOSED OR ABANDONED. IF YOU HAVE MORE THAN FOUR (4) TANKS, PROVIDE INFORMATION ON AN ADDITIONAL FORM.

TANK INFORMATION:	TANK 1		TANK 2		TANK 3		TANK 4	
SINGLE/DOUBLE WALLED TANK/AGE								
SIZE OF TANK/TANK MATERIAL								
SUBSTANCE STORED/ SUSPECTED OF LEAKING								

CIRCLE THE METHOD OF CLOSURE: **REMOVAL** **ABANDONMENT IN PLACE** **TEMPORARY CLOSURE**

UNDERGROUND TANK CLOSURE INSPECTIONS MUST BE SCHEDULED AT LEAST FIVE (5) BUSINESS DAYS IN ADVANCE.

RIVERSIDE (951) 358-5055 INDIO (760) 863-8976 HEMET (951) 766-6524

CONTRACTOR/APPLICANT SIGNATURE:_____ DATE: _____

PERMIT APPROVED BY **(Ensure Workplan is Attached)** :_____ DATE: _____

Please Make Your Check Payable To The County Of Riverside

AMOUNT ATTACHED $_____ TRANSACTION/OCR NO._____ CHECK NO._____

WORK PLAN SUBMITTED_____

****THIS PERMIT FOR CLOSURE IS VALID FOR 90 DAYS FROM THE DATE OF ISSUE.**

DOH-HEH-008 (Rev. 03/04)

Item No. E.6

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UNDERGROUND STORAGE TANK GUIDELINES TO CLOSURE BY REMOVAL

NOTE: This Division strongly urges applicants to contact the local Fire Department Jurisdiction prior to the removal of any Underground Storage Tank (UST) as local fire restrictions may be more stringent.

A. General Information

1. A completed permit application must be submitted to the Division. Permit fees for UST closure are required.

2. The State Contractors License Board requires contractors who install or remove USTs and piping to have the **Hazardous Substance Certification** and one of the following licenses: General Engineering "A"; Limited Specialty C-61/D-40 for UST's and pipelines; Pipeline Contractor C-34 for pipelines only; or General Building "B" (limited).

3. It is the responsibility of the UST owner or duly authorized representative, to notify other governmental agencies that may have applicable permit requirements. This includes, but is not limited to, the following: Local Fire Agency; Local Building Department; and Air Quality Management District (AQMD).

4. Between cessation of use/storage and the actual closure, monitoring shall be continued as required by the operating permit.

5. **The permitted (i.e. UST owner, contractor) shall be responsible for site safety.**

B. Closure Requirements

1. A completed UST closure application and four (4) copies of a UST removal work plan must be submitted and applicable closure fees paid. A closure permit, valid for ninety (90) days, will be issued upon **RECEIPT** of the work plan. If closure is not completed within ninety (90) day, the closure permit shall expire. Additional fees will be assessed for a new closure permit.

2. A UST closure inspection must be scheduled with the Division at least **FIVE (5) WORKING DAYS IN ADVANCE** of the proposed closure.

3. All liquids, solids, and sludge shall be removed and handled according to the provisions of Chapter 6.5, Division 20 of the Health and Safety Code and Title 22, Chapter 32, Section 67383.1 of the California Code of Regulations. The UST shall be properly cleaned, which usually requires the pressure washing/rinsing of the UST and removal of the contents via a vacuum type pump system that is designed to safely handle flammable liquids. The Division can provide a list of licensed hazardous waste haulers/tank rinsing companies.

4. Flammable vapors must be purged from the UST and the UST must be inerted to prevent an explosion or fire. The Division must verify LEL is ‹ 10% prior to the inerting of the UST with 22.2 lbs. of dry ice per 1,000 gallons of UST capacity. The UST must then promptly be removed and transported to its final destination accompanied by the UST Closure Certification Form. The local fire and AQMD regulations may be more restrictive.

5. All associated piping must be removed. Product or residue spillage must be prevented.

6. Proper UST disposal documentation, in accordance with the requirements of Chapter 6.5, Division 20 of the Health and Safety Code, shall be provided to the Division.

7. Applicant must demonstrate to the satisfaction of the Division whether or not an unauthorized release has occurred. Demonstration will be based upon results of soil/water samples obtained during UST closure activities.

8. The sample analysis must be performed by a California state certified laboratory. The sample analysis, along with the Division Sample Receipt form and a chain of custody must be received by the Division within thirty (30) days.

9. Soil samples shall be taken below the UST/piping system at the time of UST removal. At a minimum, samples are required 2' (feet) and 6' (feet) below the fill end of the tank, with a separate 2' sample taken at the opposite end of the tank. A separate sample for each 20 lineal feet of piping and at each dispenser shall be taken. (It is strongly recommended that 6' samples be taken at each piping and dispenser sampling location.) Division personnel may require additional sampling.

10. The soil samples shall be analyzed for all constituents of the previously stored hazardous substances and their breakdown constituents or transformation products according to the Table titled "Laboratory Analysis for Samples Collected at UST Sites".

11. The Division will evaluate all sample results and determine if any further corrective action is required.

12. The detection limit, in accordance with the table titled "Laboratory Analysis for Samples Collected at UST Sites", shall be reported to the Division in accordance with Article 5 of the California Underground Storage Tank Regulations, Title 23, Division 3, Chapter 16, California Code of Regulations.

C. Work Plan Guidelines

1. A work plan must be submitted (with permit application) to the Division prior to UST removal.

2. The work plan should include the following information:
   - A. Site Description: the physical address along with a site plot plan.
   - B. On-Site Security: indicate who will be on site (what agencies, contractors, etc.), and how site security will be maintained.
   - C. Contacts: Indicate the responsible party's name and phone number, contractor's name and phone number.
   - D. Treatment of USTs prior to removal--indicate the following:
     1) How the USTs will be cleaned. Indicate name and credential of certified UST cleaner, as well as final destination of rinsate.
     2) How you will inert the UST. Indicate the quantity of dry ice to be used, and that it will not be placed into the UST until the Division representative is on site.
     3) If the USTs are to be saw cut. If so, this needs to be detailed.
     4) Destination of UST—indicate where the USTs are going and how they will be transported. All openings in the UST shall be plugged, except for a 1/8" inch vent hole.
     5) Air/vapor monitoring—type of monitoring equipment to be used and date of last calibration.

E. Depth to groundwater: region specific. If tank is in ground water, indicate safety precautions that will be taken.

F. Equipment to be used on site:
   1) Heavy equipment: indicate the type of equipment to be used to physically remove the USTs from the excavation. Ensure the equipment is rated to handle the weight of the UST.
   2) Sampling: indicate the type of equipment to be used to gather the soil/water samples. Ensure equipment is able to reach at least 6' below the bottom of the UST, piping, and dispensers. Indicate the type of container that will be used to hold the samples. Demonstrate how contamination of samples is to be avoided. Provide the name of the California certified lab that will be analyzing the samples. Indicate when the samples will be analyzed and how you will hold the samples in the interim. Ensure a chain of custody accompanies the samples to the lab.

G. Excavation status: indicate the disposition of the excavation upon removal of the tank (i.e. open and fenced, backfilled with new and excavated soil, etc.)

H. Safety—indicate the following:
   1) The type of personal protective equipment to be required for all persons on site.
   2) The safety items that will be available on site (fire extinguisher, first aid, etc.).
   3) The nearest emergency medical facility to be used in the event of an accident or emergency.
   4) That all tools to be used to clean the exterior of the tank will be non-sparking. Give examples and be specific.
   5) Whether shoring is necessary/required.
   6) The person who will be responsible for safety (Safety Officer).
   7) The presence of any overhead hazards (electrical lines, etc.). Indicate how the hazard will be addressed/mitigated.
   8) The presence of any underground hazards (gas pipes, sewer lines, water mains, etc.) and how the hazard will be addressed/mitigated.

NOTE: THIS DOCUMENT IS FOR GUIDANCE ONLY AND IS NOT INTENDED TO SUPERSEDE ANY SAFETY OR OTHER LEGAL REQUIREMENTS. OWNER / CONTRACTOR RETAINS ALL RESPONSIBILITY ASSOCIATED WITH ACTIVITIES SURROUNDING THE SAFE AND LEGAL REMOVAL OF THE TANK(S).

Revised 8/06

Corona
2275 S Main St Suite 204
(951) 273-9143
Fax (951) 520-8319

Hemet
800 S. Sanderson
(951) 766-6524
Fax (951) 791-1778

Indio
47-950 Arabia St Suite A
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Fax (760) 863-8303

Riverside
4065 County Cir
(951) 358-5055
Fax (951) 358-5017

Department Web Site – www.rivcoeh.org

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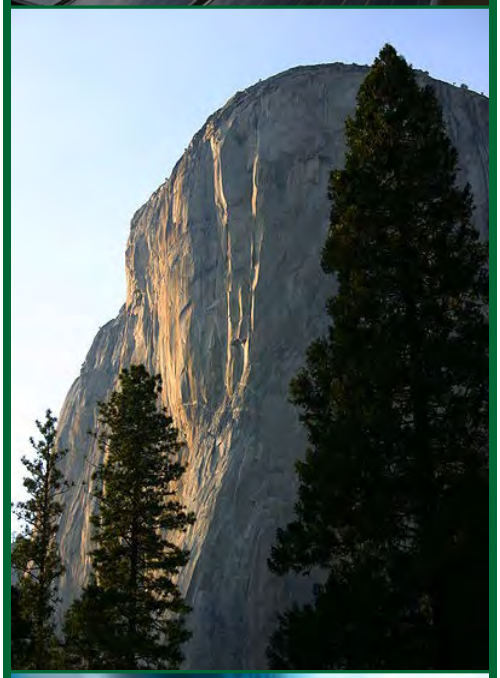
CAPCOA

CALIFORNIA AIR POLLUTION CONTROL OFFICERS ASSOCIATION



Quantifying Greenhouse Gas Mitigation Measures

A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures

August, 2010

Item No. E.6

Quantifying Greenhouse Gas Mitigation Measures

A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures

August, 2010

California Air Pollution Control Officers Association

with

Northeast States for Coordinated Air Use Management

National Association of Clean Air Agencies

Environ

Fehr & Peers

the land types. A third way to increase sequestration is by planting new trees on either developed or undeveloped land.

The increase in carbon sequestration capacity is determined by calculating the total sequestration capacity of converted land, new vegetated land and trees; and then subtracting the combined capacity of vegetated land or trees that are removed. Carbon sequestration capacities for different land types (e.g. cropland, forest land) and for different tree species classes are available from IPCC guidelines, and summarized in Table E-2, in Appendix E.

Construction Equipment

Construction equipment typically uses diesel fuel and releases emissions based on the amount of fuel combusted and emission factor of the equipment. Emissions can be reduced by using equipment that emits fewer pollutants for the same amount of work.

This is typically equipment powered through grid electricity or hybrid technology. The exclusive use of grid electricity eliminates the diesel emissions at the site but would increase indirect electricity emissions. However, grid-based emissions are typically small compared to the emissions from the diesel-fueled equipment (depending on the source of grid power). Hybrid-powered equipment would decrease but not completely eliminate fuel use. The electricity for hybrid equipment is self-generated unless the equipment has plug-in capability, so it would not increase grid-based electrical generation and the associated emissions there.

The emissions reductions in this category are determined by finding the difference between the estimated mitigation emissions and the baseline emissions for construction equipment. Emissions for the mitigated scenario may consist of direct emissions from combustion fuel use, and/or indirect emissions from grid electricity. These would be calculated using resources described previously, such as the OFFROAD database and literature-based methodologies and values.

Transportation

Transportation emissions can be reduced by improving the emissions profile of the vehicle fleet that travels the roads, or by reducing the vehicle miles traveled by the fleet. The majority of the measures quantified for this report focus on the reduction of VMT. This can be accomplished by optimizing the location and types of land uses in the project and its immediate vicinity, and by site enhancements to roads, and to bike and pedestrian networks to encourage the use of alternative modes of transportation. Mode shifts are also encouraged by implementing parking policies, transit system improvements, and trip reduction coordination or incentive programs.

8.1.4 Institute a Heavy-Duty Off-Road Vehicle Plan

Range of Effectiveness:

Not applicable on its own. This measure ensures compliances with other mitigation measures.

Measure Description:

The Project Applicant should provide a detailed plan that discusses a construction vehicle inventory tracking system to ensure compliances with construction mitigation measures. The system should include strategies such as requiring hour meters on equipment, documenting the serial number, horsepower, manufacture age, fuel, etc. of all onsite equipment and daily logging of the operating hours of the equipment.

Measure Applicability:

- This measure ensures compliances with other mitigation measures.
- Construction vehicles.

Preferred Literature:

None

Alternative Literature:

None

Literature References:

None

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http://www.epa.gov/oaqps001/greenbk/ancl.html
Last updated on Friday, July 20, 2012

Green Book

You are here: EPA Home Green Book Currently Designated Nonattainment Areas for All Criteria Pollutants

Currently Designated Nonattainment Areas for All Criteria Pollutants

As of July 20, 2012
Listed by State, County then Pollutant
View Notes

State, County, Pollutant, * Part County	NAA, NAA Area Name - Classification
ALABAMA	
Jackson Co	
PM-2.5 1997	* Chattanooga, AL-TN-GA - (Nonattainment)
Jefferson Co	
PM-2.5 1997	Birmingham, AL - (Nonattainment)
PM-2.5 2006	Birmingham, AL - (Nonattainment)
Pike Co	
Lead 2008	* Troy, AL - (Nonattainment)
Shelby Co	
PM-2.5 1997	Birmingham, AL - (Nonattainment)
PM-2.5 2006	Birmingham, AL - (Nonattainment)
Walker Co	
PM-2.5 1997	* Birmingham, AL - (Nonattainment)
PM-2.5 2006	* Birmingham, AL - (Nonattainment)

State, County, Pollutant, * Part County	NAA, NAA Area Name - Classification
ALASKA	
Anchorage Municipality	
PM-10	* Eagle River, AK - (Moderate)
Fairbanks North Star Borough	
PM-2.5 2006	* Fairbanks, AK - (Nonattainment)
Juneau City and Borough	
PM-10	* Juneau, AK - (Moderate)

State, County, Pollutant, * Part County	NAA, NAA Area Name - Classification
ARIZONA	
Cochise Co	
PM-10	* Paul Spur/Douglas (Cochise County), AZ - (Moderate)
Gila Co	
PM-10	* Hayden AZ - (Moderate)
PM-10	* Miami, AZ - (Moderate)
Maricopa Co	
8-Hr Ozone 1997	* Phoenix-Mesa, AZ - (Marginal)
PM-10	* Phoenix, AZ - (Serious)

8-Hr Ozone 2008	* Phoenix-Mesa, AZ - (Marginal)
Pima Co	
PM-10	* Ajo (Pima County), AZ - (Moderate)
PM-10	* Rillito, AZ - (Moderate)
Pinal Co	
8-Hr Ozone 1997	* Phoenix-Mesa, AZ - (Marginal)
PM-10	* Hayden AZ - (Moderate)
PM-10	* Phoenix, AZ - (Serious)
PM-10	* West Pinal, AZ - (Moderate)
PM-2.5 2006	* West Central Pinal, AZ - (Nonattainment)
SO2	* Hayden (Pinal County), AZ - (Primary)
8-Hr Ozone 2008	* Phoenix-Mesa, AZ - (Marginal)
Santa Cruz Co	
PM-10	* Nogales, AZ - (Moderate)
PM-2.5 2006	* Nogales, AZ - (Nonattainment)
Yuma Co	
PM-10	* Yuma, AZ - (Moderate)

State, County, Pollutant, * Part County NAA, NAA Area Name - Classification	Standard

ARKANSAS

Crittenden Co	
8-Hr Ozone 2008	Memphis, TN-MS-AR - (Marginal)

State, County, Pollutant, * Part County NAA, NAA Area Name - Classification	Standard

CALIFORNIA

Alameda Co	
8-Hr Ozone 1997	San Francisco Bay Area, CA - (Marginal)
PM-2.5 2006	San Francisco Bay Area, CA - (Nonattainment)
8-Hr Ozone 2008	San Francisco Bay Area, CA - (Marginal)
Amador Co	
8-Hr Ozone 1997	Amador and Calaveras Cos (Central Mtn), CA - (Moderate)
Areas of Indian Country	
8-Hr Ozone 2008	Morongo Band of Mission Indians - (Serious)
8-Hr Ozone 2008	Pechanga Band of Luiseno Mission Indians of the Pechanga Reservation - (Moderate)
Butte Co	
8-Hr Ozone 1997	Chico, CA - (Marginal)
PM-2.5 2006	* Chico, CA - (Nonattainment)
8-Hr Ozone 2008	Chico (Butte County), CA - (Marginal)
Calaveras Co	
8-Hr Ozone 1997	Amador and Calaveras Cos (Central Mtn), CA - (Moderate)

8-Hr Ozone 2008	Calaveras County, CA - (Marginal)
Contra Costa Co	
8-Hr Ozone 1997	San Francisco Bay Area, CA - (Marginal)
PM-2.5 2006	San Francisco Bay Area, CA - (Nonattainment)
8-Hr Ozone 2008	San Francisco Bay Area, CA - (Marginal)
El Dorado Co	
8-Hr Ozone 1997	* Sacramento Metro, CA - (Severe 15)
PM-2.5 2006	* Sacramento, CA - (Nonattainment)
8-Hr Ozone 2008	* Sacramento Metro, CA - (Severe 15)
Fresno Co	
8-Hr Ozone 1997	San Joaquin Valley, CA - (Extreme)
PM-2.5 1997	San Joaquin Valley, CA - (Nonattainment)
PM-2.5 2006	San Joaquin Valley, CA - (Nonattainment)
8-Hr Ozone 2008	San Joaquin Valley, CA - (Extreme)
Imperial Co	
8-Hr Ozone 1997	Imperial Co, CA - (Moderate)
PM-10	* Imperial Valley, CA - (Serious)
PM-2.5 2006	* Imperial Co, CA - (Nonattainment)
8-Hr Ozone 2008	Imperial County, CA - (Marginal)
Inyo Co	
PM-10	* Owens Valley, CA - (Serious)
Kern Co	
8-Hr Ozone 1997	* Kern Co (Eastern Kern), CA - (Moderate)
8-Hr Ozone 1997	* San Joaquin Valley, CA - (Extreme)
PM-10	* East Kern Co, CA - (Serious)
PM-2.5 1997	* San Joaquin Valley, CA - (Nonattainment)
PM-2.5 2006	* San Joaquin Valley, CA - (Nonattainment)
8-Hr Ozone 2008	* Kern Co (Eastern Kern), CA - (Marginal)
8-Hr Ozone 2008	* San Joaquin Valley, CA - (Extreme)
Kings Co	
8-Hr Ozone 1997	San Joaquin Valley, CA - (Extreme)
PM-2.5 1997	San Joaquin Valley, CA - (Nonattainment)
PM-2.5 2006	San Joaquin Valley, CA - (Nonattainment)
8-Hr Ozone 2008	San Joaquin Valley, CA - (Extreme)
Los Angeles Co	
8-Hr Ozone 1997	* Los Angeles South Coast Air Basin, CA - (Extreme)
8-Hr Ozone 1997	* Los Angeles-San Bernardino Cos. (W Mojave Desert), CA - (Severe 15)

Lead 2008	* Los Angeles County-South Coast Air Basin, CA - (Nonattainment)
PM-10	* Los Angeles South Coast Air Basin, CA - (Serious)
PM-2.5 1997	* Los Angeles-South Coast Air Basin, CA - (Nonattainment)
PM-2.5 2006	* Los Angeles-South Coast Air Basin, CA - (Nonattainment)
8-Hr Ozone 2008	* Los Angeles-San Bernardino Counties (West Mojave Desert), CA - (Severe 15)
8-Hr Ozone 2008	* Los Angeles-South Coast Air Basin, CA - (Extreme)
Madera Co	
8-Hr Ozone 1997	San Joaquin Valley, CA - (Extreme)
PM-2.5 1997	San Joaquin Valley, CA - (Nonattainment)
PM-2.5 2006	San Joaquin Valley, CA - (Nonattainment)
8-Hr Ozone 2008	San Joaquin Valley, CA - (Extreme)
Marin Co	
8-Hr Ozone 1997	San Francisco Bay Area, CA - (Marginal)
PM-2.5 2006	San Francisco Bay Area, CA - (Nonattainment)
8-Hr Ozone 2008	San Francisco Bay Area, CA - (Marginal)
Mariposa Co	
8-Hr Ozone 1997	Mariposa and Tuolumne Cos (Southern Mtn), CA - (Moderate)
8-Hr Ozone 2008	Mariposa County, CA - (Marginal)
Merced Co	
8-Hr Ozone 1997	San Joaquin Valley, CA - (Extreme)
PM-2.5 1997	San Joaquin Valley, CA - (Nonattainment)
PM-2.5 2006	San Joaquin Valley, CA - (Nonattainment)
8-Hr Ozone 2008	San Joaquin Valley, CA - (Extreme)
Mono Co	
PM-10	* Mammoth Lake, CA - (Moderate)
PM-10	* Mono Basin, CA - (Moderate)
Napa Co	
8-Hr Ozone 1997	San Francisco Bay Area, CA - (Marginal)
PM-2.5 2006	San Francisco Bay Area, CA - (Nonattainment)
8-Hr Ozone 2008	San Francisco Bay Area, CA - (Marginal)
Nevada Co	
8-Hr Ozone 1997	* Nevada Co. (Western Part), CA - (Moderate)
8-Hr Ozone 2008	* Nevada Co. (Western Part), CA - (Marginal)
Orange Co	
8-Hr Ozone 1997	Los Angeles South Coast Air Basin, CA - (Extreme)
PM-10	Los Angeles South Coast Air Basin, CA - (Serious)
PM-2.5 1997	Los Angeles-South Coast Air Basin, CA - (Nonattainment)
PM-2.5 2006	Los Angeles-South Coast Air Basin, CA - (Nonattainment)

8-Hr Ozone 2008	Los Angeles-South Coast Air Basin, CA - (Extreme)
Placer Co	
8-Hr Ozone 1997	* Sacramento Metro, CA - (Severe 15)
PM-2.5 2006	* Sacramento, CA - (Nonattainment)
8-Hr Ozone 2008	* Sacramento Metro, CA - (Severe 15)
Riverside Co	
8-Hr Ozone 1997	* Los Angeles South Coast Air Basin, CA - (Extreme)
8-Hr Ozone 1997	* Riverside Co, (Coachella Valley), CA - (Severe 15)
PM-10	* Coachella Valley, CA - (Serious)
PM-10	* Los Angeles South Coast Air Basin, CA - (Serious)
PM-2.5 1997	* Los Angeles-South Coast Air Basin, CA - (Nonattainment)
PM-2.5 2006	* Los Angeles-South Coast Air Basin, CA - (Nonattainment)
8-Hr Ozone 2008	* Los Angeles-South Coast Air Basin, CA - (Extreme)
8-Hr Ozone 2008	* Riverside Co, (Coachella Valley), CA - (Severe 15)
Sacramento Co	
8-Hr Ozone 1997	Sacramento Metro, CA - (Severe 15)
PM-10	Sacramento Co, CA - (Moderate)
PM-2.5 2006	Sacramento, CA - (Nonattainment)
8-Hr Ozone 2008	Sacramento Metro, CA - (Severe 15)
San Bernardino Co	
8-Hr Ozone 1997	* Los Angeles South Coast Air Basin, CA - (Extreme)
8-Hr Ozone 1997	* Los Angeles-San Bernardino Cos. (W Mojave Desert), CA - (Severe 15)
PM-10	* Los Angeles South Coast Air Basin, CA - (Serious)
PM-10	* San Bernardino Co, CA - (Moderate)
PM-10	* Trona, CA - (Moderate)
PM-2.5 1997	* Los Angeles-South Coast Air Basin, CA - (Nonattainment)
PM-2.5 2006	* Los Angeles-South Coast Air Basin, CA - (Nonattainment)
8-Hr Ozone 2008	* Los Angeles-San Bernardino Counties (West Mojave Desert), CA - (Severe 15)
8-Hr Ozone 2008	* Los Angeles-South Coast Air Basin, CA - (Extreme)
San Diego Co	
8-Hr Ozone 1997	* San Diego, CA - (Moderate)
8-Hr Ozone 2008	San Diego County, CA - (Marginal)
San Francisco Co	
8-Hr Ozone 1997	San Francisco Bay Area, CA - (Marginal)
PM-2.5 2006	San Francisco Bay Area, CA - (Nonattainment)
8-Hr Ozone 2008	San Francisco Bay Area, CA - (Marginal)
San Joaquin Co	

8-Hr Ozone 1997	San Joaquin Valley, CA - (Extreme)
PM-2.5 1997	San Joaquin Valley, CA - (Nonattainment)
PM-2.5 2006	San Joaquin Valley, CA - (Nonattainment)
8-Hr Ozone 2008	San Joaquin Valley, CA - (Extreme)
San Luis Obispo Co	
8-Hr Ozone 2008	* San Luis Obispo (Eastern San Luis Obispo), CA - (Marginal)
San Mateo Co	
8-Hr Ozone 1997	San Francisco Bay Area, CA - (Marginal)
PM-2.5 2006	San Francisco Bay Area, CA - (Nonattainment)
8-Hr Ozone 2008	San Francisco Bay Area, CA - (Marginal)
Santa Clara Co	
8-Hr Ozone 1997	San Francisco Bay Area, CA - (Marginal)
PM-2.5 2006	San Francisco Bay Area, CA - (Nonattainment)
8-Hr Ozone 2008	San Francisco Bay Area, CA - (Marginal)
Solano Co	
8-Hr Ozone 1997	* Sacramento Metro, CA - (Severe 15)
8-Hr Ozone 1997	* San Francisco Bay Area, CA - (Marginal)
PM-2.5 2006	* Sacramento, CA - (Nonattainment)
PM-2.5 2006	* San Francisco Bay Area, CA - (Nonattainment)
8-Hr Ozone 2008	* Sacramento Metro, CA - (Severe 15)
8-Hr Ozone 2008	* San Francisco Bay Area, CA - (Marginal)
Sonoma Co	
8-Hr Ozone 1997	* San Francisco Bay Area, CA - (Marginal)
PM-2.5 2006	* San Francisco Bay Area, CA - (Nonattainment)
8-Hr Ozone 2008	* San Francisco Bay Area, CA - (Marginal)
Stanislaus Co	
8-Hr Ozone 1997	San Joaquin Valley, CA - (Extreme)
PM-2.5 1997	San Joaquin Valley, CA - (Nonattainment)
PM-2.5 2006	San Joaquin Valley, CA - (Nonattainment)
8-Hr Ozone 2008	San Joaquin Valley, CA - (Extreme)
Sutter Co	
8-Hr Ozone 1997	* Sacramento Metro, CA - (Severe 15)
8-Hr Ozone 1997	* Sutter Co (Sutter Buttes), CA - (Marginal)
PM-2.5 2006	Yuba City-Marysville, CA - (Nonattainment)
8-Hr Ozone 2008	* Sacramento Metro, CA - (Severe 15)
Tehama Co	

8-Hr Ozone 2008	* Tuscan Buttes, CA - (Marginal)
Tulare Co	
8-Hr Ozone 1997	San Joaquin Valley, CA - (Extreme)
PM-2.5 1997	San Joaquin Valley, CA - (Nonattainment)
PM-2.5 2006	San Joaquin Valley, CA - (Nonattainment)
8-Hr Ozone 2008	San Joaquin Valley, CA - (Extreme)
Tuolumne Co	
8-Hr Ozone 1997	Mariposa and Tuolumne Cos (Southern Mtn), CA - (Moderate)
Ventura Co	
8-Hr Ozone 1997	* Ventura Co, CA - (Serious)
8-Hr Ozone 2008	* Ventura County, CA - (Serious)
Yolo Co	
8-Hr Ozone 1997	Sacramento Metro, CA - (Severe 15)
PM-2.5 2006	* Sacramento, CA - (Nonattainment)
8-Hr Ozone 2008	Sacramento Metro, CA - (Severe 15)
Yuba Co	
PM-2.5 2006	* Yuba City-Marysville, CA - (Nonattainment)

State, County, Pollutant, * Part County NAA, NAA Area Name - Classification Standard

COLORADO

Adams Co	
8-Hr Ozone 1997	Denver-Boulder-Greeley-Ft Collins-Loveland, CO - (Marginal)
8-Hr Ozone 2008	Denver-Boulder-Greeley-Ft. Collins-Loveland, CO - (Marginal)
Arapahoe Co	
8-Hr Ozone 1997	Denver-Boulder-Greeley-Ft Collins-Loveland, CO - (Marginal)
8-Hr Ozone 2008	Denver-Boulder-Greeley-Ft. Collins-Loveland, CO - (Marginal)
Boulder Co	
8-Hr Ozone 1997	Denver-Boulder-Greeley-Ft Collins-Loveland, CO - (Marginal)
8-Hr Ozone 2008	Denver-Boulder-Greeley-Ft. Collins-Loveland, CO - (Marginal)
Broomfield Co	
8-Hr Ozone 1997	Denver-Boulder-Greeley-Ft Collins-Loveland, CO - (Marginal)
8-Hr Ozone 2008	Denver-Boulder-Greeley-Ft. Collins-Loveland, CO - (Marginal)
Denver Co	
8-Hr Ozone 1997	Denver-Boulder-Greeley-Ft Collins-Loveland, CO - (Marginal)
8-Hr Ozone 2008	Denver-Boulder-Greeley-Ft. Collins-Loveland, CO - (Marginal)
Douglas Co	

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Human Health and Environmental Effects of Emissions from Power Generation

CLEAN AIR MARKET PROGRAMS

Power generation is a significant source of pollutants that can impair human health and the environment, including sulfur dioxide (SO_2), nitrogen oxide (NOx), and mercury. The Clean Air Act has been successful in reducing these emissions, but power generation still contributes approximately 70% of SO_2, 20% of NOx, and 40% of mercury emissions into the environment. These emissions from power generation contribute to a range of human health and environmental problems, and interstate and long range transport of emissions continue to play significant roles in these problems. Cap and trade programs benefit human health and the environment and address transport by significantly reducing emissions over large geographic areas.

When emitted into the atmosphere, SO_2 and NOx react with water and other compounds to form various acidic compounds, fine particles, and ozone. These pollutants can remain in the air for days or even years. Prevailing winds can transport them hundreds of miles, often across state and national borders. The pollutants then fall to the earth in either a wet form (rain, snow, and fog) or a dry form (gases and particles). Impacts include impaired air quality; damage to public health; degradation of visibility; acidification of lakes and streams; harm to sensitive forest and coastal ecosystems; and accelerated decay of materials, paints, and cultural artifacts such as buildings, statues, and sculptures nationwide.

Emissions from power generation contribute to a range of human health and environmental concerns.

Mercury, a product of coal-burning, can be deposited locally or it can be transported through the atmosphere for days to years before being deposited into water bodies. Once mercury reaches lakes, rivers and oceans, it can be transformed into methylmercury and bioaccumulate in the food chain. This results in predatory fish and fish-eating birds and mammals accumulating mercury concentrations millions of times higher than what is found in the water or air.

How Do Power Plant Emissions Impact Human Health?

SO_2 and NOx emissions form fine particles in the atmosphere. Particulate matter is the term used for a mixture of solid particles and liquid droplets found in the air; fine particles ($PM_{2.5}$) are smaller than 2.5 microns (millionths of a meter) in diameter. Power plants emit particles directly into the air, but their major contribution to particulate matter air pollution is emissions of SO_2 and NOx, which are converted into sulfate and nitrate particles in the atmosphere. These particles make up a large proportion of the fine particle pollution in most parts of the country. A substantial body of published scientific literature recognizes a correlation between elevated fine particulate matter and increased incidence of illness and premature mortality. The health effects of $PM_{2.5}$ include:

- Increased incidence of premature death, primarily in the elderly and those with heart or lung disease;
- Aggravation of respiratory and cardiovascular illness, leading to hospitalizations and emergency room visits for children and individuals with heart or lung disease;
- Decreased lung function and symptomatic effects, including acute bronchitis, particularly in children and asthmatics;
- New cases of chronic bronchitis;
- Increased work loss days, school absences, and emergency room visits.

NOx emissions react in the atmosphere to form ozone. NOx and volatile organic compounds react in the atmosphere in the presence of sunlight to form ground-level ozone. Ground-level ozone is a major component of smog in our cities and in many rural areas as well. Though naturally occurring ozone in the stratosphere provides a protective layer high above the earth, the ozone that we breathe at ground level has been linked to respiratory illness and other health problems, including:

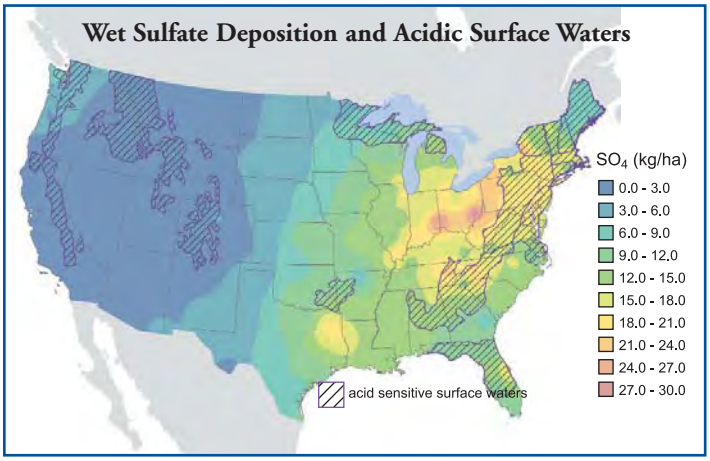
- Decreases in lung function, resulting in difficulty breathing, shortness of breath, and other symptoms;
- Respiratory symptoms, including bronchitis, aggravated coughing, and chest pain;
- Increased incidence/severity of respiratory problems (e.g. aggravation of asthma, susceptibility to respiratory infection) resulting in more hospital admissions and emergency room visits;
- Chronic inflammation and irreversible structural changes in the lungs, that, with repeated exposure, can lead to premature aging of the lungs and other respiratory illness.

Mercury emissions are deposited in watersheds and transformed into methylmercury, which contaminates fish. In the U.S., human exposure to mercury is primarily the result of consumption of fish contaminated with methylmercury. Other fish-eating

mammals and birds are also exposed in this manner. The primary symptoms of mercury exposure are neurological, including brain damage, lack of motor skills, impaired cognitive skills, and difficulty speaking and hearing. These effects are most pronounced on those exposed during the development of the nervous system, such as fetuses and young children. Forty-four states have advisories warning the public to restrict eating fish from their lakes, rivers, streams, and/or coastal waters due to methylmercury. EPA estimates that 12 million acres of lakes and 475,000 miles of rivers, as well as the coastal waters of 11 states, are impaired by mercury.

How Do Power Plant Emissions Impact the Environment?

SO_2 and NOx emissions react in the atmosphere to form acidic compounds that harm lakes and streams. When the acidic compounds that are formed as a result of SO_2 and NOx emissions are deposited to the earth's surface, they can acidify lakes and streams. Acidification (low pH) and the chemical changes that result, including higher aluminum levels, make it difficult for some fish and other aquatic species to survive, grow, and reproduce. In the 1980s, acid rain was found to be the dominant cause of acidification in 75% of acidic lakes and 50% of acidic streams. Areas especially sensitive to acidification include portions of the Northeast (particularly the Adirondack and Catskill Mountains, portions of New England, and streams in the mid-Appalachian highlands) and Southeastern streams. Today in the Adirondack Mountains, Appalachian plateau, and upper Midwest regions, there are 25-30% fewer chronically acidic lakes and streams than in the early 1990s, although these waterbodies remain sensitive to acid rain. Lakes and streams in New England and the Southeast showed little decrease in acidification throughout the 1990s.



Wet Sulfate deposition is highest in many acid sensitive regions.
Source: National Atmospheric Deposition Program.

Acid deposition harms forests and trees. Acid rain can harm forest ecosystems by directly damaging plant tissues. One of the best examples of direct damage involves the leaching of nutrients from the needles of red spruce, which reduces the ability of the trees to tolerate cold winter temperatures and has contributed to the decline of red spruce forests throughout the mountains of the eastern U.S. In other cases, acid rain can combine with other pollutants, such as ozone, to weaken trees and make them vulnerable to threats such as pests, which cause mortality. Acid deposition can also affect forest ecosystems indirectly by changing the chemistry of forest soils, including the leaching of plant nutrients from soils. It can also elevate levels of aluminum in soil water, which impairs the ability of trees to use soil nutrients and can be directly toxic to plant roots.

Nitrogen deposition contributes to impaired coastal water quality. Nitrogen deposited from the atmosphere is a substantial source of nitrogen in many estuaries and coastal waters. Large amounts of nitrogen in estuaries and coastal waters can have significant ecological impacts, including massive die-offs of estuarine and marine plants and animals, loss of biological diversity, and degradation of essential coastal ecosystem habitat such as seagrass beds. For many species of fish and shellfish, these seagrass beds are essential nurseries and places to escape from predators. Excessive amounts of nitrogen in coastal waters from atmospheric deposition are thought to be a contributor to harmful algal blooms, such as red tides, that kill millions of fish each year and can be toxic to humans as well.

Fine particles impair visibility and increase regional haze. Fine particles formed in the atmosphere by the conversion of SO_2 and NOx emissions scatter light and create hazy conditions, decreasing visibility and contributing to regional haze. Visibility impairment spoils scenic vistas across broad regions of the country, including in many National Parks and wilderness areas. Regional haze is also responsible for impaired urban vistas nationwide. In the western U.S., the level of visibility impairment for the worst days remained unchanged through the 1990s. Visibility in the eastern U.S. improved in some areas during the 1990s, but remains significantly impaired overall.

Acid deposition and particles damage materials and cultural resources. A significant number of properties of aesthetic and historical value in the United States, including monuments, buildings, and statues, are potentially at risk for damage from air pollution. Structures made of limestone and marble are particularly sensitive to acid deposition. Acid particles and deposition increase the rate of weathering for these materials, eventually resulting in aesthetic and/or structural damage.

Modeled visibility conditions on the National Mall, Washington, D.C.
Left image: poor visibility, 5 mile visual range. Right image: clear day, 90 mile visual range.

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Nitrogen Dioxide

Health

Current scientific evidence links short-term NO_2 exposures, ranging from 30 minutes to 24 hours, with adverse respiratory effects including airway inflammation in healthy people and increased respiratory symptoms in people with asthma.

Also, studies show a connection between breathing elevated short-term NO_2 concentrations, and increased visits to emergency departments and hospital admissions for respiratory issues, especially asthma.

NO_2 concentrations in vehicles and near roadways are appreciably higher than those measured at monitors in the current network. In fact, in-vehicle concentrations can be 2-3 times higher than measured at nearby area-wide monitors. Near-roadway (within about 50 meters) concentrations of NO_2 have been measured to be approximately 30 to 100% higher than concentrations away from roadways.

Individuals who spend time on or near major roadways can experience short-term NO_2 exposures considerably higher than measured by the current network. Approximately 16% of U.S housing units are located within 300 ft of a major highway, railroad, or airport (approximately 48 million people). This population likely includes a higher proportion of non-white and economically-disadvantaged people.

NO_2 exposure concentrations near roadways are of particular concern for susceptible individuals, including people with asthma asthmatics, children, and the elderly

The sum of nitric oxide (NO) and NO_2 is commonly called nitrogen oxides or NOx. Other oxides of nitrogen including nitrous acid and nitric acid are part of the nitrogen oxide family. While EPA's National Ambient Air Quality Standard (NAAQS) covers this entire family, NO_2 is the component of greatest interest and the indicator for the larger group of nitrogen oxides.

NOx react with ammonia, moisture, and other compounds to form small particles. These small particles penetrate deeply into sensitive parts of the lungs and can cause or worsen respiratory disease, such as emphysema and bronchitis, and can aggravate existing heart disease, leading to increased hospital admissions and premature death.

Ozone is formed when NOx and volatile organic compounds react in the presence of heat and sunlight. Children, the elderly, people with lung diseases such as asthma, and people who work or exercise outside are at risk for adverse effects from ozone. These include reduction in lung function and increased respiratory symptoms as well as respiratory-related emergency department visits, hospital admissions, and possibly premature deaths.

Emissions that lead to the formation of NO_2 generally also lead to the formation of other NOx. Emissions control measures leading to reductions in NO_2 can generally be expected to reduce population exposures to all gaseous NOx. This may have the important co-benefit of reducing the formation of ozone and fine particles both of which pose significant public health threats.

Last updated on Thursday, March 22, 2012

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ARB Fact Sheet: Air Pollution Sources, Effects and Control

This page reviewed December 2, 2009.

Where does air pollution come from? How does it effect people and the environment? How can we control, or better yet, prevent it? The following table summarizes the sources, effects and prevention and control methods for ten of the most important air pollutants in California.

Pollutant	Sources	Effects	Prevention and Control
Ozone (O3)	Formed when reactive organic gases (ROG) and nitrogen oxides react in the presence of sunlight. ROG sources include any source that burns fuels, (e.g., gasoline, natural gas, wood, oil) solvents, petroleum processing and storage and pesticides.	Breathing Difficulties, Lung Tissue Damage, Damage to Rubber and Some Plastics	Reduce motor vehicle reactive organic gas (ROG) and nitrogen oxide emissions through emissions standards, reformulated fuels, inspections programs and reduced vehicle use. Limit ROG emissions from commercial operations and consumer products. Limit ROG and NOx emissions from industrial sources such as power plants and refineries. Conserve energy.
Respirable Particulate	Road Dust, Windblown	Increased Respiratory	Control Dust Sources,

Matter (PM10)	Dust (Agriculture) and Construction (Fireplaces) Also formed from other pollutants (acid rain, NOx, SOx, organics). Incomplete combustion of any fuel.	Disease, Lung Damage, Cancer, Premature Death, Reduced Visibility, Surface Soiling	Industrial Particulate Emissions, Wood Burning Stoves and Fireplaces Reduce secondary pollutants which react to form PM10. Conserve energy.
Fine Particulate Matter (PM2.5)	Fuel Combustion in Motor Vehicles, Equipment and Industrial Sources, Residential and Agricultural Burning. Also formed from reaction of other pollutants (acid rain, NOx, SOx, organics).	Increases Respiratory Disease, Lung Damage, Cancer, Premature Death, Reduced Visibility, Surface Soiling	Reduces Combustion Emissions from Motor Vehicles, Equipment, Industries and Agriculture and Residential Burning. Precursor controls, like those for ozone, reduce fine particle formation in the atmosphere.
Carbon Monoxide (CO)	Any source that burns fuel such as automobiles, trucks, heavy construction equipment, farming equipment and residential heating.	Chest Pain in Heart Patients, Headaches, Reduced Mental Alertness	Control motor vehicle and industrial emissions. Use oxygenated gasoline during winter months. Conserve energy.
Nitrogen Dioxide (NO2)	See Carbon Monoxide	Lung Irritation and Damage. Reacts in the atmosphere to form ozone and acid rain	Controls motor vehicle and industrial combustion emissions. Conserve energy.
Lead	Metal Smelters, Resource Recovery, Leaded Gasoline,	Learning Disabilities, Brain and Kidney Damage	Control metal smelters, no lead in gasoline. Replace leaded paint with non-lead

	Deterioration of Lead Paint		substitutes.
Sulfur Dioxide (SO2)	Coal or Oil Burning Power Plants and Industries, Refineries, Diesel Engines	Increases lung disease and breathing problems for asthmatics. Reacts in the atmosphere to form acid rain.	Reduces the use of high sulfer fuels (e.g., use low sulfer reformulated diesel or natural gas). Conserve energy.
Visibility Reducing Particles	See PM2.5	Reduces visibility (e.g., obscures mountains and other scenery), reduced airport safety, lower real estate value, discourages tourism.	See PM2.5
Sulfates	Produced by the reaction in the air of SO2 (see SO2 sources), a component of acid rain.	Breathing Difficulties, Aggravates Asthma, Reduced Visibility	See SO2
Hydrogen Sulfide	Geothermal Power Plants, Petroleum Production and Refining, Sewer Gas	Nuisance Odor (Rotten Egg Smell), Headache and Breathing Difficulties (Higher Concentrations)	Control emissions from geothermal power plants, petroleum production and refining, sewers, sewage treatment plants.

If you have questions or comments regarding this web page, please contact Barbara Weller at (916) 445-1324 or via email at blweller@arb.ca.gov.

ARB Fact Sheet

Back to Top | All ARB Contacts | A-Z Index

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The Board is one of five boards, departments, and offices under the umbrella of the California Environmental Protection Agency.
Cal/EPA | ARB | DPR | DTSC | OEHHA | SWRCB

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GLOSSARY OF AIR POLLUTION TERMS

Have you ever wondered what a baghouse is or what NMOG stands for? That cold ironing is not a new way to get wrinkles out of a shirt or that a SIP isn't a beverage taste-test? You're not alone. ARB has updated its glossary of air pollution terms and lists of acronyms to help.

Keep in mind that we are not trying to create an exhaustive list, nor are we giving legal terminology. This glossary is simply a resource for the general public.

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z

A

AB 1807 (Tanner)

A California state law (Health and Safety Code section 39650 et seq.) that became effective in January of 1984 and established the framework for California's toxic air contaminant identification and control program. For more information, please see our toxics summary.

AB 998

Assembly Bill 998 established the Non-Toxic Dry Cleaning Incentive Program to provide the dry cleaning industry with $10,000 grant funds to switch from systems using perchloroethylene (Perc), an identified toxic air contaminant and potential human carcinogen, to non-toxic and non-smog forming alternatives. The legislation also requires ARB to establish a demonstration program to showcase these non-toxic and non-smog forming technologies.

AB 2588 (Connelly) Air Toxics "Hot Spots" Information and Assessment Program

A California program (Health and Safety Code Section 44300 et seq.) that requires certain stationary sources to report the type and quantity of specific toxic substances they routinely release into the air. The program identifies high priority facilities and requires facilities posing significant risks to notify all exposed individuals. For more information, visit our AB 2588 website.

AB 2766 (Sher) Motor Vehicle Fee Program

A program that permits air districts and local governments to allocate vehicle registration surcharge fees to projects that reduce motor vehicle emissions such as zero-emission vehicles, bike lanes and trip reduction programs.

AB 32(The Global Warming Solutions Act of 2006)

The Legislature passed and Governor Schwarzenegger signed AB 32, which set the 2020 greenhouse gas emissions reduction goal into law. It directed ARB to develop discrete early actions to reduce greenhouse gases while also preparing a scoping plan to identify how best to reach the 2020 limit on greenhouse gas emissions.

Abatement

The reduction or elimination of pollution.

Acceptable Daily Intake (ADI)

The highest daily amount of a substance that may be consumed over a lifetime without adverse effects.

Acid Deposition

A workshop held by a public agency for the purpose of informing the public and obtaining its input on the development of a regulatory action or control measure by that agency.

Back to the top

R

Radon

A colorless, naturally occurring, radioactive, inert gaseous element formed by radioactive decay of radium atoms in soil or rocks.

Reactive Organic Gas (ROG)

A photochemically reactive chemical gas, composed of non-methane hydrocarbons, that may contribute to the formation of smog. Also sometimes referred to as Non-Methane Organic Gases (NMOGs). (See also Volatile Organic Compounds and Hydrocarbons.)

Reactivity (or Hydrocarbon Photochemical Reactivity)

A term used in the context of air quality management to describe a hydrocarbon's ability to react (participate in photochemical reactions) to form ozone in the atmosphere. Different hydrocarbons react at different rates. The more reactive a hydrocarbon, the greater potential it has to form ozone.

Reasonably Available Control Measures (RACM)

A broadly defined term referring to technologies and other measures that can be used to control pollution. They include Reasonably Available Control Technology and other measures. In the case of PM10, RACM refers to approaches for controlling small or dispersed source categories such as road dust, woodstoves and open burning.

Reasonably Available Control Technology (RACT)

Control techniques defined in U.S. EPA guidelines for limiting emissions from existing sources in nonattainment areas. RACTs are adopted and implemented by states. For more information, visit our RACT website.

Reasonably Available Retrofit Control Technology (RARCT)

(See also Best Available Control Technology.)

Reciprocating Internal Combustion Engine

An engine in which air and fuel are introduced into cylinders, compressed by pistons and ignited by a spark plug or by compression. Combustion in the cylinders pushes the pistons sequentially, transferring energy to the crankshaft, causing it to rotate.

Reference Dose (RfD)

An estimate delivered by the U.S. EPA (with uncertainty spanning perhaps an order of magnitude) of the daily exposure to the human population, (including sensitive subpopulations) that is likely to be without deleterious effects during a lifetime. The RfD is reported in units of mg of substance/kg body weight/day for oral exposures.

Reference Exposure Concentration (RfC)

An estimate, derived by the U.S. EPA with an uncertainty spanning perhaps an order of magnitude) of a daily exposure to the human population, (including sensitive subgroups) that is likely to be without

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http://www.epa.gov/o3healthtraining/population.html
Last updated on Friday, February 03, 2012

Ozone and Your Patients' Health Training for Health Care Providers

Health Effects of Ozone in the General Population

- Introduction
- How are people exposed to ozone?
- How does ozone react in the respiratory tract?
- What are ozone's acute physiological and symptom effects?
- What effects does ozone have at the cellular level?
- How does response vary among individuals?
- What are the effects of ozone on mortality?
- What are other potential effects of short-term ozone exposure?
- At what exposure levels are effects observed?
- What are the effects of recurrent or long-term exposure to ozone?

Review Key Points

Introduction

Breathing ground-level ozone can result in a number of health effects that are observed in broad segments of the population. Some of these effects include:

- Induction of respiratory symptoms
- Decrements in lung function
- Inflammation of airways

Respiratory symptoms can include:

- Coughing
- Throat irritation
- Pain, burning, or discomfort in the chest when taking a deep breath
- Chest tightness, wheezing, or shortness of breath

In addition to these effects, evidence from observational studies strongly indicates that higher daily ozone concentrations are associated with increased asthma attacks, increased hospital admissions, increased daily mortality, and other markers of morbidity. The consistency and coherence of the evidence for effects upon asthmatics suggests that ozone can make asthma symptoms worse and can increase sensitivity to asthma triggers.

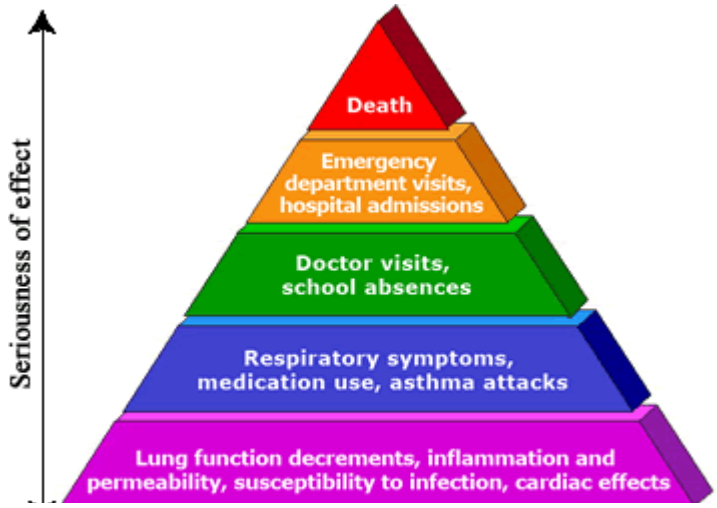
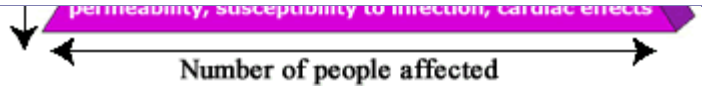


Figure 2: Pyramid of effects caused by ozone
The relationship between the severity of the effect and the proportion of the population experiencing the effect can be presented as a pyramid. Many individuals experience the least serious, most common effects shown at the bottom of the pyramid. Fewer individuals experience the more severe effects such as hospitalization or death.



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This section of the course addresses exposure and health effects issues common to all people. The next section of the course, Health Effects in Patients with Asthma and Other Chronic Respiratory Disease, addresses those issues specific to people with asthma and other chronic lung disease.

How are people exposed to ozone?

Primary exposure occurs when people breathe ambient air containing ozone. The rate of exposure for a given individual is related to the concentration of ozone in the surrounding air and the amount of air the individual is breathing per minute (minute ventilation). The cumulative amount of exposure is a function of both the rate and duration of exposure.

Although ozone concentrations in the outside (ambient) air are generally similar across many locations in a particular airshed, a number of factors can affect ozone concentration in "microenvironments" within the larger airshed (e.g., inside a residence, inside a vehicle, along a roadway). Ozone concentrations indoors typically vary between 20% and 80% of outdoor levels depending upon whether windows are open or closed, air conditioning is used, or other factors such as indoor sources. People with the greatest cumulative exposure are those heavily exercising outdoors for long periods of time when ozone concentrations are high. In addition, during exercise people breathe more deeply, and ozone uptake may shift from the upper airways to deeper areas of the respiratory tract, increasing the possibility of adverse health effects. People with the lowest cumulative exposure are those resting for most of the day in an air-conditioned building with little air turnover.

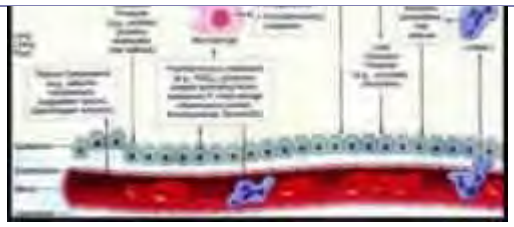
Ozone levels may also affect indoor levels of some aldehydes formed as reaction products of ozone with indoor substances (Apte et al 2008). This provides a potential pathway for people indoors to experience respiratory effects mediated by ozone reaction products. Further research is needed to test the importance of these exposures on health effects.

How does ozone react in the respiratory tract?

Because ozone has limited solubility in water, the upper respiratory tract is not as effective in scrubbing ozone from inhaled air as it is for more water soluble pollutants such as sulfur dioxide (SO_2) or chlorine gas (Cl_2). Consequently, the majority of inhaled ozone reaches the lower respiratory tract and dissolves in the thin layer of epithelial lining fluid (ELF) throughout the conducting airways of the lung.

In the lungs, ozone reacts rapidly with a number of biomolecules, particularly those containing thiol or amine groups or unsaturated carbon-carbon bonds. These reactions and their products are poorly characterized, but it is thought that the ultimate effects of ozone exposure are mediated by free radicals and other oxidant species in the ELF that then react with underlying epithelial cells, with immune cells, and with neural receptors in the airway wall. In some cases, ozone itself may react directly with these structures. Several effects with distinct mechanisms occur simultaneously following a short-term ozone exposure and will be described below.

Figure 3: Ozone is highly reactive in the respiratory tract
When breathed into the airways, ozone



interacts with proteins and lipids on the surface of cells or present in the lung lining fluid, which decreases in depth from 10 µm in the large airways to 0.2 µm in the alveolar region. Epithelial cells lining the respiratory tract are the main target of ozone and its products. These cells become injured and leak intracellular enzymes such as lactate dehydrogenase into the airway lumen, as well as plasma components. Epithelial cells also release a variety of inflammatory mediators that can attract polymorphonuclear leukocytes (PMNs) into the lung, activate alveolar macrophages, and initiate a train of events leading to lung inflammation. Antioxidants present in cells and lining fluid may protect the epithelial barrier against damage by ozone or its reaction products.
Source: Devlin et al., (1997)

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What are ozone's acute physiological and symptom effects?

The predominant physiological effect of short-term ozone exposure is being unable to inhale to total lung capacity. Controlled human exposure studies have demonstrated that short-term exposure - up to 8 hours - causes lung function decrements such as reductions in forced expiratory volume in one second (FEV1), and the following respiratory symptoms:

- Cough
- Throat irritation
- Pain, burning, or discomfort in the chest when taking a deep breath
- Chest tightness, wheezing, or shortness of breath

The effects are reversible, with improvement and recovery to baseline varying from a few hours to 48 hours after an elevated ozone exposure.

Current thinking is that changes in symptoms and lung function are due to stimulation of airway neural receptors (probably airway C-fibers) and transmission to the central nervous system via afferent vagal nerve pathways. Although ozone exposure results in some airway narrowing, neural inhibition of inhalation effort at high lung volumes is believed to be the primary cause of being unable to inhale to total lung capacity.

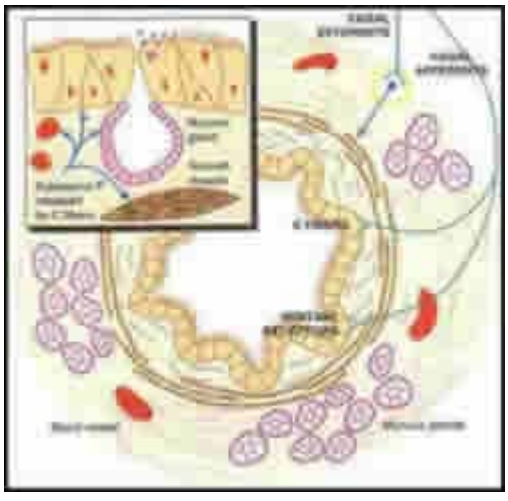

Figure 4: Ozone induces neurally mediated responses in the bronchial airways
Stimulation of nociceptive interepithelial nerve fibers by ozone leads to reflex cough and a decrease in maximal inspiration that is relieved by opioid agonists, which block sensory pathways. Two possible mechanisms are involved: (1) stimulation of irritant receptors contributes to cough and induces a vagally mediated reflex that increases airway resistance, probably via airway smooth muscle contraction that is blocked by atropine; (2) C fiber stimulation releases neurokinins such as substance P that dilate nearby capillaries, activate mucous glands, and contract airway smooth muscle via neurokinin receptors. Prostaglandin E2 released by epithelial cells exposed to ozone or to ozone reaction products also sensitizes C fibers.
Source: Devlin et al. (1997)

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The overall effect is thus primarily restrictive in nature with a smaller obstructive component that reflects itself in decreases in forced vital capacity (FVC), FEV1 and other spirometric measures that require a full inspiration. It is likely that these lung function changes and respiratory symptoms are responsible for observations that short-term ozone exposure limits maximal exercise capability.

Ozone-induced changes in breathing pattern to more rapid shallow breathing may also be a manifestation of C-fiber stimulation and may be a protective response to limit penetration of ozone deep into the respiratory tract. Such effects may also contribute to changes in deposition pattern and retention of other inhaled substances such as allergens and particle pollution (also called particulate matter).

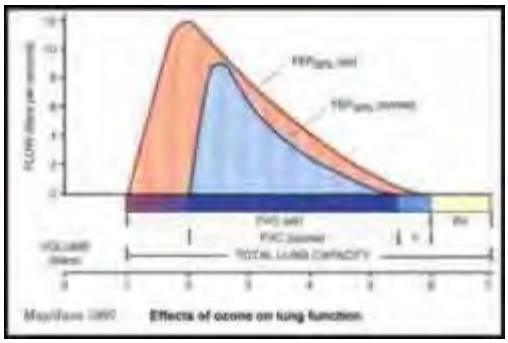

Figure 5: Effects of ozone on lung function
Ozone reduces the maximal inspiratory position (at the left of the curves) and may slightly increase the residual volume (at the right). Reduction in maximum inspiration reduces forced vital capacity (FVC), and this causes a reduction in expiratory flow measurements, such as flow at 50% of FVC expired (FEF50%). Because ozone causes only a small change in resistance, the relationship between flow and volume is not changed to a large extent.
Source: Devlin et al. (1997)

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What effects does ozone have at the cellular level?

As a result of short-term exposure, ozone and/or its reactive intermediates cause injury to airway epithelial cells followed by a cascade of other effects. These effects can be measured by a technique known as bronchoalveolar lavage (BAL), in which samples of epithelial lining fluid (ELF) are collected during bronchoscopy on volunteers experimentally exposed to ozone. Cells and biochemical markers in the lavage fluid and in the blood can be analyzed to provide insight into the effects of exposure.

Evidence for airway inflammation following ozone exposure includes visible redness of the airway seen during bronchoscopy as well as an increase in the numbers of neutrophils in the lavage fluid. Cellular injury is suggested by an increase in the concentration of lactate dehydrogenase (LDH), an enzyme released from the cytoplasm of injured epithelial cells, in the ELF. Mediators (e.g., cytokines, prostaglandins, leukotrienes) that are released by injured cells include a number that attract inflammatory cells resulting in a neutrophilic inflammatory response in the airway. In addition, ozone reaction products as well as some mediators produced in the lung can be detected in the blood providing a possible mechanism for extrapulmonary effects of ozone exposure.

Figure 6: Effects of ozone on lung function
These photos show a healthy lung airway (left) and an inflamed lung airway (right). *Photos courtesy of PENTAX Medical Company.*

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Other documented ozone-induced effects that may be related to the underlying injury and

inflammatory response are:

- An increase in small airway obstruction
- A decrease in the integrity of the airway epithelium
- An increase in nonspecific airway reactivity
- A decrease in phagocytic activity of alveolar macrophages

The decrease in epithelial integrity can be measured by an increase in the concentration of plasma proteins appearing in the ELF following exposure and by more rapid clearance of inhaled radio-labeled markers from the lung to the blood. This has the potential for allowing increased movement of inhaled substances (e.g. allergens or particulate air pollution) from the airway to the interstitium or the blood and could modify the known effects of inhaled allergen on asthma and particulate matter on mortality.

Although the significance of increased nonspecific airway reactivity to substances such as methacholine or histamine is not understood in healthy individuals, it is clearly of concern for people with asthma, as increased airway reactivity is a predictor for asthma exacerbations. (See section entitled How does ozone affect people with asthma?).

A decrease in macrophage function has the potential to interfere with host defense. Over a period of several days following a single short-term exposure, inflammation, small airway obstruction, and increased epithelial permeability resolve; damaged ciliated airway epithelial cells are replaced by underlying cells; and damaged type I alveolar epithelial cells are replaced by more ozone-resistant type II cells. Over a period of weeks, the type II cells differentiate into type I cells, and following this single exposure, the airway appears to return to the pre-exposure state.

How does response vary among individuals?

One striking characteristic of the acute responses to short-term ozone exposure is the large amount of variability that exists among individuals. For example, for a 2-hour exposure to 40 ppb ozone (note: 40 ppb is equal to .04 ppm) that includes 1 hour of heavy exercise, the least responsive individual may experience no symptom or lung function changes while the most responsive individual may experience a 50% decrement in FEV1 and have severe coughing, shortness of breath, or pain on deep inspiration. A similar range of response is evident for a 6.6-hour exposure to 80 ppb with 5 hours of moderate activity. Other individual responses fall into what appears to be a unimodal distribution between these two extremes. Those with large responses following exposure on one day also tend to have large responses upon re-exposure. Similarly, those with small responses following exposure on one day tend to have small responses upon re-exposure. A small fraction of the observed variability in lung function and symptom responsiveness can be explained by differences in age and in body mass index (BMI) with young adults (teens to thirties) and those with high BMI being much more responsive than older adults (fifties to eighties) and those with low BMI. Results similar to those in Figure 8 are also seen with longer duration exposures to concentrations more relevant to ambient levels (e.g. over a range of 60 to 120 ppb).

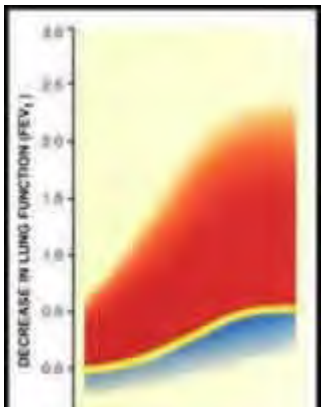


Figure 7: Variability of response to ozone exposure
Source: Devlin et al. (1997)

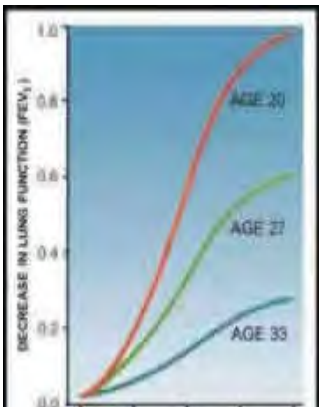
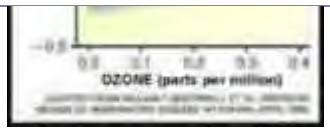
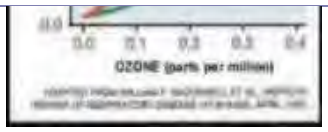


Figure 8: Sensitivity to ozone exposure is age related
Source: Devlin et al. (1997)





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Individual differences in the intensity of the inflammatory response also exist, and it appears that these differences in response are also stable over time. The magnitude of the neurally-mediated lung function response, however, is not related to the degree of cell injury and inflammation for a given individual suggesting that these two effects are the result of different mechanisms of action. Further evidence for multiple mechanisms of action is provided by drug intervention studies. There is some evidence that Vitamin C and E supplements may slightly reduce the lung function effects of ozone but not the inflammatory or symptom responses. Pre-treatment with non-steroidal anti-inflammatory drugs (NSAID) reduces lung function and symptom responses but not the inflammatory responses in non-asthmatics. In asthmatic volunteers NSAID pretreatment did not block the restrictive lung function changes seen in nonasthmatics, but did blunt some of the changes due to airway obstruction. Pre-treatment with high doses of inhaled steroids has been shown to reduce the neutrophil influx following ozone exposure in people with asthma, but not in those without asthma.

True differences in individual responsiveness to ozone can be the result of either environmental or genetic factors. Research has demonstrated that genetic differences among strains of mice can explain the large range of inflammatory responses seen. Some preliminary evidence suggests that genetic polymorphisms for antioxidant enzymes and for genes regulating the inflammatory response may modulate the effect of ozone exposure on pulmonary function and airway inflammation.

What are the effects of ozone on mortality?

Studies show:

- Ozone is associated with increased mortality
- The absolute effect of ozone on mortality is considerably higher in older adults
- The ozone-mortality relationship is most prominent during the warm season

Recent epidemiologic research has clearly demonstrated that both short-term and longer-term exposures to low concentrations of particle pollution, a common air pollutant, are associated with increased mortality. Re-examination of the data upon which those findings are based as well as new studies indicate that short-term exposure to ozone is also associated with increased daily mortality.

The study most representative of the U.S. population (Bell et al 2004) evaluated the relationships between daily mortality counts and ambient ozone concentration for 95 large U.S. communities over the period of 1987-2000. Although there was considerable heterogeneity in the magnitude of effect among the various communities, a 0.5 % overall excess risk in non-accidental daily mortality was observed for each 20 ppb increase in the 24-hour average ozone concentration (approximately equal to a 30 ppb increase in the 8-hour average) on the same day. There was evidence that the effect was greatest on the day of exposure with smaller residual effects being evident for several days. A cumulative 1.04% excess risk was observed for each 20 ppb increase in the 24-hour average concentration during the previous week. The ozone-mortality relationship was robust even after controlling for possible effects of particulate matter and other air pollutants.

Although ozone mortality risk estimates tend to be only slightly higher for the older population compared to the younger population (based predominantly on Medicare studies of people 65 and older), the absolute effect of ozone on mortality is considerably higher in older adults due to their

higher baseline death rates. Even for older adults, however, the risk of dying on any given day as a result of ozone exposure is quite small. However, because of the large number of individuals at risk across the country, an effect of this magnitude has meaningful public health implications.

A preponderance of other time series studies supports the existence of an ozone-mortality relationship although with a wider range of effect estimates primarily due to the smaller sizes of the studies. An independent review of this literature by the National Research Council concludes that short-term ozone is likely to be associated with premature mortality.

Other observations made in these studies include the finding that the ozone-mortality relationship is most prominent during the warm season, with few or smaller effects in the winter. It also appears that the ozone-mortality association persists when deaths are limited to those caused by either cardiac or pulmonary disease or to those caused by cardiovascular disease alone. Risk estimates for other causes of death are generally inconsistent across studies probably reflecting the lower statistical power associated with smaller daily death rates. In the Bell study of 95 cities, the observed city-specific effect rates varied widely. The degree to which this variability reflects different ozone-mortality relationships in the different cities is not clear, but it does raise the question as to whether a single average 0.5% increase in daily mortality rates should be applied to all cities. Other unanswered questions pertain to the lowest concentrations at which these effects occur and the possible mechanisms of action responsible for increased mortality among many who spend much of their time indoors where ozone levels are generally quite low. Bell et al. divided days into those with a 24-hour average ozone concentration above and below 60 ppb and found that the relationship was similar for both subsets suggesting that the relationship is present at even very low levels of ozone. Biological mechanisms responsible for the ozone-mortality relationship are largely unknown although effects of ozone on the autonomic control of the cardiovascular system, on coagulation mechanisms, and on vasoactive substances in the blood are being actively investigated.

What are the other potential effects of short-term ozone exposure?

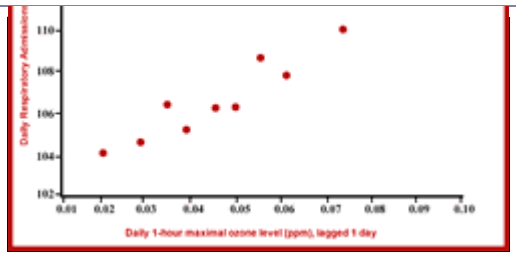
Other potential effects of short-term ozone exposure include:

- hospital admissions and emergency room visits for respiratory causes
- school absences

There is consistent epidemiologic evidence that ambient ozone levels are associated with other markers of respiratory morbidity, particularly during the warm season. In general, studies have reported positive relationships between short-term ozone concentrations and hospital admissions and emergency room visits for respiratory causes. Although not all studies have found significant effects, risk estimates for the majority of studies are positive. It is likely that those most at risk of serious respiratory morbidity are those with underlying respiratory disease. The evidence indicates that some of the increase in hospital visits for respiratory morbidity is due to exacerbations of asthma and possibly chronic obstructive pulmonary disease (COPD). Because of the small numbers of daily hospital admissions, the effects of ozone on other subcategories of respiratory disease are not clear.

A relationship has also been observed between ozone and school absences in two studies. However, in one case the absences were related to a measure of longer-term exposure, and in the other case absences were not limited to those due to illness. Although these latter results are consistent with increased infections secondary to impaired host defense, more research needs to be done before reaching any conclusion regarding any effect of ozone exposure on respiratory infection.

Figure 9: The number of emergency or urgent daily respiratory admissions to acute care hospitals is related to



estimated ozone exposure
Respiratory admission rates to 168 hospitals in Ontario, Canada during the period 1983 through 1988 are plotted against the distribution (deciles) of the daily 1-hour maximum ozone concentration, lagged by 1 day. Admission rates were adjusted for seasonal patterns, day-of-week effects, and hospital effects. Ozone displayed a positive and statistically significant association with respiratory admissions for 91% of the hospitals during the Spring through Fall seasons, but not during the Winter months of December to March when ozone levels were low. *Source: Burnett et al., 1994; U.S. EPA, 1996*

Enlarge or print this figure

Ozone has been associated with daily hospitalizations for cardiovascular disease in some studies but it is not a consistent finding. A number of studies have explored the relationships between ozone and various other aspects of cardiovascular pathophysiology including heart rate variability, acute myocardial infarction, and tachyarrhythmias in those with implanted cardiac devices. Although some data are suggestive of a relationship, the results at this time do not fully substantiate a relationship between ozone exposure and adverse cardiovascular events.

At what exposure levels are effects observed?

The concentration of ozone at which effects are first observed depends upon the level of sensitivity of the individual as well as the dose delivered to the respiratory tract. The dose, in turn, is a function of the ambient concentration, the minute ventilation, and the duration of exposure. This can be expressed as a rough formula:

Dose = Ambient concentration X Level of exertion (minute ventilation) X Duration of exposure.

Thus individuals performing strenuous activity (higher minute ventilation) for several hours are likely to respond to lower concentrations than when exposed at rest (lower minute ventilation) for a shorter time. The following examples illustrate this point:

- An average young adult playing an active sport such as soccer or full court basketball outdoors for 2 hours would be expected to experience small to moderate lung function and symptom effects as well as lung injury and inflammation following exposure to 120 ppb ozone.
- If the same average young adult is at rest outdoors for the two hours, such effects would not be expected until exposures reach 300-400 ppb.
- An average outdoor laborer doing intermittent work might experience similar small to moderate lung function and symptom effects as well as lung injury and inflammation following an 8-hour exposure to 60 to 70 ppb ozone.

More sensitive individuals will experience such effects at lower concentrations while less sensitive individuals will experience these effects only at higher concentrations.

Children without asthma experience lung function decrements similar to those of young adults. But children often do not report respiratory symptoms at the lowest ozone concentrations. It is not clear whether this is the result of reduced sensitivity with regard to symptoms or whether children are less likely to recognize and report symptoms.

There are chamber studies and field studies that look at the ozone exposure level at which effects are first observed. It is not surprising that field studies show effects at much lower levels than chamber studies. This is because field studies can look at sensitive populations (including children), include exposure to all oxidant species of pollution, and may include longer exposure times. For

example, field studies of agricultural workers and hikers suggest that lung function changes may be associated with prolonged ozone exposures at lower levels than those observed in chamber studies. Below are findings from key field and observational studies.

Although the results vary somewhat, several field studies suggest that the lung function of highly active asthmatic and ozone sensitive children and the exercise performance of endurance athletes may be affected on days when the 8-hour maximum ozone concentration is less than 80 ppb ozone.

Emergency room data from one study indicate that asthma attacks in the most sensitive population (e.g., children with asthma or reactive airway disease) increase following days on which the 1-hour maximum ozone concentrations exceeded 110 ppb (approximately equivalent to an 8-hour average of 82 ppb). (White et al., 1994) Another study observed increased emergency room visits for asthma on days following those when 7-hour averages exceeded 60 ppb compared to those with lower ozone concentrations. (Weisel et. al., 1995).

For effects measured in some other types of observational studies, the lowest levels at which effects are expected to occur are more difficult to identify for a number of reasons. Effects of ozone on daily mortality have been detected even when study days are restricted to those with a 24-hour average ozone concentration below 60 ppb (approximately equivalent to an 8-hour average below 90 ppb). In one study, hospital admissions for respiratory causes appear to follow a linear relationship down to background levels. (Figure 9). Limited exposure-response modeling suggests that if a population threshold for these ozone effects exists, it is likely near the lower limit of ambient ozone concentrations in the United States.

What are the effects of recurrent or long-term exposure to ozone?

One of the major unanswered questions about the health effects of ozone is whether repeated episodes of damage, inflammation, and repair induced by years of recurrent short-term ozone exposures result in adverse health effects beyond the acute effects themselves.

Daily ozone exposure for a period of 4 days results in an attenuation of some of the acute, neurally-mediated effects (e.g., lung function changes and symptoms) for subsequent exposures occurring within 1 to 2 weeks. Some health experts have, therefore, suggested that individuals living in high ozone areas may be protected from any harmful effects of long-term ozone exposure. Others suggest, however, that the attenuation of the ozone-induced tendency to take rapid and shallow breaths may blunt a protective mechanism, resulting in greater delivery and deposition of ozone deeper in the respiratory tract and other airway responses described below.

Studies including bronchoalveolar lavage and bronchial mucosal biopsies indicate that, unlike the neurally-mediated lung function changes, the processes of airway injury, inflammation, and repair continue to occur during repeated exposure. After either 4 or 5 days of exposure, markers of cell injury and increased epithelial permeability remain elevated, and an increase in airway mucosal PMN, which was not present following a single exposure, has been noted. Also, unlike the neurally-mediated effects, small airway function has been observed to remain depressed over the course of exposures and is thought to be related to the ongoing inflammation.

Studies of laboratory animals have consistently demonstrated that long-term exposure to ozone concentrations above ambient levels results in persistent morphological changes that could be a marker of chronic respiratory disease. Exposed animals experience mucous cell metaplasia and epithelial cell hyperplasia in the upper airway as well as structural changes in the lower airway including an increase in fibrous tissue in the basement membrane area and a remodeling of the distal conducting airways. In addition to airway remodeling and basement membrane changes, concurrent long-term exposure of very young primates to ozone and house dust mite allergen has been observed to result in changes in the innervation of the airways as well as an accumulation of

eosinophils in the distal airways suggesting induction of an allergic phenotype. Other studies indicate that sensitization of animals to antigen occurs more easily during ongoing ozone exposures. Based on traditional measures, there is little evidence that long-term exposure in animals results in substantial changes in airway function. However, these morphological findings suggest that long-term ozone exposure might play a role in the development or progression of chronic lung disease and/or asthma.

The epidemiologic evidence is inconclusive with regard to whether long-term exposure of humans is related to chronic respiratory health effects in humans. Several cross-sectional studies have found that young adults who spent their childhoods in locales with high ozone concentrations had lower measures of lung function than those from locales with lower ozone. Similar results have not been observed, however, in a recent well-conducted longitudinal study of lung function in children or in other cross-sectional studies. Two longitudinal studies have observed associations between development of asthma and long-term ozone concentrations in subgroups of the population. These findings have not been confirmed in other longitudinal or cross-sectional studies, but they are consistent with the animal toxicological literature. Part of the difficulty in evaluating such associations has been the small number of longitudinal epidemiologic studies specifically designed to evaluate respiratory health in samples with differing ozone exposures. The mobility of the population as well as the inability to precisely estimate exposure to ozone and other potential confounders over a period of many years degrades the power of, and leads to bias in, both longitudinal and cross-sectional studies.

In spite of the inconclusive nature of the epidemiologic literature, the repeated cycles of damage, inflammation, and repair in humans and the morphological findings from the animal toxicological studies suggest that it would be prudent to avoid repeated short-term exposures, particularly in young children, until more is known about the effects of long-term ozone exposure.

Review Key Points

◀Previous Next ▶

This Page

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We often do not drive a car thinking of all the hazardous emissions we would release. Nor do we turn on the light with thought as to how that energy was generated. Yet, when we do all these activities subconsciously, we indirectly contribute to the growing amounts of hazardous air pollutants in our atmosphere that are responsible for many adversities.

Smog as a Negative Externality

Depending upon various factors, including location, season, and source of generation, the price an entity pays for a given amount of energy can vary. Typically, the price would account for all costs incurred within the value chain-research and development, design, production, marketing, distribution, and customer services-plus a markup. Unfortunately, this price, the cost charged to consumers, is what is known as the market price, and therefore may not accurately reflect the total costs inflicted upon society as a whole (Baird). In such a case as where the actions of one party directly affecting another are not accounted for, an externality arises.

In the case of energy, both productive and consumptive activities result in smog, a negative externality imposed on the environment and the welfare of society. The production of an output of energy through the process of burning coal or other fossil fuels, for example, releases two main air pollutants: sulfur dioxide and nitrogen oxides. Similarly, the consumption of energy-either for self-consumptive or other productive purposes-releases primary pollutants VOCs and nitrogen dioxides, which in turn can undergo chemical reactions to yield secondary pollutants such as ground level ozone and PAN. All these air pollutants are responsible for adverse effects in both humans and plants and on materials and aesthetics, as well as the negative impacts on the environment, namely acid rain. In whichever case, the stated price of either energy or an intermediate form of energy, such as gas, or a finished output that uses energy as an input, rarely reflects the complete burden placed upon society. This neglect of externalities, in turn, often results in an over-production or over-consumption of energy and other related goods. Here, we take a closer look at these externalities as to see what costs to society the market fails to account for.

Back to top

Smog and its Effects on Human Health

We, as humans, can live a few days without food and water, but can only live a few minutes without air. The fact that an active adult inhales 10,000 to 20,000 liters of air each day, or 7 to 14 liters every minute, highlights a critical point in the fight for clean air (Elsom 30).

While the effects of smog vary according to factors such as age, state of health, time of exposure, and dosage, the general symptoms include coughing, sneezing, headaches, tiredness, irritation, nausea, and hoarseness of the throat, nose, and eyes, and constrictions of the chest (Lewis 37; Elsom 31).

Additionally, nitrogen dioxide and ground-level ozone were found to cause reductions in the immune system's ability to fight bacteria and viruses in the respiratory system (Nebel and Wright 530; EPA, "Smog-Who Does it Hurt?" 3). These effects are all considered to be short-term in that once exposure ceases, the symptoms are no longer present. However, in most cases, it is the long-term effects of air pollutants that bring the greatest concerns, since these effects are often the most severe.

Unsurprisingly, most acute effects of smog are related to the respiratory system. Some components of smog such as nitrogen dioxide, sulfur dioxide, and ground-level ozone are found to have caused damages to the mucociliary system responsible for cleaning the air tracts (Elsom 56). As a result, the lung's ability to resist disease is reduced, and illnesses, such as bronchitis and emphysema, can be aggravated (Gow and Pidwirny; Elsom 56). Likewise, while some VOCs were found to be carcinogenic, the main problem with VOCs was its role in the formation of ground-level ozone. Present in ambient concentrations, ground-level ozone can cause inflammation and fibrosis to the lungs, resulting in permanent morphological changes to the lungs (Nebel and Wright 530; EPA, "Smog-Who Does it Hurt?" 3). Consequently, these air pollutants can not only decrease lung function, elasticity, and capacity by as much as 5%, but can also lead to the premature aging of the lungs (Elsom 33, 63; "Smog").

While continuous research is being made as to link the long-term effects of smog to human health, scientists in general have agreed on several findings. By and large, children, asthmatics, people with chronic respiratory or pulmonary and heart disease, and the elderly are the most susceptible to air pollutants (Nebel and Wright 530). Because the lungs of children are not yet fully developed and because children inhale more air per unit of body weight than adults, they are prone to greater health effects as well as long-term damage to the lungs (Elsom 42). Similarly, because asthmatics and those suffering from chronic diseases are already in a weakened state, smog adds stress to their bodies (Nebel and Wright 532). For the elderly, smog increases their susceptibility to viral and bacterial attacks, as both lung and immune system functions decrease with age (Elsom 42). Healthy adults who work actively outdoors or who have higher levels of exposure to air pollutant are also considered, by the EPA, to be in a "sensitive group" (EPA, "Smog-Who Does it Hurt?" 3).

In all these cases, it is important to note that contrary to popular belief, death as a result of a smog siege is often not a result of air pollutant poisoning, but rather, a result of increasing susceptibility to diseases. Equally important, however, is the fact that a great level of uncertainty exists in identifying a cause-and-effect relationship between smog and smog-related illnesses. At most, we can often only say that pollutants are contributing factors to related illnesses. Consequently, this makes the exact measurements of externalities difficult, if not impossible.

Estimates have been made, however, to provide a monetary value of the costs and benefits of smog. In several studies conducted by the American Lung Association, the costs of premature deaths, hospital stays and emergency room visits, productivity loss as a result of missing work or school, and other air pollutant related health effects were an indication of inefficiency within the economy ("Air"). The reports went so far as to argue that economic growth was correlated with environmental protection by demonstrating that human health benefits of cleaner air outweighed the costs industries would have to incur as a result of higher standards (ibid). It was estimated that enforcement of all parts of the Clean Air Act between 1970 and 1990 would result in minimum benefits of $23 trillion over the twenty years, an average of over $1 trillion annually (ibid).

In a similar study conducted by the EPA for United States Congress in 1999, it was estimated that if the Clean Air Act Amendments were enforced in the 48 contingent states for the twenty-year period between 1990 and 2010, the total human health benefits in 2000 would be $68 billion and $118 billion in 2010 (EPA, "The Benefits and Costs" H-27). These benefits represent underestimates, since, in the words of the EPA itself, "there is insufficient information from both the medical and the economic sciences to satisfactorily resolve these issues from a theoretically/analytical standpoint" (ibid. H-36).

Apparently, smog is a costly externality from a human health perspective alone.

Back to top

Smog and its Effects on Agriculture and Forests

The adverse effects of smog are not limited to humans alone. As it turns out, plants are perhaps more sensitive to air pollutants than humans. In particular, acid rain has left areas barren or with severely damaged vegetation (Nebel and Wright 533). Yet, perhaps the greatest damage has been from ground-level ozone and PAN. Entering leaves of plants from the stomata during normal gas exchange, both ground-level ozone and PAN can cause discoloration, damage, and loss of leaves-reducing photosynthesis by as much as 50% (Munster; Gow and Pidwirny). Plants also become more vulnerable to attacks by pests, disease, and other environmental disasters (Shaw). Consequently, the plant's ability to store food, grow, and reproduce is hindered (ibid).

In numerical terms, ground-level ozone, alone, has been estimated to cause 10% to 40% growth loss, premature aging, and a decrease in pollen lifespan resulting in an estimable cost in agriculture of $2 billion to $6 billion per year (Nebel and Wright 533; "Smog"). Losses in crop yields were estimated to be 20% to 30% between 1989 and 1992 (Nebel and Wright 533). In Ontario alone, smog was attributed to reduce crop yields equivalent to $70 million per year ("Smog"). In a study conducted by the EPA to Congress, continuous implementation of a Clean Air Act Amendments over the period 1990 to 2010 would accumulate a minimum 1999 net present value of agricultural benefits of at least $4 billion (EPA, "The Benefits and Costs" F-8). Along with the fact that 60% of the world's food is produced in countries that also produce 60% of the world's air pollution, the significance of clean air is clearly seen (Nebel and Wright 533).

In a forestry aspect, smog incurs a cost on the existence value of trees and wild plants. In Los Angeles, smog was attributed to the deaths of 50% of trees in nearby areas (ibid.). Similarly, ground-level ozone from the Central Valley and San Francisco-Oakland metropolitan areas was responsible for increasing stress and vulnerability on the ponderosa and Jeffrey pines in the Sierra Nevada (ibid.). An attack by western pine beetles subsequently diminished the number of these trees.

As it perhaps can be predicted, the monetary costs of the loss of forests are difficult to measure, if measurable at all. Yet, it may still be worthwhile to keep in mind the option value benefits, non-consumptive use benefits, and existence value of forests, when making a balance sheet of costs and benefits of reducing smog. In another aspect, the damage to trees can have direct economic costs-as Canada discovered when it was found that ground-level ozone was the cause of damage to its sugar maple trees and other trees in its forestry industry ("Smog").

Back to top

Smog and its Effects on Materials and Aesthetics

It is said that cleaning is just as destructive as it is costly. Perhaps this is even more so when considering the material and aesthetic aspects of smog. Besides the fact that most people derive a psychological benefit of seeing a clear sky and a clean surrounding, the costs of smog can be millions of dollars.

The most visible characteristic of cities smothered by smog is perhaps the black and soot-covered windows, walls, drapes and curtains, and other exposed surfaces. Yet, other damages can be seen. Sulfur dioxide corrodes metal and stone-damaging machinery and industrial instruments, as well as destroying buildings, statues, and monuments (Lewis 33; EPA, "The Plain English"). Ground-level ozone, destroying synthetic materials, can cause leather to become brittle and rubber to lose its elasticity, resulting in

cracks (Lewis 33). Moreover, ground-level ozone has been found to damage cotton, acetate, nylon, polyester, and other textiles, while bleaching dyes, paints, and coatings ("Smog").

While it is uncertain as to how much is exactly spent on the cleaning or replacement of materials, a couple of million dollars is considered to be a reasonable estimate. Canada, alone, estimates that the increase in ground-level ozone from the United States has cost it up to one billion dollars in material damages ("Smog"). Considering that cleaning and replacement costs do not include materials that are irreplaceable and the observation that people have actually spent more to move further away from cities, these costs of pollution most likely will be underestimates (Nebel and Wright 534).

Back to top

Smog and its Effects on Ecological Systems

Sulfur dioxide and nitrogen oxides are largely responsible for the sources of acid precipitation. Because it results in acid rain with a pH of 5.5 or less, smog can have serious widespread ecological impacts on aquatic systems, forests, and on humans far away from its point of origin.

As a basic biology course will explain, slight deviations from pH values in the environment can be critical to the proper functioning of enzymes, hormones, and other proteins. In aquatic systems with a normal pH of 6 to 8, a slight deviation in most cases will pose no threat, as organisms adapt (Nebel and Wright 541). However, an organism's ability to successfully reproduce may be hindered, and in more extreme cases, a population of an organism may actually become extinct (ibid.). In forests, acid precipitation not only damages trees and plants, but also affects soil contents, which can thwart growth towards acid-tolerant species (ibid. 542). For humans, the effects of acid rain may vary from aesthetic values to the issue of clean water and air. In all of these cases, no exact monetary value can be assigned.

The fact that everyone and everything in the environment is interlinked in a chain demonstrates the difficulty in measuring an externality such as smog. Yet the simple recognition that such externalities exist can work wonders in policies attempting to ensure a more sustainable and healthier future.

Back to top

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The New York Times

WATCH TRAILER

March 12, 2009

Study links smog exposure to premature death

By ROBIN BRAVENDER, Greenwire

Long-term exposure to concentrated smog significantly raises the risk of dying from lung disease, a new study shows.

The **study (pdf)**, published today in the *New England Journal of Medicine*, found that the risk of dying from respiratory disease is more than three times higher in metropolitan areas with the most concentrated ozone -- a precursor of smog -- than in those with the lowest ozone concentrations.

The report is the first nationwide study to evaluate the effects of long-term impacts of ozone on human health and the first to separate the effects of ozone pollution from those of fine particle pollution, or soot, according to a statement from New York University's Langone Medical Center.

"Many studies have shown that a high ozone day leads to an increase in risk of acute health effects the next day, for example, asthma attacks and heart attacks," said co-author George Thurston, a professor at NYU's Department of Environmental Medicine, in the statement.

"What this study says is that to protect the public's health, we can't just reduce the peaks, we must also reduce long-term, cumulative exposure."

The study was co-authored by scientists from Health Canada, Brigham Young University, New York University's School of Medicine, the University of Ottawa, the American Cancer Society and the University of California, Berkeley.

Ozone is formed by a chemical reaction between nitrogen oxides and volatile organic compounds in the presence of sunlight. It is considered beneficial in the earth's stratosphere, where it forms a shield that blocks the sun's harmful rays. But ground-level ozone -- which can come from tailpipes, coal-fired utilities and other industries -- can trigger health problems including chest pain, coughing, throat irritation and congestion, according to U.S. EPA. It can also damage vegetation and ecosystems.

'Substantial risk' under EPA limits

Thurston said the study shows that EPA's current standards for airborne ozone -- measured over eight-hour periods -- do not protect against the long-term effects of ozone exposure.

"It seems clear that even in cities that are approaching meeting the existing standard, you still have a substantial risk from the cumulative long-term exposure that's not addressed by the acute standard," he said.

New York City's air, for example, is nearly in compliance with EPA's short-term ozone standard of 75 parts

per billion, he said. Still, New Yorkers face a 25 percent increased risk of respiratory death as a result of their ozone exposures, he said.

Yesterday, the Obama administration asked a federal appeals court to stall a pending court case over EPA's current smog standards to give the agency more time to consider whether to revise the controversial Bush-era air quality standards (*E&ENews PM*, March 11). Environmental groups have blasted the Bush-era standard for being too weak, while industry groups have argued that the current standard is too stringent.

Frank O'Donnell, president of the advocacy group Clean Air Watch, said the study adds fuel to clean air advocates' argument that the federal standards should be stricter.

"There's certainly a great weight of evidence to document that tougher ozone standards are needed," O'Donnell said.

Click here (pdf) to read the report.

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http://www.epa.gov/airtrends/aqtrnd95/pm10.html
Last updated on Thursday, January 05, 2012

AIRTrends 1995 Summary

Particulate Matter (PM-10)

Note: EPA no longer updates this information, but it may be useful as a reference or resource.

Please see www.epa.gov/airtrends for the latest information on Air Quality Trends.

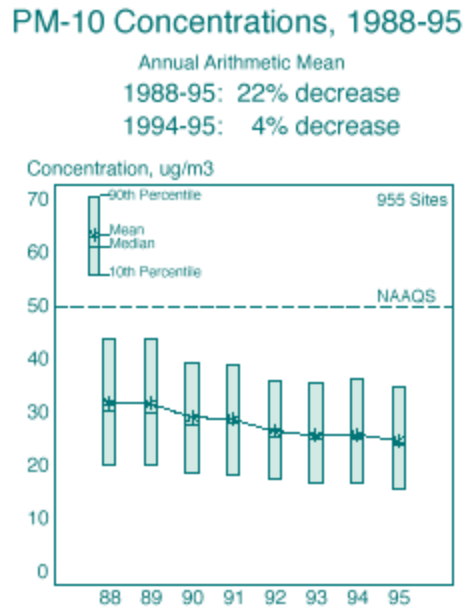
Nature and Sources of the Pollutant:

Particulate matter is the term for solid or liquid particles found in the air. Some particles are large or dark enough to be seen as soot or smoke. Others are so small they can be detected only with an electron microscope. Because particles originate from a variety of mobile and stationary sources (diesel trucks, woodstoves, power plants, etc.), their chemical and physical compositions vary widely. Particulate matter can be directly emitted or can be formed in the atmosphere when gaseous pollutants such as SO_2 and NOx react to form fine particles.

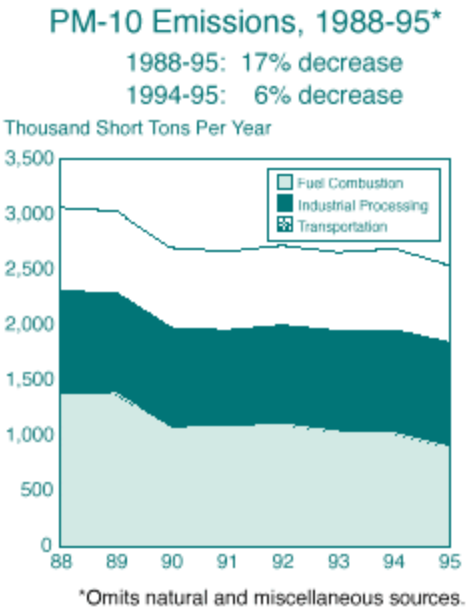
Health and Environmental Effects: In 1987, EPA replaced the earlier Total Suspended Particulate (TSP) air quality standard with a PM-10 standard. The new standard focuses on smaller particles that are likely responsible for adverse health effects because of their ability to reach the lower regions of the respiratory tract. The PM-10 standard includes particles with a diameter of 10 micrometers or less (0.0004 inches or one-seventh the width of a human hair). EPA's health-based national air quality standard for PM-10 is 50 $\mu g/m^3$ (measured as an annual mean) and 150 $\mu g/m^3$ (measured as a daily concentration). Major concerns for human health from exposure to PM-10 include: effects on breathing and respiratory systems, damage to lung tissue, cancer, and premature death. The elderly, children, and people with chronic lung disease, influenza, or asthma, are especially sensitive to the effects of particulate matter. Acidic PM-10 can also damage human-made materials and is a major cause of reduced visibility in many parts of the U.S. New scientific studies suggest that fine particles (smaller than 2.5 micrometers in diameter) may cause serious adverse health effects. As a result, EPA is considering setting a new standard for PM-2.5. In addition, EPA is reviewing whether revisions to the current PM-10 standards are warranted.

Trends in PM-10 Levels: Air monitoring networks were changed in 1987 to measure PM-10 (replacing the earlier TSP monitors).

Between 1988 and 1995, average PM-10 concentrations decreased 22 percent. Short-term trends between 1994 and 1995 showed a decrease of 4 percent in monitored PM-10 concentration levels.



Emissions of PM-10 shown in the chart are based on estimates from fuel combustion sources, industrial processes, and transportation sources, which account for only 6 percent of the total PM-10 emissions nationwide. Between 1988 and 1995, PM-10 emissions for these sources decreased 17 percent. Short-term emissions trends between 1994 and 1995 showed a 6 percent decrease.



The emissions estimates presented below do not include emissions from natural and miscellaneous sources which are fugitive dust (unpaved and paved roads), agricultural and forestry activities, wind erosion, wildfires and managed burning. These emissions estimates also do not account for particulate matter that is secondarily formed in the atmosphere from gaseous pollutants (e.g., SO_2 and NOx).

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Air Pollution - Particulate Matter Brochure

This page last reviewed May 6, 2009

What is Particulate Matter (PM10)?

Particulate matter (PM10) pollution consists of very small liquid and solid particles floating in the air. Of greatest concern to public health are the particles small enough to be inhaled into the deepest parts of the lung. These particles are less than 10 microns in diameter - about 1/7th the thickness of the a human hair - and are known as PM10. This includes fine particulate matter known as PM2.5.

PM10 is a major component of air pollution that threatens both our health and our environment.

Where does PM10 come from?

In the western United States, there are sources of PM10 in both urban and rural are as, major sources include:

1. Motor vehicles.
2. Wood burning stoves and fireplaces.
3. Dust from construction, landfills, and agriculture.
4. Wildfires and brush/waste burning.
5. Industrial sources.
6. Windblown dust from open lands.

PM10 is a mixture of materials that can include smoke, soot, dust, salt, acids, and metals. Particulate matter also forms when gases emitted from motor vehicles and industry undergo chemical reactions in the atmosphere.

How does PM10 affect our health?

PM10 is among the most harmful of all air pollutants. When inhaled these particles evade the respiratory system's natural defenses and lodge deep in the lungs.

Health problems begin as the body reacts to these foreign particles. PM10 can increase the number and severity of asthma attacks, cause or aggravate bronchitis and other lung diseases, and reduce the body's ability to fight infections.

Although particulate matter can cause health problems for everyone, certain people are especially vulnerable to PM10's adverse health effects. These "sensitive populations" include children, the elderly, exercising adults, and those suffering from asthma or bronchitis.

Of greatest concern are recent studies that link PM10 exposure to the premature death of people who already have heart and lung disease, especially the elderly.

Does PM10 affect our view?

PM10 is often responsible for much of the haze that we think of as smog. This is a problem in our cities, rural areas and pristine areas - such as national parks and forests.

What is being done to reduce PM10 pollution?

The United States Environmental Protection Agency has set air quality standards for PM10. Based on health research, these identify acceptable levels of PM10. Currently, these standards are violated in many parts of the western United States.

Air quality agencies in several states have developed, or are now developing, air quality plans to bring PM10 concentrations down to healthful levels. These plans include a variety of programs to reduce emissions, including:

1. Dust control for roads, construction, and landfills.
2. Landscaping, barrier, and fencing to reduce windblown dust.
3. Programs to reduce emission from wood stoves and fireplaces.
4. Cleaner - burning gasoline and diesel fuels.
5. Emission control devices for motor vehicles.
6. Controls for industrial facilities.

What can you do?

Here are a few things individuals, business, and other organizations can do immediately to reduce the threat of PM10:

1. Reduce travel on days with poor air quality.
2. Avoid vigorous physical activity on days that have poor air quality.
3. Avoid using your wood stove and fireplace on days that have poor air quality.
4. Avoid using leaf blowers and other dust - producing equipment.
5. Drive slowly on unpaved roads and other dirt surfaces.
6. Get involved with air quality improvement programs in your community.
7. If you own or operate an industrial source of PM10, comply with local rules that apply to your operation. Work with local agencies to develop strategies that will further reduce PM10 emissions.

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2009 IMPERIAL COUNTY STATE IMPLEMENTATION PLAN FOR PARTICULATE MATTER LESS THAN 10 MICRONS IN AERODYNAMIC DIAMETER

FINAL

Prepared for

Imperial County Air Pollution Control District
150 South 9th Street
El Centro, CA. 92243-2801

Prepared by

ENVIRON International Corporation
707 Wilshire Blvd., Suite 4950
Los Angeles, CA 90017

August 11, 2009

PM_{10} is respirable, with fine and ultrafine particles reaching the alveoli deep in the lungs, and larger particles depositing principally in the nose and throat area. PM_{10} deposition in the lungs results in irritation that triggers a range of inflammation responses, such as mucus secretion and bronchoconstriction, and exacerbates pulmonary dysfunctions, such as asthma, emphysema, and chronic bronchitis. Sufficiently small particles may penetrate into the bloodstream and impact functions such as blood coagulation, cardiac autonomic control, and mobilization of inflammatory cells from the bone marrow. Individuals susceptible to higher health risks from exposure to PM_{10} airborne pollution include children, the elderly, smokers, and people of all ages with low pulmonary/cardiovascular function. For these individuals in particular, adverse health effects of PM_{10} pollution include coughing, wheezing, shortness of breath, phlegm, bronchitis, and aggravation of lung or heart disease, leading for example to increased risks of hospitalization and mortality from asthma attacks and heart attacks.[1]

1.2 Imperial County

1.2.1 Geography, Population, and Land Use

Imperial County extends over 4,597 square miles[2] in the southeastern portion of California, bordering Mexico to the south, Riverside County to the north, San Diego County to the west, and the State of Arizona to the east. The Imperial Valley runs approximately north-to-south through the center of the county and extends into Mexico. The terrain elevation varies from as low as 230 feet below sea level at the Salton Sea to the north to more than 2,800 feet above sea level at the mountain summits to the east.

Imperial County's population is about 173,000 people,[3] and its principal industries are farming and retail trade. Most of the population, farming, and retail trade exist in a band of land that, on average, comprises less than one-fourth the width of the county, stretching from the south shore of the Salton Sea to the Mexican border. The road network is densest within this strip, as shown in Figure 1.1. The rest of Imperial County is the Salton Sea and mostly dry, barren desert area with little or no human population. Imperial County's population distribution and population growth in recent years are reported in Appendix V.

Imperial County's agricultural industry[4] grew to $1.37 billion in 2007, led by cattle farming at $334 million. More than 40 types of crops and commodities are grown in the county, ranking Imperial County 11th among California counties.[5] The total acreage of famed land has remained fairly constant at ~500,000 acres over the last decade, and nearly 25% of the county's labor force works in the Agricultural Sector during the high season.

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1 Additional details regarding the adverse health effects of PM can be found in the San Joaquin Valley 2006 PM_{10} Plan (Chapter 1, Section 1.5), available at http://www.valleyair.org/Air_Quality_Plans/06PM10.htm.

2 Official website of Imperial County, http://www.co.imperial.ca.us/.

3 Southern California Association of Governments, http://www.scag.ca.gov/publications/pdf/2007/SOTR07/SOTR07_Population.pdf

4 Imperial County Agricultural Commissioners Office, *Imperial County 2007 Agricultural Crop and Livestock Report*; available at http://imperialcounty.net/ag/Crop%20&%20Livestock%20Reports/Crop%20&%20Livestock%20Report%202007%20Color.pdf

5 California Farm Bureau Federation, http://www.cfbf.com/counties/index.cfm?id=13

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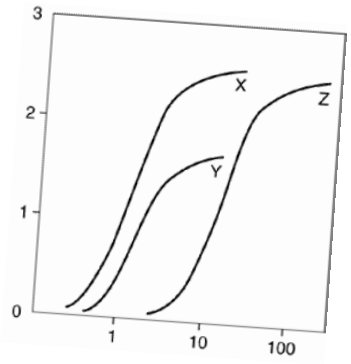

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August 31, 2012

Lozeau | Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607

Attn: Mr. Michael Lozeau

Subject: Comment Letter on the Draft Environmental Impact Report for the Prologis Eucalyptus Industrial Park, SCH No. 2008021002.

Dear Mr. Lozeau:

At the request of Lozeau | Drury LLP **(**Lozeau Drury), Clark and Associates (Clark) has reviewed materials related to the above referenced project, including the Draft Environmental Impact Report[1] (DEIR) for the Prologis Eucalyptus Industrial Park (hereafter called the Project), SCH No. 2008021002 and its appendices. The proposed project site is located in the eastern portion of the City of Moreno Valley, in Riverside County, California. The 122.8-acre project site is located south of State Route 60 (SR-60) east of the Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel. According to the DEIR the proposed project would result in the construction and operation of a warehouse facility, consisting of approximately 2,244,638 square feet (sq ft).

Currently the site is used undeveloped for commercial uses and has two citrus groves in the northeastern and northwestern portions of the site, while the central and southern portions are vacant and support mainly weedy vegetation. According to a March, 2012 Memo from LSA

[1] LSA. 2012. Draft Environmental Impact Report, State Clearinghouse No. 2008021002, Prologis Eucalyptus Industrial Park (formerly Prologis Park Moreno Valley Eucalyptus Project), City of Moreno Valley, Riverside County, California. LSA Associates, Inc. 1500 Iowa Ave, Suite 200, Riverside, CA LAS Project No. PLO1101. Prepared July 2012 pg. 1-2

Associates[2], the project site contains 57-acres of citrus (Grapefruit) trees with the rest of the site vacant. The surrounding area has been dry-farmed in the past, and the eastern end of the City has historically supported a variety of crops, including citrus, melon, potatoes, etc[3]. There are three small natural drainage features on site, two ephemeral channels in the southwestern portion of the site and the larger Quincy Channel along the eastern edge of the property. According to the DEIR[4], there is some minor amount of refuse is present in the southwest and southeast corners of the site from unauthorized dumping.

Land adjacent to the project site includes vacant land east and south of the proposed project site, SR- 60 to the north, and the Moreno Valley Auto Mall and the City of Moreno Valley Fire Station No. 58 northwest of the project site. Existing single-family residential uses are located approximately 50 feet southeast of the southeastern corner of the project site[5].

The proposed project has had and will have significant impacts on the community prior to the approval of the DEIR. The proposed project will require significant changes in the local zoning ordinances (General Plan for the City of Moreno Valley) including:

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[2] LSA. 2012. Project Memorandum: Agricultural Use of ProLogis Industrial Property. Memorandum from Kent Norton, LSA Riverside Office to Jeff Bradshaw, City of Moreno Valley. Dated March 21, 2012.

[3] LSA. 2012. Project Memorandum: Agricultural Use of ProLogis Industrial Property. Memorandum from Kent Norton, LSA Riverside Office to Jeff Bradshaw, City of Moreno Valley. Dated March 21, 2012.

[4] LSA. 2012. Draft Environmental Impact Report, State Clearinghouse No. 2008021002, Prologis Eucalyptus Industrial Park (formerly Prologis Park Moreno Valley Eucalyptus Project), City of Moreno Valley, Riverside County, California. LSA Associates, Inc. 1500 Iowa Ave, Suite 200, Riverside, CA LAS Project No. PLO1101. Prepared July 2012 pg 3-1

[5] LSA. 2012. Draft Environmental Impact Report, State Clearinghouse No. 2008021002, Prologis Eucalyptus Industrial Park (formerly Prologis Park Moreno Valley Eucalyptus Project), City of Moreno Valley, Riverside County, California. LSA Associates, Inc. 1500 Iowa Ave, Suite 200, Riverside, CA LAS Project No. PLO1101. Prepared July 2012 pg 3-1

- Approval of a General Plan Amendment to change the land use designation of 71.3 acres of the project site from Residential (R15, R5, and R2) to Business Park (BP) so the entire site would then be designated Business Park (BP).
- Approval of a Zone Change of the entire 122.8 acres from its current zoning designations of Business Park (BP), Business Park/Mixed Use (BPX), Residential 15 District (R15), Residential 5 District (R5), and Residential Agriculture 2 (RA-2) to all Light Industrial (LI).
- Zone Change will also be used to redraw the boundary of the Primary Animal Keeping Overlay (PAKO) district.
- Approval of an amendment to the City's Master Plan of Trails to relocate the Eucalyptus Avenue Trail to the north side of future Eucalyptus Avenue and eliminate the planned trail segment on Quincy Avenue from SR-60 to Fir Avenue (future Eucalyptus Avenue), based on discussion with the City Trails Commission.
- Approval of an amendment to the Circulation Element of the General Plan. These changes include the following:
    - Eliminate the undeveloped Quincy Street from Eucalyptus Avenue south to Encilia Avenue;
    - Realign Encilia Avenue from its current alignment such that its westerly terminus is located at Moreno Beach Drive instead of the current General Plan westerly terminus at Eucalyptus Avenue; and
    - The segment between Quincy Channel and Moreno Beach Drive would be classified as a Collector.

In addition, to the changes above, the proposal of the project has forced the Moreno Valley Unified School District (MVUSD) to abandon plans to locate an elementary school (MVUSD Elementary School #24), a middle school (MVUSD Middle School #7), and a high school (MVUSD

High School #5) in the vicinity of Redlands Boulevard and future Eucalyptus Avenue, in close proximity to the proposed. After the Notice of Preparation (NOP) for the proposed project was released, MVUSD decided to abandon plans for these school sites and relocate the future school facilities in a different area of the City[6]. Students who live in the area to be serviced by the proposed schools will now have to travel farther to attend schools.

The DEIR for the Project, determined that the proposed project's construction and operational phases would have impacts on air quality that would be less than significant with mitigation incorporated. These conclusions are premature and based upon a flawed analysis of the potential emissions at the site. The proponents should re-evaluate the impacts of the project and present them in a revised draft environmental impact report (RDEIR).

Clark's review of the materials in no way constitutes a validation of the conclusions or materials contained within the plan. If we do not comment on a specific item this does not constitute acceptance of the item.

This DEIR was issued prematurely without considering the serious flaws in the Proponent's analysis of the project. The flaws include:

1. The proponent's use of the CalEEMod ensures an underestimation of the potential particulate emission for the construction phase of the proposed project.
2. Failure of the proponent to compare construction emissions to daily construction significance thresholds;
3. Failure to consider health risks from contaminated dust; and
4. Failure to properly identify and address the Project's operational air quality impacts.

[6] LSA. 2012. Draft Environmental Impact Report, State Clearinghouse No. 2008021002, Prologis Eucalyptus Industrial Park (formerly Prologis Park Moreno Valley Eucalyptus Project), City of Moreno Valley, Riverside County, California. LSA Associates, Inc. 1500 Iowa Ave, Suite 200, Riverside, CA LAS Project No. PLO1101. Prepared July 2012 pg 4.3-6.

COMMENTS

1. The Proponent's Use Of The CalEEMod Ensures An Underestimation Of The Potential Particulate Emission For The Construction Phase Of The Proposed Project.

The California Air Resource Board's (CARB's) Urban Emission (URBEMIS) model and the California Emissions Estimator Model (CalEEMod) are computer models designed to estimate emissions of criteria pollutants during construction and operational phases of projects. Currently, South Coast Air Quality Management District (SCAQMD) accepts the outputs from both models in their air quality analyses. Significant differences in the models must be highlighted in the DEIR. The changes in the method used to estimate construction impacts from the proposed project by using the CalEEMod model instead of the URBEMIS model include:

- Failure to account for wind-blown fugitive dust[7]. According to the July, 2011 CalEEMod Technical Paper, wind-blown fugitive dust is not calculated in CalEEMod. For sites as large as the proposed project site, this can result in significant quantities of particulate matter being released.
- SCAQMD's surveys of construction sites were limited to sites of 35 acres or less. For projects larger than 35-acres the data was extrapolated by increasing the number of construction days but not increasing the number of construction equipment pieces used on a given day. The impact is to reduce the construction PM estimates for the site as compared to URBEMIS[8].

[7] CalEEMod. Technical Paper: Methodology Reasoning and Policy Development of the California Emission Estimator Model. July, 2011. Pg 4.

[8] CalEEMod. Technical Paper: Methodology Reasoning and Policy Development of the California Emission Estimator Model. July, 2011. Pg 5.

- Grading in URBEMIS is based upon 25% of total project acreage in one day. Grading in CalEEMod is based upon Walker's Building Estimator's Reference Book. The impact of this change is to decrease PM emissions from grading in the CalEEMod[9] by tying the emissions to the number of pieces of equipment present at the site.

The proponent's must include an analysis of these impacts in a revised DEIR (RDEIR) to ensure that an accurate analysis of the potential impacts from the proposed project are presented as required by CEQA.

2. Failure To Accurately Compare Construction Emissions To Daily Construction Significance Thresholds.

Unlike the operational emissions from most projects, which are typically more or less continuous, emissions from construction sites are highly variable depending on the type of construction that is being performed. For example, grading results in large quantities of fugitive dust and combustion emissions from diesel-powered equipment. Short-term emissions during the various construction phases can be considerable and may result in degradation of local and regional air quality and severe health effects.

To determine whether short-term emissions may result in degradation of local and regional air quality and severe health effects, it is common practice for lead agencies to compare project emissions to quantitative significance thresholds developed by local air districts as a screening tool for CEQA review. Thresholds of significance for construction emissions are typically expressed on a short-term basis, *i.e.* daily or hourly basis to adequately capture impacts due to the high variability of emissions during different construction stages.

[9] CalEEMod. Technical Paper: Methodology Reasoning and Policy Development of the California Emission Estimator Model. July, 2011. Pg 5.

Table 1 presents a summary of short-term emissions thresholds developed by SCAQMD and other air districts for assessing impacts on air quality from construction projects.

Table 1:
CEQA significance thresholds for construction emissions from various air districts

Air district construction thresholds*	**NOx** (lbs/day)	**ROG** (lbs/day)	**PM_{10}** (lbs/day)	**DPM** (lbs/day)	**$PM_{2.5}$** (lbs/day)	**CO** (lbs/day)
SCAQMD	100	75	150		55	550
BAAQMD	54	54	82		54	
EDCAPCD	82	82				
SLOCAPCD				7		
MBUAPCD			82			550
FRAQMD	25	25	80			
SMAQMD	85					
YSAQMD	82	82	150			

SCAQMD = South Coast Air Quality Management District, CEAQ Handbook, 1993;
BAAQMD = Bay Area Air Quality Management District, CEQA Guidelines 2009;
EDCAPCD = El Dorado County Air Pollution Control District, CEQA Guide, February 2002;
SLOCAPCD = San Louis Obispo County Air Pollution Control District, CEQA Air Quality Handbook, December 2009.
MBUAPCD = Monterey Bay Unified Air Pollution Control District, CEQA Air Quality Guidelines, June 2004,
FRAQMD = Feather River Air Quality Management District, http://www.fraqmd.org/CEQA_Thresholds.htm;
SMAQMD Sacramento Metropolitan Air Quality Management District, Guide to Air Quality Assessment, July 2004;
YSAQMD, Yolo-Solano Air Quality Management District, Air Quality Handbook, Guidelines for Determining Air Quality Thresholds of Significance and Mitigation Measures for Proposed Development Projects that Generate Emissions from Motor Vehicles, revised 2002

According to the DEIR[10], "criteria pollutant emissions during project construction would exceed the SCAQMD emission thresholds for oxides of nitrogen (NO_X) and reactive organic gases (ROG). Compliance with SCAQMD Rules and Regulations during construction will minimize construction-related air quality impacts from fugitive dust emissions and construction equipment emissions. Mitigation is required. The proposed

[10] LSA. 2012. Draft Environmental Impact Report, State Clearinghouse No. 2008021002, Prologis Eucalyptus Industrial Park (formerly Prologis Park Moreno Valley Eucalyptus Project), City of Moreno Valley, Riverside County, California. LSA Associates, Inc. 1500 Iowa Ave, Suite 200, Riverside, CA LAS Project No. PLO1101. Prepared July 2012 pg 1.

project would not exceed any of the localized significance thresholds (LSTs) during construction periods." This statement is incorrect and misleading.

A review of the CalEEMod analysis for the project shows that the mitigated construction emissions of ROG and particulate matter less than 2.5 microns ($PM_{2.5}$) exhaust (a surrogate for diesel particulate emissions) are in excess of the CEQA significance thresholds listed above. During Year 2013, ROG and $PM_{2.5}$ exhaust emissions are estimated to be 368.03 lbs/day and 7.95 lbs/day, respectively.

In addition to the Significant Thresholds above, SCAQMD recommends the use of LSTs to determine potential impacts to receptors near projects. According to the Air Quality Analysis prepared by the proponent, Table I of the Air Quality Analysis (Table 2 below) shows that the emissions of the pollutants on the peak day of construction are below the SCAQMD LST. In this table the proponent uses the emission estimates from the grading phase of the construction. The proponent inaccurate asserts that the emission levels will be below the LST values.

Table 2:

Construction LST Impacts from Air Quality Analysis

Emission Sources	Pollutant Emissions, lbs/day			
	NOx	CO	PM_{10}	$PM_{2.5}$
On-Site (grading) Emissions	104	55	8.4	6.3
LST Threshold	270	1,577	13	8
Significant Emissions?	No	No	No	No

A review of the CalEEMod analysis shows that the highest emission values are not associated with the grading phase. In Section 2.0 Emission Summary of the CalEEMod analysis presented in the Air Quality Analysis the construction impacts are listed as:

Table 3:

Construction LST Impacts from CalEEMod Output

Emission Sources	Pollutant Emissions, lbs/day			
	NOx	CO	PM_{10}	$PM_{2.5}$
Mitigated Construction Emissions	139.84	166.77	29.2	8.28
LST Threshold	270	1,577	13	8
Significant Emissions?	No	No	**Yes**	**Yes**

The Proponent's analysis of air quality impacts clearly fails to accurately describe the impacts of the emissions on the receptors closest to the project site (homes within 50 feet of the site boundary and the fire station immediately adjacent to the site boundary). Emissions of $PM_{2.5}$ (surrogate for diesel exhaust) and PM_{10} from the construction site may have lasting impacts on the receptors nearby.

Diesel exhaust contains nearly 40 toxic substances including toxic air contaminants (TACs) and may pose a serious public health risk for residents in the vicinity of the facility. TACs are airborne substances that are capable of causing short-term (acute) and/or long-term (chronic or carcinogenic, i.e., cancer causing) adverse human health effects (i.e., injury or illness). TACs include both organic and inorganic chemical substances. The current California list of TACs[11] includes approximately 200 compounds, including particulate emissions from diesel-fueled engines.

DPM and TAC emissions may affect numerous sensitive receptors in the region including onsite construction workers, fire personnel at the station adjacent to the site and the single-family residences located near the site. Evidence exists that clouds of soot emitted by heavy-duty

[11] URS. 2012. Impacts to Air Quality from the Construction and Operation of the Brannon Solar, LLC Solar Energy Generation Project. Dated Febraury 7, 2012. Table A-7

construction equipment can travel downwind for miles, then drift into heavily populated areas. For example, health impact studies from the SCAQMD[12] have documented that diesel emissions travel miles from the sources impacting residents.

Diesel exhaust has been linked to a range of serious health problems including an increase in respiratory disease, lung damage, cancer, and premature death[13,14,15]. Fine diesel particles are deposited deep in the lungs in the smallest airways and can result in increased respiratory symptoms and disease; decreased lung function, particularly in children and individuals with asthma; alterations in lung tissue and respiratory tract defense mechanisms; and premature death.[16] Exposure to diesel exhaust increases the risk of lung cancer. It also causes non-cancer effects including chronic bronchitis, inflammation of lung tissue, thickening of the alveolar walls, immunological allergic reactions, and airway constriction.[17]

[12] SCAQMD MATES I, II, and III have documented the impacts for DPM in the SCAB.

[13] California Air Resources Board, Initial Statement of Reasons for Rulemaking, Proposed Identification of Diesel Exhaust as a Toxic Air Contaminant, Staff Report, June 1998.

[14] U.S. EPA, Health Assessment Document for Diesel Engine Exhaust, Report EPA/600/8-90/057F, May 2002.

[15] Environmental Defense Fund, Cleaner Diesel Handbook, Bring Cleaner Fuel and Diesel Retrofits into Your Neighborhood, April 2005; http://www.edf.org/documents/4941_cleanerdieselhandbook.pdf, accessed March 27, 2008.

[16] California Air Resources Board , Initial Statement of Reasons for Rulemaking, Proposed Identification of Diesel Exhaust as a Toxic Air Contaminant, Staff Report, June 1998.

[17] Findings of the Scientific Review Panel on The Report on Diesel Exhaust as adopted at the Panel's April 22, 1998 Meeting.

A recent analysis found that air pollution from diesel construction equipment is already taking a heavy toll on the health and economic well-being of Californians[18,19].

PM_{10} emissions from the construction phase of the proposed project may be extremely troublesome for receptors near the site (i.e., homes near the site boundary and the fire station next to the site) since they will act as carriers for residual pesticides/herbicides from the site (see comment below). The project site currently contains 57-acres of citrus (Grapefruit) trees and the surrounding area has been dry-farmed in the past, and the eastern end of the City of Moreno Valley historically supported a variety of other crops[20]. Given the proximity of receptors to the site and the estimated emission rates of particulate matter from the site after mitigation, it is clear that construction activities at the project site will adversely impact the previously identified receptors.

Based on my expert opinion, applicable significance thresholds, and the CalEEMod analysis performed by the proponent, I conclude that the Project will have significant adverse impacts from construction air emissions of fugitive dust, ROG, and diesel emissions. The lead agency must re-evaluate the construction emissions and incorporate a phased approach to estimate the true impacts of construction activities on air quality, and propose all feasible mitigation measures to reduce these significant emissions, in a RDEIR.

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[18] These estimates are conservative because they do not include emissions from a large number of small construction projects (residential and commercial and projects smaller than 1 acre in size). Further, John Hakel, vice president of the Associated General Contractors, which represents construction equipment fleet owners and general contractors, indicated that the report appeared to underestimate the sheer volume of construction equipment.

[19] Union of Concerned Scientists, Digging up Trouble: Construction Pollution in the Bay Area; http://www.ucsusa.org/assets/documents/clean_vehicles/Bay-Area-Fact-Sheet.pdf, accessed March 27, 2008.

[20] LSA. 2012. Project Memorandum: Agricultural Use of ProLogis Industrial Property. Memorandum from Kent Norton, LSA Riverside Office to Jeff Bradshaw, City of Moreno Valley. Dated March 21, 2012.

3. Failure To Consider Health Risks From Contaminated Dust.

Residual contaminants in soils at the site may be entrained in dust generated during construction activities. The release of residual contamination is a potentially significant impact, given the past use of the site for agricultural production. According to the California Department of Toxic Substances Control August 2002 Interim Guidance for Sampling Agricultural Fields for School Sites (known sensitive receptors), "the most commonly detected pesticides have been DDT and it's derivatives DDD and DDE, toxaphene, dieldrin, and aldrin. Of these pesticides, toxaphene has been the major pesticide driving unacceptable levels of risk requiring remediation by soil removal." Given the volume of soils to be graded at each of the sites it is imperative to understand whether particulate matter generated at the sites will pose a potential health risk to sensitive receptors in the vicinity of each site.

According to DTSC, "the guidance is applicable to agricultural land that is currently under cultivation with row, fiber or food crops, orchards, or pasture. It is also applicable to fallow and former agricultural land that is no longer in production and has not been disturbed beyond normal disking and plowing practices. Each field of the same crop is assumed to have been watered, fertilized, and treated with agricultural chemicals to the same degree across the field. Because of this homogeneous application, contaminant levels are expected to be similar at any given location within the field."

There is no indication of a sampling and analysis plan in the DEIR, or the Project documents provided by the lead agency, which is a serious deficiency. Prior to issuing a DEIR for the project, the Proponent should be required to complete a sampling and analysis plan to confirm or rule out the possibility of the presence of residual contaminants at the site. Identifying residual pesticides or other contaminants in soils at the site

prior to construction activities will provide an opportunity for the Proponent to remove/mitigate the potential exposure of sensitive receptors within the vicinity of the sites. In the absence of any sampling or analysis, and given the past use of the Project site, I conclude that there is at least a fair argument that the Project may have significant impacts related to residual contaminants at the site.

4. Failure To Properly Identify and Address the Project's Operational Air Quality Impacts.

The DEIR asserts with no analysis whatsoever that the project's emissions of criteria pollutants will not result in a considerable net increase of any criteria pollutant for which the project region is in no-attainment under an applicable federal or state ambient air quality standard.

During the operational phase of the project the project will have the potential to generate significant quantities of criteria pollutants (NO_x, SO_x, Ozone precursors, PM). According to Table 3-1 of the most recent BAAQMD CEQA guidance, a construction of a 259,000 square foot light industrial or warehouse operation will typically violate NOx construction thresholds and GHG operational thresholds. The proposed Project's 2,000,000 square feet plus of warehouse and manufacturing buildings are nearly 8 times the size of the screening threshold, ensuring a violation of local air quality thresholds. I therefore conclude that the Project will have significant NOx and GHG emissions during Project operations.

The air quality impacts from the traffic associated with a 2,000,000 square foot facility are significant. Typically the impacts are quantified by the number of vehicle trips per day. In the case of the proposed project, the primary concern will be the number of truck trips per day. A truck trip is one round trip (one trip segment to a site and one trip segment away from a site).

According to one source, Bluffstone and Ouderkirk[21], a 500,000 square feet facility on 50 acres, will on average have 350 truck trips per day (or 700 trip segments) associated with its development. This figure is proportionate to estimates for an AMB Property Corporation center in Redlands (1,000 truck trips for a 1.3 million square feet structure); Wal-Mart distribution centers in Pueblo, Colorado (700 truck trips per day for an 880,000 square feet facility), Connecticut, and Delaware (both 1,000 truck trips per day for 1.2 million square feet structures); and a grocery distribution center in New York (Boas, 2002; Gasiewski, 2004; Hernandez, 2005; Pueblo Chieftain, 2004; Sholl, 2004).

Estimates from other sources indicate approximately 1 truck per 1,000 square feet of the building, which means that the proposed project would require 1,000 trucks per day (or 1,000 trip segments per day) for the warehouse segment of the Project. The number of truck trips could be higher at a new, more efficient facility where more inventory is moved per day. Without proper modeling of the emissions from these additional vehicles the impacts on the environment and the citizens of Moreno Valley is unknown. It is clear that the size of the Project will have significant NOx and GHG emissions during Project operations.

A proper operational impact analysis is vital for an environmental analysis because the full environmental impact of a proposed project cannot be gauged in a vacuum. One of the most important environmental lessons that has been learned is that the environmental damage often occurs incrementally from a variety of small sources with which they interact. The increase in PM in the region, even for short periods of time, will only exacerbate the already serious air quality issues in the region.

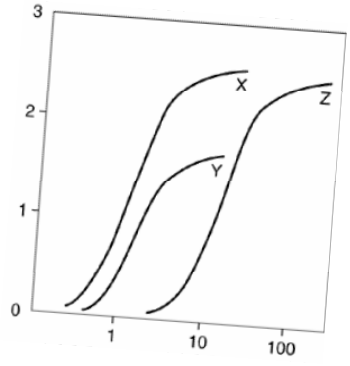
[21]Bluffstone and Ouderkirk. 2007. Warehouses, trucks, and [PM.sub.2.5]: human health and logistics industry growth in the eastern Inland Empire. Contemporary Economic Policy 25(1):

Conclusion

The facts identified and referenced in this comment letter lead me to reasonably conclude that the Project will result in significant adverse impacts that were not identified in the DEIR and that are not adequately mitigated. Many of the DEIR's conclusions that environmental impacts are not significant or less than significant with mitigation are unsupported or contradicted by the evidence. As a result, several analyses presented in the DEIR, including impacts on air quality fail to identify or disclose the magnitude of significant adverse impacts. To protect air quality and public health the Proponent must prepare a RDEIR for the Project.

Sincerely,

James Clark, Ph.D.



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James J. J. Clark, Ph.D.

Principal Toxicologist

Toxicology/Exposure Assessment Modeling

Risk Assessment/Analysis/Dispersion Modeling

Education:

Ph.D., Environmental Health Science, University of California, 1995

M.S., Environmental Health Science, University of California, 1993

B.S., Biophysical and Biochemical Sciences, University of Houston, 1987

Professional Experience:

Dr. Clark is a well recognized toxicologist, air modeler, and health scientist. He has 20 years of experience in researching the effects of environmental contaminants on human health including environmental fate and transport modeling (SCREEN3, AEROMOD, ISCST3, Johnson-Ettinger Vapor Intrusion Modeling); exposure assessment modeling (partitioning of contaminants in the environment as well as PBPK modeling); conducting and managing human health risk assessments for regulatory compliance and risk-based clean-up levels; and toxicological and medical literature research.

Significant projects performed by Dr. Clark include the following:

LITIGATION SUPPORT

Case: James Harold Caygle, et al, v. Drummond Company, Inc. Circuit Court for the Tenth Judicial Circuit, Jefferson County, Alabama. Civil Action. CV-2009

Client: Environmental Litgation Group, Birmingham, Alabama

Dr. Clark performed an air quality assessment of emissions from a coke factory located in Tarrant, Alabama. The assessment reviewed include a comprehensive review of air quality standards, measured concentrations of pollutants from factory, an inspection of the facility and detailed assessment of the impacts on the community. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: Rose Roper V. Nissan North America, et al. Superior Court of the State Of California for the County Of Los Angeles – Central Civil West. Civil Action. NC041739

Client: Rose, Klein, Marias, LLP, Long Beach, California

Dr. Clark performed a toxicological assessment of an individual occupationally exposed to multiple chemicals, including benzene, who later developed a respiratory distress. A review of the individual's medical and occupational history was performed to prepare an exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to respiratory irritants. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: O'Neil V. Sherwin Williams, et al. United States District Court Central District of California

Client: Rose, Klein, Marias, LLP, Long Beach, California

Dr. Clark performed a toxicological assessment of an individual occupationally exposed to petroleum distillates who later developed a bladder cancer. A review of the individual's medical and occupational history was performed to prepare a quantitative exposure assessment. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Summary judgment for defendants.

Case: Moore V., Shell Oil Company, et al. Superior Court of the State Of California for the County Of Los Angeles

Client: Rose, Klein, Marias, LLP, Long Beach, California

Dr. Clark performed a toxicological assessment of an individual occupationally exposed to chemicals while benzene who later developed a leukogenic disease. A review of the individual's medical and occupational history was performed to prepare a quantitative exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to refined petroleum hydrocarbons. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: Raymond Saltonstall V. Fuller O'Brien, KILZ, and Zinsser, et al. United States District Court Central District of California

Client: Rose, Klein, Marias, LLP, Long Beach, California

Dr. Clark performed a toxicological assessment of an individual occupationally exposed to benzene who later developed a leukogenic disease. A review of the individual's medical and occupational history was performed to prepare a quantitative exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to refined petroleum hydrocarbons. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: Richard Boyer and Elizabeth Boyer, husband and wife, V. DESCO Corporation, et al. Circuit Court of Brooke County, West Virginia. Civil Action Number 04-C-7G.

Client: Frankovitch, Anetakis, Colantonio & Simon, Morgantown, West Virginia.

Dr. Clark performed a toxicological assessment of a family exposed to chlorinated solvents released from the defendant's facility into local drinking water supplies. A review of the individual's medical and occupational history was performed to prepare a qualitative exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to chlorinated solvents. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: JoAnne R. Cook, V. DESCO Corporation, et al. Circuit Court of Brooke County, West Virginia. Civil Action Number 04-C-9R

Client: Frankovitch, Anetakis, Colantonio & Simon, Morgantown, West Virginia.

Dr. Clark performed a toxicological assessment of an individual exposed to chlorinated solvents released from the defendant's facility into local drinking water supplies. A review of the individual's medical and occupational history was performed to prepare a qualitative exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to chlorinated solvents. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: Patrick Allen And Susan Allen, husband and wife, and Andrew Allen, a minor, V. DESCO Corporation, et al. Circuit Court of Brooke County, West Virginia. Civil Action Number 04-C-W

Client: Frankovitch, Anetakis, Colantonio & Simon, Morgantown, West Virginia.

Dr. Clark performed a toxicological assessment of a family exposed to chlorinated solvents released from the defendant's facility into local drinking water supplies. A review of the individual's medical and occupational history was performed to prepare a qualitative exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to chlorinated solvents. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: Michael Fahey, Susan Fahey V. Atlantic Richfield Company, et al. United States District Court Central District of California Civil Action Number CV-06 7109 JCL.

Client: Rose, Klein, Marias, LLP, Long Beach, California

Dr. Clark performed a toxicological assessment of an individual occupationally exposed to refined petroleum hydrocarbons who later developed a leukogenic disease. A review of the individual's medical and occupational history was performed to prepare a qualitative exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to refined petroleum hydrocarbons. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: Constance Acevedo, et al., V. California Spray-Chemical Company, et al., Superior Court of the State Of California, County Of Santa Cruz. Case No. CV 146344

Dr. Clark performed a comprehensive exposure assessment of community members exposed to toxic metals from a former lead arsenate manufacturing facility. The former manufacturing site had undergone a DTSC mandated removal action/remediation for the presence of the toxic metals at the site. Opinions were presented regarding the elevated levels of arsenic and lead (in attic dust and soils) found throughout the community and the potential for harm to the plaintiffs in question.

Case Result: Settlement in favor of defendant.

Case: Michael Nawrocki V. The Coastal Corporation, Kurk Fuel Company, Pautler Oil Service, State of New York Supreme Court, County of Erie, Index Number I2001-11247

Client: Richard G. Berger Attorney At Law, Buffalo, New York

Dr. Clark performed a toxicological assessment of an individual occupationally exposed to refined petroleum hydrocarbons who later developed a leukogenic disease. A review of the individual's medical and occupational history was performed to prepare a qualitative exposure assessment. The exposure assessment was evaluated against the

known outcomes in published literature to exposure to refined petroleum hydrocarbons. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Judgement in favor of defendant.

SELECTED AIR MODELING RESEARCH/PROJECTS

Client – Confidential

Dr. Clark performed a comprehensive evaluation of criteria pollutants, air toxins, and particulate matter emissions from a carbon black production facility to determine the impacts on the surrounding communities. The results of the dispersion model will be used to estimate acute and chronic exposure concentrations to multiple contaminants and will be incorporated into a comprehensive risk evaluation.

Client – Confidential

Dr. Clark performed a comprehensive evaluation of air toxins and particulate matter emissions from a railroad tie manufacturing facility to determine the impacts on the surrounding communities. The results of the dispersion model have been used to estimate acute and chronic exposure concentrations to multiple contaminants and have been incorporated into a comprehensive risk evaluation.

Client – Los Angeles Alliance for a New Economy (LAANE), Los Angeles, California

Dr. Clark is advising the LAANE on air quality issues related to current flight operations at the Los Angeles International Airport (LAX) operated by the Los Angeles World Airport (LAWA) Authority. He is working with the LAANE and LAX staff to develop a comprehensive strategy for meeting local community concerns over emissions from flight operations and to engage federal agencies on the issue of local impacts of community airports.

Client – City of Santa Monica, Santa Monica, California

Dr. Clark is advising the City of Santa Monica on air quality issues related to current flight operations at the facility. He is working with the City staff to develop a comprehensive strategy for meeting local community concerns over emissions from flight operations and to engage federal agencies on the issue of local impacts of community airports.

Client: Omnitrans, San Bernardino, California

Dr. Clark managed a public health survey of three communities near transit fueling facilities in San Bernardino and Montclair California in compliance with California Senate Bill 1927. The survey included an epidemiological survey of the effected communities, emission surveys of local businesses, dispersion modeling to determine potential emission concentrations within the communities, and a comprehensive risk assessment of each community. The results of the study were presented to the Governor as mandated by Senate Bill 1927.

Client: Confidential, San Francisco, California

Summarized cancer types associated with exposure to metals and smoking. Researched the specific types of cancers associated with exposure to metals and smoking. Provided causation analysis of the association between cancer types and exposure for use by non-public health professionals.

Client: Confidential, Minneapolis, Minnesota

Prepared human health risk assessment of workers exposed to VOCs from neighboring petroleum storage/transport facility. Reviewed the systems in place for distribution of petroleum hydrocarbons to identify chemicals of concern (COCs), prepared comprehensive toxicological summaries of COCs, and quantified potential risks from carcinogens and non-carcinogens to receptors at or adjacent to site. This evaluation was used in the support of litigation.

Client – United Kingdom Environmental Agency

Dr. Clark is part of team that performed comprehensive evaluation of soil vapor intrusion of VOCs from former landfill adjacent residences for the United Kingdom's Environment

Agency. The evaluation included collection of liquid and soil vapor samples at site, modeling of vapor migration using the Johnson Ettinger Vapor Intrusion model, and calculation of site-specific health based vapor thresholds for chlorinated solvents, aromatic hydrocarbons, and semi-volatile organic compounds. The evaluation also included a detailed evaluation of the use, chemical characteristics, fate and transport, and toxicology of chemicals of concern (COC). The results of the evaluation have been used as a briefing tool for public health professionals.

EMERGING/PERSISTENT CONTAMINANT RESEARCH/PROJECTS

Client: Ameren Services, St. Louis, Missouri

Managed the preparation of a comprehensive human health risk assessment of workers and residents at or near an NPL site in Missouri. The former operations at the Property included the servicing and repair of electrical transformers, which resulted in soils and groundwater beneath the Property and adjacent land becoming impacted with PCB and chlorinated solvent compounds. The results were submitted to U.S. EPA for evaluation and will be used in the final ROD.

Client: City of Santa Clarita, Santa Clarita, California

Dr. Clark is managing the oversight of the characterization, remediation and development activities of a former 1,000 acre munitions manufacturing facility for the City of Santa Clarita. The site is impacted with a number of contaminants including perchlorate, unexploded ordinance, and volatile organic compounds (VOCs). The site is currently under a number of regulatory consent orders, including an Immanent and Substantial Endangerment Order. Dr. Clark is assisting the impacted municipality with the development of remediation strategies, interaction with the responsible parties and stakeholders, as well as interfacing with the regulatory agency responsible for oversight of the site cleanup.

Client: Confidential, Los Angeles, California

Prepared comprehensive evaluation of perchlorate in environment. Dr. Clark evaluated the production, use, chemical characteristics, fate and transport, toxicology, and remediation of perchlorate. Perchlorates form the basis of solid rocket fuels and have recently been detected in water supplies in the United States. The results of this research

were presented to the USEPA, National GroundWater, and ultimately published in a recent book entitled *Perchlorate in the Environment.*

Client – Confidential, Los Angeles, California

Dr. Clark is performing a comprehensive review of the potential for pharmaceuticals and their by-products to impact groundwater and surface water supplies. This evaluation will include a review if available data on the history of pharmaceutical production in the United States; the chemical characteristics of various pharmaceuticals; environmental fate and transport; uptake by xenobiotics; the potential effects of pharmaceuticals on water treatment systems; and the potential threat to public health. The results of the evaluation may be used as a briefing tool for non-public health professionals.

PUBLIC HEALTH/TOXICOLOGY

Client: Brayton Purcell, Novato, California

Dr. Clark performed a toxicological assessment of residents exposed to methyl-tertiary butyl ether (MTBE) from leaking underground storage tanks (LUSTs) adjacent to the subject property. The symptomology of residents and guests of the subject property were evaluated against the known outcomes in published literature to exposure to MTBE. The study found that residents had been exposed to MTBE in their drinking water; that concentrations of MTBE detected at the site were above regulatory guidelines; and, that the symptoms and outcomes expressed by residents and guests were consistent with symptoms and outcomes documented in published literature.

Client: Confidential, San Francisco, California

Identified and analyzed fifty years of epidemiological literature on workplace exposures to heavy metals. This research resulted in a summary of the types of cancer and non-cancer diseases associated with occupational exposure to chromium as well as the mortality and morbidity rates.

Client: Confidential, San Francisco, California

Summarized major public health research in United States. Identified major public health research efforts within United States over last twenty years. Results were used as a briefing tool for non-public health professionals.

Client: Confidential, San Francisco, California

Quantified the potential multi-pathway dose received by humans from a pesticide applied indoors. Part of team that developed exposure model and evaluated exposure concentrations in a comprehensive report on the plausible range of doses received by a specific person. This evaluation was used in the support of litigation.

Client: Covanta Energy, Westwood, California

Evaluated health risk from metals in biosolids applied as soil amendment on agricultural lands. The biosolids were created at a forest waste cogeneration facility using 96% whole tree wood chips and 4 percent green waste. Mass loading calculations were used to estimate Cr(VI) concentrations in agricultural soils based on a maximum loading rate of 40 tons of biomass per acre of agricultural soil. The results of the study were used by the Regulatory agency to determine that the application of biosolids did not constitute a health risk to workers applying the biosolids or to residences near the agricultural lands.

Client – United Kingdom Environmental Agency

Oversaw a comprehensive toxicological evaluation of methyl-*tertiary* butyl ether (M*t*BE) for the United Kingdom's Environment Agency. The evaluation included available data on the production, use, chemical characteristics, fate and transport, toxicology, and remediation of M*t*BE. The results of the evaluation have been used as a briefing tool for public health professionals.

Client – Confidential, Los Angeles, California

Prepared comprehensive evaluation of *tertiary* butyl alcohol (TBA) in municipal drinking water system. TBA is the primary breakdown product of M*t*BE, and is suspected to be the primary cause of M*t*BE toxicity. This evaluation will include available information on the production, use, chemical characteristics, fate and transport in the environment, absorption, distribution, routes of detoxification, metabolites, carcinogenic potential, and remediation of TBA. The results of the evaluation were used as a briefing tool for non-public health professionals.

Client – Confidential, Los Angeles, California

Prepared comprehensive evaluation of methyl *tertiary* butyl ether (MTBE) in municipal drinking water system. MTBE is a chemical added to gasoline to increase the octane

rating and to meet Federally mandated emission criteria. The evaluation included available data on the production, use, chemical characteristics, fate and transport, toxicology, and remediation of MTBE. The results of the evaluation have been were used as a briefing tool for non-public health professionals.

Client – Ministry of Environment, Lands & Parks, British Columbia

Dr. Clark assisted in the development of water quality guidelines for methyl tertiary-butyl ether (MTBE) to protect water uses in British Columbia (BC). The water uses to be considered includes freshwater and marine life, wildlife, industrial, and agricultural (e.g., irrigation and livestock watering) water uses. Guidelines from other jurisdictions for the protection of drinking water, recreation and aesthetics were to be identified.

Client: Confidential, Los Angeles, California

Prepared physiologically based pharmacokinetic (PBPK) assessment of lead risk of receptors at middle school built over former industrial facility. This evaluation is being used to determine cleanup goals and will be basis for regulatory closure of site.

Client: Kaiser Venture Incorporated, Fontana, California

Prepared PBPK assessment of lead risk of receptors at a 1,100-acre former steel mill. This evaluation was used as the basis for granting closure of the site by lead regulatory agency.

RISK ASSESSMENTS/REMEDIAL INVESTIGATIONS

Client: Confidential, Atlanta, Georgia

Researched potential exposure and health risks to community members potentially exposed to creosote, polycyclic aromatic hydrocarbons, pentachlorophenol, and dioxin compounds used at a former wood treatment facility. Prepared a comprehensive toxicological summary of the chemicals of concern, including the chemical characteristics, absorption, distribution, and carcinogenic potential. Prepared risk characterization of the carcinogenic and non-carcinogenic chemicals based on the exposure assessment to quantify the potential risk to members of the surrounding community. This evaluation was used to help settle class-action tort.

Client: Confidential, Escondido, California

Prepared comprehensive Preliminary Endangerment Assessment (PEA) of dense non-aqueous liquid phase hydrocarbon (chlorinated solvents) contamination at a former printed circuit board manufacturing facility. This evaluation was used for litigation support and may be used as the basis for reaching closure of the site with the lead regulatory agency.

Client: Confidential, San Francisco, California

Summarized epidemiological evidence for connective tissue and autoimmune diseases for product liability litigation. Identified epidemiological research efforts on the health effects of medical prostheses. This research was used in a meta-analysis of the health effects and as a briefing tool for non-public health professionals.

Client: Confidential, Bogotá, Columbia

Prepared comprehensive evaluation of the potential health risks associated with the redevelopment of a 13.7 hectares plastic manufacturing facility in Bogotá, Colombia The risk assessment was used as the basis for the remedial goals and closure of the site.

Client: Confidential, Los Angeles, California

Prepared comprehensive human health risk assessment of students, staff, and residents potentially exposed to heavy metals (principally cadmium) and VOCs from soil and soil vapor at 12-acre former crude oilfield and municipal landfill. The site is currently used as a middle school housing approximately 3,000 children. The evaluation determined that the site was safe for the current and future uses and was used as the basis for regulatory closure of site.

Client: Confidential, Los Angeles, California

Managed remedial investigation (RI) of heavy metals and volatile organic chemicals (VOCs) for a 15-acre former manufacturing facility. The RI investigation of the site included over 800 different sampling locations and the collection of soil, soil gas, and groundwater samples. The site is currently used as a year round school housing approximately 3,000 children. The Remedial Investigation was performed in a manner

that did not interrupt school activities and met the time restrictions placed on the project by the overseeing regulatory agency. The RI Report identified the off-site source of metals that impacted groundwater beneath the site and the sources of VOCs in soil gas and groundwater. The RI included a numerical model of vapor intrusion into the buildings at the site from the vadose zone to determine exposure concentrations and an air dispersion model of VOCs from the proposed soil vapor treatment system. The Feasibility Study for the Site is currently being drafted and may be used as the basis for granting closure of the site by DTSC.

Client: Confidential, Los Angeles, California

Prepared comprehensive human health risk assessment of students, staff, and residents potentially exposed to heavy metals (principally lead), VOCs, SVOCs, and PCBs from soil, soil vapor, and groundwater at 15-acre former manufacturing facility. The site is currently used as a year round school housing approximately 3,000 children. The evaluation determined that the site was safe for the current and future uses and will be basis for regulatory closure of site.

Client: Confidential, Los Angeles, California

Prepared comprehensive evaluation of VOC vapor intrusion into classrooms of middle school that was former 15-acre industrial facility. Using the Johnson-Ettinger Vapor Intrusion model, the evaluation determined acceptable soil gas concentrations at the site that did not pose health threat to students, staff, and residents. This evaluation is being used to determine cleanup goals and will be basis for regulatory closure of site.

Client –Dominguez Energy, Carson, California

Prepared comprehensive evaluation of the potential health risks associated with the redevelopment of 6-acre portion of a 500-acre oil and natural gas production facility in Carson, California. The risk assessment was used as the basis for closure of the site.

Kaiser Ventures Incorporated, Fontana, California

Prepared health risk assessment of semi-volatile organic chemicals and metals for a fifty-year old wastewater treatment facility used at a 1,100-acre former steel mill. This evaluation was used as the basis for granting closure of the site by lead regulatory agency.

ANR Freight - Los Angeles, California

Prepared a comprehensive Preliminary Endangerment Assessment (PEA) of petroleum hydrocarbon and metal contamination of a former freight depot. This evaluation was as the basis for reaching closure of the site with lead regulatory agency.

Kaiser Ventures Incorporated, Fontana, California

Prepared comprehensive health risk assessment of semi-volatile organic chemicals and metals for 23-acre parcel of a 1,100-acre former steel mill. The health risk assessment was used to determine clean up goals and as the basis for granting closure of the site by lead regulatory agency. Air dispersion modeling using ISCST3 was performed to determine downwind exposure point concentrations at sensitive receptors within a 1 kilometer radius of the site. The results of the health risk assessment were presented at a public meeting sponsored by the Department of Toxic Substances Control (DTSC) in the community potentially affected by the site.

Unocal Corporation - Los Angeles, California

Prepared comprehensive assessment of petroleum hydrocarbons and metals for a former petroleum service station located next to sensitive population center (elementary school). The assessment used a probabilistic approach to estimate risks to the community and was used as the basis for granting closure of the site by lead regulatory agency.

Client: Confidential, Los Angeles, California

Managed oversight of remedial investigation most contaminated heavy metal site in California. Lead concentrations in soil excess of 68,000,000 parts per billion (ppb) have been measured at the site. This State Superfund Site was a former hard chrome plating operation that operated for approximately 40-years.

Client: Confidential, San Francisco, California

Coordinator of regional monitoring program to determine background concentrations of metals in air. Acted as liaison with SCAQMD and CARB to perform co-location sampling and comparison of accepted regulatory method with ASTM methodology.

Client: Confidential, San Francisco, California

Analyzed historical air monitoring data for South Coast Air Basin in Southern California and potential health risks related to ambient concentrations of carcinogenic metals and volatile organic compounds. Identified and reviewed the available literature and calculated risks from toxins in South Coast Air Basin.

IT Corporation, North Carolina

Prepared comprehensive evaluation of potential exposure of workers to air-borne VOCs at hazardous waste storage facility under SUPERFUND cleanup decree. Assessment used in developing health based clean-up levels.

Professional Associations

American Public Health Association (APHA)
Association for Environmental Health and Sciences (AEHS)
American Chemical Society (ACS)
California Redevelopment Association (CRA)
International Society of Environmental Forensics (ISEF)
Society of Environmental Toxicology and Chemistry (SETAC)

Publications and Presentations:

Books and Book Chapters

Sullivan, P., **J.J. J. Clark,** F.J. Agardy, and P.E. Rosenfeld. (2007). *Synthetic Toxins In The Food, Water and Air of American Cities*. Elsevier, Inc. Burlington, MA.

Sullivan, P. and **J.J. J. Clark**. 2006. *Choosing Safer Foods, A Guide To Minimizing Synthetic Chemicals In Your Diet*. Elsevier, Inc. Burlington, MA.

Sullivan, P., Agardy, F.J., and **J.J.J. Clark**. 2005. *The Environmental Science of Drinking Water*. Elsevier, Inc. Burlington, MA.

Sullivan, P.J., Agardy, F.J., **Clark, J.J.J.** 2002. *America's Threatened Drinking Water: Hazards and Solutions*. Trafford Publishing, Victoria B.C.

Clark, J.J.J. 2001. "TBA: Chemical Properties, Production & Use, Fate and Transport, Toxicology, Detection in Groundwater, and Regulatory Standards" in *Oxygenates in the Environment.* Art Diaz, Ed.. Oxford University Press: New York.

Clark, J.J.J. 2000. "Toxicology of Perchlorate" in *Perchlorate in the Environment.* Edward Urbansky, Ed. Kluwer/Plenum: New York.

Clark, J.J.J. 1995. Probabilistic Forecasting of Volatile Organic Compound Concentrations At The Soil Surface From Contaminated Groundwater. UMI.

Baker, J.; **Clark, J.J.J.**; Stanford, J.T. 1994. Ex Situ Remediation of Diesel Contaminated Railroad Sand by Soil Washing. Principles and Practices for Diesel Contaminated Soils, Volume III. P.T. Kostecki, E.J. Calabrese, and C.P.L. Barkan, eds. Amherst Scientific Publishers, Amherst, MA. pp 89-96.

Journal and Proceeding Articles

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008) A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equialency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. Organohalogen Compounds, Volume 70 (2008) page 002254.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008) Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. Organohalogen Compounds, Volume 70 (2008) page 000527

Hensley A.R., Scott, A., Rosenfeld P.E., **Clark, J.J.J.** (2007). "Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility." *Environmental Research.* 105:194-199.

Rosenfeld, P.E., **Clark, J. J.,** Hensley, A.R., and Suffet, I.H. 2007. "The Use Of An Odor Wheel Classification For The Evaluation of Human Health Risk Criteria For Compost Facilities" Water Science & Technology. 55(5): 345-357.

Hensley A.R., Scott, A., Rosenfeld P.E., **Clark, J.J.J.** 2006. "Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility." The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006, August 21 – 25, 2006. Radisson SAS Scandinavia Hotel in Oslo Norway.

Rosenfeld, P.E., **Clark, J. J.** and Suffet, I.H. 2005. "The Value Of An Odor Quality Classification Scheme For Compost Facility Evaluations" The U.S. Composting Council's 13th Annual Conference January 23 - 26, 2005, Crowne Plaza Riverwalk, San Antonio, TX.

Rosenfeld, P.E., **Clark, J. J.** and Suffet, I.H. 2004. "The Value Of An Odor Quality Classification Scheme For Urban Odor" WEFTEC 2004. 77th Annual Technical Exhibition & Conference October 2 - 6, 2004, Ernest N. Morial Convention Center, New Orleans, Louisiana.

Clark, J.J.J. 2003. "Manufacturing, Use, Regulation, and Occurrence of a Known Endocrine Disrupting Chemical (EDC), 2,4-Dichlorophnoxyacetic Acid (2,4-D) in California Drinking Water Supplies." National Groundwater Association Southwest Focus Conference: Water Supply and Emerging Contaminants. Minneapolis, MN. March 20, 2003.

Rosenfeld, P. and **J.J.J. Clark**. 2003. "Understanding Historical Use, Chemical Properties, Toxicity, and Regulatory Guidance" National Groundwater Association Southwest Focus Conference: Water Supply and Emerging Contaminants. Phoenix, AZ. February 21, 2003.

Clark, J.J.J., Brown A. 1999. Perchlorate Contamination: Fate in the Environment and Treatment Options. In Situ and On-Site Bioremediation, Fifth International Symposium. San Diego, CA, April, 1999.

Clark, J.J.J. 1998. Health Effects of Perchlorate and the New Reference Dose (RfD). Proceedings From the Groundwater Resource Association Seventh Annual Meeting, Walnut Creek, CA, October 23, 1998.

Browne, T., **Clark, J.J.J.** 1998. Treatment Options For Perchlorate In Drinking Water. Proceedings From the Groundwater Resource Association Seventh Annual Meeting, Walnut Creek, CA, October 23, 1998.

Clark, J.J.J., Brown, A., Rodriguez, R. 1998. The Public Health Implications of MtBE and Perchlorate in Water: Risk Management Decisions for Water Purveyors. Proceedings of the National Ground Water Association, Anaheim, CA, June 3-4, 1998.

Clark J.J.J., Brown, A., Ulrey, A. 1997. Impacts of Perchlorate On Drinking Water In The Western United States. U.S. EPA Symposium on Biological and Chemical Reduction of Chlorate and Perchlorate, Cincinnati, OH, December 5, 1997.

Clark, J.J.J.; Corbett, G.E.; Kerger, B.D.; Finley, B.L.; Paustenbach, D.J. 1996. Dermal Uptake of Hexavalent Chromium In Human Volunteers: Measures of Systemic Uptake From Immersion in Water At 22 PPM. Toxicologist. 30(1):14.

Dodge, D.G.; **Clark, J.J.J.**; Kerger, B.D.; Richter, R.O.; Finley, B.L.; Paustenbach, D.J. 1996. Assessment of Airborne Hexavalent Chromium In The Home Following Use of Contaminated Tapwater. Toxicologist. 30(1):117-118.

Paulo, M.T.; Gong, H., Jr.; **Clark, J.J.J.** (1992). Effects of Pretreatment with Ipratroprium Bromide in COPD Patients Exposed to Ozone. American Review of Respiratory Disease. 145(4):A96.

Harber, P.H.; Gong, H., Jr.; Lachenbruch, A.; **Clark, J.**; Hsu, P. (1992). Respiratory Pattern Effect of Acute Sulfur Dioxide Exposure in Asthmatics. American Review of Respiratory Disease. 145(4):A88.

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Gong, H., Jr.; Simmons, M.S.; McManus, M.S.; Tashkin, D.P.; Clark, V.A.; Detels, R.; **Clark, J.J.** (1990). Relationship Between Responses to Chronic Oxidant and Acute

Ozone Exposures in Residents of Los Angeles County. American Review of Respiratory Disease. 141(4):A70.

Tierney, D.F. and **J.J.J. Clark.** (1990). Lung Polyamine Content Can Be Increased By Spermidine Infusions Into Hyperoxic Rats. American Review of Respiratory Disease. 139(4):A41.

Selected References

CalEEMod™

Technical Paper

Methodology Reasoning and Policy Development of the California Emission Estimator Model

July 2011

South Coast Air Quality Management District
Bay Area Air Quality Management District
Sacramento Metropolitan Air Quality Management District
San Joaquin Valley Air Pollution Control District
Santa Barbara County Air Pollution Control District
San Luis Obispo Air Pollution Control District

The following sections discuss the three primary emission source sectors (construction, area, and operational), the factors and methodology used in CalEEMod that were different from other models such as URBEMIS, and the justification if different from the URBEMIS model, which has been widely used it the past for calculating criteria pollutant emissions from land use development projects.

Construction

A construction schedule is critical in determining the appropriate CARB OFFROAD emission factors for construction equipment because the emission factors changes each year. In addition, the peak daily emissions will be different if the schedule between construction phases (e.g., site preparation, grading, building construction, etc.) overlaps. CalEEMod was developed using a construction survey to determine the construction profile (equipment type, number of equipment, hours of activity, etc.) for each construction phase. When changing the construction schedule, the model does not automatically change the default construction equipment type. The equipment type dictates construction phase activity, such as acres graded per day. Fugitive dust is generated when material (e.g., from demolition objects) and soil (e.g., from site preparation and grading) are transported to and from the site.

For non-residential land uses, the default lot acreage value corresponds to the building footprint. The lot acreage is used to calculate grading values. Therefore, any additional graded area must be entered separately as "other paved surfaces" or other land use to ensure an accurate grading calculation. For residential land uses, the default lot acreage value is greater than the default square footage value because the values are derived from different sources. The default lot acreage per residential dwelling unit is from the ITE Trip Generation and the square footage per dwelling unit is from the California Energy Commission's Residential Appliance Saturation Survey (RASS). Thus, the lot acreage includes building footprint, paved areas and undeveloped areas, so no additional grading area need to be entered separately.

Wind-blown fugitive dust is not calculated in CalEEMod because of the number of input parameters required such as soil type, moisture content, wind speed, etc. This limitation could result in underestimated fugitive dust emissions if high wind and loose soil are substantial characteristics for a given land use/construction scenario.

Construction activity also involves on-road mobile source emissions from vehicles driven to and from the construction site by workers, vendors (e.g., water trucks, product deliveries, etc.), and haulers. In addition, fugitive dust is generated by these vehicles.

Finally, volatile organic compound (VOC) emissions are generated when the interior and exterior surface walls of the structures are painted.

Differences in methodology between CalEEMod and URBEMIS for the construction emissions sector are summarized in the following table.

Table 1 – Updated/New Features in CalEEMod during Construction Phase

CalEEMod Updated/New Feature	Justification for Change in Methodology	General Trends in CalEEMod as compared to URBEMS
Uses a construction profile (equipment type, hours of activity) based on SCAQMD construction survey	Uses documented data (URBEMIS survey data is not well documented). During the development of its localized significance thresholds, SCAQMD staff worked with construction and building industries to conduct a construction site survey gathering accurate information to better estimate emissions from construction equipment based on their typical operations. The SCAQMD hired a consultant to conduct construction site surveys throughout the South Coast Air Basin. The consultant surveyed approximately 50 construction sites and compiled information on the various construction phases including demolition, site preparation, construction of structures, etc. The survey was limited to 35 acres or less. For those projects sized larger, the data was extrapolated by increasing the number of construction phase days but not increasing the number of construction equipment on a given day.	• Increase in construction ROG, NOx, CO and SO2 • Decrease in construction PM (see grading activity)
Revises amount of acres graded	Acreage graded based on construction equipment ability (i.e., maximum acres a piece of equipment can pass over land in an 8-hr day) from Walker's Building Estimator's Reference Book. Grading in URBEMIS is based on 25% of total project acreage in one day.	• Decrease in PM emissions from grading
Modifies calculation methodology from material hauling	Provides a more specific calculation based on actual construction equipment and amount of material hauled. Although the user inputs the amount of material hauled, the model calculates exhaust and fugitive dust emissions based on 16 cubic yards per truck (an industry average). The model credits "phased" trips (i.e., the truck enters and leaves with a load, thus reducing the total number of trips in half).	• PM emissions increase or decrease depending upon user input

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California Environmental Protection Agency

Air Resources Board

INITIAL STATEMENT OF REASONS FOR RULEMAKING

STAFF REPORT

PROPOSED IDENTIFICATION OF DIESEL EXHAUST AS A TOXIC AIR CONTAMINANT

Prepared by the Staff of
the Air Resources Board and
the Office of Environmental Health Hazard Assessment

June 1998

Item No. E.6

specific compounds emitted from a variety of engine technologies, operating cycles, and fuel to characterize better any differences between old and new fuels and technologies and the potential impact on the toxicity of diesel exhaust.

HEALTH EFFECTS OF DIESEL EXHAUST EXPOSURE

The OEHHA reviewed and evaluated the potential for diesel exhaust to affect human health, and the associated scientific uncertainties. The OEHHA considered acute and chronic noncancer health impacts, and potential cancer health impacts. The SRP approved the OEHHA's health assessment at its April 22, 1998, meeting.

A number of adverse short-term (acute) health effects have been associated with exposures to diesel exhaust. Occupational exposures to diesel exhaust particles have been associated with significant cross-shift decreases in lung function. Increased cough, labored breathing, chest tightness, and wheezing have been associated with exposure to diesel exhaust in bus garage workers. A significant increase in airway resistance and increases in eye and nasal irritation were observed in human volunteers following one-hour chamber exposure to diesel exhaust. In acute and subchronic animal studies, exposure to diesel exhaust particles induced inflammatory airway changes, lung function changes, and increased the animals' susceptibility to infection.

A number of adverse long-term (chronic) noncancer effects have been associated with exposures to diesel exhaust. Occupational studies have shown that there may be a greater incidence of cough, phlegm and chronic bronchitis among those exposed to diesel exhaust than among those not exposed. Histopathological changes in the lung of diesel-exposed test animals reflect inflammation of the lung tissue. Reduced pulmonary function was noted in monkeys during long-term exposure. Reductions in pulmonary function have also been reported following occupational exposures in chronic studies.

Diesel exhaust particles can induce immunological allergic reactions and localized inflammatory responses in humans, as well as acting as an adjuvant for pollen allergy. Intranasal challenge with diesel exhaust particles in human volunteers resulted in an immunological response. Co-exposure to diesel exhaust particles and ragweed pollen resulted in an immune response greater than that following pollen or diesel exhaust particles alone. Effects of intratracheal, intranasal, and inhalation exposures of laboratory animals are supportive of the findings in humans. These effects include allergic reactions and inflammation, increased mucus secretion and respiratory resistance, and airway constriction.

The World Health Organization and the OEHHA have conducted further analyses of the dose-response relationships for several of the non-cancer, adverse effects of chronic exposures to diesel exhaust on the rat lung. These analyses gave a range of health risk guidance values of 2 to 21 $\mu g/m^3$ and support the adoption of 5 $\mu g/m^3$ which is also the 1993 U.S. EPA Reference Concentration. A U.S. EPA Reference Concentration or California Reference Exposure Level (REL) of a chemical is an estimate, with uncertainty spanning perhaps an order of magnitude, of the air concentration below which no noncancer adverse health effects are likely to occur from

lifetime exposure. This estimate takes into consideration persons who may be more sensitive than others to the effects of a chemical. The OEHHA concurs with the U.S. EPA in recommending 5 $\mu g/m^3$ as the chronic REL for diesel exhaust.

Diesel exhaust contains genotoxic compounds in both the vapor phase and the particle phase. Diesel exhaust particles or extracts of diesel exhaust particles are mutagenic in bacteria and in mammalian cell systems, and can induce adverse chromosomal changes. DNA adducts (representing genotoxins bound chemically to DNA) have been shown to increase following inhalation exposure of rodents and monkeys to whole diesel exhaust and have been found in mammalian cells following treatment with diesel exhaust particle extract. Elevated levels of DNA adducts have been associated with occupational exposure to diesel exhaust.

Over 30 human epidemiological studies have investigated the potential carcinogenicity of diesel exhaust. These epidemiological studies provide evidence consistent with a causal relationship between occupational diesel exhaust exposure and lung cancer. These studies, on average, found that long-term occupational exposures to diesel exhaust were associated with a 40 percent increase in the relative risk of lung cancer. The OEHHA analyzed the lung cancer findings for consistency and found that the association was unlikely to be due to bias or chance. Results of inhalation bioassays in the rat, and with less certainty in mice, have demonstrated the carcinogenic potential of diesel exhaust in animals, although the mechanisms by which diesel exhaust induces lung tumors in animals remain uncertain.

Other agencies or scientific bodies have studied the health effects of diesel exhaust. The National Institute of Occupational Safety and Health first recommended that whole diesel exhaust be regarded as a potential occupational carcinogen based upon animal and human evidence in 1988. The IARC concluded that diesel engine exhaust is probably carcinogenic to humans (Group 2A). Based upon the IARC findings, in 1990, the State of California under the Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65) identified diesel exhaust as a chemical "known to the State to cause cancer." (Title 22, California Code of Regulations, section 12000.) The 1998 draft U.S. EPA document (Health Assessment Document for Diesel Emissions, Review Draft, February 1998) similarly concluded that diesel exhaust be considered a "probable" human carcinogen (category B1). This conclusion evolves from positive yet "limited" evidence in the human studies, a "sufficient" level of evidence in bioassays, and consideration of the supporting information from mutagenicity and genotoxicity data.

Risk assessments can use carcinogenicity data from either animal or human studies. For diesel exhaust, there are data from human epidemiological studies of occupationally exposed populations which are useful for quantitative risk assessment. On balance, the OEHHA concluded that available human data lend more confidence in the prediction of human risks than the data from the available animal studies because of the uncertainties in the animal studies and of extrapolating from animals to humans. Thus, the OEHHA preferred to derive the range of human risk estimates based only upon the epidemiological findings and not the animal data. Using data from a case-control study and a cohort study, the OEHHA estimated the risk (95 percent upper confidence limit) of lung cancer in the general population due to diesel exhaust. Because of

uncertainties in the actual workplace exposures, the OEHHA developed a variety of exposure scenarios to bracket the exposures that were plausible. Based on these exposure estimates, presented in Table 1-1, the range of resulting estimates of cancer unit risk is 1.3×10^{-4} to 2.4×10^{-3} $(\mu g/m^3)^{-1}$. The unit risk represents the 95 percent upper confidence limit of cancer risk per million people exposed per microgram of diesel exhaust particulate in a cubic meter of air over a 70-year lifetime. The SRP approved the range of risk estimated by the OEHHA. In addition, the SRP concluded that a value of 3×10^{-4} $(\mu g/m^3)^{-1}$ is a reasonable estimate of unit risk expressed in terms of diesel particulate (see Appendix II).

The OEHHA and ARB staffs recognize that the limited exposure information available contributes to the uncertainty of the dose response risk assessment based on the human studies. However, the overall magnitude of uncertainty is not atypical of the types of uncertainty encountered when the Board identified other TACs. The greater than usual uncertainty in the exposure estimates is substantially offset by the much smaller than usual range of extrapolation from the occupational exposures to the ambient air concentrations. Interspecies extrapolation uncertainty is not an issue in this diesel exhaust risk assessment. In addition, there are more than 30 human studies of more than one occupation that show overall an increase in lung cancer from diesel exhaust exposure.

Based on available scientific evidence, a level of diesel exhaust exposure below which no carcinogenic effects are anticipated has not been identified. This finding was approved by the SRP at its meeting on April 22, 1998.

As with other substances evaluated by the SRP and after reviewing the field of published peer reviewed research studies on diesel exhaust, the SRP indicated that additional research is appropriate to further clarify the health effects of diesel exhaust. The OEHHA and ARB staffs recognize that diesel exhaust health studies will continue. For example, the HEI, which is jointly funded by industry and the U.S. EPA, has started a five-year study to review key epidemiologic studies and make recommendations for the design of new studies. The OEHHA and ARB staffs will follow these efforts closely, and will provide support to the extent resources are available. If the outcome of this, or other future health studies, ultimately reduces uncertainties or improves the scientific basis for estimating diesel exhaust risk, the OEHHA and ARB staffs would consider such information. When research results become available, the TAC program has a process in place for further evaluation of new scientific evidence pertaining to a previously completed TAC risk assessment. The process specifically addresses the evaluation and response to submittals of new scientific information as evidence for review of a TAC risk assessment.

Table 1-1. Summary of Cancer Unit Risks According to Study, Exposure Assumptions, and Modeling Approaches.

	95% UCL Cancer Unit Risk $(\mu g/m^3)^{-1}$	95% Upper Confidence Limit of Cancer Risk per Million per Microgram of Diesel Exhaust Particulate in a Cubic Meter of Air Exposure Over a 70-year Lifetime
Garshick *et al*. (1987a) Case Control[1]		
Scenario[2]		
A	2.4×10^{-3}	2400
B	1.8×10^{-3}	1800
C	1.0×10^{-3}	1000
D	6.6×10^{-4}	660
E	3.6×10^{-4}	360
Garshick *et al*. (1988) Cohort Study (Chapter 7)[3]		
Scenario		
A	1.8×10^{-3}	1800
B	1.4×10^{-3}	1400
C	8.2×10^{-4}	820
D	5.1×10^{-4}	510
E	2.8×10^{-4}	280
Garshick *et al*. (1988) Cohort Study (Appendix D)[4]		
Scenario A		
general multiplicative model	1.9×10^{-3}	1900
biologically based [5]	3.8×10^{-4}	380
Scenario C		
general multiplicative model	7.2×10^{-4}	720
biologically based [5]	1.3×10^{-4}	130
biologically based [6]	1.5×10^{-4}	150

EVALUATION OF NEED AND APPROPRIATE DEGREE OF CONTROL FOR DIESEL

[1] ***Using published slope coefficient for hazard on years to diesel exhaust as described in Appendix III (Part B, Section 7.3.3).***

[2] ***A Ramp pattern of exposure plateauing in 1959 at the 1980 exposure level of 50 $\mu g/m^3$***

B Roof pattern of exposure peaking in 1959 at twice the 1980 exposure level of 40 $\mu g/m^3$

C Roof pattern of exposure peaking in 1959 at 3-fold the 1980 exposure level of 50 $\mu g/m^3$

D Roof pattern of exposure peaking in 1959 at 3-fold the 1980 exposure level of 80 $\mu g/m^3$

E Roof pattern of exposure peaking in 1959 at 10-fold the 1980 exposure level of 50 $\mu g/m^3$

[3] ***Using individual data to obtain a slope for hazard on years of exposure to diesel exhaust as described in Appendix III (Part B, Section 7.3.4)***.

[4] ***Applying time varying concentrations to individual data to obtain a slope of hazard on exposure as described in Appendix III (Part B, Appendix D***).

[5] ***6th/7 stage model.***

[6] ***7th/7 stage model.***

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United States
Environmental Protection
Agency

Health Assessment Document For Diesel Engine Exhaust

Item No. E.6

EPA/600/8-90/057F
May 2002

Health Assessment Document for Diesel Engine Exhaust

National Center for Environmental Assessment
Office of Research and Development
U.S. Environmental Protection Agency
Washington, DC

atmosphere. It is not clear what the overall toxicological consequences of DE's transformations are because some compounds in the DE mixture are altered to more toxic forms while others are made less toxic.

1.5. EXPOSURE TO DIESEL EXHAUST

DPM mass (expressed as μg DPM/m^3) has historically been used as a surrogate measure of exposure for whole DE. Although uncertainty exists as to whether DPM is the most appropriate parameter to correlate with human health effects, it is considered a reasonable choice until more definitive information about the mechanisms of toxicity or mode(s) of action of DE becomes available. In the ambient environment, human exposure to DE comes from both on-road and nonroad engine exhaust. A large percentage of the U.S. population also is exposed to ambient $PM_{2.5}$, of which DPM is typically a significant constituent. Although this document does not provide an exposure assessment, DE exposure information is included to provide a context for the health effects information. Exposure estimates for the early to mid-1990s suggest that national annual average DE exposure from on-road engines alone was in the range of about 0.5 to 0.8 μg DPM/m^3 of inhaled air in many rural and urban areas, respectively. Exposures could be higher if there is a nonroad DE source that adds to the exposure from on-road vehicles. For example, preliminary estimates show that, on a national average basis, accounting for nonroad DE emissions adds another twofold to the on-road exposure. For localized urban areas where people spend a large portion of their time outdoors, the exposures are higher and, for example, may range up to 4.0 μg DPM/m^3 of inhaled air.

1.6. HEALTH EFFECTS OF DIESEL EXHAUST

Available evidence indicates that there are human health hazards associated with exposure to DE. The hazards include acute exposure-related symptoms, chronic exposure-related noncancer respiratory effects, and lung cancer. The health hazard conclusions are based on exhaust emissions from diesel engines built prior to the mid-1990s. With current engine use including some new and many more older engines (engines typically stay in service for a long time), the health hazard conclusions, in general, are applicable to engines currently in use. As new and cleaner diesel engines, together with different diesel fuels, replace a substantial number of existing engines, the general applicability of the health hazard conclusions will need to be re-evaluated. With new engine and fuel technology expected to produce significantly cleaner engine exhaust by 2007 (e.g., in response to new federal heavy duty engine regulations), significant reductions in public health hazards are expected for those engine uses affected by the regulations.

1.6.1. Acute (Short-Term Exposure) Effects

Information is limited for characterizing the potential health effects associated with acute or short-term exposure. However, on the basis of available human and animal evidence, it is concluded that acute or short-term (e.g., episodic) exposure to DE can cause acute irritation (e.g., eye, throat, bronchial), neurophysiological symptoms (e.g., lightheadedness, nausea), and respiratory symptoms (cough, phlegm). There also is evidence for an immunologic effect–the exacerbation of allergenic responses to known allergens and asthma-like symptoms. The lack of adequate exposure-response information in the acute health effect studies precludes the development of recommendations about levels of exposure that would be presumed safe for these effects.

1.6.2. Chronic (Long-Term Exposure) Noncancer Respiratory Effects

Information from the available human studies is inadequate for a definitive evaluation of possible noncancer health effects from chronic exposure to DE. However, on the basis of extensive animal evidence, DE is judged to pose a chronic respiratory hazard to humans. Chronic-exposure, animal inhalation studies show a spectrum of dose-dependent inflammation and histopathological changes in the lung in several animal species including rats, mice, hamsters, and monkeys.

This assessment provides an estimate of inhalation exposure of DE (as measured by DPM) to which humans may be exposed throughout their lifetime without being likely to experience adverse noncancer respiratory effects. This exposure level, known as the reference concentration (RfC) for DE of 5 $\mu g/m^3$ of DPM was derived on the basis of dose-response data on inflammatory and histopathological changes in the lung from rat inhalation studies. In recognition of the presence of DPM in ambient $PM_{2.5}$, it also is appropriate to consider the wealth of $PM_{2.5}$ human health effects data. In this regard, the 1997 National Ambient Air Quality Standard for $PM_{2.5}$ of 15 $\mu g/m^3$ (annual average concentration) also would be expected to provide a measure of protection from DPM, reflecting DPM's current approximate proportion to $PM_{2.5}$.

1.6.3. Chronic (Long-Term Exposure) Carcinogenic Effects

This assessment concludes that DE is "likely to be carcinogenic to humans by inhalation" and that this hazard applies to environmental exposures. This conclusion is based on the totality of evidence from human, animal, and other supporting studies. There is considerable evidence demonstrating an association between DE exposure and increased lung cancer risk among workers in varied occupations where diesel engines historically have been used. The human evidence from occupational studies is considered strongly supportive of a finding that DE

exposure is causally associated with lung cancer, though the evidence is less than that needed to definitively conclude that DE is carcinogenic to humans. There is some uncertainty about the degree to which confounders are having an influence on the observed cancer risk in the occupational studies, and there is uncertainty evolving from the lack of actual DE exposure data for the workers. In addition to the human evidence, there is supporting evidence of DPM's carcinogenicity and associated DPM organic compound extracts in rats and mice by noninhalation routes of exposure. Other supporting evidence includes the demonstrated mutagenic and chromosomal effects of DE and its organic constituents, and the suggestive evidence for bioavailability of the DPM organics in humans and animals. Although high-exposure chronic rat inhalation studies show a significant lung cancer response, this is not thought predictive of a human hazard at lower environmental exposures. The rat response is considered to result from an overload of particles in the lung resulting from the high exposure, and such an overload is not expected to occur in humans at environmental exposures.

Although the available human evidence shows a lung cancer hazard to be present at occupational exposures that are generally higher than environmental levels, it is reasonable to presume that the hazard extends to environmental exposure levels. While there is an incomplete understanding of the mode of action for DE-induced lung cancer that may occur in humans, there is the potential for a nonthreshold mutagenic mode of action stemming from the organics in the DE mixture. A case for an environmental hazard also is shown by the simple observation that the estimated higher environmental exposure levels are close to, if not overlapping, the lower range of occupational exposures for which lung cancer increases are reported. These considerations taken together support the prudent public health choice of presuming a cancer hazard for DE at environmental levels of exposure. Overall, the evidence for a potential cancer hazard to humans resulting from chronic inhalation exposure to DE is persuasive, even though assumptions and uncertainties are involved. While the hazard evidence is persuasive, this does not lead to similar confidence in understanding the exposure/dose-response relationship.

Given a carcinogenicity hazard, EPA typically performs a dose-response assessment of the human or animal data to develop a cancer unit risk estimate that can be used with exposure information to characterize the potential cancer disease impact on an exposed population. The DE human exposure-response data are considered too uncertain to derive a confident quantitative estimate of cancer unit risk, and with the chronic rat inhalation studies not being predictive for environmental levels of exposure, EPA has not developed a quantitative estimate of cancer unit risk.

In the absence of a cancer unit risk, simple exploratory analyses were used to provide a perspective of the range of possible lung cancer risk from environmental exposure to DE. The analyses make use of reported lung cancer risk increases in occupational epidemiologic studies,

and the differences between occupational and environmental exposure. The purpose of having a risk perspective is to illustrate and have a sense of the possible significance of the lung cancer hazard from environmental exposure. The risk perspective cannot be viewed as a definitive quantitative characterization of cancer risk nor is it suitable for estimation of exposure-specific population risks.

1.7. SOURCES OF UNCERTAINTY

Even though the overall evidence for potential human health effects of DE is persuasive, many uncertainties exist because of the use of assumptions to bridge data and knowledge gaps about human exposures to DE and the general lack of understanding about underlying mechanisms by which DE causes observed toxicities in humans and animals. A notable uncertainty of this assessment is whether the health hazards identified from studies using emissions from older engines can be applied to present-day environmental emissions and related exposures, as some physical and chemical characteristics of the emissions from certain sources have changed over time. Available data are not sufficient to provide definitive answers to this question because changes in DE composition over time cannot be confidently quantified, and the relationship between the DE components and the mode(s) of action for DE toxicity is/are unclear. While recognizing the uncertainty, for this assessment a judgment is made that prior-year toxicologic and epidemiologic findings can be applied to more current exposures, both of which use DPM mass in air as the measure of DE exposure.

Other uncertainties include the assumptions that health effects observed at high doses may be applicable to low doses, and that toxicologic findings in laboratory animals generally are predictive of human responses. In the absence of a more complete understanding of how DE may cause adverse health effects in humans and laboratory animals, related assumptions (i.e., the presence of a biological threshold for chronic respiratory effects based on cumulative dosage and absence of a threshold for lung cancer stemming from subtle and irreversible effects) are considered reasonable and prudent.

Although parts of this assessment, particularly the noncancer RfC estimate, have been derived with a generic consideration of sensitive subgroups within the population, the actual spectrum of the population that may have a greater susceptibility to DE is unknown and cannot be better characterized until more information is available regarding the adverse effects of DPM in humans. Increased susceptibility, for example, could result from above-average increases in DE deposition and retention in the respiratory system or intrinsic differences in respiratory system tissue sensitivity. There is no DE-specific information that provides direct insight to the question of differential human susceptibility. Given the nature of DE's noncancer effects on the respiratory system it would be reasonable, for example, to consider possible vulnerable

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A | A | A Search ARB
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The Report on Diesel Exhaust

This page last reviewed July 29, 2008

Findings of the Scientific Review Panel On

The Report on Diesel Exhaust

As Adopted at the Panel's April 22, 1998 Meeting

Pursuant to Health and Safety Code section 39661, the Scientific Review Panel (SRP / Panel) has reviewed the report *Proposed Identification of Diesel Exhaust as a Toxic Air Contaminant* by the staffs of the California Air Resources Board (ARB or Board) and the Office of Environmental Health Hazard Assessment (OEHHA) describing the public exposure to, and health effects of, diesel exhaust. The Panel members also reviewed the public comments received on this report.

Panel members participated in workshops devoted to discussion of the exposure and health issues associated with diesel exhaust in September 1994, January 1996, July 1997, and March 1998. The SRP reviewed the issues at its meetings in October 1997 and April 1998. A special meeting of the SRP was held on March 11, 1998, to hear testimony on health issues including the quantitative risk assessment from highly respected scientists invited by the Panel. Based on these reviews and information provided at scientific workshops and meetings, the SRP makes the following findings pursuant to Health and Safety Code section 39661:

Exposure Related Conclusions:

1. Diesel exhaust is a complex mixture of gases and fine particles emitted by a diesel-fueled internal combustion engine.
2. The gaseous fraction is composed of typical combustion gases such as nitrogen, oxygen, carbon dioxide, and water vapor. However, as a result of incomplete combustion, the gaseous fraction also contains air pollutants such as carbon monoxide, sulfur oxides, nitrogen oxides, volatile organics, alkenes, aromatic hydrocarbons, and aldehydes, such as formaldehyde and 1,3-butadiene and low-molecular weight polycyclic aromatic hydrocarbons (PAH) and PAH-derivatives.
3. One of the main characteristics of diesel exhaust is the release of particles at a markedly greater rate than from gasoline-fueled vehicles, on an equivalent fuel energy basis. The particles are mainly aggregates of spherical carbon particles coated with inorganic and organic substances. The inorganic fraction primarily consists of small solid carbon (or elemental carbon) particles ranging from 0.01 to 0.08 microns in diameter. The organic fraction consists of soluble organic compounds such as aldehydes, alkanes and alkenes, and high-molecular weight PAH and PAH-derivatives, such as nitro-PAHs. Many of these PAHs and PAH-derivatives, especially nitro-PAHs, have been found to be potent mutagens and carcinogens. Nitro-PAH compounds can also be formed during transport through the

atmosphere by reactions of adsorbed PAH with nitric acid and by gas-phase radical-initiated reactions in the presence of oxides of nitrogen.

4. Diesel exhaust includes over 40 substances that are listed by the United States Environmental Protection Agency (U.S. EPA) as hazardous air pollutants and by the ARB as toxic air contaminants. Fifteen of these substances are listed by the International Agency for Research on Cancer (IARC) as carcinogenic to humans, or as a probable or possible human carcinogen. Some of these substances are: acetaldehyde; antimony compounds; arsenic; benzene; beryllium compounds; bis(2-ethylhexyl)phthalate; dioxins and dibenzofurans; formaldehyde; inorganic lead; mercury compounds; nickel; POM (including PAHs); and styrene.
5. Almost all of the diesel particle mass is in the fine particle range of 10 microns or less in diameter (PM10). Approximately 94 percent of the mass of these particles are less than 2.5 microns in diameter. Because of their small size, these particles can be inhaled and a portion will eventually become trapped within the small airways and alveolar regions of the lung.
6. The estimated population-weighted average outdoor diesel exhaust PM10 concentration in California for 1995 is 2.2 microgram per cubic meter ($\mu g/m^3$). Several independent studies have reported similar outdoor air diesel exhaust PM10 concentrations. The 1995 estimated average indoor exposure concentration is approximately 1.5 $\mu g/m^3$.
7. The population time-weighted average total air exposure to diesel exhaust particle concentrations across all environments (including outdoors) is estimated to be 1.5 $\mu g/m^3$ in 1995. This total exposure estimate may underestimate many Californians' actual total exposure because it excludes elevated exposures near roadways, railroad tracks, and inside vehicles. Near-source exposures to diesel exhaust may be as much as five times higher than the 1995 population time-weighted average total air exposure. It also excludes other routes of exposure to diesel exhaust, such as ingestion and dermal absorption.
8. Diesel engine exhaust contains small carbonaceous particles and a large number of chemicals that are adsorbed onto these particles or present as vapors. These particles have been the subject of many studies because of their adverse effects on human health and the environment. A recent study conducted for the Health Effects Institute showed that, despite a substantial reduction in the weight of the total particulate matter, the total number of particles from a 1991-model engine was 15 to 35 times greater than the number of particles from a 1988 engine when both engines were operated without emission control devices. This suggests that more fine particles, a potential health concern, could be formed as a result of new technologies. Further study is needed since the extent of these findings only measured exhaust from two engines and engine technologies.
9. The major sources of diesel exhaust in ambient outdoor air are estimated to emit approximately 27,000 tons per year in 1995. On-road mobile sources (heavy-duty trucks, buses, light-duty cars and trucks) contribute the majority of total diesel exhaust PM10 emissions in California. Other mobile sources (mobile equipment, ships, trains, and boats) and stationary sources contribute the remaining emissions.
10. Significant progress has been made as a result of federal and state regulations that have addressed particulate matter levels from diesel engines. Emissions of on-road mobile source diesel exhaust PM10 in California are expected to decline by approximately 85 percent from 1990 to 2010 as a result of mobile source regulations already adopted by the ARB.
11. The results of a study funded by the ARB at the University of California, Riverside, indicate that the diesel exhaust from the new fuel tested contained the same toxic air contaminants as the old fuel, although their concentrations and other components may differ. Further research would be helpful to quantify the amounts of specific compounds emitted from a variety of

engine technologies, operating cycles, and fuel to characterize better any differences between old and new fuels and technologies.

Health Effects Associated with Diesel Exhaust:

12. A number of adverse short-term health effects have been associated with exposures to diesel exhaust. Occupational exposures to diesel exhaust particles have been associated with significant cross-shift decreases in lung function. Increased cough, labored breathing, chest tightness, and wheezing have been associated with exposure to diesel exhaust in bus garage workers. A significant increase in airway resistance and increases in eye and nasal irritation were observed in human volunteers following one-hour chamber exposure to diesel exhaust. In acute or subchronic animal studies, exposure to diesel exhaust particles induced inflammatory airway changes, lung function changes, and increased the animals' susceptibility to infection.

13. A number of adverse long-term noncancer effects have been associated with exposure to diesel exhaust. Occupational studies have shown that there may be a greater incidence of cough, phlegm and chronic bronchitis among those exposed to diesel exhaust than among those not exposed. Reductions in pulmonary function have also been reported following occupational exposures in chronic studies. Reduced pulmonary function was noted in monkeys during long-term exposure. Histopathological changes in the lung of diesel-exposed test animals reflect inflammation of the lung tissue. These changes include dose-dependent proliferations of Type II epithelial cells, marked infiltration of macrophages, plasma cells and fibroblasts into the alveolar septa, thickening of the alveolar walls, alveolar proteinosis, and focal fibrosis.

14. Studies have shown that diesel exhaust particles can induce immunological reactions and localized inflammatory responses in humans, as well as acting as an adjuvant for pollen allergy. Intranasal challenge with diesel exhaust particles in human volunteers resulted in increased nasal IgE antibody production and a significant increase in mRNA for pro-inflammatory cytokines. Co-exposure to diesel exhaust particles and ragweed pollen resulted in a nasal IgE response greater than that following pollen or diesel exhaust particles alone. Effects of intratracheal, intranasal, and inhalation exposures of laboratory animals are supportive of the findings in humans. These effects include eosinophilic infiltration into bronchi and bronchioles, elevated IgE response, increased mucus secretion and respiratory resistance, and airway constriction.

15. Based on the animal studies, the U.S. EPA determined a chronic inhalation Reference Concentration value of 5 $\mu g/m^3$ for noncancer effects of diesel exhaust. This estimate takes into consideration persons who may be more sensitive than others to the effects of diesel exhaust. The report supports the recommendation of 5 $\mu g/m^3$ as the California Reference Exposure Level (REL) (Table 1). It should be noted that this REL may need to be lowered further as more data emerge on potential adverse noncancer effects from diesel exhaust.

16. Diesel exhaust contains genotoxic compounds in both the vapor phase and the particle phase. Diesel exhaust particles or extracts of diesel exhaust particles are mutagenic in bacteria and in mammalian cell systems, and can induce chromosomal aberrations, aneuploidy, and sister chromatid exchange in rodents and in human cells *in vitro*. Diesel exhaust particles induced unscheduled DNA synthesis *in vitro* in mammalian cells. DNA adducts have been isolated from calf thymus DNA *in vitro* following treatment with diesel exhaust particle extracts. DNA adducts have been shown to increase following inhalation exposure of rodents and monkeys to whole diesel exhaust. Elevated levels of DNA adducts have been associated with occupational exposure to diesel exhaust. Results of inhalation bioassays in the rat, and with lesser certainty in mice, have demonstrated the carcinogenicity of diesel exhaust in test animals, although the mechanisms by which diesel exhaust induces lung tumors in animals

remains uncertain.

17. Over 30 human epidemiological studies have investigated the potential carcinogenicity of diesel exhaust. These studies, on average, found that long-term occupational exposures to diesel exhaust were associated with a 40 percent increase in the relative risk of lung cancer. The lung cancer findings are consistent and the association is unlikely to be due to chance. These epidemiological studies strongly suggest a causal relationship between occupational diesel exhaust exposure and lung cancer.

18. Other agencies or scientific bodies have evaluated the health effects of diesel exhaust. The National Institute of Occupational Safety and Health first recommended in 1988 that whole diesel exhaust be regarded as a potential occupational carcinogen based upon animal and human evidence. The International Agency for Research on Cancer (IARC) concluded that diesel engine exhaust is probably carcinogenic to humans and classified diesel exhaust in Group 2A. Based upon the IARC findings, in 1990, the State of California under the Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65) identified diesel exhaust as a chemical "known to the State to cause cancer." The U.S. EPA has proposed a conclusion similar to IARC in their draft documents. The 1998 draft U.S. EPA document concluded similarly that there was sufficient animal evidence of carcinogenicity and that the human evidence was limited.

19. There are data from human epidemiological studies of occupationally exposed populations which are useful for quantitative risk assessment. The estimated range of lung cancer risk (upper 95% confidence interval) based on human epidemiological data is 1.3×10^{-4} to 2.4×10^{-3} $(\mu g/m^3)^{-1}$ (Table 2). After considering the results of the meta-analysis of human studies, as well as the detailed analysis of railroad workers, the SRP concludes that 3×10^{-4} $(\mu g/m^3)^{-1}$ is a reasonable estimate of unit risk expressed in terms of diesel particulate. Thus this unit risk value was derived from two separate approaches which yield similar results. A comparison of estimates of risk can be found in Table 3.

20. Based on available scientific information, a level of diesel exhaust exposure below which no carcinogenic effects are anticipated has not been identified.

21. Based on available scientific evidence, as well as the results of the risk assessment, we conclude that diesel exhaust be identified as a Toxic Air Contaminant.

22. As with other substances evaluated by this Panel and after reviewing the field of published peer reviewed research studies on diesel exhaust, additional research is appropriate to clarify further the health effects of diesel exhaust. This research may have significance for estimating the unit risk value.

23. The Panel, after careful review of the February 1998 draft SRP version of the ARB report, *Proposed Identification of Diesel Exhaust as a Toxic Air Contaminant*, as well as the scientific procedures and methods used to support the data, the data itself, and the conclusions and assessments on which the Report is based, finds this report with the changes specified during our October 16, 1997, meeting and as a result of comments made at the March 11, 1998, meeting, is based upon sound scientific knowledge, methods, and practices and represents a complete and balanced assessment of our current scientific understanding.

For these reasons, we agree with the science presented in Part A by ARB and Part B by OEHHA in the report on diesel exhaust and the ARB staff recommendation to its Board that diesel exhaust be listed by the ARB as a Toxic Air Contaminant.

I certify that the above is a true and correct copy of the findings adopted by the Scientific Review

Panel on April 22, 1998.

Sincerely,
/s/
John R. Froines, Ph.D.
Acting Chairman
Scientific Review Panel

TABLE 1

NONCANCER HEALTH VALUES APPROVED BY THE

SCIENTIFIC REVIEW PANEL

1998

Compound	Health Value	End Point
Acetaldehyde	9 $\mu g/m^3$	Respiratory System
Diesel Exhaust	**5 $\mu g/m^3$**	**Respiratory System**
Inorganic Lead	4.6×10^{-4} ($\mu g/m^3)^{-1}$	Cardiovascular Mortality
Perchloroethylene	35 $\mu g/m^3$	Alimentary System (Liver)

$\mu g/m^3$: Microgram Per Cubic Meter

TABLE 2

CANCER POTENCIES APPROVED BY THE SCIENTIFIC REVIEW PANEL

FROM 1984 TO 1998

(In Order of Cancer Potency)

Compound	Unit Risk $(\mu g/m^3)^{-1}$	Range $(\mu g/m^3)^{-1}$

TABLE 3

COMPARISON OF OTHER ORGANIZATIONS' ESTIMATED 95 PERCENT UPPER CONFIDENCE LIMITS OF LIFETIME RISK PER $\mu g/m^3$ DIESEL PARTICULATE MATTER FROM RISK ASSESSMENTS BASED ON EPIDEMIOLOGIC DATA WITH OEHHA ESTIMATES

Method	Unit Risk / Range	Basis of Assessment	Reference
Epidemiologic Analysis	3×10^{-4}	Based on Smoking-Adjusted Pooled RR	Smith, 1998
Epidemiologic Analysis[b]	**3.6×10^{-4} to 2.4×10^{-3}**	**Case-Control Study of Garshick et al., 1987**	**OEHHA, Part B, Section 7.3.3**
Epidemiologic Analysis	**2.8×10^{-4} to 1.8×10^{-3}**	**Cohort Study of Garshick et al., 1988**	**OEHHA, Part B, Section 7.3.4**
Epidemiologic Analysis	**1.3 to 7.2×10^{-4}**	**Cohort Study, Time Varying Conc., Roof (3,50) Pattern**	**OEHHA, Part B, Appendix D**
Epidemiologic Analysis	**3.8×10^{-4} to 1.9×10^{-3}**	**Cohort Study, Time Varying Conc., Ramp (1,50) Pattern**	**OEHHA, Part B, Appendix D**
Epidemiologic Analysis	1.4×10^{-3}	London Transport Study[c]	Harris, 1983
Epidemiologic Analysis	2×10^{-3}	Epidemiologic Data of Garshick (Top End of U.S. EPA's Range)	U.S. EPA, 1998
Epidemiologic Analysis	1.3×10^{-4} to 1.3×10^{-2}	Using Smoking-Adjusted RR and Exposures of 5 or 500 $\mu g/m^3$	OEHHA, Part B, Section 7.3; Bracketed Risk Bounds

a) Bolded values are included in OEHHA's range of risk.

b) Obtained by applying Harris' slope of 5×10^{-4} ($\mu g/m^3 \times yr)^{-1}$ to California life table.

Air Toxics Program
Particulate Emissions from Diesel-Fueled Engines as a TAC
Toxic Emisisons from Diesel-Fueled Engines

Back to Top | All ARB Contacts | A-Z Index

Decisions Pending and Opportunities for Public Participation
Conditions of Use | Privacy Policy | Accessibility
How to Request Public Records

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Department of Toxic Substances Control

Edwin F. Lowry, Director
1001 I Street, 25th Floor, P.O. Box 806
Sacramento, California 95812-0806

Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

Gray Davis
Governor

Interim Guidance for Sampling Agricultural Fields for School Sites (Second Revision)

California Department of Toxic Substances Control
California Environmental Protection Agency

August 26, 2002

Preface

Effective January 1, 2000, new California Department of Education statutes require the Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (CalEPA) to review environmental assessments for proposed new school sites and/or new construction school expansion projects. Some of these sites are situated on agriculture land where residual agricultural chemicals may remain in the soil. In June 2000, DTSC issued "Interim Guidance for Sampling Agricultural Soils" to provide a uniform approach for evaluating former agricultural properties where pesticides have been applied. Since this guidance was issued, over 75 agricultural sites have been evaluated across California with the majority in the Sacramento-San Joaquin Valley, Oxnard Plains, and Imperial Valley. The most commonly detected pesticides have been DDT and it's derivatives DDD and DDE, toxaphene, dieldrin, and aldrin. Of these pesticides, toxaphene has been the major pesticide driving unacceptable levels of risk requiring remediation by soil removal. These results and the experience of working with the guidance has allowed for refinement of the original guidance. The revised guidance contained in this document reflects these refinements.

This guidance is intended to supplement the DTSC Preliminary Endangerment Assessment (PEA) Guidance Manual (Manual), CalEPA 1994

(Second Printing, June 1999). Data obtained from the investigations should be evaluated for potential health risks according the PEA Manual. This guidance is not intended to diminish the need to take focused, authoritative samples at site locations commonly associated with hazardous substances releases nor replace guidance provided by the PEA Guidance Manual. This guidance in not applicable to areas where pesticides were mixed, stored, disposed, or areas where pesticides may have accumulated, such as ponds and drainage ditches.

The scope of this document is limited to evaluating only agricultural fields during a PEA or other initial sampling investigation related to proposed new and/or expanded school sites. These are properties (or portions of properties) where pesticides were uniformly applied for agricultural purposes consistent with normal application practices, and where other non-agriculturally related activities have been absent. The data obtained from the sampling analyses will be incorporated into the PEA Report, including performing a risk analysis in accordance with the guidance in the PEA Manual.

This guidance does not apply to disturbed land, such as, land that has been graded in preparation for construction, areas where imported soil has been brought in, or any other activity that would redistribute or impact the soil, other than normal disking and plowing.

This guidance is an on-going effort to streamline the characterization of agricultural sites. As additional knowledge and experience is obtained, DTSC may modify this guidance, as appropriate.

1.0 PURPOSE

This guidance was prepared for use in evaluating soil at proposed new school sites and/or new school construction expansion projects that are currently, or were previously used for certain types of agricultural activities where residual agricultural chemicals may pose a threat to human health and the environment. This guidance is intended to supplement the DTSC Preliminary Endangerment Assessment (PEA) Guidance Manual (Manual), CalEPA 1994 (Second Printing, June 1999), and provide a uniform and streamlined approach for evaluating agricultural soils. It is intended to assist environmental assessors in designing initial investigations or developing Preliminary Endangerment Assessment (PEA) Work Plans for sites with certain historical agricultural uses. The analytical data obtained are to be incorporated into a risk analysis and PEA Report performed in accordance with the guidance in the PEA Manual.

2.0 IDENTIFYING ELIGIBLE AGRICULTURAL SITES

2.1 Eligible Sites

This guidance is specific to agricultural lands where pesticides and/or fertilizers were presumably applied, more or less uniformly, for agricultural purposes consistent with normal application practices. It is applicable to agricultural land that is currently under cultivation with row, fiber or food crops, orchards, or pasture. It is also applicable to fallow and former agricultural land that is no longer in production and has not been disturbed beyond normal disking and plowing practices. Each field of the same crop is assumed to have been watered, fertilized and treated with agricultural chemicals to the same degree across the field. Because of this homogeneous application, contaminant levels are expected to be similar at any given location within the field. This is the underlying premise of the guidance, and one that must be verified at the scoping stage of the PEA process.

2.2 Sites To Which The Guidance Does Not Apply

This guidance is not applicable to agricultural land under or adjacent to structures such as residences, barns, or other outbuildings. Pesticide mixing/loading areas, fence lines, ditches, canals, berms, and other areas that may have been treated differently from an agricultural field are not considered in this guidance. Also excluded are animal facilities such as cattle and poultry barns, settling ponds, and manure piles. This guidance does not apply to former agricultural land that has been graded for construction or other purposes, that has received fill, or has had parking lots or structures placed on it following active use as an agricultural field. An urban residential area that was agricultural land in the past does not qualify for this guidance since the construction of the residences would have resulted in the disturbance and redistribution of potential agricultural contaminants in the soil. These excluded areas require biased, discrete sampling as opposed to the sampling for agricultural fields discussed in this document.

3.0 SAMPLING STRATEGIES

3.1 Sampling Frequency

Sampling frequency may vary depending on the size of the site and conditions found. When the site has been uniformly used for a single agricultural crop, the presumption is that agricultural chemicals were applied equally to the site in any given year and that their distribution will be relatively uniform. **When differing agricultural crops were produced on different areas of the site, each area should be**

addressed separately and the sampling rate should be sufficient to characterize each area.

The sampling pattern should be sufficient to characterize the site. Recommended numbers of sampling locations are provided in Table 1. For sites two acres or less, discrete samples should be collected on ¼ acre centers. For sites between two and four acres, a total of eight locations, evenly spaced across the site, should be sampled. For sites greater than four acres and up to 20 acres, discrete samples should be collected on ½ acre centers, and for sites between 21 and 100 acres, on 1-acre centers. For sites greater than 100 acres, DTSC should be consulted for the appropriate number of sampling locations. Compositing of samples is discussed in Section 4.5.

Table 1: Recommended Number of Sampling Locations

Land Size	Suggested Minimum Sampling Locations
One (1) to two (2) acres	Discrete samples taken on ¼ acre centers
Greater than two (2) up to four (4) acres	Discrete samples taken from eight (8) locations evenly spaced across the site
Greater than four (4) up to twenty (20) acres	Eight (8) composite samples from discrete samples taken on half-acre centers.
Twenty-one (21) to sixty (60) acres	Fifteen (15) composite samples from discrete samples taken on one (1) acre centers.
Sixty-one (61) to one hundred (100) acres	Twenty five (25) composite samples from discrete samples taken on one (1) acre centers
Greater than one hundred (100) acres	Consult with DTSC

3.2 Sampling Depth

Each location should be sampled to include one surface sample (0 to 6 inches) and one subsurface sample (2 to 3 foot range). [Note: 0 inches means first encountered soil. Thick mats of vegetable material, roots, and other extraneous material should not be sampled.]

3.3 Sample Collection

Sampling both the furrows and beds of existing rows will detect the greatest variability in the residuals. Some methods of pesticide application will favor residuals in the beds while others favor the furrows. In fields where rows remain, roughly half of the samples should be gathered from the furrows and half from the beds in an alternating pattern. Orchards should have the sampling locations placed at the current drip line for the trees, under the canopy, between the tree rows, and between the trees within a row. For sites with slopes, swales, or other uneven topography, sampling from centers should be modified to include samples from those areas where surface water would be expected to flow and accumulate.

3.4 Offsite Background Samples

A minimum of four offsite locations must be sampled at the surface (0 to 6 inches) to determine background or ambient levels of heavy metals in the area. The samples must be collected near the site, preferably one from each of the four sides. The soil type of the offsite samples should be the same as the site samples, and if possible, the offsite samples should be collected from areas that have not been impacted by agricultural or industrial chemicals. If other properties in the area have gone through the PEA process, it may be possible to use data from these sites for establishing background metal concentrations providing that soil types are compatible. This may only be done in consultation with the DTSC Project Manager.

4.0 ANALYSES

4.1 Identifying Agricultural Chemicals Used on the Site

When the land is under active agricultural production, the grower should be interviewed to determine the types and amounts of pesticides historically used at the site. The County Agricultural Commissioner should also be consulted to verify pesticide usage on the property. The Agricultural Commissioner is required to maintain this information for three years, but often will have extensive knowledge of the farming practices over many years. A local or specialized farm advisor such as the University of California Cooperative Extension Agent is another source of information for farming practices in the area. These consultations should occur during the scoping phase of the investigation. For those sites that have not been actively farmed in the past three years, obtaining accurate information is more difficult. Information from surrounding or neighboring agricultural operations on the types of crops grown in the area during the time of active farming can provide clues on what chemicals may have been applied.

4.2 Chemicals of Potential Concern (COPC): Pesticides

The chemicals of greatest concern are those that persist in the environment. For the majority of newer pesticides persistence is limited to a few days; however, organochlorine pesticides (OCPs) can still persist in soil at levels of health concern for many years following application. Unless it can be documented that OCPs were not used on the property, they must be considered COPC. Paraquat also has a relatively long persistence in the soil. Paraquat should also be considered a COPC if there is a history of its use on the property. Under certain conditions, such as in rice growing fields, near surface conditions exist that establish anaerobic soil over an extended time. For these situations, anaerobically stable pesticides such as ametryn, cryomazine, and thiabendazole should also be considered as COPC. The selection of COPCs should be done in consultation with the DTSC project manager and toxicologist assigned to the project.

4.3 Chemicals of Potential Concern (COPC): Metals (Inorganic Elements)

Heavy metals have been applied to agricultural fields, both as pesticides and fertilizers. To ensure that the concentrations of these metals in site soils do not pose a potential heath risk or hazard, the CAM 17 metals must be considered as COPC. Heavy metals are also evaluated to detect natural mineral deposits that may pose an unacceptable risk.

4.4 Discrete Samples

For sites four acres or less, each of the surface discrete samples must be analyzed for OCPs and CAM 17 metals. Analysis for other pesticides may be necessary, depending on the history of agricultural activities at the site. Offsite background samples should be analyzed for CAM 17 metals only. Subsurface samples should be frozen and held for analysis pending the outcome of the surface sampling results. No deterioration is expected during the time period required to complete the PEA.

4.5 Composite Samples

While the analysis of discrete samples is preferred, it is recognized that for large sites this may not be practical. Since this guidance assumes a relatively even distribution of chemicals across the site, compositing of discrete samples may be considered when the area to be sampled is greater than four acres.

4.5.1 Number of Composite Samples

The minimum number of composite samples analyzed is dependent on the size of the site (see Table 1). Compositing is not applicable for sites four acres or less. For sites greater than four acres and up to 20 acres, a minimum of eight composite samples is required. For sites 21 to 60 acres, a minimum of 15 composite samples is required. For sites between 61 and 100 acres, the minimum number of composite samples is 25. For sites over 100 acres, DTSC should be consulted for the appropriate number of composite samples.

4.5.2 Makeup of Composite Samples

Composite surface samples may be made up of a maximum of four discrete surface samples. The discrete samples must be from adjacent sampling locations. In cases where two crops were grown on the site, only discrete samples from within the same crop area may be composited.

4.5.3 Preparation of Composite Samples

The discrete samples should be individually mixed and uniformly split by the laboratory or trained field staff prior to compositing. Mixing and compositing should be performed under uniform, controlled conditions. The unused portion of each discrete sample should be frozen and archived in case additional analysis is warranted from the composite results. The samples may be discarded when the PEA process has been completed and approved by the DTSC.

4.6 Laboratory Analyses

4.6.1 Methods

The analytes of primary concern are OCPs and some of the CAM 17 metals. Depending on the site history, analysis of other types of pesticides may be required. OCPs should be analyzed using U.S. EPA 8081A or equivalent. Metals must be analyzed using the U.S. EPA 6000/7000 series. If the site history indicates other classes of persistent pesticides should be evaluated, DTSC should be consulted for the acceptable method of analysis and appropriate detection limits.

4.6.2 Detection Limits

The actual detection limits obtained will vary depending on the particular analyte. For OCPs, the analytes typically causing detection limit concerns in agricultural fields

are aldrin, dieldrin, and toxaphene. The detection limits should be 0.005 mg/kg for aldrin, dieldrin, and 0.100 mg/kg for toxaphene. Table 3 lists the detection limits for several OCPs and paraquat.

In samples with elevated DDT, the detected concentration may be above the range of calibration. This can result in the analytical laboratory diluting the sample for reanalysis, and then reporting only the final result. In these cases, the reported detection limits for aldrin, dieldrin, and toxaphene may exceed the detection limits needed for determining potential health effects. Ideally the laboratory should be asked to report if those three analytes were detected in the first analysis prior to dilution. Multiple analyses of the same samples may be required to obtain the data necessary for risk assessment purposes.

Table 2. Analytical Methods and Detection Limits for Selected OCPs and Paraquat

Pesticide	Methods	CAS No.[1]	DL[2] mg/kg
ALDRIN	8081A, 8270C	309-00-2	0.005
CHLORDANE	8081A	57-74-9	0.10
CHLORONEB	8081A (R)	2675-77-6	100
DBCP	8081A	96-12-8	0.01
DDD	8081A	72-54-8	0.10
DDE	8081A	72-55-9	0.10
DDT	8081A	50-29-3	0.10
DIELDRIN	8081A	60-57-1	0.005
HEPTACHLOR	8081A, 8270C	76-44-8	0.10
HEXACHLOROBENZENE	8081A, 8121, 8270C, 8275, 8410	118-74-1	0.30
LINDANE	8081A	58-89-9	0.10
METHOXYCHLOR	8081A	72-43-5	0.40
MIREX	8081A(R), 8270C	2385-85-5	0.10
PARAQUAT_DICHLORIDE	Zeneca SOP RAM 272/01; Chevron RM 8-10; 549.1*	4685-14-7	270
TOXAPHENE	8081A, 8270C	8001-35-2	0.1
TRIFLURALIN	8091, 8081A(R), 8270C	1582-09-8	63

*Water and Wastewater Methods. Soil must be extracted and the method validated by the laboratory for a soil matrix.
(R) = must be requested for inclusion in the method
CAS No[1] = Chemical Abstract Service registry number
DL[2] = Detection Limit recommended for risk assessment purposes

4.6.3 Pesticide Analyses

Each of the surface samples, discrete or composite, must be analyzed for OCPs. Analysis for other classes of persistent pesticides may be required as indicated by the agricultural history of the site. When using composites, each discrete sample associated with the composite sample having the highest detected concentration of OCPs must be analyzed.

4.6.4 Metal Analyses (Inorganic Elements)

Each of the background and a minimum of four (4) on-site surface samples must be analyzed for the CAM 17 metals. In addition, each of the on-site discrete surface samples must be analyzed for arsenic. When samples are composited, one (1) discreet sample from each composite must be analyzed for arsenic. The number of discrete samples analyzed for arsenic does not need to be greater than the number of total composite samples used for OCP analysis. The subsurface samples need only be analyzed for CAM 17 metals and arsenic if the concentration of an element detected is above the background concentration for that element. Analysis of additional subsurface samples may be requested by DTSC.

4.6.5 Quality Control

Quality control procedures specified in SW-846 must be followed. A matrix spike/matrix spike duplicate on one soil sample per batch of samples must be performed to demonstrate that the targeted pesticide(s) can be recovered from the soil investigated. Highly organic topsoil may interfere with proper extraction of pesticides. The laboratory data package must include a summary of the quality control sample results: blanks, matrix spike/matrix spike duplicate, surrogate recoveries, laboratory control samples, etc., as specified by the method. The laboratory should provide a signed narrative stating whether the QC was met and listing any discrepancies.

5.0 REPORTING

5.1 Format

The results of the sampling effort are to be reported in a Preliminary Endangerment Assessment (PEA) as described in the DTSC Preliminary Endangerment Assessment (PEA) Guidance Manual (Manual), CalEPA 1994 (Second Printing, June 1999).

5.2 Evaluating Metals (Inorganic Elements) Data

Using a robust statistical procedure to determine if on-site metal concentrations are indicative of background conditions or the result of site-related activities can be problematic because of the limited number of background samples collected at any one site. DTSC is in the process of establishing background metals concentrations for specific school districts. If the site is in a school district for which DTSC background levels have been established, those values should be used. If DTSC background levels are not available, then a defensible procedure for comparing on-site with background metals should be used. The Staff Toxicologist assigned to the project should be consulted on the most appropriate method of comparison.

5.3 Data Interpretation

All detected pesticides, and any onsite metals above background must be evaluated in a risk assessment as described in the DTSC PEA Guidance Manual. In the initial screening analysis, the highest concentration of each detected pesticide and metal above background must be used as the exposure point concentration in the risk assessment. If the maximum concentrations detected on site pose an unacceptable risk or hazard, a spatial analysis should be conducted to determine if the elevated levels represent a “hot spot”, or are representative of concentrations across the site. In those cases where the elevated concentrations are determined to be one or more “hot spots”, risk or concentration isopleths should be constructed to differentiate between those areas of the site in need of further action, and those where no further action is required. Any deviations from these analyses must be approved by the Staff Toxicologist assigned to the project. For sites with elevated levels of chlordane, it may be necessary to determine if the concentrations detected would pose an unacceptable risk from indoor air exposures, as evaluated with the Johnson and Ettinger Indoor Air Model. The DTSC Staff Toxicologist assigned to the project should be consulted for further guidance if necessary.

6.0 ADDITIONAL SOURCES OF INFORMATION

6.1 Pesticide Physical Properties and Half-Lives

http://ace.orst.edu/info/extoxnet/pips/ghindex.html
http://www.arsusda.gov/rsml/ppdb1.html

6.2 Active Pesticide Ingredient by Brand Name

http://www.cdpr.ca.gov/docs/label/prodnam.htm
http://www.cdpr.ca.gov/ - see databases
Farm Chemicals Handbook, current edition, Meister Publishing Company, Willoughby, Ohio.

6.3 Maximum Application Rates

http://ace.orst.edu/info/extoxnet/
Agricultural Chemicals – Thomas Publications, Fresno, CA

6.4 Pesticide Usage by Year, County, and Crop

http://www.ipm.ucdavis.edu/PUSE/puse1.html
http://www.cdpr.ca.gov/ - see databases

6.5 Test Methods

http://www.epa.gov/epaoswer/hazwaste/test/
SW-846: USEPA, *Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, Third Edition, Current Revision*

6.6 Pesticide Toxicology Information

http://ace.orst.edu/info/extoxnet/ghindex.html
http://www.state.nj.us/health/eoh/rtkweb/rtkhsfs.htm

EASTERN MUNICIPAL WATER DISTRICT
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Legal Counsel
Lemieux & O'Neill

March 11, 2014

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

Re: NOA of DEIR, Prologis Eucalyptus Industrial Park
PA07-0081,82,83,84,142,158,159,160,161,162,&186

Attn: Jeff Bradshaw, Associate Planner, City Of Moreno Valley

Thank you for the opportunity to review the Notice of Public Hearing for the above referenced project. The project is generally described as General Plan Amendment and Zone Change from existing Business Park, to Business Park Mixed-Use, R15, R5, and RA-2 land use designations to Light Industrial for 116.99-net acres. The land use changes are required for development of six distribution warehouse facilities totaling 2,244,419 square feet with building sizes that range from 160,106 square feet to 862,035 square feet. The applicant also proposes Tentative Parcel Map No. 35679 to subdivide the project into six parcels corresponding to the six warehouse facilities. A General Plan Amendment is also required for proposed changes to the City's circulation element and the master Plan of Trails. Eastern Municipal Water District (EMWD) offers the following comments:

The subject project requires water, sewer and recycled water services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), which is still not yet developed by the project proponent. To that end, EMWD requires dialog with the project proponent, to develop the EMWD Plan of Service, as clarified herein.

EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. For additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at www.emwd.org. To download forms, please select "New Development Process: Print Page". This meeting will offer the following benefits:

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet : www.emwd.org

Item No. E.6

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a Plan Of Service (POS) will need to be developed by the developer's engineer, and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

1- Technical evaluation of the project's preliminary design
2- Defined facility requirements, i.e. approved POS
3- Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

Again, EMWD appreciates the opportunity to comment on this project. Please forward the Final Environmental Impact Report to the attention of Helen Stratton at the mailing address shown on page one. If you have questions concerning these comments, please feel free to contact Maroun El-Hage, Ext. 4468.

Sincerely,

Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
Plan of Service Section
New Business Development
Engineering Department
(951) 928-3777 x4468
El-hagem@emwd.org

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Notice of PUBLIC HEARING

This may affect your property. Please read.

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

CASE: PA07-0081 - Zone Change
PA07-0082 - General Plan Amendment
PA07-0083 - Master Plot Plan including Building 2
PA07-0084 - Tentative Parcel Map 35679
PA07-0158 - Plot Plan for Building 1
PA07-0159 - Plot Plan for Building 3
PA07-0160 - Plot Plan for Building 4
PA07-0161 - Plot Plan for Building 5
PA07-0162 - Plot Plan for Building 6
P07-186 - Environmental Impact Report

APPLICANT: Prologis

OWNER: Prologis

REPRESENTATIVE: Prologis

LOCATION: South of State Route 60 and east of Moreno Valley Auto Mall, at Fir Avenue (Future Eucalyptus Avenue) and between Pettit Street and the Quincy Channel.

PROPOSAL: General Plan Amendment and Zone Change from existing Business Park, Business Park Mixed-use, R15, R5, and RA-2 land use designations to Light Industrial for 116.99-net acres. The land use changes are required for development of six distribution warehouse facilities totaling 2,244,419 square feet with building sizes that range from 160,106 square feet to 862,035 square feet. The applicant also proposes Tentative Parcel Map No. 35679 to subdivide the project site into six parcels. A General Plan Amendment is also required for proposed changes to the City's circulation element and the Master Plan of Trails. Approval of this project will require certification of an EIR.

ENVIRONMENTAL DETERMINATION: Environmental Impact Report

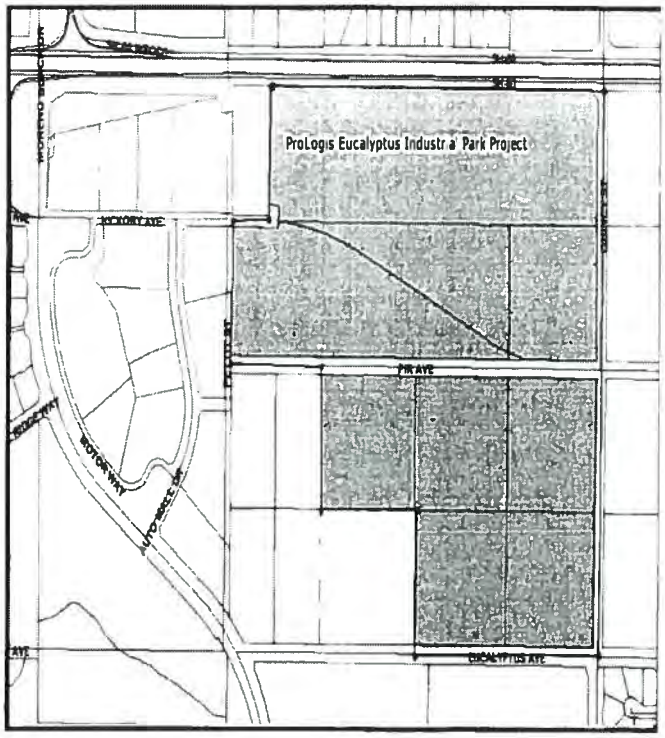
COUNCIL DISTRICT: 3

Any person interested in any listed proposal can contact the Community & Economic Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 6:00 p.m., Monday through Thursday and 2nd and 4th Fridays from 7:30 a.m. to 1:30 p.m.), or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

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

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

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



LOCATION N ↑

PLANNING COMMISSION HEARING

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

DATE AND TIME: March 13, 2014 at 7 PM

CONTACT PLANNER: Jeff Bradshaw

PHONE: (951) 413-3224

Item No. E.6

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
14177 FREDERICK STREET
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MORENO VALLEY, CA 92552-0805

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Grace Espino-Salcedo

From: George Hague <gbhague@gmail.com>
Sent: Monday, March 10, 2014 10:45 PM
To: Jeffrey Bradshaw
Cc: Chris Ormsby; John Terell
Subject: Prologis & Tell Moreno Valley's Skechers to Stop Sweatshop Conditions in America! | CREDO Mobilize

http://www.credomobilize.com/petitions/tell-skechers-to-stop-sweatshop-conditions-in-america

Good afternoon/evening Moreno Valley Planning Commissioners,

re: Prologis FEIR & economic benefits to our residents

You will be asked to vote in favor of the Statement of Overriding Considerations where all of Prologis' unmitigated environmental impacts are overridden by mainly its economic benefits to our residents. I home you have reviewed the sections of the FEIR I pointed out in my email yesterday which includes those unmitigated impacts to Transportation/our roadways, Air Quality, Green House Gas (GHG), and Climate Change or as the Sierra Club likes to say Climate Disruption. Please read the links in this email and ask yourself if warehousing is really an economic benefit to Moreno Valley residents.

Moreno Valley is getting a lot of publicity with the following online petition which over 4,000 people have already signed. You should be able to use the above link to read what is happening with Skechers' approval and to send a message to support this former Moreno Valley Skechers truck driver. There are additional links at the bottom if you wish to know more.

Take care,

George Hague
Sierra Club
Moreno Valley Group
Conservation Chair

Tell Skechers to Stop Sweatshop Conditions in America!

To: CEO Robert Greenberg, Skechers Shoes

Campaign created by Mateo Mares

Campaign Facebook Page

Campaign Website

Facebook

Twitter

Email

End the sweatshop conditions for workers who haul your shoes from the Port of Los Angeles to your distribution center in the Moreno Valley. Hold your trucking contractor, Green Fleet Systems, accountable by demanding that it stop the harassment and intimidation of workers, and immediately rehire all illegally fired workers. It is time to reverse your track record of sweatshop working conditions around the globe.

Why is this important?

My name is Mateo Mares. Until early January of this year, my coworker Amilcar Cardona and I hauled Skechers shoes from the Port of Los Angeles to their national distribution center 80 miles/130 KM away. We were fired for trying to improve our working conditions and for standing up for our rights.

Our job is like a sweatshop-on-wheels. We work long hours, face safety hazards, endure harassment, and have our wages stolen from us. Drivers like us are standing up for our rights by filing legal claims with the government for wage theft, wage violations, retaliation for union and protected concerted activities, and illegal harassment. We were fired by our Skechers' trucking contractor, Green Fleet Systems, after we exercised our rights to engage in union activities at our workplace and after we refused to withdraw our claims for wage theft when we were pressured to do so by our boss.

Now our families are struggling to survive. We worked hard for many years hauling Skechers shoes and other foreign-made products from the docks to warehouses, but now we don't have any work and don't have any money to buy food or pay rent - much less help our kids get through college to make a better life for themselves.

Our struggle is like the men and women who manufacture Skechers shoes in places like China, Vietnam, and Cambodia. Like workers in Skechers' overseas factory, we are mistreated, deal with safety hazards, and don't get paid what we deserve. When we learned that Skechers has a record for bad treatment of its workers overseas*, we realized that Skechers is spreading sweatshop conditions to America.

Our children and wives are frightened about our future. It's time for Skechers to do the right thing, get us back to work, and end the sweatshop-on-wheels conditions for workers like us.

Add your name and tell Skechers to end the spread of sweatshops in America. Skechers has the power to demand that its trucking contractor stop violating workers' rights and U.S. labor laws. By signing, you are making a real difference in the lives of workers like me.

REFERENCES:
*Skechers has consistently received an "F" grade for its global supply chain policies. (The Kingmaker Company's Factory in Zhuhai, China: Stolen Wages, Unfair Labor Practices. China Labor Watch, June 2005;
http://www.free2work.org/trends/apparel/

Apparel Industry Trends: From Farm to Factory. Free2Work, 2012.
http://digitalcommons.ilr.cornell.edu/cgi/viewcon...
Green Fleet Drivers on strike in protest of unfair labor practices
http://www.randomlengthsnews.com/green-fleet-truckers-strike-for-union-rights/

http://inthesetimes.com/working/entry/15903/why_port_truckers_are_striking_12_hour_shifts_noxious_fumes_and_12.90_paych

Category: labor

Flag this petition for review

Johnson & Sedlack
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March 10, 2014

Planning Commission
City of Moreno Valley
14177 Frederick St.
P.O. Box 88005
Moreno Valley, CA 92553
(951) 413-3224

VIA US MAIL AND EMAIL

RE: Opposition to Prologis Eucalyptus Industrial Park Project and Comments on Final EIR (SCH No. 2008021002)

Greetings:

On behalf of the Sierra Club, Moreno Valley Group, and Residents for a Livable Moreno Valley, I hereby submit these comments on the Prologis Eucalyptus Industrial Park Final Environmental Impact Report (EIR). (SCH No. 2008021002)

Independently Prepared EIR
The City failed to independently prepare the EIR. CEQA requires a draft EIR be prepared by a lead agency or prepared independently under contract to the lead agency. Before using an EIR prepared by another person, the lead agency must subject the draft to the agency's own review and analysis. The lead agency is responsible for the adequacy and objectivity of the EIR, and an EIR sent out for public review must reflect the independent judgment of a lead agency. (Guidelines § 15084) Moreover, CEQA provides a lead agency shall prepare the final EIR; CEQA grants no authority for the preparation of the final EIR by the applicant, consultant, or other entity. (Guidelines § 15089)

Responses to Comments
The FEIR fails to adequately respond to the significant environmental points raised in public comments pursuant to CEQA Guidelines. Particularly, Guidelines § 15088 (c) requires that a response to comments evince a "good faith, reasoned analysis." "Conclusory statements unsupported by factual information will not suffice." (Guidelines § 15088 (c).) The FEIR fails to properly respond to comments and instead makes these conclusory statements and often makes statements unrelated to the comments made. The FEIR also groups together several comments and responds to only a portion of the issues raised by commenters. This is contrary to

the policy of CEQA. The following responses to comments were glaringly inadequate or failed to resolve the significant defects in the EIR raised by the commenters:

CDFW Comment Letter A-2

- CDFW commented that impacts to streams and riparian habitat should be compensated by 3:1 replacement of in-kind habitat on- or off-site. (CDFW Comment 7) The response to this comment states that "there are times when small eroded ephemeral drainage courses must be channelized or incorporated into the overall drainage management of a site to provide effective erosion and flood control." This response insinuates that the Project proposed is not the direct cause of the removal of onsite habitat. The Response also states that 2:1 mitigation is "sufficient mitigation under CEQA" whit out demonstrating impacts will be reduced below significance (according to CDFW they will not) or that 3:1 mitigation is infeasible.

- CDFW Commented that the EIR failed to consider regional impacts to other highways SR-91, I-10, etc. and failed to consider projects outside a 5-mile radius where these project would cumulatively affect these local and regional traffic conditions. CDFW noted the scale of these projects shows they are designed as regional warehousing centers, so consideration of regional impacts is essential. (CDFW Comment 8)

The Response to this comment is not on point. The Response states that, to the contrary, the 2035 conditions were reliant on General Plan forecasts. It is, however, apparent that the commenter was referring to the list of projects relied on for the cumulative impact analysis. While buildout conditions may also have been considered, the fact remains that cumulative effects of the Project and others in the area were reliant on consideration of those projects within a five mile radius.

The Response to Comment 8 ignores the comment that regional traffic impacts along other highways including SR-91 and I-10 need to be considered where the Project and cumulative projects are being developed with a regional purpose.

- CDFW also commented the traffic study failed to consider impacts from the World Logistics Project, instead only looking at 13 mil. total sf of warehousing. Also failed to include Villages of Lakeview Specific Plan and residential development proposed near Lamb Canyon Rd. and SR-60. CDFW commented the traffic study should be revised and recirculated to include these projects. (CDFW Comment 8.)

The Response to this comment notes that the NOP was prepared in 2008 for this Project, so that the World Logistics Center was not considered. While generally an NOP establishes the baseline and environmental setting for the Project, there is no such hardline limitation for what cumulative projects should be considered; instead CEQA provides that the discussion of cumulative impacts should be guided by standards of practicality and reasonableness. (Guidelines §§ 15125, 15130; *Association of Irritated Residents v. County of Madera* (2003) 107 Cal.App.4th 1383, 1404) Where the NOP was prepared six (6) years ago and a large number and scope of cumulative projects have been added in the vicinity, the EIR must be updated and

recirculated to account for these projects where they will likely result in cumulative impacts not considered in either this EIR of the Moreno Valley General Plan.

Further, the fact that the Moreno Highlands Specific Plan was considered is a red herring. While the Moreno Highlands Specific Plan may generate more "trips" generally, that does not mean that traffic impacts will be the same or less with the World Logistics Center. The World Logistics Center would generate a significant number of regional truck trips on regional highways to/from the ports and other known locales similar to this Project, instead of more localized trips indicative of the Moreno Highlands Specific Plan. The vehicle mix would also be significantly weighted toward heavy duty trucks, as with this Project, and add cumulative diesel emissions which may cause additional unconsidered health risks. These issues were not considered in the cumulative impact analysis. Similarly, the Villages at Lakeview project was not included in the cumulative impact analysis.

The consideration of General Plan Buildout 2035 traffic based on General Plan predictions (the RivTam Model) is not the same as addressing cumulative effects with respect to existing conditions or opening year conditions. Moreover, where many of the cumulative projects are seeking/ will seek General Plan Amendments to go forward, the General Plan is increasingly becoming an inaccurate predictor of cumulative effects in Moreno Valley.

- CDFW commented increase in traffic on surface streets from congestion on SR-60 not adequately considered, particularly Gilman Hot Springs Rd. and the Ramona Expressway. (CDFW Comment 8.)

The Response to this Comment states that such diversion will not occur based on 2035 conditions and modeling, but fails to show based on substantial evidence that diversion trips will not occur under existing or opening year conditions.

- CDFW commented potential impacts to San Jacinto Wildlife Area not adequately evaluated. Impacts from increased traffic, lighting, noise, windblown trash, emissions, and surface road runoff were not adequately considered. (CDFW Comment 8.) The Response to this comment ignores potential direct and indirect impacts from lighting, noise, trash, air quality emissions, etc., focusing only on vehicle trips.

<u>SCAQMD Comments Letter B-3</u>

Introduction Letter

- Response to comment 1-: the Response to this comment purports to resolve the issue raised by SCAQMD that mitigation is unenforceable. Comment 1- in the "Technical Evaluation" further clarified that mitigation is unenforceable where, for example, tenants are "encouraged to promote" certain actions but not actually required to implement them. Response to Comment 1- Introduction utterly fails to resolve this issue as the Response to this comment absurdly states that the City is eliminating the "encouraged" language with enforceable language; however any additional mitigation is placed under the

"requirement" at page 58 that "lease/purchase documents shall identify ***that tenants are encouraged to promote the following***." [emphasis added].

Technical Evaluation

- Response to comment 1-. First, this response fails to respond to the comment made by SCAQMD relative to the unenforceability of mitigation (see above). Second, the claim that the recommendation of SCAQMD are beyond the scope of the project level EIR is incorrect, particularly where SCAQMD recommended measures relative to vehicles to be used exclusively onsite.

  Third, the four measures recommended by SCAQMD have *not* been adopted, contrary to the claims in the Response to comments, or shown to be infeasible based on substantial evidence:

  1. Requiring all on-site vehicles (hostlers, forklifts, etc.) to utilize zero or near zero emission technology. The Response to this mitigation claims Mitigation Measure 4.3.6.6A "requires the inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets." This is incorrect- MM 4.3.6.6A only requires that "lease/purchase documents shall identify that tenants are encouraged to promote" "the inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets." Moreover, even if inclusion of electric or CNG trucks was actually required by MM 4.3.6.6A (it is not), there is no term requiring that *all on-site vehicles* use this zero or near zero emission technology; as little as one electric or CNG vehicle would suffice. There is no reasoning or evidence that this mitigation measures is infeasible.
  2. Requiring the installation of sufficient alternative fueling infrastructure (e.g., electric charging, CNG/LNG, hydrogen, etc.) for trucks on-site or within close proximity to the site to facilitate the use of these technologies. The Response to this comment states that these technologies do not yet represent a significant share of truck fleets and would be burdensome. If, however, all on-site vehicles also use zero-emission technology (e.g. electric), these modifications may not be burdensome. There is no evidence that this measure is technically or financially infeasible.
  3. Providing a phase-in schedule and goals for the introduction of zero or near zero technology trucks (e.g., 10% by 2020, 20% by 2025, etc.) that visit warehouses. The Response to this suggested mitigation states that MM 4.3.6.6.encourages Smartway participation and states that participation in a SmartWay program may not be feasible. The Response, however, does not actually address the comment made regarding phase in of zero or nearzero technology trucks. There is no evidence or reasoning provided showing that this mitigation is infeasible.
  4. Prohibiting the placement of loading docks or major truck routes within 500

feet of sensitive receptors. The Response to this comment does not address truck travel from the loading docks nearest sensitive receptors to the truck route.

- Response to Comment 2- The response to this comment is unresponsive to the comment made re: requirement that all trucks entering the property meet or exceed 2010 standards or the phase in of clean trucks.
- Response to Comments 3: The recommended mitigation has not been incorporated. MM 4.3.6.6A only requires that "lease/purchase documents shall identify that tenants are encouraged to promote" a truck log.
- Response to Comments 4: The recommended mitigation has not been incorporated. MM 4.3.6.6A only requires that "lease/purchase documents shall identify that tenants are encouraged to promote" idling limits.
- Response to Comments 5: The recommended mitigation has not been incorporated. MM 4.3.6.6A only requires that "lease/purchase documents shall identify that tenants are encouraged to promote" log monitoring training.
- Response to Comments 7: is unresponsive to the comment made re: limiting to non-refrigerated uses.
- Response to Comment 8: the City does not show that the mitigation recommended by SCAQMD that "at least a portion of the fleet" use alternatively fueled technologies is infeasible. Mitigation could feasibly require that 1% of the fleet be alternatively fueled.
- Response to Comment 9 is unresponsive to the comment made about applying for funding to retrofit trucks. As CEQA requires that all feasible mitigation be adopted for a project which will result in significant environmental effects, and as this Project will result in significant effect to operational air quality, the claim that the additions to 4.3.6.6 "are adequate to reduce project emissions to the extent practical" is legally and effectively incorrect.
- Response to Comment 10 is unresponsive to the comment made that the warehouse should be designed to place a check-in point for trucks inside the facility property. The fact that there's sufficient distance does not mean the project is designed in this manner.
- Response to Comment 12 fails to consider the installation of solar panels at this Project. The fact that ProLogis has installed solar projects on other buildings does not mean it will install solar on this building or that solar has been incorporated as mitigation.
- Response to Comment 13: The recommended mitigation has not been incorporated. MM 4.3.6.6A.
- Response to Comment 14 states that the recommendation for trucking support services is beyond the scope of the EIR. In fact many of the recommended mitigation measures apply directly to this project to avoid trips within the project neighborhood

and prevent idling including: (1) establish area(s) within the facility for repair needs; (2) post signs outside of the facility providing a phone number where neighbors can call if there is a specific issue; (3) provide food options, fueling, truck repair or convenience store onsite to minimize the need for trucks to traverse through residential neighborhoods; (4) improve traffic flow by signal synchronization; and (5) design the warehouse/distribution centers to ensure the truck traffic within the facility is located away from the property line(s) closest to its residential or sensitive receptor neighbors.

- Response to Comment 15 fails to address the issues raised by SCAQMD that the impacts from on-site equipment is not accounted for in the HRA. Additionally, the response states that the project does not plan to use diesel generators or TRUs during normal operations but does not prohibit the use of this equipment where the end user of the project is unknown.
- Response to Comment 17 fails to address the comment that the HRA fails to validate the assumption that 2025 is a representative year where diesel emissions will be significantly higher in the years preceding 2025. The HRA should evaluate impacts based on current emissions to provide a conservative assumption.
- Response to comment 18 fails to provide evidence to support the claim that onsite travel was included in the emissions calculations. The response also claims: "There are no diesel generators planned and TRUs will not burn diesel fuel because any refrigerated trucks will plug in and their TRUs run off that electricity. There are also no plans for onsite diesel-powered hostlers or other diesel-powered equipment." While such uses may not be *planned* because the project tenant is unknown, at least some of the uses should be *expected* and considered in the modeling. AQMD found an average rate of 3.1 hostlers per million square feet of warehousing in studying high cube warehouses, so at least 6 hostlers are likely with this Project. (High Cube Warehouse Truck Study (October 11, 2013), http://www.aqmd.gov/ceqa/Warehouse/Stakeholder/SWG_10-11-13-print.pdf.)
- Response to comment 20 acknowledges that the EIR erroneously assumes a 50/50 trip distribution east and west on Eucalyptus where only 33% are expected to travel west. While this may provide conservative estimates at the residences adjacent to the Project site, it may skew evaluation of health risks along the truck route east. The HRA should be updated to evaluate health risks with an accurate east-west truck distribution and to evaluate health risk along Project truck routes.
- Response to Comment 21 acknowledges that the EIR fails to assume that 100% of trucks accessing the Project site will be diesel as recommended by AQMD. SCAQMD further notes that the kind of trucks that typically serve warehouses are not necessarily the same mix as those on the road- i.e. they are diesel. The EIR understates project greatly understates project health risk impacts by this assumption.

- Comment 22 provides a rate of 9.27E-05 g/s for heavy duty trucks. The HRA should be updated to reflect us of this rate.
- Response to Comment 25 that the number of occurrences of >5 minutes of idling is "so small as to not affect the health risk assessment" is absurd. Even if queuing will not occur entering the site, traffic may existing exiting the site plus any idling time at the loading dock. SCAQMD recommends 15 minutes be presumed for onsite idling based on their expert opinion and considerable experience. The HRA should be updated to presume 15 minutes of onsite idling.
- Response to Comment 26 is unresponsive to the comment made. The air quality analysis appears to severely understate emissions.
- Response to Comment 29 is unresponsive to the comment made. Moreover, if the EIR is not indicative of the grading onsite, then the EIR should be updated.

City of Riverside Letter C-1

- Response to Comment 1 is unresponsive to the excellent comment made that because the TUMF model is based on the existing Moreno Valley General Plan and this Project would change the General Plan designation on 71 acres of the site, payment of TUMF is not shown to sufficiently mitigate Project traffic impacts. While the project may generate fewer trips when compared to residential uses, the vehicle mix will be entirely different and be comprised, in large amount, of heavy trucks. Trucks cause a substantial amount of wear and tear to streets not considered in the TUMF, are noisier, and result in other effects that may impact improvements of streets scheduled in the TUMF (E.g. need for barriers/wall with expansion, weight limits, etc.). Hence even improvements planned in the TUMF may be insufficient to accommodate this increased need.
- Response to Comment 2 fails to resolve the issue raised- that cumulative traffic impacts were not well considered. As discussed above, where the NOP for this project was prepared in 2008 and a significant number and scope of new Projects have since been proposed (e.g. are past, current, or probable future projects), the excuse that cumulative projects were not yet initiated falls flat. While usually a cut-off date may be appropriate, that is simply not the case here, and the City fails to show any reasonable basis or evidence supporting the decision to ignore these cumulatively important projects. Moreover, some projects not included in the cumulative analysis are now "current" projects e.g. RPT Centerpointe West Project.
- Response to Comment 3 focuses only on 2035 buildout projections and not forecasted impacts to roadways under existing or opening year conditions. While "spill-over" traffic may not be explicitly required, disclosure of significant impacts is required by CEQA. The EIR is inadequate for failing to consider these potential impacts, particularly with updated consideration of cumulative projects.

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Sierra Club, San Gorgonio Chapter

- Response to Comment 1 is unresponsive to the comment made that it is feasible to require as mitigation that the Project be developed to LEED Silver or Gold standards to reduce the Project's GHG and air quality impacts.
- Response to Comment 2 is unresponsive to the comments made. First, the response fails to consider the feasibility of installing solar panels offset GHG impacts. Second, the response fails to address the unenforceability and complete failure to mitigate impacts where words such as "will be considered" are used instead of actually requiring implementation of such mitigation. Third, the response ignores the proposed mitigation that the Project be required to exceed current Title 24 standards by at least 25%.
- Response to Comment 3 is unresponsive to the issue raised that the EIR fails to consider the impacts from losing citrus groves on GHG emissions. While the GHG analysis assumes such groves are not present onsite, it fails to evaluate the impacts from reducing the carbon dioxide removal and storage that these agricultural trees will no longer be providing.

  Furthermore, while contributions to the Riverside Land Conservancy or San Jacinto Basin Resource Conservation District are not required as part of a mitigation plan, they would mitigate an otherwise significant impact and are not shown to be infeasible. As such, CEQA requires this feasible mitigation be adopted to reduce project impacts to agriculture.
- Response to Comment 11 See above re: baseline conditions and the need for consideration of cumulative impacts. Also, *San Franciscans for Reasonable Growth v. City & County of San Francisco* (1984) 151 Cal.App.3d 61, 74 fn. 14, *City of Maywood v. Los Angeles Unified School Dist.* (2012) 208 Cal. App. 4th 362.
- Response to Comment 22 fails to respond to the comment that climate change may increase air pollution formation due to rising temperature and impact to/from water supply reduction.

Johnson & Sedlack- Letter D-3

- Response to Comment 10 fails to adequately address the mitigation proposed that buildings be more widely dispersed or that setbacks be incorporated. The Project could remain quite large while incorporating this mitigation.
- Response to Comment 12 fails to evaluate the project's inconsistency with other policies at page 4.1-21.
- Response to Comment 14 fails to respond to the comment that the EIR fails to disclose the signs proposed and thereon evaluate impacts. An EIR is foremost an information and disclosure document, and the EIR has failed in this respect.
- Response to Comment 15 fails to provide a good faith response to the comment that although the buildings have a maximum height of 50 feet the aesthetic evaluation considered an average height of 39 ft.

- Response to Comment 19 fails to address whether cumulative impacts to the PAKO were adequately considered, particularly where a large portion of the City is being converted to industrial uses.
- Response to Comment 22 fails to detail why purchase of conservation easements or payment of in-lieu fees in neighboring regions where agriculture may be less costly is infeasible. There is also no explanation of why conservation easements or payment of in-lieu fees are infeasible where they are set up specifically to maintain farming even as the costs push out agricultural uses.
- Response to Comment 24 does not resolve the issue raised that at least two sites near the project have not been abandoned by MVUSD. The potential for these sensitive receptors to be located near the project must be considered in the EIR.
- Response to Comment 27 acknowledges that the modeling of health risks does not included dedicated emissions sources from the loadings docks along the building and driveways onto Eucalyptus Avenue.
- Response to Comment 28 acknowledges that the commenter is correct that onsite project operations will occur 365 days a year, yet the HRA did not account for this increased exposure compared to the standard 350 day/year assumption.
- Response to Comment 30 fails to respond to the comment made that the Project may contribute to a severe existing health risks environment. Moreover, the EIR fails to adequately evaluate and quantify cumulative health risks of this Project and other projects in the area, which will doubtless exceed the 10 in 1 million threshold.
- Response to Comment 32 again fails to resolve the issue raised by the commenters (Johnson & Sedlack and SCAQMD) that the use of projected 2025 emissions understates health risks based on current rates and is unsupported by evidence for use in the EIR. The EIR should provide modeling based on SCAQMD's recommendation.
- Response to Comment 45 does not resolve the issue raised- that construction could occur 14+ hours per day but that equipment usage was only evaluated for 6-8 hours per day.
- Response to Comment 46 fails to make a good faith effort to respond to the comment made.
- Response to Comment 47 is unresponsive to the comment made re: odors. The odor threshold question of CEQA is at issue, not whether the Project will result in a nuisance pursuant to SCAQMD Rule 402. The EIR must consider whether odors from construction may be significant.
- Response to Comment 48 is unresponsive to the comment made. As specifically stated by SCAQMD, "The LST mass rate look-up tables only apply to projects that are less than or equal to five acres.…In the event that the project area exceeds five acres, it is recommended that lead agencies perform project-specific air quality modeling for these larger projects." (http://www.aqmd.gov/ceqa/handbook/lst/lst.html, *see also,* http://www.aqmd.gov/ceqa/handbook/lst/Method_final.pdf at p. 3-3 ["Large industrial projects… are beyond the scope of these LST lookup tables."]) The EIR's use of the LST table for a 5-acre project site is improper. Project- specific modeling should be performed.

- Response to Comment 50 fails to resolve the issues raised regarding the vagueness of the terms used.
- Response to Comment 55 fails to resolve the issue raised that the mere requirement that a term be in a construction document does not actually mandate its incorporation into construction of the Project for purposes of enforceability. MM 4.3.6.2J must be amended to read: "Grading plans, construction specifications, and bid documents shall also include the following requirements, and such requirements shall be incorporated into construction of the Project." The amendment to replace "where feasible" with "where it is practical" makes not difference in improving enforceability. Further, the change to not provide lunch vendor services reduces project mitigation.
- Response to Comment 60 is unresponsive to the comment made that each of the suggested mitigation measures that are permitted in the EIR should be *required* of the Project to reduce its significant and unmitigated air quality impacts. As written such mitigation is uncertain and unenforceable. The response additionally fails to consider many of the mitigation measures proposed by the commenter by lumping them into one giant comment.
- Response to Comment 61 fails to respond to the comment made which references the Air Quality Analysis of Appendix B, not the Air Quality section of the EIR.
- Response to Comment 62 in no way responds to the comment made, but appears to be the response to comment 61. Comment 62 raised the issue that the EIR and HRA failed to evaluate potential cumulative health risks from this Project and other projects in the vicinity; and failed to cite the accurate current risk in the project area according to the MATES Study of SCAQMD. According to SCAQMD's MATES III study, the existing cancer risk in the project area is up to 497 in one million, well over levels disclosed in the EIR. (http://www3.aqmd.gov/webappl/matesiii/) This number does not include proposed or expected future projects that would be considered with an adequate cumulative impact evaluation.
- Response to Comment 66 is unresponsive to the comment made that the payment of in lieu fees shall be for the purpose of acquiring equivalent habitat.
- Response to Comment 67 is unresponsive to the comment made that preparation of a Habitat Mitigation and Monitoring Plan in the future defers mitigation without establishing that there is a practical reason for doing so.
- Response to Comment 69 is unresponsive to the comment made that the EIR fails to consider cumulative biological effects. Contrary to the response's implications, it is the duty of the lead agency to provide an adequate environmental document including an evaluation of cumulative impacts.
- Response to Comment 73 fails to provide any reasoning or evidence that the preparation of a paleontological resource impact mitigation program does not improperly defer mitigation, particularly when it appears that many of the issues to be covered are already known. This Response also fails to respond to the remainder of the comment re: salvage.
- Response to Comment 79 is unresponsive to the comment made that the EIR itself, not the commenter acknowledges the Project may create an oversupply of warehousing so that overriding considerations and project benefits may not exist.

- Response to Comment 81 fails to account for the fact that noise will result from both the loading areas and internal truck operation. While loading area noise may be greater, accumulation of noise from both activities may be greater still.
- Response to Comment 83 is unresponsive to the comment made which considered noise increases over existing ambient levels and not exceedences of the Municipal Code Maximum levels. Increases over ambient levels should be measured at the property line to accurately predict noise impacts.
- Response to Comment 84 again confuses the City's two noise criteria- whether the Project would exceed noise standards or whether the Project would result in a substantial increase in ambient noise over existing levels. It is clear the Project would significantly increase noise above existing levels. The same is true for response to comments 85 through 87.
- Response to Comment 86 fails to respond to the issue raised regarding exceedences of General Plan noise levels for residences.
- Response to Comments 88 and 89 are unresponsive to the comment made. It is clear Project construction will significantly increase ambient noise levels and exceed the residential noise levels set out in the General Plan and that the EIR relies entirely on compliance with construction hours to reduce these impacts. Mitigation is inadequate, and this impact should be deemed significant.
- Response to Comment 90 fails to resolve the issue raised that Mitigation Measure 4.9.6.1D provides that construction may occur outside construction hours with City approval. Project construction noise impacts are not shown to be mitigated below a level of significance. The mitigation suggested in comment 91 should be implemented as the measures are not found to be infeasible and are plainly needed.
- Response to Comment 100 ignores the majority of the comment regarding inadequacy of DIF or TUMF funding where roadways are not scheduled for improvements and improvements may not timely occur. I concur with the City of Riverside's comment with that compliance in the TUMF may provide inadequate mitigation where the TUMF is based on the General Plan, and the Project requires a General Plan Amendment. Similar issues will likely result with DIF as well.
- Response to Comment 101 also fails to resolve or respond to the issue raised as trip generation is not the only influence on traffic or the need of the roadway system and as there is no evidence the prioritization, programming, and allocation of funding will be sufficient to make needed roadway improvements.
- Response to Comment 107 is unresponsive to the comment made that the listed potentially feasible mitigation for the project's significant air quality impacts must be adopted.
- Response to Comment 109 states that new state energy standards *now in effect* require 20% savings above 2008 Title 24 standards. This "mitigation" in the EIR is thus not mitigation at all but a legal requirement.
- Response to Comment 110 is unresponsive to the comment made. CEQA requires that mitigation be certain, enforceable, and not vague. MM 4.13.6.1.C fails to meet this requirement where it merely requires implementation of some strategy, however ineffectual.
- Cumulative GHG effects are improperly considered in the EIR, as noted at comment 112.

- Trip generation rates used for the Project are understate the Project's trip rate and misstate the vehicle mix. SCAQMD recommends a trip rate of 2.57 trips/1,000 sf and, more importantly, 40% trucks.

Additional Comments:

Not all feasible mitigation has been required as set out in great detail by EIR commenters. Many mitigation measures are incorporated in language only with no requirement that they ever be implemented with Project construction or operation. Numerous commenters noted the inadequacy and ineffectiveness of mitigation for transportation, air quality, greenhouse gases, biological resources, etc. Moreover, no mitigation has been required for impacts to/from aesthetics or agricultural resources.

It is feasible to require the additional mitigation of this Project including, but not limited to, those measures recommended by commenters in the FEIR and the following:

1. The building and site plan designs shall demonstrate that the project's energy efficiencies represent a 25% reduction from current Title 24 energy efficiency standard. The Project shall be built in compliance with the building and site plans.
2. Require by contract provision that Project tenant/purchaser implement compressed workweek schedules.
3. Require that all heavy trucks accessing the Project site are Smartway 1.25 (or 1.0) or greater.
4. Alternatively to the above, require by contract provision that Project tenant/ purchaser achieve at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long-haul trips carried by SmartWay 1.0 or greater carriers.
5. Require that all heavy trucks accessing the Project site conform to CARB 2010 air quality standards or better.
6. Install catalytic converters on all gasoline-powered equipment.
7. Include 10% electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets.
8. Require by contract provision that Project tenant/ purchaser establish a carpool/vanpool program.
9. Require by contract provision that Project tenant/purchaser charge parking fees for single-occupancy vehicles.
10. Provide preferential parking for EV and CNG vehicles across at minimum of 10% of auto parking spaces in locations nearest to the Project entrances.
11. Install EV charging stations, including at least one Quickcharge unit, on the Project site.
12. Require use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance.

13. Diesel or gasoline powered yard trucks, hostlers, yard goats, and forklifts shall be prohibited. Only electric yard trucks, hostlers, yard goats, and forklifts shall be used.
14. Each facility operator shall provide regular sweeping of onsite parking and drive areas using street sweepers that comply with applicable SCAQMD Rules.
15. Each facility operator shall maintain a log of all trucks entering the facility to ensure that, on average, the daily truck fleet meets applicable air quality emission standards. This log shall be available for inspection by City staff at any time.
16. Each facility operator shall prohibit all vehicles from idling in excess of three minutes in all onsite areas.
17. Each facility operator shall ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained and certified in diesel health effects and technologies, such as by requiring attendance at CARB-approved courses.
18. Each facility operator which upon occupancy does not already operate 2077 and newer trucks shall in good faith be required to apply for funding to replace or retrofit their trucks such as Carl Moyer, VIP, Prop 1B or similar funds. Should funds be awarded, the tenant shall be required to accept and use them.

As an important note, merely incorporating any of these feasible mitigation measures within the requirement that "lease/purchase documents shall identify that tenants are encouraged to promote the following" or requiring only a writing or notation without requiring compliance therewith immediately renders them uncertain, unenforceable, and ineffective.

Thank you for your consideration of these additional comments.

Sincerely,

Raymond W. Johnson
JOHNSON & SEDLACK

From: Lynne Ashley [lashley@rsbcihi.org]
Sent: Monday, July 30, 2012 4:55 PM
To: Jeffrey Bradshaw
Subject: no on ProLogis

My comment is I am very much against the ProLogis project; as I am against any where houses on the East side of Moreno Valley. I know it won't make a difference, but it is a stupid idiotic idea……and is just so sad for the homeowners in that area.

Thank you,

Lynne Ashley
Human Resources
Riverside-San Bernardino County
Indian Health, Inc.
11555 1/2 Potrero Road
Banning, Ca 92220
(951) 849-4761 Ext 1111
(951) 849-5631 Fax

From: Leola9@aol.com
Sent: Friday, July 27, 2012 9:23 AM
To: Jeffrey Bradshaw
Subject: Warehouses in East Moreno Valley
Dear Sir:

I have lived in Moreno Valley for forty five years. I voted for incorporation under the threat of being annexed by Riverside. I have watched as our new city grew. The city is now blocked from expansion to the north by a natural boundary and residential occupancy. The cities of Riverside and Perris block expansion to the west and south. Now you want to limit future expansion by authorizing a warehouse project covering the entire eastern boundary of the city. This adventure dooms the city as a haven for transients and other undesirable elements of society not to mention the environmental impact. It will not encourage more lucrative development and investment by other ventures. I urge this project be abandoned. Much of our area is already devoted to warehouses which exist on all major streets both north/south and east/west. I do not believe any of the promises touted by council members or its developer who support the project.

Paul Haisty
28499 Forest Oaks Way
Moreno Valley, Ca. 92555
Phone 951 924 6037

From: Jeffrey Bradshaw
Sent: Wednesday, August 08, 2012 10:55 AM
To: 'Lynne Ashley'
Subject: RE: no on ProLogis

Dear Ms. Ashley

I received your email comments, which appear be intended for the Planning Commission and/or City Council who will be responsible for making a decision to approve or deny the project. I will save your comments and make them available to the decision makers when this project is scheduled for a public hearing.

Sincerely,

Jeff Bradshaw
Associate Planner
City of Moreno Valley
Community & Economic Development Department
Planning Division
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552
Tel: 951.413.3224
Fax: 951.413.3210
Email: jeffreyb@moval.org
www.moval.org

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Indian Health, Inc.
11555 1/2 Potrero Road
Banning, Ca 92220
(951) 849-4761 Ext 1111
(951) 849-5631 Fax

Think before you print.

From: Jeffrey Bradshaw
Sent: Wednesday, August 08, 2012 10:56 AM
To: 'Leola9@aol.com'
Subject: RE: Warehouses in East Moreno Valley
Dear Mr. Haisty

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P.O. Box 88005
Moreno Valley, CA 92552
Tel: 951.413.3224
Fax: 951.413.3210
Email: jeffreyb@moval.org
www.moval.org

From: Leola9@aol.com [mailto:Leola9@aol.com]
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To: Jeffrey Bradshaw
Subject: Warehouses in East Moreno Valley

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Paul Haisty
28499 Forest Oaks Way
Moreno Valley, Ca. 92555
Phone 951 924 6037

Jeffrey Bradshaw

From: Peggy Hadaway <phadaway@roadrunner.com>
Sent: Wednesday, March 05, 2014 2:02 PM
To: Jeffrey Bradshaw
Subject: FW: Prologis Project and other warehouse/logistics projects

From: Peggy Hadaway [mailto:phadaway@roadrunner.com]
Sent: Wednesday, March 5, 2014 11:43 AM
To: 'jefferyb@moval.org'
Subject: Prologis Project and other warehouse/logistics projects

Dear Mr. Bradshaw,
I understand the Moreno Valley city planners intend to present their recommendation on the Prologis Project on 13 March 2014. I am unable to attend meetings to voice my position on Prologis . I want to take this opportunity in email form to do just that.

We have a perfectly good general plan that has let everyone know the zoning permitted in all areas of Moreno Valley. Based on the general plan many people have made decisions on when and where to make purchases of various types of parcels of land, etc. Just because the city council allowed Sketchers to be built should in no way means other warehouses should allowed to be built on the east side of Moreno Valley and especially if any such project would require any zoning changes from the general plan. I realize the city council can ignore the city planners, as they did with the Sketchers project if I recall that situation correctly.

I am adamantly opposed to building more of the behemoth warehouse/logistics building in Moreno Valley. We already have too many which are negatively impacting the environment. More to the point, the current members of logistics organizations advocate only building warehouses/ logistic centers where rail lines can be used (as opposed to using trucks on streets and highways} to transport products to and from these warehouses. The reason is that the logistics" industry" is concerned about the very negative responses to the" older style" warehouse/logistics centers built to use the surface streets and highways from the general public and especially from people who live close to these centers who directly and personally experience the very real downside to these centers. In the case of Sketchers the possible number of new jobs for Moreno Valley people there just did NOT materialize, nor will it with any of the highly mechanized warehouse/logistics centers.

I would expect Prologis to be another highly mechanized center. I urge you to recommend NOT approving the Prologia Project as well as any other such logistics center on the east side of Moreno Valley as clearly there is no rail service there to be used. The current city council has a couple of members who may very well be removed when the voters have a chance to legally register their opinions very soon. One member was placed there in illegal contravention of the Brown Act according to my reading of that law. If nothing else this decision should be delayed until the membership of the city council is decided, because this is a very important decision that will affect this city for many years to come. Moreno Valley already has a very poor reputation as a city. I would hate to see our reputation further tarnished by expediting the Prologis Project under these adverse circumstances.

Sincerely,
Peggy Hadaway and John Neal
12255 Cocopah Court
Moreno Valley, CA 92557

RECEIVED
AUG - 1 2012
CITY OF MORENO VALLEY
Planning Division

30 July 2012

TO: Jeff Bradshaw : Associate City Planner
From: Ruben Penururi
Subject: Prologis Eucalyptus Industrial Park Project

It appears to me that there may be some mis-information being stated regarding the Prologis Warehouse Project.

In the Press Enterprise (Friday July 27, 2012) page A-8 "Officals seek comment on Warehouses"

Prologis officals estimated that when this project was proposed, it would cost as much as $150 million to develope, & would create between 1,000 to 1,500 jobs.

No one from the corporation could be Reached on Thursday July 26, 2012 To offer A cost or job update or comment on the project.

Front page of the Buisness section of the Press Enterpise (Friday July 27, 2012) "NATION"

Prologis Predicts Sell off in Warehouse holdings.

Prologis may sell About $800 million of U.S. Properties by the end of 2012 Amid growing investor demand for industrial buildings, CO-chief Executive officer Hamid Moghadam said.

"IT's more of A sellers market than A buyer's market in the U.S."

Moghadam said Wednesday "We're just pushing the Time Table"

Item No. E.6

RECEIVED
AUG - 1 2012
CITY OF MORENO VALLEY
Planning Division

30 July 2012

IT's my opinon that Prologis Warehouse Corporation is looking to make a fast buck at the expense of the citizens of Moreno Valley.

Skechers warehouse project was to produce 1000 new jobs as stated by Moreno Valley officals. It only employs roughly 600, & most of these employees came from the five smaller Skechers warehouses in Ontario, consolidating them in Moreno Valley.

The current freeway system is very congested, due to the wall to wall homes that developers were allow to construct now you want to increase the volume of traffic with large truck.

Please remember that you are all Public Service employee working on behalf of the citizens of Moreno Valley

Karen Penrow

I am not in favor of this Project

Mr. Jeff Bradshaw
Moreno Valley Planning Division
14177 Frederick St.
Moreno Valley, Ca. 92553

08/05/2012

RECEIVED
AUG - 7 2012
CITY OF MORENO VALLEY
Planning Division

Dear Mr. Bradshaw

I am writing you concerning the various warehouse projects proposed for Moreno Valley. More to the point. I am writing to point out what I feel are errors made by the cities so called experts. I am neither for or against the projects. Build them or don't build. I don't care. What I don't like is to hear so called facts that I don't feel are accurate. I have enclosed a 2010 article about the Fontana logistics warehouses for you to read. It has a union slant to it but the facts on how the logistics warehouses are run is accurate. Only when the city has all the facts, pro & con, can it decide what is best for Moreno Valley.

Some time back my wife & I watched the city counsel meeting on TV. I didn't write down the names & dates but it was one of the meetings on the proposed Highland Fairview World Logistics Center. The first "expert" said the average logistics job pays around $42,000.00 per year. This maybe true for the few people employed by the logistics company but not the majority of the workers, who in fact are low paid temps. As a rule logistics companies do not provide good blue collar jobs. Their whole reason for being is to drive down costs. Labor costs.

The second expert is the one I really take issue with. He is the professor from the University Of Redlands. Now let me say my step daughter just graduated from the University Of Redlands so I have great respect for the University. I do not feel the "expert" professor knows what he is talking about when he talks about Moreno Valley being the ideal location and how this ideal location will reduce truck traffic in the So. Cal. Area. Ontario and Fontana are ideal locations because of all the freeway access that surround those cities. From a truckers view point Moreno Valley is a bad location. One way in & one way out. The 60/215 freeway. He states in his presentation that trucks will come from the east to Moreno Valley to pickup loads and then return east never having to go into the So. Cal. area. This maybe true in a few cases but not in the majority. The reason is this. Most trucks come here loaded. Those loads will deliver in the So. Cal area. Not many loads deliver in the Banning area. So when these trucks are empty they will have to come up the 60/215 freeway to get to Moreno Valley. Pulling that hill, with all the other trucks, is not fun. Leaving heading east thru the hills in the bad lands is not fun. Traffic will be a mess on the 60/215 freeway for a number of other reasons. One, most trucks coming to any logistics warehouse come from the ports. Two, other trucks from UPS, Fedex, YRC, JB Hunt, Swift, ABF, Conway, Schneider, Knight, England and others that all have yards in the Inland basin will all be coming & leaving via the 60/215 freeway. The more warehouses you build in Moreno Valley the more truck traffic you will have on the 60/215 freeway. Not less as the "experts" would like you to believe. One way in and one way out. When a ship hits the port some large logistics warehouses can get 20, 30 or more containers a day and take back as many empty

containers to the ports. Once in the warehouse the goods must be sorted to fill orders & shipped out. Those trucks coming to pick up those orders will come from the Inland basin area to the west not from the east. And most like UPS & Fedex will return to their yards in the Inland area basin.

After you review all this information if you agree with what I have said and still plan to build all there warehouses I have one suggestion. One most truck drivers will hate me for but one I feel needs to be done. This suggestion will involve contacting CalTrans and dealing with them will be harder then dealing with the people of Moreno Valley. What I suggest is a restricted truck lane coming up (east) the 60/215 freeway. Cal Trans built the truck bypass at the top of the hill. At the 60/215 split. But they did not restrict the trucks to the right lane to force them to use the truck by pass. A "trucks must stay in the right lane. No passing" lane restriction would go a long way to helping traffic in the long run. This restriction should run from the MLK off ramp up to the truck bypass. Right now a truck going 45 mph up the hill can pass a slower truck even if he later moves back over to use the truck bypass. The more trucks you have the more this will cause traffic problems. Heck, right now the old 60 east sign at the top of the hill still has a "trucks ok lane" on it. Which can be confusing. That needs to be removed as well as adding the lane restriction. Any cost for signs, painting, and any lane realignment should be picked and paid for by the different warehouse projects under consideration now and in the future. The same idea of a lane restriction can be used leaving Moreno Valley going down the hill with a speed restriction. But without a truck bypass for trucks merging from the 215 north to the 60 west this probably would not work.

Thank you for your time. I have lived in Moreno Valley for 26 years. I have been driving a truck for a living for 36 years. I have driven long haul & local. I have been a member of the Teamsters Union for 27 years. I work for YRC Freight and have been with them for 20 years. So I would like to think I know a little about the transportation industry. At least from the end where the truck meets the dock.

Thank you again

Willy Wohlford
25554 Ericson Dr.
Moreno Valley, Ca. 92553
(951) 660-2764 cell (951) 924-4772 home

cc: Highland Fairview
cc: Lora Hines, The Press Enterprise

Meetcha Dating with a twist.

Holding Wal-Mart Accountable

HAROLD MEYERSON | *September 6, 2010*

Nobody, it seems, is responsible for the conditions of work in the warehouses of Fontana -- even though warehouse work is mainly what Fontana has to offer. The Los Angeles exurb is part of California's Inland Empire, which boasts the world's largest concentration of warehouses, to which thousands of trucks make a daily 70-mile trek from the ports of Long Beach and Los Angeles, carrying Asian-made goods for market. Thousands more trucks depart daily from Fontana, carrying those goods, re-sorted and repackaged, to Wal-Marts, Targets, Loews, and Home Depots up to a thousand miles away. Close to 90,000 people work in those warehouses. But no one is responsible for the conditions of their work.

Homero Lovato loaded trucks for several years in one of the many warehouses containing goods bound for Wal-Mart's shelves. With one other worker, he loaded three or four truckloads a day, making $42.50 per truckload. Even before unemployment began to skyrocket, he says, the terms of work were hard and degrading: "If people get sick, they have to stay on the job. If people have to go to the bathroom, they have to wait until the break." It was, he says, a rush job, with workers frequently falling behind the loading schedules and then racing to finish their tasks.

Workers in other Fontana warehouses tell similar stories. Blanca Cortes, who worked in quality control at a warehouse for UPS Mail Innovations, a nonunion subsidiary of United Parcel Service, once fainted on the job when she was six months pregnant. The warehouse wasn't air-conditioned even though temperatures in Fontana frequently exceed 100 degrees. "There were about 10 faintings that year," she recalls. "They wouldn't even buy a fan." Olga Romero, who worked in a warehouse that shipped shoes to Wal-Mart, also remembers the heat -- and the cold. "It would be over 100 in the summer and in the 40s in the winter," she says. "Something's wrong when you have to work with a couple of jackets."

Fontana's warehouse workers never made a decent wage, even when the economy was robust. Cortes made $9.50 an hour with no benefits, until she was replaced last year by a new hire who was paid $7 an hour. In their 2008 book, *Getting The Goods: Ports, Labor and the Logistics Revolution*, Edna Bonacich and Jake B. Wilson report that direct hires at Fontana's Target warehouses started at $12.80 an hour and could work their way up to $17, while temps started at $8.50 and maxed out at $12. (Of course, these figures date from the bubble years. Today, unemployment in the Fontana area is close to 15 percent.) And by one estimate, 53,000 of the 90,000 Fontana warehouse workers -- even though they may hold down the same job year after year -- are temps.

When you drive through Fontana on Interstates 10 or 15, it doesn't seem hard to tell whose warehouse is whose. One warehouse has hundreds of Wal-Mart trucks lined up at its bays; another, hundreds of Home Depot trucks. But, as far as Wal-Mart, Home Depot, and the law are concerned, these are not the companies' warehouses.

The warehouses, in fact, are part of an elaborate system enabling Wal-Mart and its competitors to keep their prices low and their revenues high by depressing wages and labor costs all along their supply chains -- and to protect outfits like Wal-Mart from responsibility for working conditions. The giant retailers that have come to dominate much of the American economy don't own many of the hundreds of warehouses in Fontana or anyplace else.

In Fontana, the warehouses are owned by local commercial realtors and operated by logistics companies. But the logistics companies don't formally employ a majority of the warehouse workers, either. Rather, the workers are employed by some of the region's 270 temp agencies. The way a famously demanding employer like Wal-Mart ensures that the warehouses are running as it sees fit is to contract with a few large logistics companies (Wal-Mart likes Exel, a British firm), which in turn contract with a few large temp agencies (Exel likes Staffmark).

Thus are the goods moved with dispatch, while workers receive low pay, no benefits, can't readily join a union, and can be let go at a moment's notice. Theirs is a situation that the workers themselves -- almost entirely Hispanic, largely immigrant, and between a quarter to 40 percent of them, in the assessment of one union organizer, undocumented -- cannot easily remedy. And theirs is a

situation for which their real employers -- the Targets, the Sears, and above all the Wal-Marts -- can and do deny all responsibility.

***

The warehouse workers of Fontana constitute a key link in both the global supply chain and the American political economy. For the American labor movement to experience a rebirth and American workers to enjoy a rising share of the nation's wealth, it's imperative that unions make gains among America's new working class and its dominant and standard-setting employer: Wal-Mart. And the road to a unionized Wal-Mart runs straight through Fontana: Shut down the temp warehouses, and Wal-Mart's shelves will soon be bare.

Last year, the Change to Win labor federation waged an ambitious campaign to organize Fontana's warehouse workers, a campaign it then wound down after local unemployment soared and Congress failed to pass the Employee Free Choice Act. But Change to Win has not given up on Fontana, much less Wal-Mart, and is looking at ways that the government can help the warehouse workers ease their plight.

It's not an easy task. By the standard of common sense, the tens of thousands of full-time warehouse workers who are employed by temp agencies are misclassified. Clarissa Lua, who worked alongside Blanca Cortes at UPS Mail Innovations, went through 10 staffing agencies in the five years she worked there. Or rather, the agencies went through her, since UPS, not she, switched her agencies. At each agency the job was always the same: "Sometimes we didn't even know which agnecy we worked for," she said.

Like millions of American workers, Lua was a perma-temp, trapped in a work arrangement common not only to bottom-feeders like Wal-Mart but to such presumably high-end employers as Microsoft. So while unionists and other worker advocates are asking President Barack Obama's Department of Labor and Middle Class Task Force to remedy misclassification violations at major employers, it's tricky to apply that remedy to warehouse workers unless they can be shown to be permanent workers misclassified as temps. Neither can the government deny contracts to the middlemen -- the logistics firms or employment agencies -- for these companies don't have government contracts.

Instead, the unions are asking the government for two things: First, to enforce the Fair Labor Standards Act (FLSA) rigorously inside the warehouses, tallying and fining them for violations of minimum-wage and maximum-hours laws. And second, to hold accountable not the temp agencies or the logistics companies or the local real-estate companies but, rather, the big-box retailers -- the companies that structured and benefit from this byzantine system.

"At the very least," one union official says, the Department of Labor can "enforce the FLSA on warehouse workers not being paid for overtime. The temp agencies can fudge on this by not listing hours-worked on their paychecks." In fact, at the direction of Labor Secretary Hilda Solis, the department hired 250 new wage and hour investigators last year, an increase that brings the Wage and Hour Division, after years of neglect, close to its all-time high.

"The department is willing to spend more on enforcement: It's asking for $25 million more in the president's 2011 budget," another union official says. "The question is where they'll focus their resources. They haven't yet said they're going after the biggest offenders. They need to go after Wal-Mart and FedEx, not some bodega owners."

There's a precedent for targeting the retailers who design and control the supply chains. In 1996, at the direction of Labor Secretary Robert Reich (yes, *our* Robert Reich), the Wage and Hour Division began a "No Sweat" campaign, which held retailers responsible for the sweatshop wages and conditions its inspectors had found in the small garment factories (chiefly in Los Angeles) that turn out their products. When the contractors and subcontractors who employed the seamstresses were unable to come up with money for the back-pay settlements that the division had ordered them to make, the Labor Department held the retailers -- in this case, Macy's -- liable for the payments. To persuade Macy's to settle with the workers, Reich threatened to seize the Macy's-bound garments they had sewn, under the "hot goods" provision of the FLSA that permits the department to take goods produced under conditions prohibited by the act. Macy's settled, and, with Target, then signed an agreement taking responsibility to see that the working conditions all along their supply chains conformed to the FLSA's standards.

"Invoking 'hot goods' is the nuclear option," one union staffer says. "But we want Labor to be open to using it. We want them to go after the top of the food chain."

***

Going after the top of the chain to improve working conditions should fit comfortably within President Obama's stated economic goals, paramount among which is reversing the long-term decline of jobs and worker compensation in America. An administration trying to bolster green jobs and green manufacturing cannot remain indifferent to jobs in the service and retail sectors, which employ far more people than manufacturing and construction combined.

Raising the Wal-Mart wage -- and the Wal-Mart wage is paid not just to the company's direct employees but to many of its competitors' employees and, in one form or another, to all those who work along its, and its competitors', supply chains -- is a key step in re-creating the broadly shared prosperity America once enjoyed. To that end, the president supported the Employee Free Choice Act. To that end -- all the more because EFCA failed to become a law -- he should support enforcement actions that compel Wal-Mart to become a more responsible employer.

Wal-Mart is not the only company at the top of its respective food chain, of course. Another is FedEx, which as a point of both law and common sense looks to be misclassifying its 30,000 "ground drivers," who pick up and deliver packages that are not shipped by air, as independent contractors, not eligible for benefits, though their routes, hours, pay, and vacations are all determined by FedEx. The Teamsters union, which represents truck drivers at rival UPS, was stymied by the hostility of the George W. Bush administration (FedEx CEO Fred Smith is a Republican mega-donor). So the Teamsters over the past decade succeeded in getting roughly 30 state attorneys general to investigate FedEx's misclassification of drivers.

With a number of those attorneys general closing in, FedEx has shifted its employment model in several states -- not to one in which it finally assumes responsibility for its workers, however, but to a system of "super contractors" who purchase multiple routes and then hire drivers who travel them -- all under FedEx's careful, if unacknowledged, supervision. Organized labor wants the administration to build on the work of the state attorneys general, to determine on its own that FedEx is misclassifying 30,000 employees, and then to declare that violations of labor law -- such as misclassification -- constitute grounds to reduce or terminate its business with companies guilty of such practices. (See "A Long Haul" by David Bensman and Molly Greenberg, Page A9.)

In taking on the Wal-Marts and FedExes, of course, the administration would be challenging some of the most powerful institutions in the land. Then again, in the America that Obama has pledged to rebuild, someone should always be responsible for the conditions of work.

Harold Meyerson is the editor-at-large at *The American Prospect* and a columnist for *The Washington Post*. Click here to read more about him.

7/27/12

Officials seek comments on warehouses

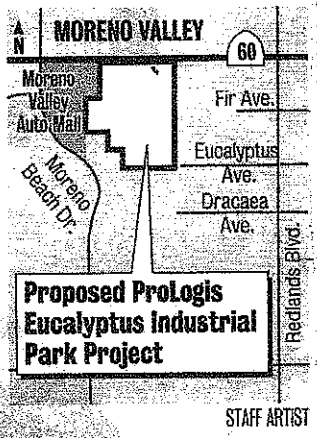
mments are being cepted on a proposal for massive project in oreno Valley

BY LORA HINES
STAFF WRITER
lhines@pe.com

Public comments are be- g accepted on a draft envi- nmental impact report for proposed 2.2 million uare-foot warehouse pro- ct in Moreno Valley that of- cials began discussing out five years ago.

City planning officials re- ntly released the report for e proposed ProLogis Euca- ptus Industrial Park Pro- ct, which would consist of x warehouses south of ighway 60 and east of the oreno Valley Auto Mall. esidents, state and local gencies and community and nvironmental groups have ntil Sept. 4 to submit com- ents on the report.

ProLogis, a San Francisco- ased international ware- ouse developer, bought ore than 125 acres in the 000 block of Eucalyptus Av- nue more than five years go. Almost all of it will be sed for the project, which ill require amendments to he city's general plan and oning requirements.



STAFF ARTIST

posed, ProLogis officials esti- mated the project could cost as much as $150 million to de- velop and would create be- tween 1,000 and 1,500 jobs. No one from the corporation could be reached Thursday, July 26, to offer a cost or job update or comment on the project.

According to the draft en- vironmental impact report, the poor economy in 2008 stalled the project. ProLogis recently decided to pursue the process, the report states.

City planning official John Terell said there is nothing unusual about the project or its potential impacts that have delayed it.

In March 2008, city plan- ning officials received 25 re- sponses from state and local

SEE WAREHOUSE/A11

WAREHOUSE

CONTINUED FROM A8

agencies, residents and envi- ronmental groups about con- cerns with the proposed pro- ject, including increased traffic, pollution and its prox- imity to schools.

The report states the pro- ject could affect areas such as air and water quality, ani- mal habitat, Native Ameri- can prehistoric sites, drain- age and traffic.

Resident Marti Orth was among those who submitted comment about the proposed project in 2008. She said she is as opposed to it now as she was then, but she believes her opinion will have little ef- fect on the City Council, which will decide whether to approve the project later this year.

"I think it's a forgone con- clusion," said Orth, a resi- dent of more than 40 years. "First, decisions are made. Then they ask for opinions."

On Wednesday, July 25, city manager Henry Garcia told hundreds of Inland area officials and business own- ers that warehouse develop- ment and health care will be Moreno Valley's job growth focus areas because they have the most potential to employ the city's primarily blue-collar workforce.

Orth said residents have little reason to believe that the proposed project will bring as many jobs as offi- cials claimed because the Skechers warehouse didn't.

"I don't know why (ProLo- gis) would be any better," she said.

Skechers had employed about 1,000 people in five smaller warehouses in On- tario before consolidating and moving to Moreno Val- ley. Moreno Valley officials and project supporters promised that Skecher warehouse would brin more than 1,000 jobs. It en ploys about 600 people.

City officials have sai they expect the number employees to increase as th economy improves.

Comments about the Pro ogis project are to be sent associate city planner Je Bradshaw, Moreno Vall Planning Division, 141 Frederick St., Moreno Vall 92553 or send e-mail to je freyb@moval.org.

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CITY OF MORENO VALLEY
Planning Division

March 17, 2014

Jeff Bradshaw
City of Moreno Valley
Planning Department
14177 Frederick Street
P.O. Box 88055
Moreno Valley, CA 92552

ProLogis Eucalyptus Industrial Park (formerly ProLogis Park Moreno Valley Eucalyptus Project)
SCH # 2008021002

Mr. Bradshaw,

We have completed our review for above named project located south of State Route 60, east of Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel. The proposed project consists of construction of a warehouse facility with six individual warehouses of varying sizes with a total of 2,244,638 square feet on 122.8 acres. The project includes construction of parking and driving areas, detention basins, erosion protection and bridge over Quincy Channel, offsite road and utility improvements, and landscaping along the perimeter and roadway frontages.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Moreno Valley due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

- It is recommended that a system of coordinating these fees with a state sponsored program of collecting transportation mitigation fees from development projects be developed to implement the necessary improvements and mitigation measures on the State Highway System.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,

DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA

Grace Espino-Salcedo

From:	George Hague <gbhague@gmail.com>
Sent:	Tuesday, April 22, 2014 11:44 PM
To:	Jeffrey Bradshaw
Cc:	Chris Ormsby; John Terell
Subject:	ProLogis & Cumulative Noise impacts of the World Logistic Center (WLC)
Attachments:	North of SR 60 WILL THE WORLD LOGISTIC CENTER TRUCK TRAFFIC IMPACT YOUR HOME OR NEIGHBORHOOD.docx; WILL THE WORLD LOGISTIC CENTER TRUCK TRAFFIC IMPACT YOUR HOME OR NEIGHBORHOOD.docx; 4.12 Noise (1-31).pdf

Good afternoon Moreno Valley Planning Commissioners,

This email and attachments mention one of several reasons why the Prologis warehouse project does not want to include the Wold Logistic Center (WLC) truck traffic in their analysis. They need to analyze the cumulative impacts of their project's traffic along with that of the WLC or all of their studies are inadequate. Our City will need sound walls in many neighborhoods to try and protect the residents from significant WLC truck noise and sadly other areas will not be able to mitigate the noise with a wall. Some of these walls will block views that the homeowners paid big money to enjoy.

All attachments are from the Wold Logistic Center's (WLC) DEIR noise study section. It explains that there are quite a few streets which have homes that are well away from the project site, but will be impacted by the WLC's project noise -- such as from diesel trucks. Their mitigation is to build six foot sound walls with some being 500 ft to 5,000 ft in length to protect residents who use their yards. Starting on Page 4.12-46 the document explains in words what is shown on previous pages in just numbers. Page 4.12-51 begins explaining some of the walls this project will need to protect existing residents. In some cases they need to tear down existing view fences and put in 6 foot solid sound walls (4.12-51). Many times they get away with six feet walls because the average hight of people is below six feet, but for those taller than six feet these walls probably will not mitigate much of the noise. There is a least one neighborhood that is only two tenths below requiring a fence and they will feel the noise impact from the WLC project traffic. All of the sections sited above can be found in the last attachment.

Most believe they are not near the project and therefore they do not need to worry. While most are south of SR 60 there are some which are well north such as a 2,000 foot wall along Moreno Beach between Locust and Ironwood Ave (page 4.12-52). The next page summarizes most of these and also explain other streets which the WLC will significantly impact and "cannot be feasibly mitigated and it will remain significant and unavoidable."

You must realize that while walls may lower the sound, which mainly come form trucks, they will not prevent toxic diesel emissions from those trucks from entering yards and homes. It is also sad that many stretches of roadway and nearby homes are significantly impacted by noise generated by the WLC but "cannot be mitigated". Many roads in our city are going to be torn up by the WLC traffic.

The first two attachments are short one page summaries from the WLC's DEIR and the third is longer and is taken from the WLC DEIR. Please read at least the first two.

Please vote NO on the Prologis Eucalyptus Industrial Park Project.

Take care,

George Hague

Some of the noise impacts north of SR-60

Some of the noise impacts south of SR-60

Locust Avenue between Moreno Beach Drive and Smiley Boulevard (54). Only the 2035 case results in a significant noise increase for this area. In 2035 the project will result in a 3.5 dB increase raising the noise level up to 68.9 CNEL. There are three single-family homes along this roadway and they front onto the roadway. As discussed above, homes that front onto a street cannot be effectively mitigated with a soundwall. ***Therefore, this potentially significant impact feasibly cannot be mitigated.***

Moreno Beach Drive between Locust Avenue and Ironwood Avenue (56). Only the 2035 case results in a significant noise increase for this area. In 2035 the project will result in a 3.3 dB increase raising the noise level up to 66.6 CNEL. There are 18 single-family homes along this roadway. Some homes front onto the roadway, but most backup to the roadway. Currently there are no soundwalls along these homes. The walls would need to be 6 feet tall with respect to the rear yard**. Roughly 2,000 feet of six foot tall barrier** would need to be provided for mitigation for 15 of the 18 impacted homes (Exhibit 18). With the retrofit the noise levels would drop at least 5 dB, with the resultant noise levels around 62 CNEL in rear yard areas. Approximately 3 homes would remain unmitigated, because these homes front onto Moreno Beach.

Ironwood Avenue between Redlands Boulevard and Highland Boulevard (36). A significant noise increase is projected for all four study years on this roadway link. In 2035, the noise level will increase 5 dB to 63.6 CNEL. There are two single-family homes that front onto Ironwood Avenue. There are also two churches along this roadway, however, the churches are setback from the roadway far enough that no significant impacts will occur. Although the noise levels remain below the City's 65 CNEL standard, the noise levels will increase substantially above those without the project. As discussed above, homes that front onto a street cannot be effectively mitigated with a soundwall. ***This potentially significant impact feasibly cannot be mitigated.***

Redlands Boulevard from State Route 60 to San Timoteo Canyon Road (35, 42). The noise analysis shows significant noise increases along this roadway segment for the 2012, 2022, and 2035 cases. The increases in noise are around 2 dB with a resultant noise level in the 71 to 72 CNEL range. There are 28 homes along this roadway that would be affected. The single-family homes are scattered and generally front the roadway. As discussed above, homes that front onto a street cannot be effectively mitigated with a soundwall. ***Therefore, this potentially significant impact feasibly cannot be mitigated.***

San Timoteo Canyon Road from Alessandro Road to Live Oak Canyon Road to Redlands Boulevard (177, 179). The noise analysis shows a significant impact in the existing (2012) to existing plus project comparison. The noise increases by a little over 3 dB with resultant noise levels in the 65 to 66 CNEL range. There are four scattered residences along the roadway that would be impacted. As discussed above, homes that are scattered cannot be effectively mitigated with a soundwall. ***Therefore, this potentially significant impact feasibly cannot be mitigated.***

Theodore Street from State Route 60 to Highland Blvd (38). The noise analysis indicates that the project will cause a 2.9 dB increase in the year 2035 with a resulting noise level of 67.9 CNEL. There are 4 homes on Theodore Street that front onto the roadway. As discussed above, homes that front onto a street cannot be effectively mitigated with a soundwall**.** ***This potentially significant impact feasibly cannot be mitigated***

State Route 60 from Moreno Beach Drive to Redlands Boulevard (33). A significant increase is shown for the existing case and for 2035. It is not feasible to modify the existing residential block wall to lower the increase in project generated noise because block walls are designed for the height that they are built. It is also infeasible for the Lead Agency to demolish the existing walls on private property and build new ones of increased height so that the noise level increases are lowered**.** ***Therefore, this potentially significant impact feasibly cannot be mitigated.***

Cactus Avenue from Redlands Boulevard to Street D (*Towards eastern end of Cactus Avenue*)(50). A significant noise increase is project for all four case years. Currently there is no soundwall along these homes. The homes along Cactus Avenue are elevated above the roadway. A soundwall will need to be located at the top of the slope along the residents rear yards. At the top of slope the residents currently have wrought iron fencing. The wrought iron fencing would need to be replaced with a masonry wall or retrofitted with a glass barrier. The walls would need to be 6 feet tall with respect to the rear yard. Roughly 1,000 feet of barrier would need to be provided depending on where Street D intersects Cactus Avenue. With the retrofit the noise levels would drop at least 5 dB, with the resultant noise levels around 63 CNEL in rear yard areas. A new 6 foot high wall at the top of slope for the existing residences that are on the south side of Cactus Avenue between Street D and Redlands Boulevard is needed for mitigation. The 6 foot wall will need to extend roughly 1,000 feet. Prior to the opening of Street D, the soundwall should be in place.

Cactus Avenue West of Redlands Boulevard (32). This area shows noise increases ranging from 1.5 dB to 5.1 dB depending on the study year. Only the 2035 case results in a significant noise increase. Single-family residences back up to this street with rear yards facing Cactus Avenue. Soundwalls are located along the residences that are approximately 6 foot high. Rear yard areas are approximately 60 feet from the centerline of the roadway. In 2035, the noise levels projected for the yard area, including the effects of the soundwall, will be 64.8 CNEL which will be below the City standard of 65 CNEL. The significant impact is not creating noise levels above the noise standard, but rather creating a significant increase in noise levels above the ambient noise level that would not occur without the project. It will be necessary to modify the existing residential block wall, or to remove and replace the wall to lower the increase in project generated noise.

John F. Kennedy Drive South of Cactus Avenue (9). The homes along John F. Kennedy Drive south of Cactus Avenue will experience significant noise increases for all four study years. Similar to the area along Cactus Avenue, this noise increase will be due to cars and light trucks, and not heavy trucks. The homes along the west side of the roadway are generally lower than the adjacent roadway have a roughly 6 foot soundwall. The homes on the east side of the roadway do not have any soundwalls and are elevated with respect to the roadway. Rear yards areas on both sides of the street generally are in the range of 60 to 90 feet from the centerline of the roadway. Without any sound barrier exterior noise levels at the residences along John F. Kennedy Drive will be 67.9 CNEL. The homes on the west side of the roadway have soundwalls and slope conditions that will reduce noise levels 6 to 10 dB, putting these homes well under the City criteria. Homes on the west side of the street will not be impacted. Homes on the east side of the street do not have soundwalls, and there will be a significant impact unless adequately mitigated.

The homes on the east side of John F. Kennedy Drive are elevated with respect to the road. Their rear yard area sits above the roadway, so there is a slope going up to their yards. At the top of slope the residents have wrought iron fencing. The wrought iron fencing would need to be replaced with a masonry wall or retrofitted with a glass barrier. The walls would need to 6 feet tall with respect to the rear yard. Roughly 5,000 feet of barrier would need to be provided. With the retrofit the noise levels would drop at least 5 dB, with the resultant noise levels around 62.6 CNEL in rear yard areas. A new 6 foot high wall at the top of slope for the existing residences that are on the east side of John F. Kennedy Drive between Cactus Avenue and Bay Hill Drive will be needed for mitigation. The 6 foot wall will need to extend roughly 5,000 feet.

Perris Boulevard between John F. Kennedy Drive and Iris Avenue (303). Only the 2035 case results in a significant noise increase for this area. In 2035 the project will result in a 1.7 dB increase raising the noise level to 72.2 CNEL for areas without a soundwall. This is a mixed area in terms of residential land use. There are 36 single-family homes along this roadway, some with a soundwall and some without. There is also a large multi-family development without a soundwall. Most of the homes either back up to the roadway or side-on to the roadway, making a soundwall feasible. Approximately half of the homes along this roadway do have a soundwall in place. For these homes, there would not be a significant noise impact since for the year 2035 the noise would increase by 1.7 dB going up to 66.2 CNEL.

The walls would need to be 6 feet tall with respect to the rear yard. Roughly 1,500 feet of barrier would need to be provided (Exhibit 19). With the retrofit the noise levels would drop at least 5 dB, with the resultant noise levels around 61 CNEL in rear yard areas. A new 6 foot high wall along the property line for the existing residences that are on Perris Boulevard between John F. Kennedy Drive and Iris Avenue is needed for mitigation (Exhibit 19). The 6 foot wall will need to extend roughly 2,000 feet. The impact is not anticipated to occur until sometime after 2022 and before 2035.

Redlands Boulevard from Dracaea Avenue to State Route 60 (12, 13). The noise analysis shows significant noise increases along this roadway segment for the 2012, 2022, and 2035 cases. There are scattered homes in this area that either face Redlands Boulevard (actually on Shubert Street) or are on Redlands Boulevard. As discussed above, homes that front onto a street cannot be effectively mitigated with a soundwall. *Therefore, this potentially significant*

4.12 NOISE

This section of the EIR is intended to satisfy the City's requirements for a project-specific noise impact analysis by examining the short-term and long-term noise impacts of the proposed project on sensitive uses adjacent to the proposed project area and by evaluating the effectiveness of mitigation measures. This includes the potential for the proposed project to result in impacts associated with a substantial temporary and/or permanent increase in ambient noise levels in the vicinity of the project area; exposure of people to excessive noise levels, groundborne vibration, or groundborne noise levels.

CEQA requires an analysis of the proposed project's impacts on the existing environment; not an analysis on the existing environment's impacts on the proposed project. The occasional blow downs that occur at the Southern California Gas Company (SCGC) are part of the existing conditions and have been part of the existing conditions for years. Thus, for purposes of clarity, it should be noted that the impact analysis below goes beyond the requirements of CEQA and provided as part of an analysis to ensure worker safety. All mitigation measures imposed in this analysis are the responsibility of future developers and not SCGC.

For the reader's reference, this EIR and each of the technical reports and analyses contained herein have been written to address a series of planning entitlements, which affect several separate, adjacent and related properties. The overall project site covers 3,918 acres in the Rancho Belago area of the City of Moreno Valley. It includes 3,814 acres of land, which is the subject of various entitlements, plus 104 acres of land affected by off-site improvements needed to support the proposed development. The proposed entitlements are summarized below.

A General Plan Amendment is proposed covering 3,814 acres, which redesignates approximately 71 percent of the area (2,710 acres) for logistics warehousing and the remaining 29 percent (1,104 acres) for permanent open space and public facilities. The following elements of the General Plan are included in the proposed Amendment: Community Development (land use); Circulation; Parks, Recreation, and Open Space; Safety; Conservation; and the General Plan Goals and Objectives.

A new Specific Plan will be adopted to govern development of the World Logistics Center for the 2,710 acres. A separate zoning amendment will also be processed and adopted to rezone 1,104 acres for open space and public facilities uses and to incorporate the Specific Plan into the City's Zoning Map.

In addition to the General Plan Amendment, Specific Plan, and Zone Change, the project includes a Tentative Parcel Map covering 1,539 acres (property owned by the project applicant, Highland Fairview) within the project site. This subdivision map is for financing purposes only and will not confer any development rights to the property owner.

The project includes pre-annexation zoning for an 85-acre parcel of land within the project area.

Finally, a Development Agreement between the City and Highland Fairview (the project applicant) is included as one of the project entitlements. The details of all the project entitlements are included in Section 3.4 of the EIR, *Project Characteristics*. The environmental impacts of all of these entitlements on the entire project area are addressed in this EIR and the accompanying technical reports and analyses.

The analysis contained in this section is based on the following technical study prepared for the proposed project:

- *Noise Assessment for the World Logistic Center Specific Plan,* Mestre Greve Associates, January 24, 2013 (Appendix K of this EIR); and

In addition to these project-specific technical studies, the analysis contained in this section is also based on the following reference documents:

- *California Noise Insulation Standards,* California Code of Regulations, Title 24, Part 2, §3501;
- *Highway Traffic Noise Prediction Model (FHWA-RD-77-108)*, Federal Highway Administration (FHWA);
- *City of Moreno Valley General Plan*, City of Moreno Valley, July 2006;
- *Moreno Valley Municipal Code,* City of Moreno Valley, current through Ordinance 836 and the February 2012 code supplement; and
- *State of California General Plan Guidelines*, Governor's Office of Planning and Research, October 2003, pages 249 and 250.

4.12.1 Existing Setting

4.12.1.1 Background

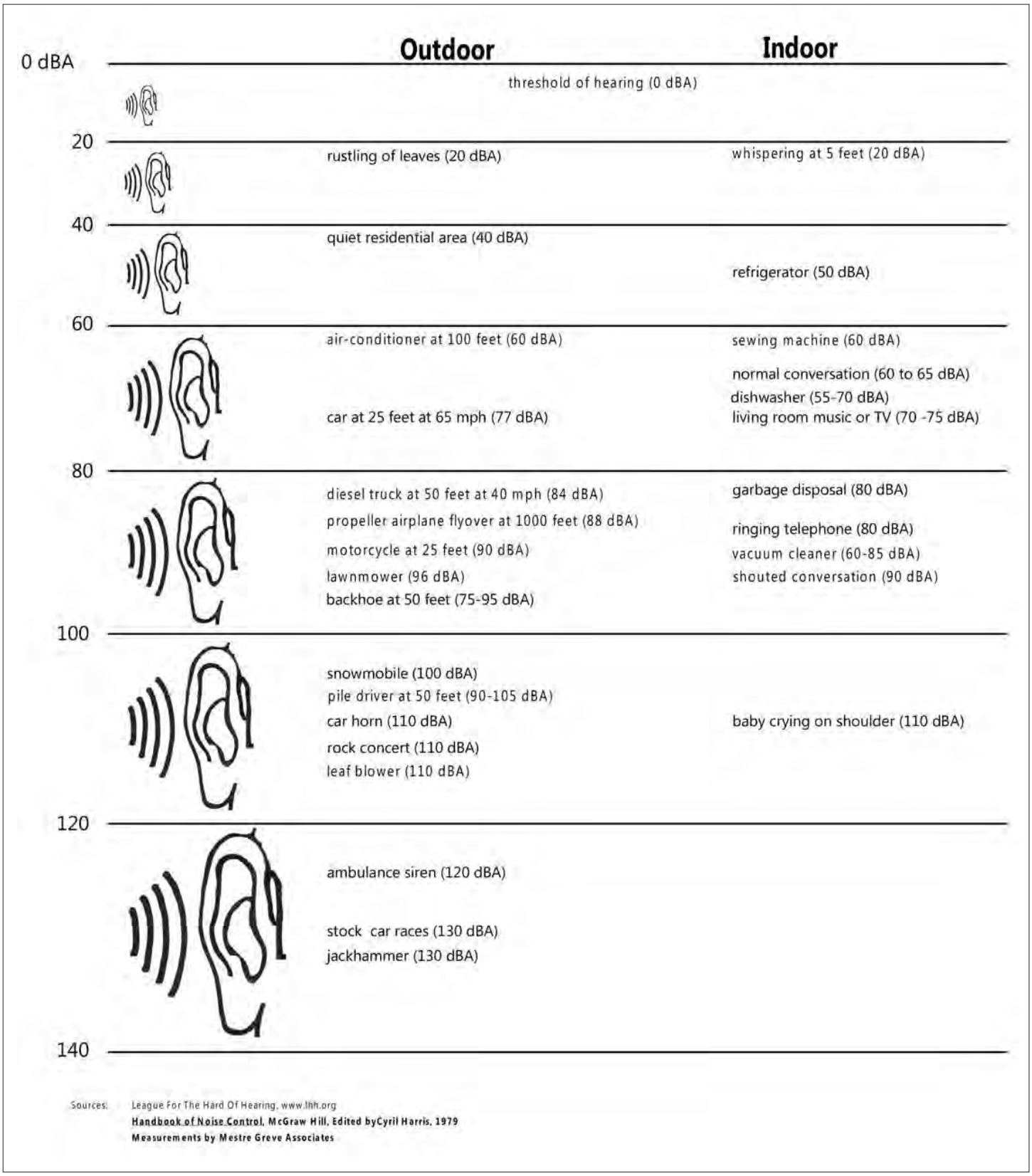
Characteristics of Noise. To the human ear, sound is technically described in terms of its loudness (amplitude) and pitch (frequency). Pitch is generally an annoyance, while loudness can affect our ability to hear. Noise is usually defined as unwanted sound; it consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.

Measurement of Noise. The standard unit of measurement of the loudness of sound is the decibel (dB). Decibels are based on a logarithmic scale. The logarithmic scale compresses the wide range in sound levels resulting in a more usable range of sound level values, similar to the Richter scale used to measure earthquakes. To humans, a sound 10 dB higher than another is considered to be twice as loud; a sound 20 dB higher than another is considered four times as loud; etc. Typical daily sounds in the environmental range from 30 dB (very quiet) to 100 dB (very loud).

Since the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel (dBA) scale performs this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear. Community noise levels are measured in terms of the dBA. Figure 4.12.1 shows examples of various noises sources and their typical dBA noise level.

There are two categories of noise that are measured to characterize noise conditions: single event noise and community, or cumulative, noise. Single event measurements describe the noise levels from an individual event such as a passing airplane or a heavy-duty truck. Cumulative measurements average the total noise in a community over a specific time period, which is typically 1 or 24-hours. The noise impact analysis performed for this EIR is based on assessment of both single event noise and community or cumulative, noise.

Several rating scales have been developed for measurement of community noise. These account for: (1) the parameters of noise that have been shown to contribute to the effects of noise on humans; (2) the variety of noises found in the environment; (3) the variations in noise levels that occur as a person moves through the environment; and (4) the variations associated with the time of day. They are designed to account for the known health effects of noise on people described previously. Based on these effects, the observation has been made that the potential for a noise to affect people is



LSA

FIGURE 4.12.1

World Logistics Center Project
Environmental Impact Report

Typical A-Weighted Noise Levels

Source: Mestre Greve Associates, Division of Landrum & Brown, 2012

I:\HFV1201\Reports\EIR\fig4-12-1_WeightedNoise.cdr (12/21/12)

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dependent on the total acoustical energy content of the noise. A number of noise scales have been developed to account for this observation. Two of the predominant noise scales are the Equivalent Noise Level (L_{eq}) and the Community Noise Equivalent Level (CNEL). L_{eq} is the sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period. L_{eq} is the "energy" average noise level during the time period of the sample. L_{eq} can be measured for any time period, but is typically measured for 1 hour. This 1-hour noise level can also be referred to as the Hourly Noise Level (HNL). It is the energy sum of all the events and background noise levels that occur during that time period.

CNEL is the predominant rating scale now in use in California for land use noise compatibility assessment. The CNEL scale represents a time weighted 24-hour average noise level based on the dBA. Time weighted refers to the inclusion of penalties for noise that occurs during certain noise-sensitive time periods. The evening time period (7 p.m. to 10 p.m.) penalizes noises by 5 dBA, while nighttime (10 p.m. to 7 a.m.) noises are penalized by 10 dBA, reflecting people's increased sensitivity to noise during these time periods. A CNEL noise level may be reported as a CNEL of 60 dBA, 60 dBA CNEL, or simply 60 CNEL.

L(%) is a statistical method of describing noise which accounts for variance in noise levels throughout a given measurement period. L(%) is a way of expressing the noise level exceeded for a percentage of time in a given measurement period. For example, since 5 minutes is 25 percent of 20 minutes, L(25) is the noise level that is equal to or exceeded for five minutes in a twenty-minute measurement period. It is L(%) that is used for most Noise Ordinance standards. For example most daytime County, State and City noise ordinances use a standard of 55 dBA for 30 minutes per hour, or an L(50) level of 55 dBA. In other words, the noise ordinance may state that no noise level should exceed 55 dBA for more than fifty percent of a given period.

The maximum noise level (L_{max}) is the highest exponential time averaged sound level that occurs during a stated time period. The noise levels discussed in this analysis for short-term noise impacts are specified in terms of maximum levels denoted by L_{max}, which reflects peak noise conditions and addresses the annoying aspects of intermittent noise. It is often used together with another noise scale, or noise standards in terms of percentile noise levels, in noise ordinances for enforcement purposes. For example, the L_{10} noise level represents the noise level exceeded 10 percent of the time during a stated period. The L_{50} noise level represents the median noise level. Half the time the noise level exceeds this level, and half the time it is less than this level. The L_{90} noise level represents the noise level exceeded 90 percent of the time and is considered the background noise level during a monitoring period. For a relatively constant noise source, the L_{eq} and L_{50} are approximately the same.

Fundamentals of Groundborne Vibration. Vibration refers to groundborne noise and perceptible motion of the earth. Similar to noise, vibration is transmitted in noise-like waves through the earth and solid objects.

There are several ways to categorize vibration sources. One way is to divide vibration into natural sources (e.g., earthquakes, volcanic eruptions, sea waves, and landslides) and human sources (e.g., explosions, machinery, traffic, trains, and construction equipment). Similar to noise sources, vibration sources can also be described as continuous (e.g., operating factory machinery) or transient (e.g., explosions).

As with noise, ground vibrations can be described by amplitude and frequency. Vibration amplitude is characterized by its displacement, velocity, and acceleration. Displacement is the distance that soil particles travel from their original location as a result of vibration, as measured in inches or millimeters. Velocity is the speed of the soil particles measured in inches per second or millimeters per second. Acceleration is the acceleration of the soil particles measured in inches per second per second or millimeters per second per second. Particle velocity is the most commonly used vibration

attribute used to describe vibration. Table 4.12.A presents the human reaction to various levels of peak particle velocity. Vibrations also vary in frequency. Traffic vibrations generally range in frequencies from 10 to 30 hertz (Hz), and tend to average around 15 Hz. As a point of reference, city buses often generate frequencies around 3 Hz at high vehicle speeds, due to their suspension systems.

Table 4.12.A: Human Reaction to Typical Vibration Levels

Vibration Level Peak Particle Velocity (inches/second)	Human Reaction
0.0059–0.0188	Threshold of perception, possibility of intrusion.
0.0787	Vibrations readily perceptible.
0.0984	Level at which continuous vibrations begin to annoy people.
0.1968	Vibrations annoying to people in buildings.
0.3937–0.5905	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges.

Source: Caltrans 1992.

Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernable. However, without the effects associated with the shaking of a building, there is less adverse reaction. Building vibration may be perceived by the occupants as motion of building surfaces, rattling of items on shelves or hanging on walls, or as a low-frequency rumbling noise. Building damage is not a factor for normal projects, with the occasional exception of blasting and pile driving during construction or mining. Annoyance from vibration often occurs when the vibration exceeds the threshold of perception by up to 10 decibels. This is an order of magnitude below the damage threshold for normal buildings.

Typical sources of groundborne vibration are construction activities (e.g., blasting, pile driving, and operating heavy-duty earthmoving equipment), steel-wheeled trains, and occasional traffic on rough roads. Problems with groundborne vibration and noise from these sources are usually localized to within about 100 feet of the vibration source, although there are examples of groundborne vibration causing interference out to distances greater than 200 feet, as described in the FTA Transit Noise and Vibration Impact Assessment (FTA, May 2006). When roadways are smooth, vibration from traffic, even heavy trucks, is rarely perceptible.

Factors that influence groundborne vibration and noise include the following:

- *Vibration Source:* Vehicle suspension, wheel types and condition, track/roadway surface, track support system, speed, transit structure, and depth of vibration source.
- *Vibration Path:* Soil type, rock layers, soil layering, depth to water table, and frost depth.
- *Vibration Receiver:* Foundation type, building construction, and acoustical absorption.

Among the factors listed above, there are significant differences in the vibration characteristics when the source is underground versus at ground surface. In addition, soil conditions are known to have a strong influence on the levels of groundborne vibration. Among the most important factors are the stiffness and internal damping of the soil and the depth to bedrock. Vibration propagation is more efficient in stiff clay soils than in loose sandy soils, and shallow rock seems to concentrate the vibration energy close to the surface and can result in groundborne vibration problems at a great distance from the track. Factors such as layering of the soil and depth to water table can have significant effects on the propagation of groundborne vibration. Soft, loose, sandy soils tend to attenuate more vibration energy than hard, rocky materials. Vibration propagation through groundwater is more efficient than through sandy soils.

4.12.1.2 Sensitive Land Uses in the Project Vicinity

Certain land uses are considered more sensitive to noise than others. Examples include residential areas, educational facilities, hospitals, childcare facilities, and senior housing. The project vicinity and Specific Plan area are characterized by a mix of developed and undeveloped properties. Developed properties in the vicinity include an industrial/warehouse building in Moreno Valley to the northwest (Skechers) and several residential neighborhoods along Redlands Boulevard along the western boundary of the project site. An area of the City known as "Old Moreno" is situated near the southwest portion of the project site, around the intersection of Redlands and Alessandro Boulevards. The homes along Merwin Street, east of Redlands Boulevard, constitute the closest sensitive receptors to the project site (i.e., they are adjacent to the property).

4.12.1.3 Existing Noise Measurements

Existing noise levels in the vicinity of the proposed project are used establish baseline noise levels in key areas. Noise measurements within the project site and in the surrounding area were taken. The noise measurement locations were selected to provide coverage of the project's potential noise impact area. The noise measurement locations are shown Figure 4.12.2.

Noise measurements were taken at sixteen sites in the project vicinity during the daytime hours (between 7 a.m. and 10 p.m.) and during nighttime hours (between 10 p.m. and 7 a.m.). For each measurement site and time period, noise levels were measured for 15 minutes and calibrated to ensure that the measured sound level readings were accurate. The measurements were used to calculate existing L_{eq}, L_{min}, L_{max}, $L_{1.7}$, $L_{8.3}$, L_{25} and L_{50} values for the measurement locations. Table 4.12.B shows the results for the daytime measurements, and Table 4.12.C shows the nighttime measurements.

Table 4.12.B: Existing Daytime Noise Measurements (dBA)

Site	Date	Start Time	L_{eq}	L_{max}	$L_{1.7}$	$L_{8.3}$	L_{25}	L_{50}	L_{min}
1	1-25-12	9:38 a.m.	55.4	72.0	63.0	56.5	54.0	53.0	48.7
2	1-25-12	10:15 a.m.	53.6	68.8	61.0	57.0	53.5	50.5	44.0
3	1-25-12	10:42 a.m.	66.3	73.7	73.0	71.5	68.0	61.5	43.5
4	1-25-12	11:04 a.m.	40.8	50.3	46.0	43.5	41.0	39.5	35.9
5	1-25-12	11:27 a.m.	40.4	56.9	48.0	44.5	39.5	36.0	31.4
6	1-25-12	11:48 a.m.	46.1	68.3	51.5	41.0	37.5	34.0	30.0
7	1-25-12	12:08 p.m.	57.7	75.3	66.5	63.0	55.5	47.5	34.8
8	1-25-12	12:30 p.m.	65.1	85.5	73.5	70.0	63.0	56.5	39.0
9	1-25-12	12:50 p.m.	42.9	55.8	53.0	46.0	41.5	37.5	33.5
10	1-25-12	1:48 p.m.	49.2	68.0	56.0	48.0	46.5	45.0	40.5
11	1-25-12	2:10 p.m.	60.4	73.0	66.5	64.5	61.0	58.0	47.2
12	1-25-12	2:32 p.m.	51.2	58.4	55.5	53.5	51.5	50.5	44.7
13	1-25-12	2:52 p.m.	45.8	59.8	52.0	48.0	45.5	44.0	39.9
14	1-25-12	3:15 p.m.	65.5	73.3	70.0	68.5	66.5	64.5	54.4
15	1-25-12	3:39 p.m.	52.6	72.1	59.5	55.5	51.5	49.5	42.9
16	1-25-12	4:08 p.m.	58.7	75.2	67.0	59.0	57.0	55.0	50.5

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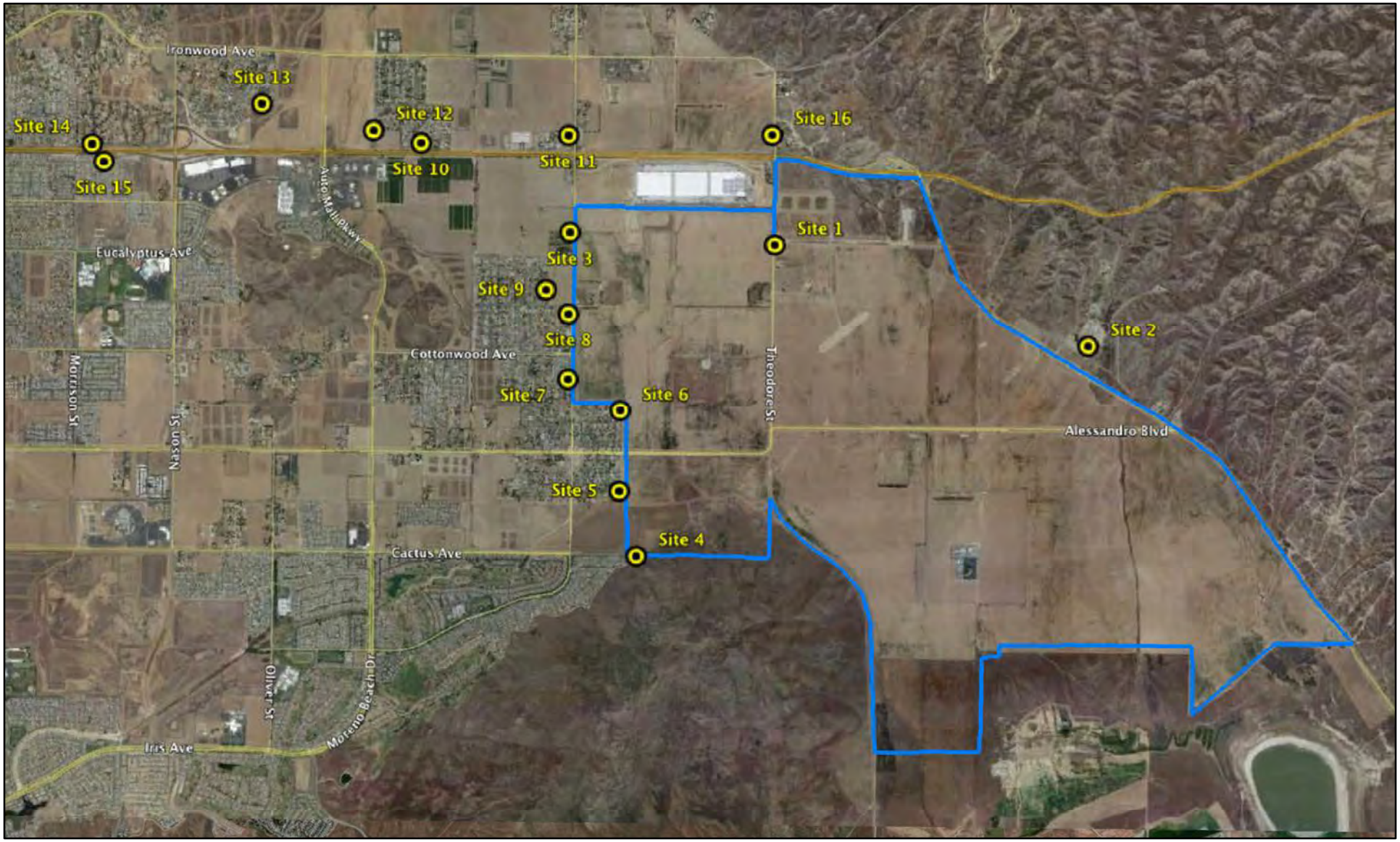

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FIGURE 4.12.2

World Logistics Center Project
Environmental Impact Report

Noise Measurement Locations

SOURCE: Mestre Greve Associates, 2013

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Table 4.12.C: Existing Nighttime Noise Measurements (dBA)

Site	Date	Start Time	L_{eq}	L_{max}	$L_{1.7}$	$L_{8.3}$	L_{25}	L_{50}	L_{min}
1	2-8-12	11:51 p.m.	50.6	64.5	59.0	54.5	50.5	45.5	36.0
2	2-6-12	10:30 p.m.	47.4	65.1	52.5	50.0	48.0	45.5	37.5
3	2-6-12	10:55 p.m.	61.8	75.9	71.0	67.5	58.0	54.0	45.9
4	2-6-12	11:33 p.m.	35.8	51.1	44.0	39.0	34.5	32.0	30.0
5	2-9-12	12:15 a.m.	36.4	46.6	42.5	39.5	36.0	35.0	31.5
6	2-7-12	12:15 a.m.	43.2	51.0	49.5	46.5	44.0	41.5	35.3
7	2-7-12	12:35 a.m.	51.5	66.9	64.0	54.0	41.5	37.5	32.6
8	2-7-12	12:55 a.m.	56.0	74.1	68.0	57.0	42.5	38.5	33.6
9	2-9-12	12:35 a.m.	41.5	57.1	50.5	44.5	38.0	36.0	30.4
10	2-9-12	1:01 a.m.	46.7	63.8	50.5	48.5	46.5	45.0	38.1
11	2-9-12	1:25 a.m.	59.6	68.3	67.5	64.5	60.5	54.0	46.3
12	2-9-12	1:48 a.m.	51.8	63.9	58.0	55.0	52.0	50.0	39.2
13	2-9-12	2:09 a.m.	48.0	59.7	55.5	52.0	47.5	45.0	38.6
14	2-9-12	2:33 a.m.	60.8	72.3	68.0	65.5	61.0	57.5	44.9
15	2-9-12	2:56 a.m.	48.2	59.9	54.5	52.5	49.0	45.0	35.4
16	2-9-12	3:20 a.m.	54.3	62.7	60.0	58.5	55.5	52.0	38.8

4.12.1.4 Existing Traffic Noise Environment

The primary existing noise sources in the project area are transportation facilities. Traffic on SR-60, Redlands Boulevard, Theodore Street, Gilman Springs Road, and other local streets is the dominant source contributing to the ambient noise levels in the project vicinity. Noise from motor vehicles is generated by engine vibrations, the interaction between the tires and the road, and the exhaust system. Table 4.12.D identifies the existing (2012) traffic noise levels adjacent to roadway segments in the project vicinity.

Table 4.12.D: Existing Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet
Alessandro Boulevard (Lasselle Street and Morrison Street)	55.5
Alessandro Boulevard (Morrison Street to Nason Street)	56.8
Alessandro Boulevard (Nason Street to Oliver Street)	64.4
Cactus Avenue (Nason Street to Oliver Street)	64.3
Cactus Avenue (Oliver Street to Moreno Beach Drive)	58.2
Cactus Avenue (Redlands Boulevard to Street D)	50.2
Cactus Avenue (west of Redlands Boulevard)	57.5
Canyon Crest Drive (Alessandro Boulevard to Sandtrack Road)	41.8
Canyon Crest Drive (Central Avenue to Country Club Drive)	67.0
Country Club Drive (Chicago Avenue to Canyon Crest Drive)	57.5
Crescent Avenue (west of Alessandro Road)	57.1
Day Street (Cottonwood Avenue to Alessandro Boulevard)	57.7
Elsworth Street (Cottonwood Avenue to Alessandro Boulevard)	62.9
Evans Road (Marbella Gate to Ramona Expressway)	56.9
Gilman Springs Road (Bridge Street to Beaumont Avenue)	61.0

Table 4.12.D: Existing Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet
Gilman Springs Road (Bridge Street to SR-79 Southbound Ramps)	61.0
Gilman Springs Road (Eucalyptus Avenue to Street C)	46.1
Gilman Springs Road (Jack Rabbit Trail to Bridge Street)	62.7
Gilman Springs Road (south of Street C)	56.1
Gilman Springs Road (SR-79 Northbound Ramps to Record Road)	60.7
Heacock Street (Alessandro Boulevard to Cactus Avenue)	59.7
Heacock Street (Cactus Avenue to John F Kennedy Drive)	62.6
Indian Street (Alessandro Boulevard to Cactus Avenue)	59.9
Indian Street (Cactus Avenue to John F Kennedy Drive)	59.3
Iris Avenue (Kitching Street to Lasselle Street)	6031
Iris Avenue (Lasselle Street to Nason Street)	57.0
Iris Avenue (Nason Street to Oliver Street)	60.0
Iris Avenue (Perris Boulevard to Kitching Street)	60.8
Ironwood Avenue (Moreno Beach Drive to Redlands Boulevard)	55.6
Ironwood Avenue (Redlands Boulevard to Highland Boulevard)	46.3
John F Kennedy Drive (south of Cactus Avenue)	61.5
Kitching Street (Alessandro Boulevard to Cactus Avenue)	58.2
Kitching Street (Cactus Avenue to John F Kennedy Drive)	59.1
Kitching Street (Iris Avenue to Ivory Avenue)	61.1
Kitching Street (Krameria Avenue to Lurin Avenue)	62.4
Krameria Avenue (Perris Boulevard to Lasselle Street)	57.5
Lasselle Street (Cahuilla Drive to Krameria Avenue)	60.5
Lasselle Street (Cottonwood Avenue to Alessandro Boulevard)	64.4
Lasselle Street (Krameria Avenue to Arroyo Park Drive)	56.4
Live Oak Canyon Road (San Timoteo Canyon Road to I-10)	56.5
Lochmoor Drive (Central Avenue to Fair Isle Drive)	52.1
Locust Avenue (Moreno Beach Drive to Redlands Boulevard)	55.7
Locust Avenue (Moreno Beach Drive to Smiley Boulevard)	46.2
Mission Grove Parkway (Alessandro Boulevard to Northrop Drive)	58.1
Mission Grove Parkway (Cannon Road to Alessandro Boulevard)	62.5
Moreno Beach Drive (John F Kennedy Drive to Cactus Avenue)	57.6
Moreno Beach Drive (John F Kennedy Drive to Oliver Street)	55.2
Moreno Beach Drive (Locust Avenue to Ironwood Avenue)	55.3
Old 215 Frontage Road (Eucalyptus Avenue to Alessandro Boulevard)	61.4
Orange Avenue (Evans Road to Foothill Drive)	55.3
Perris Boulevard (Alessandro Boulevard to Cactus Avenue)	61.0
Perris Boulevard (Alessandro Boulevard to Cottonwood Avenue)	61.9
Perris Boulevard (Cactus Avenue to John F Kennedy Drive)	62.0
Perris Boulevard (Iris Avenue to Krameria Avenue)	60.8
Perris Boulevard (John F Kennedy Drive to Iris Avenue)	67.2
Perris Boulevard (Krameria Avenue to Harley Knox Boulevard)	60.7
Perris Boulevard (Krameria Avenue to Harley Knox Boulevard)	59.6

Table 4.12.D: Existing Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet
Perris Boulevard (Sunnymead Boulevard to Fir Avenue)	69.0
Ramona Expressway (Evans Road to Rider Street)	59.2
Reche Canyon Road (Keissel Road to Reche Vista Drove)	62.7
Reche Vista Drive (Heacock Street to Reche Canyon Road)	66.7
Redlands Boulevard (Ironwood Avenue to San Timoteo Canyon Road)	67.8
Redlands Boulevard (Ironwood Avenue to SR-60)	68.3
Redlands Boulevard (SR-60 to Eucalyptus Avenue)	58.8
San Timoteo Canyon Road (Alessandro Road to Live Oak Canyon Road)	62.0
San Timoteo Canyon Road (Live Oak Canyon Road to Redlands Boulevard)	62.7
Street A (Eucalyptus Avenue to Street F)	47.0
Sunset Drive (Alessandro Road to Cameo Drive)	52.5
Sunset Drive (Crown Street to Alessandro Road)	49.0
Sycamore Canyon Boulevard (Central Avenue to College Boulevard)	62.8
Theodore Street (SR-60 to Highland Boulevard)	53.6
Freeways	
SR-60 (Heacock Street to Perris Boulevard)	65.2
SR-60 (Moreno Beach Drive to Redlands Boulevard)	62.5
SR-60 (Perris Boulevard to Nason Street)	64.6
SR-60 (Pigeon Pass Road/Frederick Street to Heacock Street)	66.5
SR-60 (Redlands Boulevard to Theodore Street)	60.2

Source: Mestre Greve Associates, November 2012.

4.12.1.5 Existing SDG&E and SCGC Facilities

The proposed World Logistics Center Specific Plan area is currently occupied by one San Diego Gas and Electric Company (SDG&E) compressor station and two Southern California Gas Company (SCGC) facilities. These facilities are located within the boundaries of the Specific Plan as shown in previously referenced Figure 4.12.2. The SDG&E compressor station recompresses natural gas received from interstate gas pipelines and delivers the gas to Southern California via transmission pipelines. The two SCGC facilities contain flow valve and metering equipment facilities. The southern SCGC facility contains a maintenance functions as well. All of these facilities contain gas pipeline blow-down equipment. This equipment includes exhaust stacks that vent the high pressure gas into the atmosphere occur during emergencies, scheduled maintenance, and annual testing of the blow-down systems.

The SDG&E and SCGC facilities produce noise from three different sources that could affect future development within the proposed project: 1) the operation of the compressor station; 2) blow-down events at the compressor station; and 3) blow-down events at the SCGC facilities. The blow-down events generate infrequent high noise levels for relatively short periods. The compressor station generates a relatively constant noise level, although noise levels vary slightly when the compressors are turned on and off when the gas is conveyed to the transmission pipelines.

The SDG&E compressors are the primary source of operational noise generated by the compressor station. The facility contains two sets of three reciprocating natural gas combustion engines and one set of four natural gas-fired turbines, for a total of ten compressors with power ranging from 995 to 3,400 horsepower. The compressors are located within noise attenuation structures and are equipped

with intake and exhaust silencers. The facility routinely operates at maximum capacity 24 hours per day. It is anticipated that demand on the compressor station will increase in the future to the point where the facility operates 24 hours a day, year round.

The CNEL levels for the SDG&E compressor station presented in Figure 4.12.3 are based on a worst-case assumption that the compressor station is in full operation 24 hours a day. Figure 4.12.4 presents the average (L_{eq}) noise levels generated by the compressor station during full operation. Both the CNEL and L_{eq} metrics are used to assess the noise impacts from the facility.

There are several blow-down points within the SDG&E compressor station. As stated previously, these blow-down points allow for the release of pressurized gas during emergencies, scheduled maintenance, and annual testing. Blow-down events at the compressor station vent gas and last between 30 and 90 seconds. The maximum sound levels (L_{max} dBA) generated by the blow-down events is presented in Figure 4.12.5.

There are blow-down points in the SCGC facilities. Blow-down events at the SCGC facilities vent gas from miles of pipeline and are much longer than those at the compressor station, and can last up to 90 minutes. Approximately four blow-down events occur annually at the SCGC facilities. L_{max} noise levels (dBA) are shown in in Figure 4.12.6. The noise level will be at or near the L_{max} level during the entire blow-down event. It should also be noted that blow-down events generate ground vibrations and natural gas odors in the vicinity in the surrounding area when events occur. Again, it must be noted that these blow-down events are part of the existing conditions of the project site, and any impacts caused by development of new warehousing near these facilities, and any mitigation necessary, are not the responsibility of SCGC or SDG&E.

4.12.2 Existing Policies and Regulations

The applicable noise standards governing the project site are the criteria in the City of Moreno Valley General Plan Safety Element (Environmental Safety, Noise) and Municipal Code (Noise Ordinance). The City's Safety Element of the General Plan does not contain specific noise standards or significance thresholds. However, the General Plan does cite applicable State standards including the California Administrative Code, Section 1092 of Title 25, Chapter 1, Subchapter 1, Article 4 and Section 5014 of Title 21, Subchapter 6, Article 2. In addition, other applicable standards identified in the *California Noise Insulation Standards*[1] and the *State of California Vehicular Code*[2] are included below. The following sections list the General Plan policies, Municipal Code, and State standards relevant to noise for the proposed project.

4.12.2.1 City of Moreno Valley General Plan Policies

Chapter 9 of the *City of Moreno Valley General Plan*[3] defines goals, objectives, policies, and action items related to noise conditions in the City. The specific policies related to noise that are relevant to the proposed project are as follows:

Objective 6.3 Provide noise compatible land use relationships by establishing noise standards utilized for design and siting purposes.

Policy 6.3.5 Enforce the California Administrative Code, Title 24 noise insulation standards for new multi-family housing developments, motels and hotels.

Policy 6.3.6 Building shall be limited in areas of sensitive receptors.

1 California Code of Regulations, Title 24, Part 2, §3501, *California Noise Insulation Standards.*
2 Governor's Office of Planning and Research, *State of California General Plan Guidelines*, October 2003, pages 249 and 250.
3 *City of Moreno Valley General Plan*, City of Moreno Valley, July 2006.

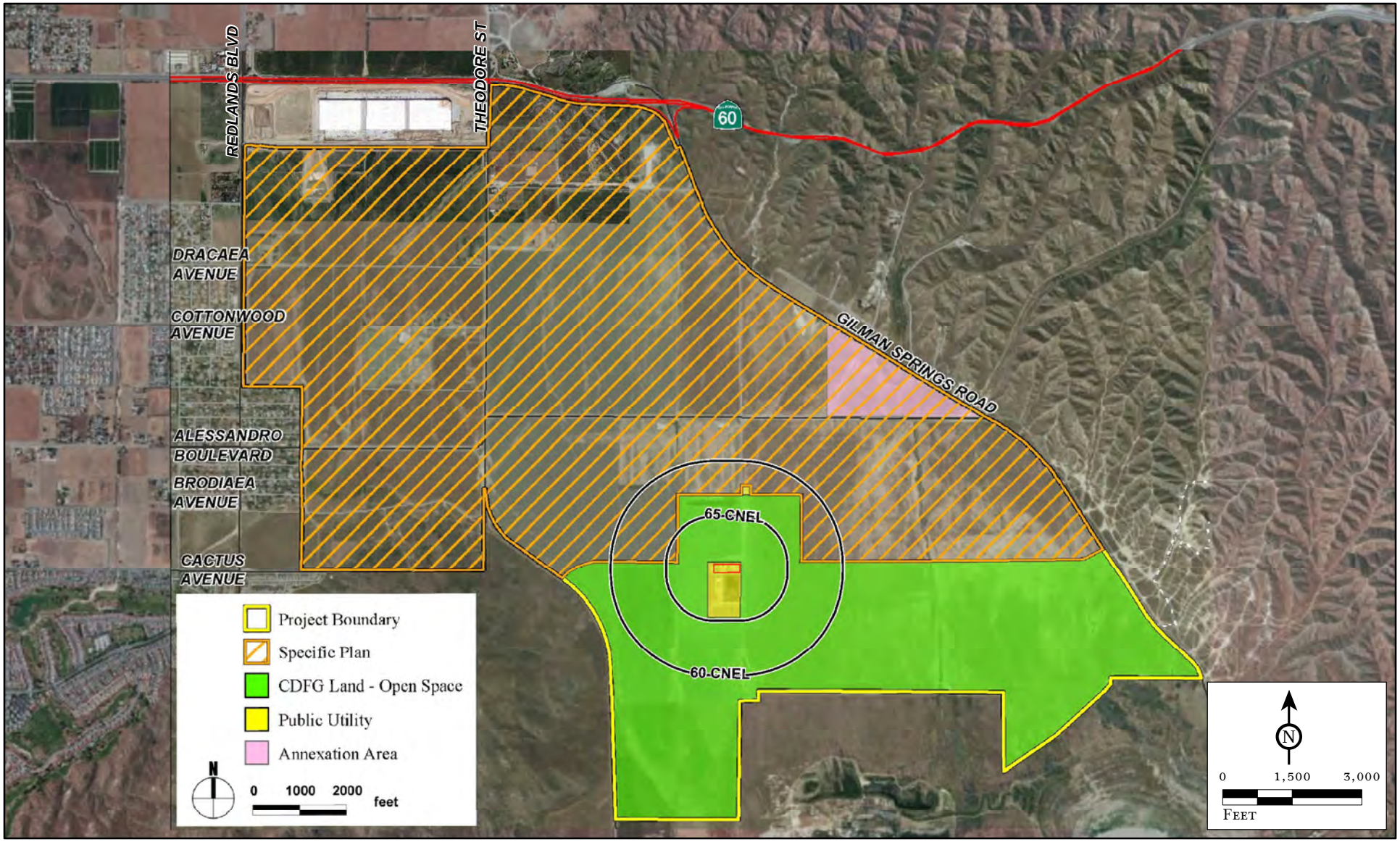

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FIGURE 4.12.3

World Logistics Center Project
Environmental Impact Report

Existing CNEL Noise Contours for the SDG & E Compressor Station

SOURCE: Mestre Greve Associates, 2013.
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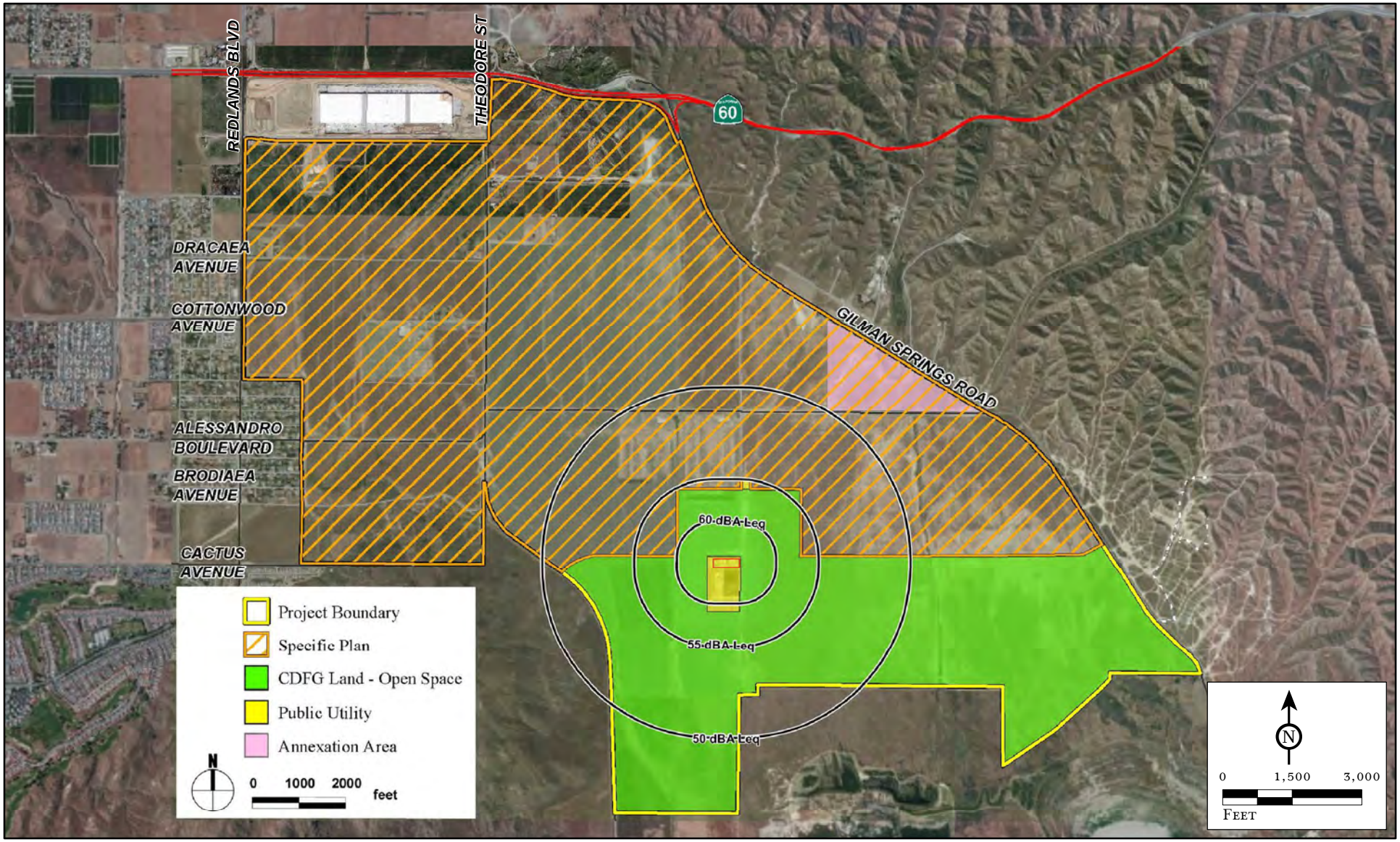

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FIGURE 4.12.4

World Logistics Center Project
Environmental Impact Report

Existing Leq Noise Levels for the SDG & E Compressor Station

SOURCE: Mestre Greve Associates, 2013.

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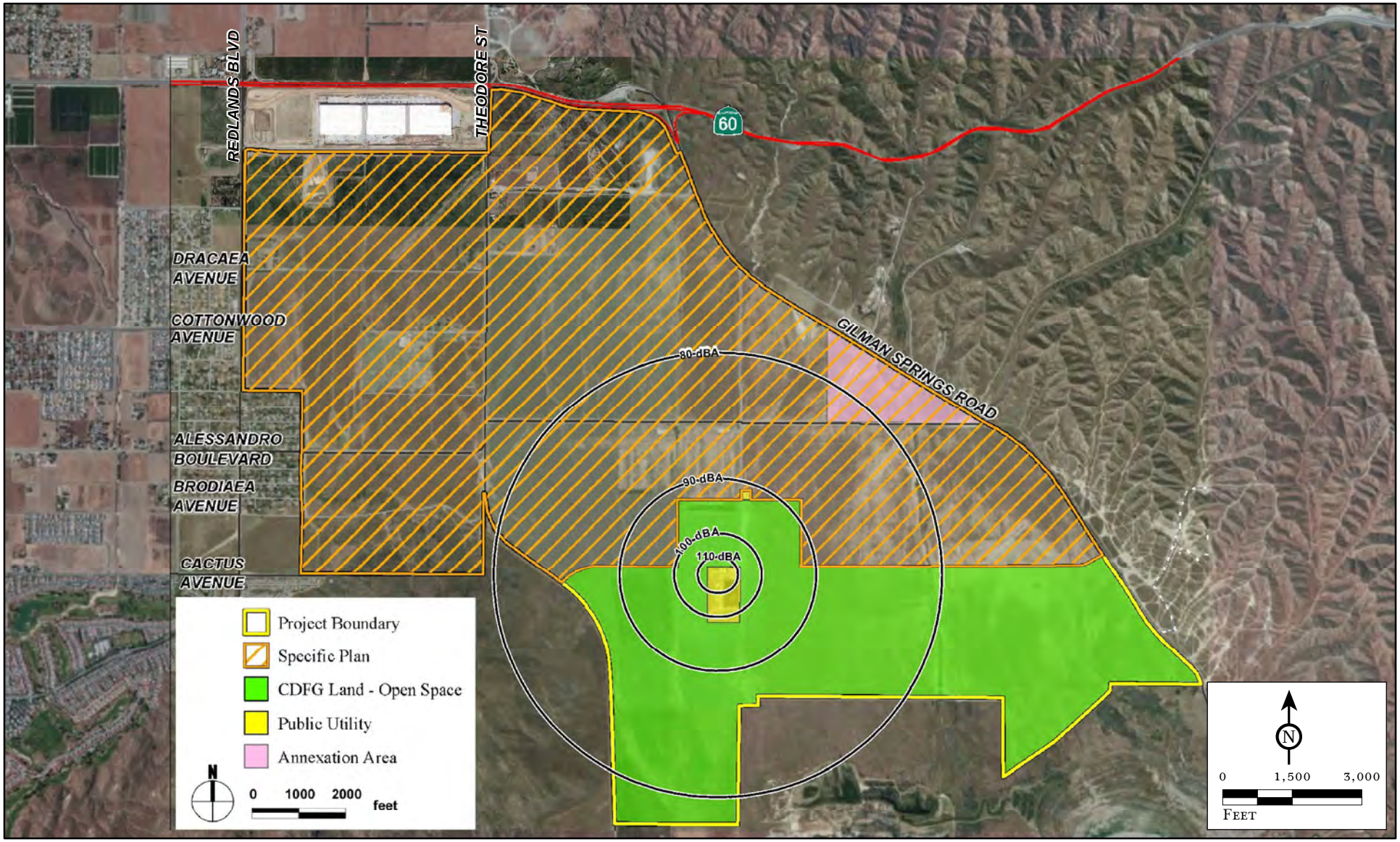

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FIGURE 4.12.5

World Logistics Center Project
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Existing Lmax Levels for SDG&E Blow-Down

SOURCE: Mestre Greve Associates, 2013.

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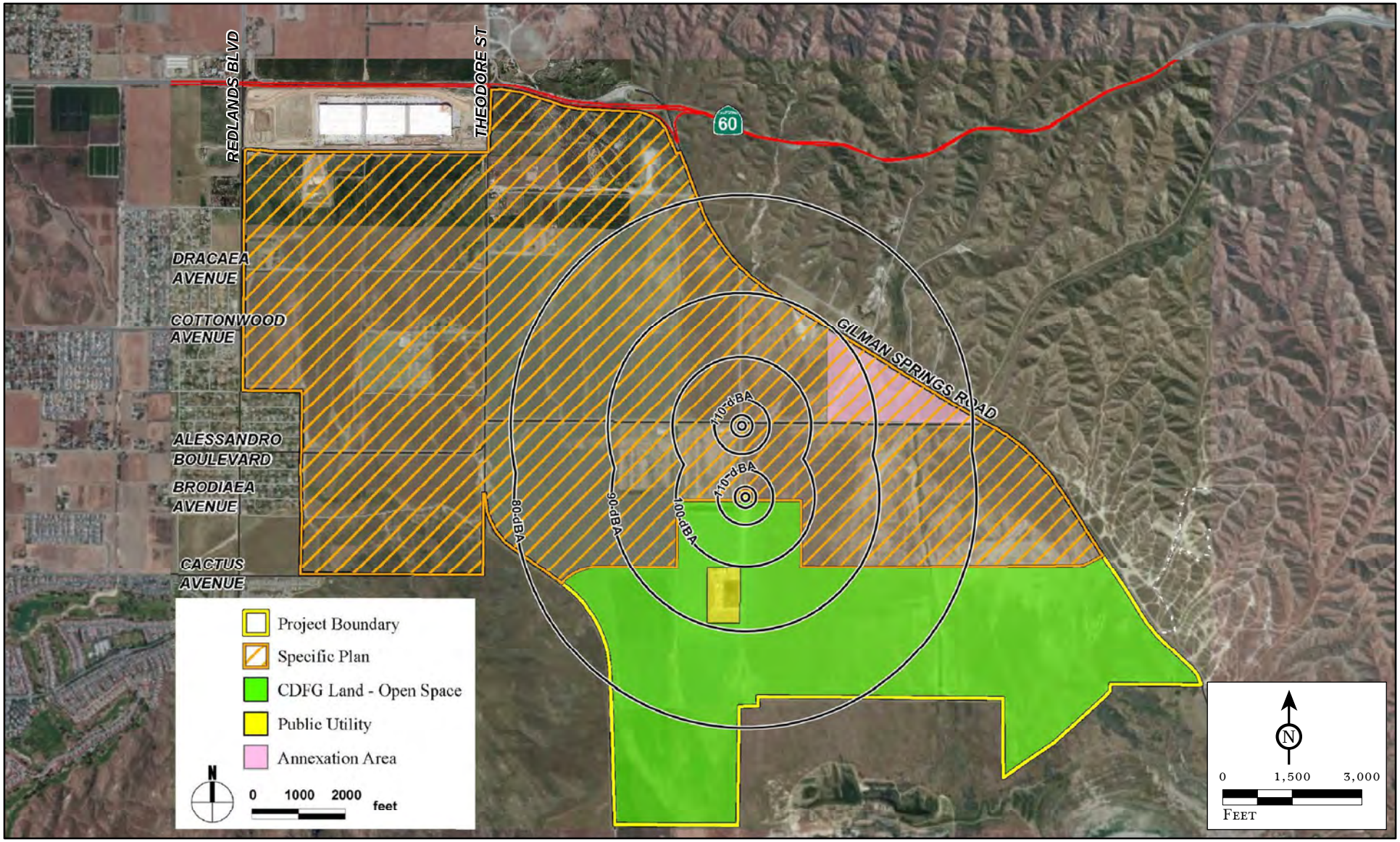

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FIGURE 4.12.6

World Logistics Center Project
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Existing Lmax Noise Levels for the SCE Blow Down Event

SOURCE: Mestre Greve Associates, 2013.

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Objective 6.4 Review noise issues during the planning process and require noise attenuation measures to minimize acoustic impacts to existing and future surrounding land uses.

Policy 6.4.1 Site, landscape and architectural design features shall be encouraged to mitigate noise impacts for new developments, with a preference for noise barriers that avoid freeway sound barrier walls.

Objective 6.5 Minimize noise impacts from significant noise generators such as, but not limited to, motor vehicles, trains, aircraft, commercial, industrial, construction, and other activities.

Policy 6.5.1 New commercial and industrial activities (including the placement of mechanical equipment) shall be evaluated and designed to mitigate noise impacts on adjacent uses.

Policy 6.5.2 Construction activities shall be operated in a manner that limits noise impacts on surrounding uses.

4.12.2.2 City of Moreno Valley Municipal Code

The *Moreno Valley Municipal Code*[1] establishes a Noise Ordinance that describes the noise standards within the City. Chapter 11.80.030 (Title 11) lists specific prohibited acts.

The City's residential site development standards, as identified in Chapter 9.03.040 of the City's Planning and Zoning Code, state that in all residential districts, air conditioners, heating, cooling, and ventilating equipment and all other mechanical lighting or electrical devices shall be operated so that noise levels do not exceed 60 dBA (L_{dn}) at the property line.

The City's Municipal Code, Section 6.04.030.J states that "to create, allow or maintain any loud or unusual noise or operate or maintain any device, instrument, vehicle, or machinery in such a manner as to create loud or unusual noise, cause vibrations, or unreasonable light spillage or glare which causes discomfort or annoyance to reasonable persons of normal sensitivity, or which endangers the comfort, repose, health or peace of the public or of any person using or occupying other property in the vicinity" is prohibited.

The City's Municipal Code, Section 9.10.140, specifies that all commercial and industrial uses shall be operated so that noise created by any loudspeaker, bells, gongs, buzzers, or other noise attenuation or attracting devices shall not exceed 55 dBA at any one time beyond the boundaries of the property.

Chapter 11.80.030 of the City's Municipal Code also states:

> *Based on statistics from the Center for Disease Control and Prevention and the National Institute for Occupational Safety and Health, Table 1 and Table 1-A specify sound level limits which, if exceeded, will have a high probability of producing permanent hearing loss in anyone in the area where the sound levels are being exceeded. No sound shall be permitted within the City which exceeds the parameters set forth in Table 11.80.030-1* [Table 4.12.E] *and 11.80.030-1-A* [Table 4.12.F] *of this chapter.*
>
> *No person shall maintain, create, operate or cause to be operated on private property any source of sound in such a manner as to create any nonimpulsive sound which exceeds the limits set forth for the source land use category (as defined in Section 11.80.020) in Table 11.80.030-2* [Table 4.12.F] *when measured at a distance of two hundred (200) feet or more from the real property line of the source of the sound, if the sound occurs on privately owned property, or from the source of the sound, if the sound occurs on public right-of-way, public space or other publicly owned property. Any source of sound in violation of this subsection shall be deemed prima facie to be a noise disturbance.*

[1] *Moreno Valley Municipal Code,* City of Moreno Valley, current through Ordinance 836 and the November 2012 code supplement.

The following uses and activities shall be exempt from the sound level regulations except the maximum sound levels provided in Tables 11.80.030-1 [Table 4.12.E] *and 11.80.030-1A* [Table 4.12.F]*:*

1. *Sounds resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of an emergency.*
2. *Sounds resulting from emergency work as defined in Section 11.80.020.*
3. *Any aircraft operated in conformity with, or pursuant to, federal law, federal air regulations and air traffic control instruction used pursuant to and within the duly adopted federal air regulations; and any aircraft operating under technical difficulties in any kind of distress, under emergency orders or air traffic control, or being operated pursuant to and subsequent to the declaration of an emergency under federal air regulations.*
4. *All sounds coming from the normal operations of interstate motor and rail carriers, to the extent that local regulation of sound levels of such vehicles has been preempted by the Noise Control Act of 1972 (42 U.S.C. § 4901 et seq.) or other applicable federal laws or regulations.*
5. *Sounds from the operation of motor vehicles, to the extent they are regulated by the California Vehicle Code.*
6. *Any constitutionally protected noncommercial speech or expression conducted within or upon any public right-of-way, public space or other publicly owned property constituting an open or a designated public forum in compliance with any applicable reasonable time, place and manner restriction on such speech or expression or otherwise pursuant to legal authority.*
7. *Sounds produced at otherwise lawful and permitted city-sponsored events, organized sporting events, school assemblies, school playground activities, by permitted fireworks, and by permitted parades on public right-of-way, public space, or other publicly owned property.*
8. *An event for which a temporary use permit or special event permit has been issued under other provisions of this code, where the provision of Section 11.80.010 are met, the permit granted expressly grants an exemption from specific standards contained in this chapter, and the permittee and all persons under the permitttee's reasonable control actually comply with all conditions of such permit. Violation of any condition of such permit related to sound or sound equipment shall be in violation of this chapter and punishable as such.*

Table 4.12.E and Table 4.12.F show the maximum sound levels that are permitted in the City for continuous and impulsive sounds, respectively.

Table 4.12.E: Maximum Continuous Sound Levels*

Duration Per Day Continuous Hours	Sound Level (dBA)
8	90
6	92
4	95
3	97
2	100
1.5	102
1	105
0.5	110
0.25	115

* When the daily sound exposure is composed of two or more periods of sound exposure at different levels, the combined effect of all such periods shall constitute a violation of this section if the sum of the percentage of allowed period of sound exposure at each level exceeds 100 percent.

Source: Chapter 11.80.030 Table 11.80.030-1, City of Moreno Valley Municipal Code, City of Moreno Valley.

Table 4.12.F: Maximum Impulsive Sound Levels

Number of Repetitions Per 24-Hour Period	Sound Level (dBA)
1	145
10	135
100	125

Source: Chapter 11.80.030 Table 11.80.030-1A, City of Moreno Valley Municipal Code, City of Moreno Valley.

The City also restricts the sound levels for non-impulsive sound on lands designated for residential and commercial land uses during the daytime and nighttime time periods. These levels are shown in Table 4.12.G. Section 11.80.050 (3) clearly identifies the measurement as an "average" noise level, and therefore, the noise limits shown in Table 4.12.G are interpreted as the L_{eq} noise level.

Table 4.12.G: Maximum Sound Levels (in dBA) for Source Land Uses

Residential		Commercial	
Daytime	Nighttime	Daytime	Nighttime
60	55	65	60

Source: Chapter 11.80.030 Table 11.80.030-2, City of Moreno Valley Municipal Code, City of Moreno Valley.

The City prohibits all construction and demolition activities between the hours of 8:00 p.m. and 7:00 a.m. the day following a noise disturbance. A noise disturbance is defined as any sound which that disturbs a reasonable person of normal sensitivities, exceeds the sound level limits set forth in the Noise Ordinance, or is plainly audible. A noise disturbance is defined as plainly audible measured at a distance of 200 feet from the real property line of the source of the sound if the sound occurs on privately owned property, or from the source of the sound, if the sound occurs on public right-of-way, public space or other publicly owned property.

4.12.2.3 State of California Vehicle Code

Recent studies have shown that the most objectionable feature of traffic noise is the sound produced by vehicles equipped with illegal or faulty exhaust systems. In addition, such vehicles are often operated in a manner that causes tire squeal and excessively loud exhaust noise. A number of California State vehicle noise regulations can be enforced by local authorities as well as the California Highway Patrol. These include § 27150 (mufflers) of the California Vehicle Code (CVC), as well as excessive speed laws, which may be applied to curtail traffic noise. The California Highway Patrol and the Department of Health Services (through local health departments) are available to aid local authorities in code enforcement and training pursuant to proper vehicle sound level measurements.

4.12.2.4 State of California Noise Compatibility Guidelines

The State of California Noise Compatibility Guidelines, published by the Department of Health, Services provides guidance for use when siting land uses. The compatibility guidelines are shown in Figure 4.12.7. The guidelines will be used to evaluate the compatibility of the proposed land uses with the noise environment. The guidelines show compatibility of various land uses with different noise environments. The guidelines show that industrial uses are normally acceptable in noise environments up to 75 CNEL.

4.12.3 Methodology

Evaluation of noise impacts associated with the proposed project includes the following:

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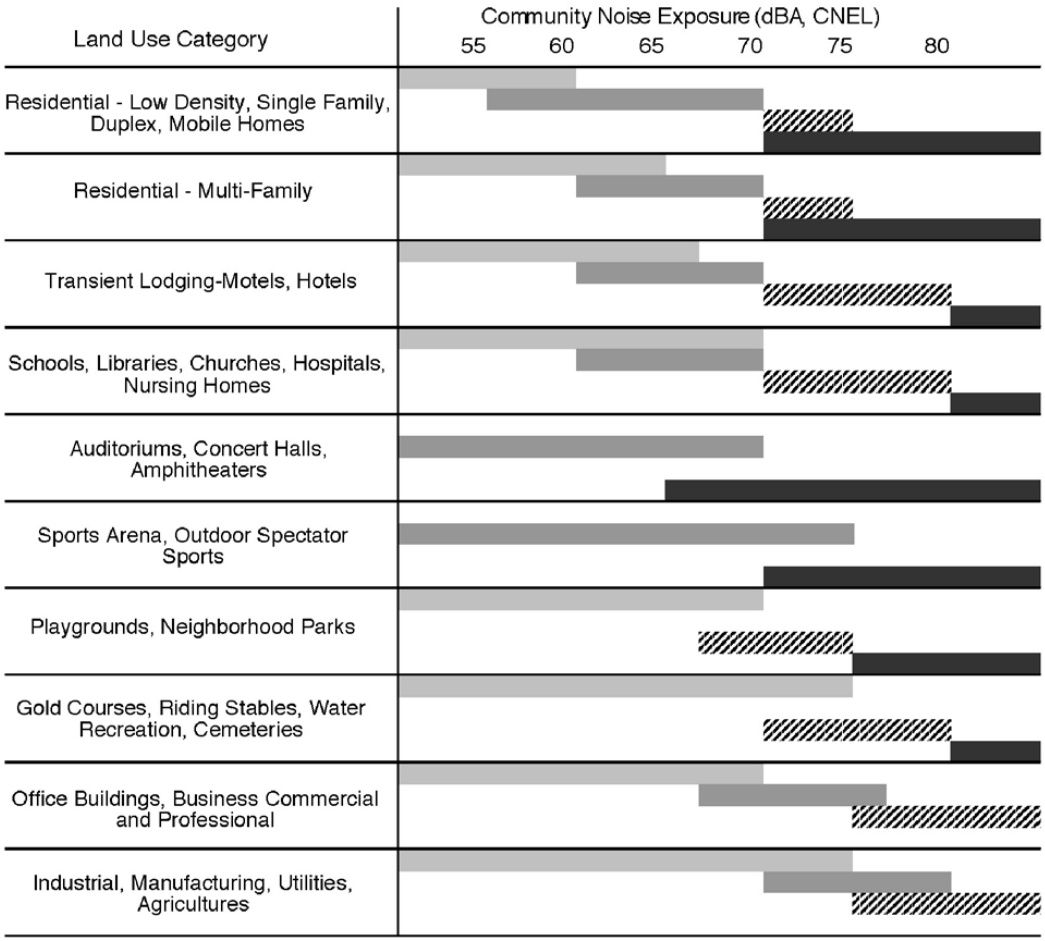
Land Use/Noise Compatibility Guidelines



Normally Acceptable Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

ConditionallyAcceptable- New construction or development shall be undertaken only after a detailed analysis of the noise reduction requiremerts is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system of air conditioning, will normally suffice.

Normally Unacceptable New construction or development should generally be discouraged. If new construction or devel opment does proceed, a detailed analysis of the noise reduction requirementsmust be made and needed noise insulation features included in the design.

ClearlyUnacceptable Newconstruction or development should generally not be undertaken.

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FIGURE 4.12.7

World Logistics Center Project
Environmental Impact Report

California Noise Compatibility Guidelines

SOURCE: Mestre Greve Associates, 2012

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Item No. E.6

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- Determination of the short-term construction noise impacts on off-site noise-sensitive uses;
- Determination of the long-term noise impacts, including vehicular traffic and stationary noise sources, on on-site and off-site noise-sensitive uses; and
- Determination of the required mitigation measures to reduce long-term noise impacts from all sources.

Because of the location of noise-sensitive receptors, the noise analysis evaluates the noise effects of the industrial development on the existing residential development (sensitive receptors) near the southwest portion of the proposed project area.

There are no Federal Highway Administration (FHWA), State, or local standards for vibration. According to the FHWA, highway traffic and construction vibrations pose no threat to buildings and structures; and annoyance to people is not considered any worse than other discomforts experienced from living near highways. However, a substantial amount of research has been completed to compare vibrations from single events such as dynamite blasts with architectural and structural damage. The U.S. Bureau of Mines has set a safe limit of 0.5 inch per second peak particle velocity to avoid structure damage in residential structures (U.S. Bureau of Mines 1980). Below this level, there is virtually no risk of building damage.

4.12.4 Thresholds of Significance

A project would have a significant effect on the environment related to noise if it would substantially increase the ambient noise levels for adjoining areas or if it would conflict with adopted environmental plans and goals of the community in which it is located.

The applicable noise standards and guidelines governing the project are those specified previously in Sections 4.12.2.1 through 4.12.2.4. In summary, these criteria are contained within the Safety Element of the General Plan, the Municipal Code, the California Vehicle Code, and the State Noise Compatibility Guidelines.

For this project, a noise impact is considered significant if the project would result in:

- Exposure of persons to or generation of noise levels in excess of standards established in the *City of Moreno Valley General Plan*, *Moreno Valley Municipal Code*, or applicable standards of other agencies;
- Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels;
- A substantial temporary, periodic, and/or permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels; and/or
- For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels.

The standards within the *City of Moreno Valley General Plan* and *Moreno Valley Municipal Code* determine the acceptable noise environment for proposed project and its vicinity. The standards are as follows:

- To the extent feasible, ensure through the design review process that exterior noise levels at commercial and industrial areas do not exceed 75 dBA CNEL.
- Consider the following uses noise-sensitive and discourage them in areas where exterior noise levels exceed 65 dBA CNEL unless measures are implemented that reduce the noise exposure below this level: single-family and multiple-family residential uses, group homes, hospitals, schools and other learning institutions, and parks and open space areas where quiet is a basis for use.

Long-term impacts from the project's traffic noise that affect existing sensitive land uses are considered to be substantial and, therefore, constitute a significant noise impact if the project would:

- Increase noise levels by 5 dB or more where the no project noise level is less than 60 CNEL;
- Increase noise level by 3 dB or more where the no project noise level is 60 CNEL to 65 CNEL; or
- Increase noise levels by 1.5 dB or more where the no project noise level is greater than 65 CNEL.

The project's incremental contribution to a cumulative noise increase would be considered cumulatively considerable and significant when ambient noise levels affect noise-sensitive land uses and when the project increases noise levels by 1 dB or more over pre-project conditions and the predicted future cumulative with project noise levels cause the following cumulative increases:

- Increase noise levels by 5 dB or more where the existing noise level is less than 60 CNEL;
- Increase noise levels by 3 dB or more where the existing noise level is 60 to 65 CNEL; or
- Increase noise levels by 1.5 dB or more where the existing noise level is greater than 65 CNEL.

4.12.5 No Impact/Less than Significant Impacts

The following impacts were identified as having a less than significant impact or no impact on the environment with implementation of the proposed project.

4.12.5.1 Groundborne Vibration Impacts

Threshold	Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Roadways in the vicinity of the project area are either paved or would be paved as the area develops, and would not result in project traffic driving over rough or dirt roads. Well maintained roads typically do not result in substantial vibration levels. Even roads with irregularities typically only generate substantial levels of vibration very near, less than 50 feet from the irregularity. Construction activities that would occur within the WLCSP area are not anticipated to require blasting or pile driving. Roadway vibrations are typically not perceptible more than 50 feet from the roadway except in very unusual circumstances. Generally, the interface between the soft tire of a truck or automobile will not generate significant vibration unless the road is in poor shape (e.g., potholes or pavement joints) Therefore, impacts associated with this issue are anticipated to be less than significant, and no mitigation is required.

4.12.5.2 Airport Noise Impacts

Threshold	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, results in exposure of people residing or working in the project area to excessive noise levels. For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels.

The project area is located approximately 5.5 miles northeast of the March Airfield (MAF) and is not located within two miles of a private airstrip. The MAF is a joint-use airport, used for both military and civilian purposes. The March Air Reserve Base (MARB) is the military operator of the MAF and March Inland Port (MIP) is the civilian operator of the airport. This facility is anticipated to play an increasingly important role in the transportation of goods and cargo for the Southern California region. Existing flight patterns affect a large portion of the City of Moreno Valley, along a path that affects the western portion of the City in a northwest/southeast alignment. Aircraft operations from the airport currently contribute intermittent single-event noise.

There is potential for single-event noise exposure levels from MAF activity to affect the proposed project. The exposure levels will vary dependent upon the type of aircraft and flight track flown for each operation at MAF. However, the proposed project is not identified as being within the noise or safety contours delineated for the MARB Airport.[1] In addition, the proposed project is not considered to contain sensitive receivers and, therefore, the impacts from these single-event noise levels are considered to be below the level of significance. The City's exterior noise standard for industrial uses is 70 dBA CNEL. MAF noise levels are less than 60 dB CNEL within the project area. Therefore, the proposed project would not have the potential to expose people to excessive noise levels from airport operations. Therefore, no significant noise impacts would occur regarding these issues from implementation of the proposed project, and no mitigation is required.

4.12.6 Significant Impacts

4.12.6.1 Short-Term Construction Noise Impacts

Threshold	Would the project result in a substantial temporary, periodic, and/or permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Short-term noise would occur during the construction of the WLCSP. First, construction crew commutes and the transport of construction equipment and materials to the site for the proposed WLC project would incrementally increase noise levels on access roads in the WLC planning area. In addition, noise would be generated during excavation, grading, and building construction on various portions of the Specific Plan site. Construction is completed in discrete steps, each of which has its own mix of equipment, and consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the site and, therefore, the noise levels surrounding the site as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. The site preparation phase, which includes excavation and grading of the site, tends to generate the highest noise levels, because the noisiest construction equipment is earthmoving equipment, which includes excavating machinery such as backfillers, bulldozers, draglines, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve one or two minutes of full-power operation followed by three to four minutes at

[1] *Figure 5.4-1 March Reserve Air Base Noise Impact Area*, City of Moreno Valley General Plan EIR, July 2006.

lower power settings. Implementation of the Specific Plan would result in construction activities that would require the use of scrapers, bulldozers, and water and pickup trucks within the WLCSP area.

Figure 4.12.8 presents construction noise levels measured at 50 feet. The peak noise level for the majority of the equipment that will be used during construction of the proposed project will range from 70 to 95 dBA. Based on the fact that noise levels dissipate with increases in distance from the noise source due to noise divergence, noise levels at greater distances are less than those presented in Figure 4.12.8. Noise measurements made by Mestre Greve Associates demonstrate that the noise levels generated by commonly used grading equipment (e.g., loaders, graders, and trucks) generate noise levels that typically do not exceed the middle of the range shown in Figure 4.12.8.[1] However, the noise levels shown in Figure 4.12.8 have been used as the basis for the noise analysis estimates presented in this EIR.

Construction activities that are associated with the proposed WLCSP project would occur in two general areas: on-site and off-site. Some phases of the on-site construction would occur for 24 hours a day for 7 days a week. It is anticipated that on-site construction would occur periodically over a nine-year period with a potential start year of 2013 and ending in 2021. Off-site construction (which would involve minor grading, drainage, interchange, utility, and roadway improvements) is anticipated to only during the daytime weekday hours and would have a shorter construction duration.

On-site Construction. Sensitive receptors that would be potentially affected by on-site construction activities would include residences located within and adjacent to the WLCSP area as well as residences located on the north side of SR-60. For residences on the opposite side of SR-60, existing daytime and nighttime freeway noise is anticipated to be greater than the noise generated by the construction activities that would occur within the WLCSP area. Although certain conditions at night, such as low inversions and very calm conditions, can increase the ability of construction noise to travel to the residences north of the freeway, these same conditions would also amplify the noise generated on the freeway. Since freeway noise would continue to be the dominant noise source in the area for these residences along SR-60, construction noise impacts on the residents north of the freeway will be less than significant and no mitigation is required.

Existing residences within the WLCSP area or adjacent to the Specific Plan area, such as those along Redlands Boulevard, Merwin Street, Bay Avenue, Cactus Avenue, and Gilman Springs Road, may be located within 50 feet or less from areas where intense construction (24 hours a day, 7 days a week) would occur. Although residential properties located within the WLCSP would be rezoned as Light Logistics, the existing residences are considered to be noise-sensitive uses that would be affected by intense construction activities. Similarly, residences located adjacent to the project site (i.e., along Redlands Boulevard, Merwin Street, Bay Avenue, Cactus Avenue, and Gilman Springs Road) would also be affected by intense construction activities. Based on a 50-foot noise attenuation distance, these residences may experience worst-case unmitigated peak construction noise levels (L_{max}) up to 97 dBA. The average noise levels are typically 5 to 15 dB lower than the peak noise levels. Average noise levels (L_{eq}) at 50 feet could easily be in the range of 82 to 92 dBA during most phases of construction.

The City of Moreno Valley Municipal Code does not include any exemptions for construction noise. Therefore, construction would be subject the limitations of 60 dBA during daytime and 55 dBA at nighttime measured at residential areas. According to Section 3.4.14, *Project Description*, WLC project construction may occur 24 hours a day, 7 days a week for certain activities. Significant noise impacts would be expected, especially if work with high noise levels occurs between 8:00 p.m. and 6:00 a.m.

[1] *Noise Assessment for the World Logistic Center Specific Plan*, page 27, Mestre Greve Associates, Division of Landrum & Brown, November 2012.

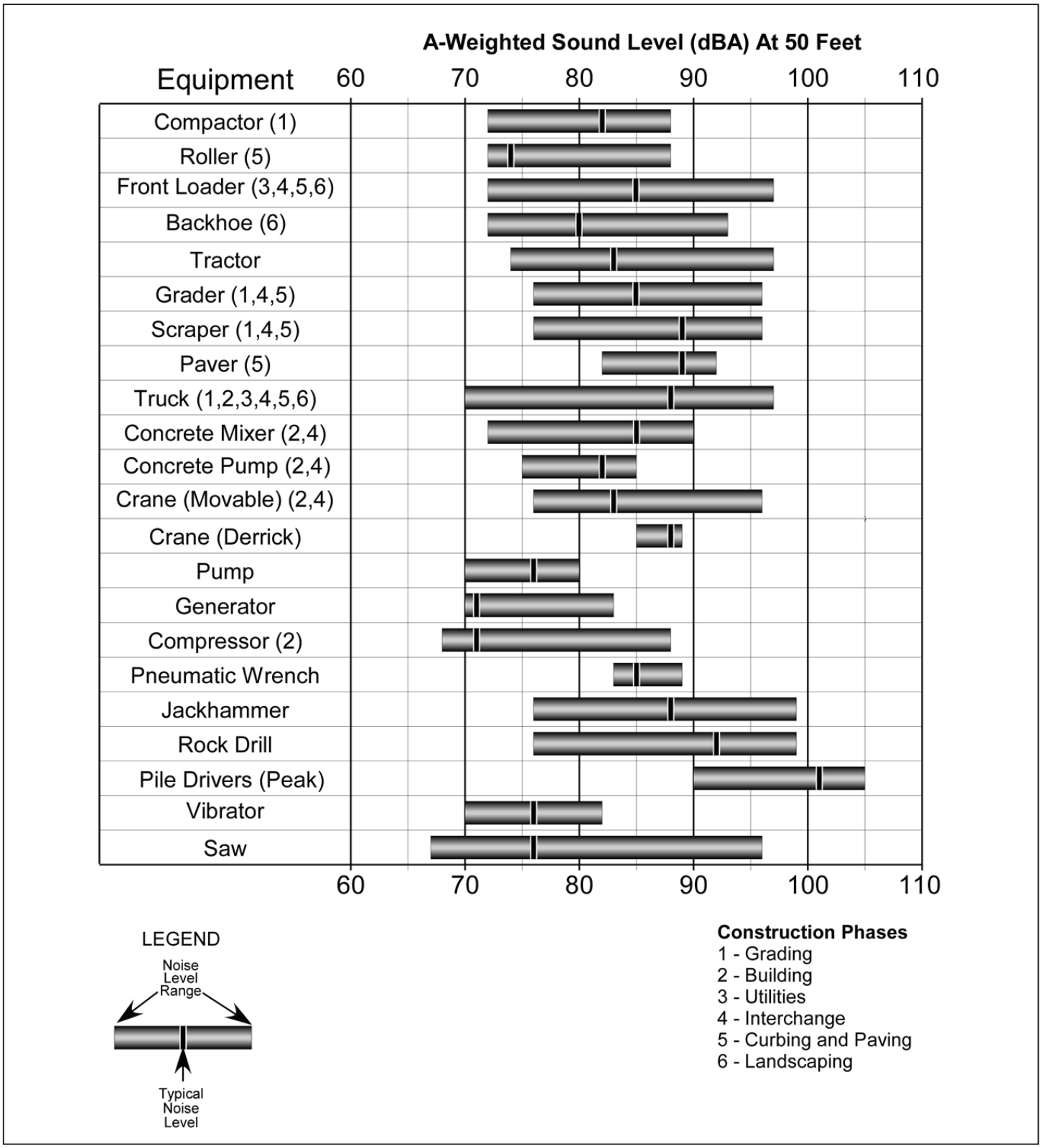

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FIGURE 4.12.8

World Logistics Center Project
Environmental Impact Report

Typical Construction Equipment Noise Levels

SOURCE: Mestre Greve Associates, 2012

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Item No. E.6

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Based on these projections, anticipated worst-case construction noise levels would regularly be exceeded during daytime and nighttime hours at residences within the Specific Plan area. Based on an L_{eq} noise level of 90 dBA at 50 feet, an observer would need to be 1,580 feet from the construction to experience a noise level of 60 dBA (L_{eq}), or 2,800 feet for a noise level of 55 dBA (L_{eq}). Therefore, a residence within 1,580 feet during active construction during the daytime would be affected. Similarly, a residence within 2,800 feet during the nighttime would be affected by construction noise.

As set forth in Section 3.4.14 and as stated by the project applicant, construction could occur 24 hours per day, 7 days per week for these construction activities. Therefore, noise levels at the nearest residences would exceed the City's exterior noise standard of the 60 dBA[1] CNEL daytime standard and 55 dBA CNEL nighttime standard for residential uses. This is a significant impact requiring mitigation.

Off-site Construction. Construction activities associated with off-site construction include road improvements along Cactus Avenue and Redlands Boulevard, water and utility improvements, construction of a detention basin, debris basins, and interchange improvements. Roadway and interchange improvements are planned along Cactus Avenue, Redlands Boulevard, State Route 60, and Gilman Springs Road. Often the loudest pieces of equipment associated with this type of construction are the graders/scraper equipment. Peak noise levels at 50 feet can reach 96 dBA, with average noise levels (L_{eq}) in the 85 dBA range. Noise levels of 60 dBA (L_{eq}) could be exceeded for up to 900 feet from the construction area. Existing residences are located within 900 feet of the off-site construction areas and would be exposed to noise levels that would exceed of the Moreno Valley noise criteria for residential uses.

Other off-site construction improvements such as drainage, sewer, water, and utility features would also generate noise in close proximity to existing sensitive uses. However, these activities typically utilize less construction equipment, which results in lower noise levels. These construction activities may commonly employ a backhoe as the loudest piece of equipment. A backhoe may have a peak noise level that exceeds 90 dBA at 50 feet, but has an average noise level around 80 dBA (L_{eq}) at 50 feet. However, at this noise level one would need to be more than 500 feet away to experience a noise level (L_{eq}) of less than 60 dBA. This noise level would exceed the City's daytime criteria at the nearest existing residences and mitigation measures would be required.

Specific Plan Design Features. The WLCSP does not contain any design features that specifically address noise. Other features, such as perimeter setback requirements, will have the effect of reducing noise to certain residential areas.

Mitigation Measures. Construction of the proposed project would result in noise levels at the closest residences exceeding the maximum noise level allowed under the City's Municipal Code. The following measures[2] would reduce short-term construction-related noise impacts associated with the proposed WLC project:

4.12.6.1A Prior to issuance of any discretionary approvals for development in the WLCSP, the project applicant shall submit a Noise Reduction Compliance Plan (NRCP) to the City of Moreno Valley for review and approval. The NRCP shall show the limits of nighttime construction in relation to any then occupied residential dwellings. Conditions shall be added to any discretionary projects requiring that the limits of nighttime grading be shown on the NRCP and all grading plans submitted to the City.

[1] *Chapter 11.80.030 Table 11.80.030-2, City of Moreno Valley Municipal Code,* City of Moreno Valley.
[2] Measures 4.12.6.1B-F correspond to the noise study measures N-1 through N-5

The limits of construction allowed at night shall be clearly staked on site, and contractors will be provided with a copy of the plan showing the limits of nighttime construction.

4.12.6.1B During all project site grading, all construction equipment, fixed or mobile, shall be equipped with operating and maintained mufflers consistent with manufacturers' standards.

4.12.6.1C All discretionary approvals for development in the WLCSP shall prohibit construction vehicles from using Redlands Boulevard south of Fir Avenue during on-site construction for all phases of the Specific Plan.

4.12.6.1D All discretionary approvals for development in the WLCSP shall include conditions of approval stating that no nighttime grading shall occur within 2,800 feet of residences south of SR-60 (between 8 p.m. and 6 a.m. on weekends and 8 p.m. and 7 a.m. on weekends or holidays). These restrictions shall be included as part of the Noise Reduction Compliance Plan. As an alternative to this requirement, a temporary construction sound barrier may be used in lieu of the construction buffer, per Mitigation Measure 4.12.6.1E.

4.12.6.1E As an alternative to Mitigation Measure 4.12.6.1D, a 12-foot tall temporary construction sound barrier may be installed for residences within 1,580 feet of active nighttime construction areas. The temporary sound barrier shall be constructed of plywood with a total thickness of 1 to 1.5 inches, or a sound blanket wall may be used. If sound blankets are used, the curtains must have a Sound Transmission Class (STC) rating of 27. This shall be included as part of the Noise Reduction Compliance Plan required in Mitigation Measure 4.12.6.1A, which shall be reviewed and approved by the City prior to implementation.

4.12.6.1F As an alternative to Mitigation Measure 4.12.6.1D, actual noise measurements of construction areas may be taken by qualified personnel and recommend specific buffer distances between construction activities and existing residences based on actual noise levels. These measurements will be incorporated into the Noise Reduction Compliance Plan required in Mitigation Measure 4.12.6.1A, which shall be reviewed and approved by the City prior to implementation.

4.12.6.1G Any discretionary approvals for development that proposes grading within 1,580 feet of occupied residential units shall require that all grading equipment be equipped with residential grade mufflers (or better).

4.12.6.1H All material stockpiles in connection with any grading operations shall be located at least 1,200 feet from existing residences.

4.12.6.1I All project-related off-site construction shall be limited to 6 a.m. and 8 p.m. on weekdays only. Construction during City holidays shall not be permitted.

4.12.6.1J Prior to the issuance of grading permits for off-site construction activities in support of development in the WLCSP, the project developer shall provide evidence to the City that any off-site construction area adjacent to occupied residential units shall have a 12-foot temporary sound barrier installed for construction activities lasting more than one month.

Level of Significance after Mitigation. *On-site Construction*. Elimination of nighttime construction within 2,800 feet of residences would lower the noise levels to 55 dBA (L_{eq}) at the closest residences. The noise levels would just meet the 55 dBA (L_{eq}) nighttime criteria contained in the Moreno Valley Noise Ordinance resulting in a less than significant impact. With the implementation of **Mitigation Measures 4.12.6.1A** through **4.12.6.1J**, the loudest noise level that would be experienced at any

developed residential parcel would be less than the 55 dBA (L_{eq}) nighttime threshold and would be consistent with the limits established in the City's Noise Ordinance resulting in a less than significant impact. In addition, implementation of **Mitigation Measure 4.12.6.1H**, would reduce the noise experienced at existing residences, resulting in a less than significant impact.

As previously stated, construction within 1,580 feet of residential areas south of the freeway has the potential to exceed the daytime Moreno Valley Noise Ordinance criteria of 60 dBA (L_{eq}). With implementation of **Mitigation Measure 4.12.6.1E**, any existing residences within 1,580 feet of a construction area would be shielded from construction noise with a 12-foot temporary sound barrier. A sound barrier will reduce the noise levels by about 10 dB resulting in a reduction of noise below City thresholds at residences 500 feet or further from the construction area. Although the installation of the temporary sound barrier would reduce noise levels experienced at the closest residences, those residences that are located within 500 feet of a construction area would still be exposed to noise levels greater than 60 dBA (L_{eq}). Therefore, impacts associated with this issue would remain significant and unavoidable.

Off-site Construction. With the implementation of **Mitigation Measure 4.12.6.1I**, off-site construction activities would be limited to daytime hours while **Mitigation Measure 4.12.6.1J** would require the installation of a temporary sound barrier. With these mitigation measures in place, residences adjacent to construction activities (depending on the loudness of the construction equipment) could experience noise levels greater than 60 dBA (L_{eq}) for off-site construction projects lasting less than one month. These impacts would only occur during weekday, daytime hours. However, even with implementation of these mitigation measures, noise levels experienced at these residences would be above the City's threshold. Therefore, impacts would remain significant and unavoidable.

4.12.6.2 Long-Term Traffic Noise Impacts

Threshold	Would the project result in a substantial temporary, periodic, and/or permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The noise analysis for the proposed project is based on the traffic volume data contained in the Traffic Impact Analysis (TIA) prepared for the project (contained in its entirety as EIR Appendix L). The TIA addressed the intersections of surface streets in Moreno Valley of a collector or higher classification street with another collector or higher classification street, at which the proposed project will add 50 or more peak hour trips. The study area also included the main travel routes between the project and the neighboring cities of Riverside, Perris, Beaumont, San Jacinto, and Redlands. The study area extended west to the nearest ramps on SR-91 and as far south as the I-215 ramps at Redlands Avenue in Perris. The study area for freeways was selected to cover the freeway routes radiating from the project site to the north, south, east, and west. The traffic analysis covered SR-60 from SR-62 in the east to SR-71 in the west, SR-91 from I-215 in the east to I-15 in the west, and I-215 from SR-210 in the north to the Scott Road interchange in the south.

Three hundred and thirty nine (339) roadway links and eighty (80) freeway segments were analyzed in the noise analysis. The change in noise level was calculated for all 419 roadway and freeway links with and without the project for the existing case (2012), 2017, 2022, and 2035 time horizons. Links with noise increases less than 1.5 dB would not have a substantial noise increase and were not presented in the main body of the noise report (i.e., the tables and figures). Similarly, any links that do not have sensitive receptors (e.g., residential uses) were also not presented in the main body of the noise report. Based on this filtering process, of the 419 links analyzed, 72 links have sensitive receptors and an increase of 1.5 dB for at least one time horizon and were therefore addressed in the analysis.

The projected future daily traffic volumes (Parsons Brinckerhoff, Inc., December, 2012) for roadway segments in the project vicinity were used in the traffic noise impact analysis. Modeled noise levels represent the worst-case scenario, which assumes that no shielding is provided between the traffic and the location where the noise contours are drawn. As previously identified, the threshold for traffic noise is 65 dBA CNEL for sensitive receptors.

Operation of development that could occur within the proposed project area would generate traffic along roadways in the project vicinity. Table 4.12.H identifies existing with project roadway traffic noise levels with the project.

Table 4.12.H: Existing Year (2012) Plus Project Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet		
	Without Project	With Project	Change
Alessandro Boulevard (west of Redlands Boulevard)	60.5	61.5	1.0
Alessandro Road (Crescent Avenue to Sunset Drive)	63.3	65.1	1.8
Alessandro Road (Sunset Drive to San Timoteo Canyon Road)	63.3	65.4	2.1
Cactus Avenue (Oliver Street to Moreno Beach Drive)	58.2	59.8	1.6
Cactus Avenue (Redlands Boulevard to Street D)	50.2	65.6	15.4
Cactus Avenue (west of Redlands Boulevard)	57.5	59.2	1.7
Canyon Crest Drive (Alessandro Boulevard to Sandtrack Road)	41.8	41.9	0.1
Country Club Drive (Chicago Avenue to Canyon Crest Drive)	57.5	59.2	1.7
Crescent Avenue (west of Alessandro Boulevard)	57.1	59.7	2.6
Day Street (Cottonwood Avenue to Alessandro Boulevard)	57.7	57.9	0.2
Evans Road (Marbella Date to Ramon Expressway)	56.9	57.9	1.0
Evans Road (north of Harley Knox Boulevard)	0.0	0.0	0.0
Evans Road (Nuevo Road to San Jacinto Avenue)	0.0	0.0	0.0
Fir Avenue (Quincy Drive to Redlands Boulevard)	0.0	0.0	0.0
Gilman Springs Road (Bridge Street to Beaumont Avenue)	61.0	62.1	1.1
Gilman Springs Road (Bridge Street to SR-79 Southbound Ramps)	61.0	62.2	1.2
Gilman Springs Road (Eucalyptus Avenue to Street C)	46.1	53.5	7.4
Gilman Springs Road (Jack Rabbit Trail to Bridge Street)	62.7	63.9	1.2
Gilman Springs Road (south of Street C)	56.1	57.4	1.3
Gilman Springs Road (SR-79 Northbound Ramps to Record Road)	60.7	60.9	0.2
Iris Avenue (Kitching Street to Lasselle Street)	60.1	61.6	1.5
Iris Avenue (Lasselle Street to Nason Street)	57.0	59.4	2.4
Iris Avenue (Nason Street to Oliver Street)	60.0	63.0	3.0
Ironwood Avenue (Moreno Beach Drive to Redlands Boulevard)	55.6	55.7	0.1
Ironwood Avenue (Redlands Boulevard to Highland Boulevard)	46.3	57.1	10.8
John F Kennedy Drive (south of Cactus Avenue)	61.5	67.0	5.5
Kitching Street (Iris Avenue to Ivory Avenue)	61.1	62.1	1.0
Krameria Avenue (Perris Boulevard to Lasselle Street)	57.5	60.6	3.1
Lasselle Street (Cahuilla Drive to Krameria Avenue)	60.5	61.7	1.2
Lasselle Street (Krameria Avenue to Arroyo Park Drive)	56.4	59.0	2.6
Live Oak Canyon Road (San Timoteo Canyon Road to I-10)	56.5	58.6	2.1
Lochmoor Drive (Central Avenue to Fair Isle Drive)	52.1	53.7	1.6

Table 4.12.H: Existing Year (2012) Plus Project Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet		
	Without Project	With Project	Change
Locust Avenue (Moreno Beach Drive to Smiley Boulevard)	46.2	46.2	0.0
Locust Avenue (Moreno Beach Drive to Redlands Boulevard)	55.7	59.7	4.0
Moreno Beach Drive (John F Kennedy to Oliver Street)	55.2	58.8	3.6
Moreno Beach Drive (Locust Avenue to Ironwood Avenue)	55.3	57.8	2.5
Old 215 Frontage Road (Eucalyptus Avenue to Alessandro Boulevard)	61.4	61.4	0.0
Oliver Street (Alessandro Boulevard to Cactus Avenue)	54.1	56.5	2.3
Orange Avenue (Evans Road to Foothill Drive)	55.3	55.4	0.1
Perris Boulevard (Alessandro Boulevard to Cactus Avenue)	61.0	61.0	0.0
Perris Boulevard (Alessandro Boulevard to Cottonwood Avenue)	61.9	61.9	0.0
Perris Boulevard (Iris Avenue to Krameria Avenue)	60.8	61.5	0.7
Perris Boulevard (John F Kennedy Drive to Iris Avenue)	67.2	67.2	0.0
Perris Boulevard (Krameria Avenue to Harley Knox Boulevard)	60.7	61.8	1.1
Perris Boulevard (Krameria Avenue to Harley Knox Boulevard)	59.6	60.6	1.0
Placentia Avenue (Evans Road to El Nido Avenue)	0.0	0.0	0.0
Placentia Avenue (Water Avenue to Evans Road)	0.0	0.0	0.0
Quincy Drive (Alessandro Boulevard to Cactus Avenue)	0.0	0.0	0.0
Quincy Drive (Cottonwood Avenue to Alessandro Boulevard)	0.0	0.0	0.0
Ramona Expressway (Evans Road to Rider Street)	59.2	59.4	0.1
Reche Canyon Road (Keissel Road to Reche Vista)	62.7	62.9	0.2
Reche Canyon Road (Reche Vista Drive to High Country Drive)	48.9	48.9	0.0
Redlands Boulevard (Eucalyptus Avenue to Dracaea Avenue)	0.0	49.4	49.4
Redlands Boulevard (Ironwood Avenue to SR-60)	68.3	71.1	2.8
Redlands Boulevard (Ironwood Avenue to San Timoteo)	67.8	70.2	2.3
Redlands Boulevard (SR-60 to Eucalyptus Avenue)	58.8	64.9	6.1
San Timoteo Canyon Road (Alessandro Road to Live Oak Canyon Road)	62.0	65.2	3.2
San Timoteo Canyon Road (Live Oak Canyon Road to Redlands Boulevard)	62.7	65.8	3.2
Street A (Eucalyptus Avenue to Street F)	47.0	73.2	26.3
Street D (Street E to Cactus Avenue)	0.0	69.6	69.6
Street E (north of Alessandro Boulevard)	0.0	70.3	70.3
Street F (east of Street A)	0.0	68.4	68.4
Sunset Drive (Alessandro Road to Cameo Drive)	52.5	55.2	2.7
Sunset Drive (Crown Street to Alessandro Road)	49.0	51.4	2.3
Sycamore Canyon Boulevard (Central Avenue to College Boulevard)	62.8	63.2	0.4
Theodore Street (SR-60 to Highland Boulevard)	56.8	64.9	8.1
Freeways			
SR-60 (Pigeon Pass Road/Frederick Street to Heacock Street)	66.5	68.1	1.6
SR-60 (Heacock Street to Perris Boulevard)	65.2	66.9	1.7

Table 4.12.H: Existing Year (2012) Plus Project Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet		
	Without Project	With Project	Change
SR-60 (Perris Boulevard to Nason Street)	64.6	66.7	2.1
SR-60 (Nason Street to Moreno Beach Drive)	52.0	54.3	2.3
SR-60 (Moreno Beach Drive to Redlands Boulevard)	62.5	65.6	3.1
SR-60 (Redlands Boulevard to Theodore Street)	60.2	63.5	3.4

Source: Mestre Greve Associates, November 2012.

Year 2017 (Phase I) with and without project scenarios projected daily traffic volumes on roadway segments in the project vicinity were used to conduct the traffic noise modeling. The projected daily traffic volumes in the area were taken from the TIA prepared for the proposed project. Table 4.12.I identifies year 2017 without project and with project traffic noise levels.

Table 4.12.I: Phase I (2017) Plus Project Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet		
	Without Project	With Project	Change
Alessandro Boulevard (west of Redlands Boulevard)	61.4	61.3	-0.1
Alessandro Road (Crescent Avenue to Sunset Drive)	63.8	65.3	1.5
Alessandro Road (Sunset Drive to San Timoteo Canyon Road)	64.0	65.6	1.6
Cactus Avenue (Oliver Street to Moreno Beach Drive)	58.7	60.5	1.8
Cactus Avenue (Redlands Boulevard to Street D)	50.2	64.2	14.0
Cactus Avenue (west of Redlands Boulevard)	57.9	59.4	1.5
Canyon Crest Drive (Alessandro Boulevard to Sandtrack Road)	42.0	42.5	0.5
Country Club Drive (Chicago Avenue to Canyon Crest Drive)	57.5	58.0	0.5
Crescent Avenue (west of Alessandro Boulevard)	57.6	59.3	1.7
Day Street (Cottonwood Avenue to Alessandro Boulevard)	59.7	60.9	1.3
Evans Road (Marbella Date to Ramon Expressway)	57.3	58.6	1.2
Evans Road (north of Harley Knox Boulevard)	0.0	0.0	0.0
Evans Road (Nuevo Road to San Jacinto Avenue)	0.0	0.0	0.0
Fir Avenue (Quincy Drive to Redlands Boulevard)	0.0	0.0	0.0
Gilman Springs Road (Bridge Street to Beaumont Avenue)	62.1	63.3	1.2
Gilman Springs Road (Bridge Street to SR-79 Southbound Ramps)	62.1	63.4	1.3
Gilman Springs Road (Eucalyptus Avenue to Street C)	46.8	47.0	.02
Gilman Springs Road (Jack Rabbit Trail to Bridge Street)	63.9	65.4	1.5
Gilman Springs Road (south of Street C)	57.3	58.9	1.6
Gilman Springs Road (SR-79 Northbound Ramps to Record Road)	61.0	61.6	0.6
Iris Avenue (Kitching Street to Lasselle Street)	60.6	61.8	1.1
Iris Avenue (Lasselle Street to Nason Street)	60.2	62.3	2.1
Iris Avenue (Nason Street to Oliver Street)	62.8	65.2	2.3
Ironwood Avenue (Moreno Beach Drive to Redlands Boulevard)	56.0	56.8	0.8
Ironwood Avenue (Redlands Boulevard to Highland Boulevard)	49.2	57.6	8.4
John F Kennedy Drive (south of Cactus Avenue)	61.5	65.5	4.0

Table 4.12.I: Phase I (2017) Plus Project Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet		
	Without Project	With Project	Change
Kitching Street (Iris Avenue to Ivory Avenue)	61.7	62.7	1.0
Krameria Avenue (Perris Boulevard to Lasselle Street)	58.9	60.5	1.6
Lasselle Street (Cahuilla Drive to Krameria Avenue)	61.1	62.4	1.3
Lasselle Street (Krameria Avenue to Arroyo Park Drive)	57.6	59.7	2.2
Live Oak Canyon Road (San Timoteo Canyon Road to I-10)	57.3	58.1	0.8
Lochmoor Drive (Central Avenue to Fair Isle Drive)	55.2	56.8	1.6
Locust Avenue (Moreno Beach Drive to Smiley Boulevard)	46.2	46.8	0.6
Locust Avenue (Moreno Beach Drive to Redlands Boulevard)	59.2	61.9	2.7
Moreno Beach Drive (John F Kennedy to Oliver Street)	55.2	57.7	2.5
Moreno Beach Drive (Locust Avenue to Ironwood Avenue)	57.6	59.7	2.1
Old 215 Frontage Road (Eucalyptus Avenue to Alessandro Boulevard)	61.6	62.3	0.7
Oliver Street (Alessandro Boulevard to Cactus Avenue)	58.5	59.3	0.8
Orange Avenue (Evans Road to Foothill Drive)	55.3	55.9	0.6
Perris Boulevard (Alessandro Boulevard to Cactus Avenue)	62.0	63.0	1.0
Perris Boulevard (Alessandro Boulevard to Cottonwood Avenue)	62.6	63.4	0.9
Perris Boulevard (Iris Avenue to Krameria Avenue)	61.9	62.6	0.8
Perris Boulevard (John F Kennedy Drive to Iris Avenue)	68.8	69.9	1.0
Perris Boulevard (Krameria Avenue to Harley Knox Boulevard)	62.0	63.2	1.2
Perris Boulevard (Krameria Avenue to Harley Knox Boulevard)	60.6	61.5	0.9
Placentia Avenue (Evans Road to El Nido Avenue)	0.0	0.0	0.0
Placentia Avenue (Water Avenue to Evans Road)	0.0	0.0	0.0
Quincy Drive (Alessandro Boulevard to Cactus Avenue)	0.0	0.0	0.0
Quincy Drive (Cottonwood Avenue to Alessandro Boulevard)	0.0	0.0	0.0
Ramona Expressway (Evans Road to Rider Street)	59.5	59.9	0.4
Reche Canyon Road (Keissel Road to Reche Vista)	62.9	63.8	1.0
Reche Canyon Road (Reche Vista Drive to High Country Drive)	48.9	49.3	0.4
Redlands Boulevard (Eucalyptus Avenue to Dracaea Avenue)	0.0	0.0	0.0
Redlands Boulevard (Ironwood Avenue to SR-60)	68.5	69.4	1.0
Redlands Boulevard (Ironwood Avenue to San Timoteo Canyon Road)	68.2	69.5	1.3
Redlands Boulevard (SR-60 to Eucalyptus Avenue)	59.2	60.0	0.8
San Timoteo Canyon Road (Alessandro Road to Live Oak Canyon Road)	62.4	64.2	1.8
San Timoteo Canyon Road (Live Oak Canyon Road to Redlands Boulevard)	63.2	64.9	1.7
Street A (Eucalyptus Avenue to Street F)	51.8	71.2	19.4
Street D (Street E to Cactus Avenue)	0.0	68.3	68.3
Street E (north of Alessandro Boulevard)	0.0	65.5	65.5
Street F (east of Street A)	0.0	29.8	29.8
Sunset Drive (Alessandro Road to Cameo Drive)	53.8	55.8	2.0

Table 4.12.I: Phase I (2017) Plus Project Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet		
	Without Project	With Project	Change
Sunset Drive (Crown Street to Alessandro Road)	50.2	51.6	1.4
Sycamore Canyon Boulevard (Central Avenue to College Boulevard)	63.3	64.9	4.6
Theodore Street (SR-60 to Highland Boulevard)	56.8	64.1	7.4
Freeways			
SR-60 (Pigeon Pass Road/Frederick Street to Heacock Street)	67.2	67.9	0.7
SR-60 (Heacock Street to Perris Boulevard)	66.0	66.8	0.8
SR-60 (Perris Boulevard to Nason Street)	65.5	66.5	1.0
SR-60 (Nason Street to Moreno Beach Drive)	52.9	54.0	1.1
SR-60 (Moreno Beach Drive to Redlands Boulevard)	63.5	65.1	1.5
SR-60 (Redlands Boulevard to Theodore Street)	61.3	63.1	1.8

Source: Mestre Greve Associates, November 2012.

As identified in Table 4.12.I, implementation of the proposed WLC project would result in relatively minor changes in traffic noise levels in Year 2017 (Phase I). The largest project-related increase in traffic noise would be along Street D (Street E to Cactus Avenue) and Street E (north of Alessandro Boulevard), where increases of greater than 65 dBA are predicted for the 2017 With Project scenario over the Year 2017 without project scenario. The increase associated with these roadway segments is attributable in part to Streets D and E being new roads that will be constructed by the proposed project.

Future Year (2022) with and without project scenarios projected daily traffic volumes on roadway segments in the project vicinity were used to conduct the traffic noise modeling. The projected daily traffic volumes in the area were taken from the TIA prepared for the proposed project. Table 4.12.J identifies the future year (2022) without project and with project traffic noise levels.

Table 4.12.J: Future Year (2022) Plus Project Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet		
	Without Project	With Project	Change
Alessandro Boulevard (west of Redlands Boulevard)	61.5	63.4	1.9
Alessandro Road (Crescent Avenue to Sunset Drive)	64.6	65.9	1.3
Alessandro Road (Sunset Drive to San Timoteo Canyon Road)	65.0	66.3	1.3
Cactus Avenue (Oliver Street to Moreno Beach Drive)	58.9	60.7	1.8
Cactus Avenue (Redlands Boulevard to Street D)	50.2	65.7	15.5
Cactus Avenue (west of Redlands Boulevard.)	58.3	60.2	1.9
Canyon Crest Drive (Alessandro Boulevard to Sandtrack Road)	45.2	45.9	0.7
Country Club Drive (Chicago Avenue to Canyon Crest Drive)	58.9	59.1	0.2
Crescent Avenue (west of Alessandro Boulevard)	58.5	60.8	2.3
Day Street (Cottonwood Avenue to Alessandro Boulevard)	63.2	64.7	1.5
Evans Road (Marbella Date to Ramon Expressway)	58.1	59.2	1.1
Evans Road (north of Harley Knox Boulevard)	0.0	0.0	0.0
Evans Road (Nuevo Road to San Jacinto Avenue)	0.0	0.0	0.0

Table 4.12.J: Future Year (2022) Plus Project Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet		
	Without Project	With Project	Change
Fir Avenue (Quincy Drive to Redlands Boulevard)	0.0	0.0	0.0
Gilman Springs Road (Bridge Street to Beaumont Avenue)	61.2	63.1	2.0
Gilman Springs Road (Bridge Street to SR-79 Southbound Ramps)	61.2	63.2	2.0
Gilman Springs Road (Eucalyptus Avenue to Street C)	46.4	55.0	8.6
Gilman Springs Road (Jack Rabbit Trail to Bridge Street)	63.0	65.3	2.4
Gilman Springs Road (south of Street C)	56.5	58.8	2.3
Gilman Springs Road (SR-79 Northbound Ramps to Record Road)	62.3	62.6	0.2
Iris Avenue (Kitching Street to Lasselle Street)	61.0	62.4	1.4
Iris Avenue (Lasselle Street to Nason Street)	61.1	63.6	2.5
Iris Avenue (Nason Street to Oliver Street)	63.8	66.7	2.9
Ironwood Avenue (Moreno Beach Drive to Redlands Boulevard)	56.2	56.6	0.4
Ironwood Avenue (Redlands Boulevard to Highland Boulevard)	51.9	57.8	5.9
John F Kennedy Drive (south of Cactus Avenue)	62.8	67.2	4.3
Kitching Street (Iris Avenue to Ivory Avenue)	62.5	63.9	1.4
Krameria Avenue (Perris Boulevard to Lasselle Street)	60.5	62.2	1.8
Lasselle Street (Cahuilla Drive to Krameria Avenue)	61.9	63.3	1.4
Lasselle Street (Krameria Avenue to Arroyo Park Drive)	59.2	61.5	2.3
Live Oak Canyon Road (San Timoteo Canyon Road to I-10)	58.0	59.0	0.9
Lochmoor Drive (Central Avenue to Fair Isle Drive)	57.0	57.9	0.9
Locust Avenue (Moreno Beach Drive to Smiley Boulevard)	46.2	45.7	-0.5
Locust Avenue (Moreno Beach Drive to Redlands Boulevard)	60.7	63.3	2.6
Moreno Beach Drive (John F Kennedy to Oliver Street)	56.1	59.1	3.0
Moreno Beach Drive (Locust Avenue to Ironwood Avenue)	58.8	60.9	2.1
Old 215 Frontage Road (Eucalyptus Avenue to Alessandro Boulevard)	62.8	64.3	1.5
Oliver Street (Alessandro Boulevard to Cactus Avenue)	58.9	59.7	0.8
Orange Avenue (Evans Road to Foothill Drive)	55.3	55.7	0.4
Perris Boulevard (Alessandro Boulevard to Cactus Avenue)	62.7	63.4	0.7
Perris Boulevard (Alessandro Boulevard to Cottonwood Avenue)	63.2	63.7	0.5
Perris Boulevard (Iris Avenue to Krameria Avenue)	62.7	63.2	0.5
Perris Boulevard (John F Kennedy Drive to Iris Avenue)	69.7	70.5	0.8
Perris Boulevard (Krameria Avenue to Harley Knox Boulevard)	62.8	63.7	0.9
Perris Boulevard (Krameria Avenue to Harley Knox Boulevard)	61.5	62.0	0.5
Placentia Avenue (Evans Road to El Nido Avenue)	0.0	0.0	0.0
Placentia Avenue (Water Avenue to Evans Road)	0.0	0.0	0.0
Quincy Drive (Alessandro Boulevard to Cactus Avenue)	0.0	0.0	0.0
Quincy Drive (Cottonwood Avenue to Alessandro Boulevard)	0.0	0.0	0.0
Ramona Expressway (Evans Road to Rider Street)	59.4	60.2	0.8
Reche Canyon Road (Keissel Road to Reche Vista)	63.5	64.1	0.6
Reche Canyon Road (Reche Vista Drive to High Country Drive)	49.3	49.0	-0.3
Redlands Boulevard (Eucalyptus Avenue to Dracaea Avenue)	0.0	50.6	50.6

Table 4.12.J: Future Year (2022) Plus Project Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet		
	Without Project	With Project	Change
Redlands Boulevard (Ironwood Avenue to SR-60)	69.2	71.4	2.2
Redlands Boulevard (Ironwood Avenue to San Timoteo Canyon Road)	69.1	70.8	1.7
Redlands Boulevard (SR-60 to Eucalyptus Avenue)	60.5	66.1	5.6
San Timoteo Canyon Road (Alessandro Road to Live Oak Canyon Road)	63.4	65.8	2.4
San Timoteo Canyon Road (Live Oak Canyon Road to Redlands Boulevard)	64.2	66.4	2.2
Street A (Eucalyptus Avenue to Street F)	49.4	73.1	23.8
Street D (Street E to Cactus Avenue)	0.0	69.8	69.8
Street E (north of Alessandro Boulevard)	0.0	65.4	65.4
Street F (east of Street A)	0.0	68.4	68.4
Sunset Drive (Alessandro Road to Cameo Drive)	55.3	56.9	1.7
Sunset Drive (Crown Street to Alessandro Road)	49.0	49.0	0.0
Sycamore Canyon Boulevard (Central Avenue to College Boulevard)	65.1	65.2	0.1
Theodore Street (SR-60 to Highland Boulevard)	60.3	64.1	3.8
Freeways			
SR-60 (Pigeon Pass Road/Frederick Street to Heacock Street)	67.2	68.4	1.2
SR-60 (Heacock Street to Perris Boulevard)	66.1	67.4	1.3
SR-60 (Perris Boulevard to Nason Street)	65.6	67.2	1.6
SR-60 (Nason Street to Moreno Beach Drive)	53.1	54.9	1.8
SR-60 (Moreno Beach Drive to Redlands Boulevard)	63.8	66.2	2.4
SR-60 (Redlands Boulevard to Theodore Street)	61.7	64.1	2.4

Source: Mestre Greve Associates, November 2012.

As identified in Table 4.12.J, implementation of the proposed WLC project would result in relatively minor changes in traffic noise levels in Future Year 2022. The largest project-related increase in traffic noise would be along Street D (Street E to Cactus Avenue), Street E (north of Alessandro Boulevard), and Street F west (of Street A), where increases of greater than 65 dBA are predicted for the Future Year 2022 With Project scenario over the Future Year 2022 Without Project scenario. The increase associated with these roadway segments is attributable in part to Streets D, E, and F being new roads that will be constructed by the proposed project.

Operation of the proposed project would generate traffic along roadways in the surrounding area during the buildout year (2035) scenario. Buildout Year (2035) with and without project scenarios projected daily traffic volumes on roadway segments in the project vicinity were used to conduct the traffic noise modeling. The projected daily traffic volumes in the area were taken from the TIA prepared for the proposed project. Table 4.12.K identifies the Buildout Year (2035) without project and with project traffic noise levels.

Table 4.12.K: Buildout Year (2035) Plus Project Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet		
	Without Project	With Project	Change
Alessandro Boulevard (west of Redlands Boulevard)	65.6	66.5	0.9
Alessandro Road (Crescent Avenue to Sunset Drive)	64.5	64.9	0.4
Alessandro Road (Sunset Drive to San Timoteo Canyon Road)	65.0	65.5	0.5
Cactus Avenue (Oliver Street to Moreno Beach Drive)	60.4	62.3	1.9
Cactus Avenue (Redlands Boulevard to Street D)	50.1	66.3	16.3
Cactus Avenue (west of Redlands Boulevard.)	59.7	64.8	5.1
Canyon Crest Drive (Alessandro Boulevard to Sandtrack Road)	58.1	59.7	1.6
Country Club Drive (Chicago Avenue to Canyon Crest Drive)	62.4	64.9	2.5
Crescent Avenue (west of Alessandro Boulevard)	58.9	60.1	1.2
Day Street (Cottonwood Avenue to Alessandro Boulevard)	67.8	69.4	1.7
Evans Road (Marbella Date to Ramon Expressway)	61.3	62.7	1.5
Evans Road (north of Harley Knox Boulevard)	60.1	62.9	2.8
Evans Road (Nuevo Road to San Jacinto Avenue)	60.5	62.0	1.5
Fir Avenue (Quincy Drive to Redlands Boulevard)	61.6	68.3	6.7
Gilman Springs Road (Bridge Street to Beaumont Avenue)	63.5	65.5	2.0
Gilman Springs Road (Bridge Street to SR-79 Southbound Ramps)	63.7	65.5	1.8
Gilman Springs Road (Eucalyptus Avenue to Street C)	52.0	57.4	5.4
Gilman Springs Road (Jack Rabbit Trail to Bridge Street)	65.7	68.0	2.3
Gilman Springs Road (south of Street C)	61.9	63.6	1.7
Gilman Springs Road (SR-79 Northbound Ramps to Record Road)	62.6	64.8	2.2
Iris Avenue (Kitching Street to Lasselle Street)	63.2	65.1	1.9
Iris Avenue (Lasselle Street to Nason Street)	63.1	65.4	2.3
Iris Avenue (Nason Street to Oliver Street)	65.6	67.4	2.8
Ironwood Avenue (Moreno Beach Drive to Redlands Boulevard)	57.9	60.6	2.7
Ironwood Avenue (Redlands Boulevard to Highland Boulevard)	58.6	63.6	5.0
John F Kennedy Drive (south of Cactus Avenue)	64.3	67.9	3.6
Kitching Street (Iris Avenue to Ivory Avenue)	63.6	64.8	1.2
Krameria Avenue (Perris Boulevard to Lasselle Street)	57.5	59.4	1.9
Lasselle Street (Cahuilla Drive to Krameria Avenue)	62.1	63.3	1.2
Lasselle Street (Krameria Avenue to Arroyo Park Drive)	60.0	61.8	1.8
Live Oak Canyon Road (San Timoteo Canyon Road to I-10)	57.5	58.6	1.1
Lochmoor Drive (Central Avenue to Fair Isle Drive)	65.4	68.9	3.5
Locust Avenue (Moreno Beach Drive to Smiley Boulevard)	60.8	63.3	2.5
Locust Avenue (Moreno Beach Drive to Redlands Boulevard)	60.8	63.3	2.5
Moreno Beach Drive (John F Kennedy to Oliver Street)	56.8	60.4	3.6
Moreno Beach Drive (Locust Avenue to Ironwood Avenue)	63.3	66.6	3.3
Old 215 Frontage Road (Eucalyptus Avenue to Alessandro Boulevard)	32.2	63.5	1.2
Oliver Street (Alessandro Boulevard to Cactus Avenue)	54.1	54.4	0.3
Orange Avenue (Evans Road to Foothill Drive)	57.3	65.1	7.8
Perris Boulevard (Alessandro Boulevard to Cactus Avenue)	63.5	65.0	1.5

Table 4.12.K: Buildout Year (2035) Plus Project Traffic Noise Levels (dBA)

Roadway Segment	CNEL (dBA) at 100 feet		
	Without Project	With Project	Change
Perris Boulevard (Alessandro Boulevard to Cottonwood Avenue)	63.5	65.0	1.5
Perris Boulevard (Iris Avenue to Krameria Avenue)	64.4	66.0	1.5
Perris Boulevard (John F Kennedy Drive to Iris Avenue)	70.5	72.2	1.7
Perris Boulevard (Krameria Avenue to Harley Knox Boulevard)	64.0	65.5	1.5
Perris Boulevard (Krameria Avenue to Harley Knox Boulevard)	64.0	65.8	1.8
Placentia Avenue (Evans Road to El Nido Avenue)	54.0	68.2	14.3
Placentia Avenue (Water Avenue to Evans Road)	57.4	67.5	10.1
Quincy Drive (Alessandro Boulevard to Cactus Avenue)	31.1	54.5	23.4
Quincy Drive (Cottonwood Avenue to Alessandro Boulevard)	49.2	66.8	1.8
Ramona Expressway (Evans Road to Rider Street)	59.9	61.6	1.7
Reche Canyon Road (Keissel Road to Reche Vista)	65.1	66.9	1.8
Reche Canyon Road (Reche Vista Drive to High Country Drive)	64.2	67.5	3.3
Redlands Boulevard (Eucalyptus Avenue to Dracaea Avenue)	0.0	48.5	48.5
Redlands Boulevard (Ironwood Avenue to SR-60)	69.4	71.6	2.2
Redlands Boulevard (Ironwood Avenue to San Timoteo Canyon Road)	68.7	70.6	1.9
Redlands Boulevard (SR-60 to Eucalyptus Avenue)	61.3	67.3	6.0
San Timoteo Canyon Road (Alessandro Road to Live Oak Canyon Road)	63.5	66.4	2.8
San Timoteo Canyon Road (Live Oak Canyon Road to Redlands Boulevard)	64.1	66.4	2.3
Street A (Eucalyptus Avenue to Street F)	54.0	73.0	19.0
Street D (Street E to Cactus Avenue)	0.0	70.4	70.4
Street E (north of Alessandro Boulevard)	0.0	65.8	65.8
Street F (east of Street A)	0.0	69.2	69.2
Sunset Drive (Alessandro Road to Cameo Drive)	56.9	58.7	1.8
Sunset Drive (Crown Street to Alessandro Road)	50.7	51.7	1.1
Sycamore Canyon Boulevard (Central Avenue to College Boulevard)	65.1	66.5	1.3
Theodore Street (SR-60 to Highland Boulevard)	65.0	67.9	2.9
Freeways			
SR-60 (Pigeon Pass Road/Frederick Street to Heacock Street)	67.6	68.6	1.0
SR-60 (Heacock Street to Perris Boulevard)	66.6	67.7	1.1
SR-60 (Perris Boulevard to Nason Street)	66.5	67.8	1.3
SR-60 (Nason Street to Moreno Beach Drive)	54.2	55.6	1.3
SR-60 (Moreno Beach Drive to Redlands Boulevard)	65.5	67.1	1.6
SR-60 (Redlands Boulevard to Theodore Street)	63.7	65.1	1.4

Source: Mestre Greve Associates, November 2012.

Increases in noise levels associated with Buildout Year (2035) traffic conditions on area roadways range from 0.1 to 68.0 dBA. As identified in the Table 4.12.K, the greatest increase in noise levels would be along Street D (Street E to Cactus Avenue), Street E (north of Alessandro Boulevard), and

Street F west (of Street A), where increases of greater than 65 dBA are predicted for the Buildout Year 2035 With Project scenario over the Buildout Year 2035 Without Project scenario. The increase associated with these roadway segments is attributable in part to Streets D, E, and F being new roads that will be constructed by the proposed project.

Tables 4.12.H through 4.12.K identify the noise increases directly caused by the proposed project. These numbers represent the distance from the centerline of the road to the contour value shown. Note that the values given in Tables 4.12.H through 4.12.I do not take into account the effect of any existing noise attenuation in the form of barriers, soundwalls, or topography that may affect ambient noise levels.

For the reader's convenience, the significance threshold for a project-specific roadway noise impact as defined previously is:

- Project induced increase in noise levels by 5 dB or more where the no project noise level is less than 60 CNEL;
- Project induced increase in noise level by 3 dB or more where the no project noise level is 60 CNEL to 65 CNEL; or
- Project induced increase in noise levels by 1.5 dB or more where the no project noise level is greater than 65 CNEL.

For the reader's convenience, the significance threshold for a project's incremental contribution to a cumulative noise increase as defined previously is:

A project increase of the ambient (cumulative without project) noise level by 1 dB or more, and the predicted future cumulative with project noise levels cause the following cumulative increases:

- Increase noise levels by 5 dB or more where the existing noise level is less than 60 CNEL;
- Increase noise levels by 3 dB or more where the existing noise level is 60 to 65 CNEL; or
- Increase noise levels by 1.5 dB or more where the existing noise level is greater than 65 CNEL.

It should be noted that the same noise increase occurs at all locations along a roadway link. In other words, the same increase will occur at 50 feet from a roadway as it does at 100 feet. In addition, the noise contours cover a wider area around the local roadways than does the existing condition. State Route 60, however, continues to be the dominant noise source in the area.

In general, the project proposes logistics uses and will not be affected by these noise increases. However, there are a few scattered residences within the project area and adjacent to the WLCSP area that would be affected by the proposed logistics uses.

Within the Specific Plan Area. For locations within the WLCSP area, these include three groups of residences that may remain with the implementation of the proposed project. The Specific Plan would rezone the properties as Light Logistics, but it is anticipated that the residences may remain for some time. The Light Logistics use is not sensitive to noise. However, the existing residences, as long as they remain, must be considered sensitive land uses.

- *Redlands Boulevard (north of Brodiaea Avenue).* The first group of homes is located east of Redlands Boulevard north of the intersection with Brodiaea Avenue. The traffic on Redlands Boulevard will not increase significantly as a result of the project. Future Street E is proposed to be constructed west of these existing residences. However, as stated in the Noise Study

conducted for the Specific Plan, it is likely that there will be intervening buildings and that the distance from Street E will be so great that these homes will not experience significant noise from public roadways. Therefore, impacts are anticipated to be less than significant and no mitigation is required.

- *Street A/Theodore Street (Street B to Street F).* The second group of residences within the Specific Plan area is located on the east side of Street A (Theodore Street) midway between the future Street B and Street F. There are currently two residences in this area. These residences are anticipated to experience noise increases up to 18 dB due to the implementation of the Specific Plan. As a result, existing noise levels at these two residences will be changed significantly. The exact alignment of the roadway is yet to be determined, but the homes may be roughly 100 feet from the centerline on the roadway. As identified in Table 4.12.J, at this distance, the noise level by future year (2022) could be as high as 73.1 CNEL. This level of noise would be above the 65 CNEL threshold and would result in a greater than 1.5 dB noise increase when compared to without project conditions. This is a significant impact requiring mitigation.
- *Street F/Dracaea Avenue (east of Theodore Street).* The third area is a single residence located east of Theodore Street along what is currently Dracaea Avenue (future Street F). Existing conditions identify low levels of traffic noise on Dracaea Avenue. The 65 CNEL contour is projected to lie 84 feet from the centerline of Street F and it is likely that the one residence would lie within this zone. This level of noise would be above the 65 CNEL threshold and result in a greater than 1.5 dB noise increase when compared to without project conditions. Therefore, this is a significant impact requiring mitigation.

Off-Site Areas Adjacent to the Specific Plan Area. For areas adjacent to the Specific Plan area, 22 segments would experience a noise increase that would be greater than significance criteria specified previously. These seven areas are described below.

- *Cactus Avenue (Redlands Boulevard to Street D).* This area is occupied by a small group of single-family homes along Cactus Avenue between the future Street D and Redlands Boulevard. A significant noise increase is projected for all four time horizons. Currently, there is no soundwall along these homes. Therefore, this is a significant impact requiring mitigation.
- *Cactus Avenue (west of Redlands Boulevard).* As identified in the noise study, this area shows noise increases ranging from 1.5 dB to 5.1 dB depending on the time horizen. Only the 2035 case results in a significant noise increase.

  Existing residences are located along Redlands Boulevard with rear yards facing Cactus Avenue. Existing 6-foot high soundwalls are located along the residences and rear yard areas are approximately 60 feet from the centerline of the roadway. In buildout year (2035), the noise levels for 60 feet from the centerline of the roadway including the effects of the soundwall are projected to be 64.8 CNEL. This is below the City criteria of 65 CNEL and, therefore, a less than significant impact will occur and no mitigation is required.
- *Day Street (between Cottonwood Avenue and Alessandro Boulevard).* There are scattered single-family homes along this roadway that front onto Day Street. Only the 2035 time horizon results in a significant noise increase for this area. In 2035, the project is projected to increase noise levels by 1.7 dB, bringing the noise level up to 69.4 CNEL. Therefore, this is a significant impact requiring mitigation.
- *Fir Avenue (between Quincy Drive and Redlands Boulevard).* There is one single-family home along this roadway fronting Fir Avenue. Only the 2035 time horizon results in a significant noise increase for this area. In 2035, the project is projected to increase noise levels by 6.7 dB, bringing the noise level up to 68.3 CNEL. Therefore, this is a significant impact requiring mitigation.

- *Gilman Springs Road (between Eucalyptus Avenue and Street C, and between Jack Rabbit Trail and Bridge Street).* There are three single-family homes scattered along these roadway segments. All of the houses are set back from the roadway, but none has soundwalls. A significant noise increase is projected for at least one of these segments in three of the four case years. Therefore, this is a significant impact requiring mitigation.
- *Ironwood Avenue (between Redlands Boulevard and Highland Boulevard).* There are two single-family homes that front onto Ironwood Avenue. There are also two churches along this roadway. A significant noise increase is projected for all four study years. In 2035, the project is projected to increase noise levels by 5 dB, bringing the noise level to 63.6 CNEL. Therefore, this is a significant impact requiring mitigation.
- *John F. Kennedy Drive (south of Cactus Avenue).* The residences along John F. Kennedy Drive south of Cactus Avenue will experience significant noise increases in all four time horizons. Similar to the area along Cactus Avenue, this noise increase will be due to cars and light vehicles, and not heavy trucks. The residences along the west side of the roadway are generally depressed with respect to the road and have existing 6-foot soundwalls. Due to the presence of the existing soundwalls and slope conditions, noise levels would be reduced by 6 to 10 dB. This would result in noise levels being below the City threshold of 65 CNEL for residential uses. Therefore, residences on the west side of the street will not be affected. Impacts are considered to be less than significant and no mitigation is required.

  The residences on the east side of the roadway are elevated with respect to the roadway and do not have soundwalls. Rear yards areas on both sides of the street are approximately 60 to 90 feet from the centerline of the roadway and are bordered by wrought iron fencing. As identified in Tables 4.12.H through 4.12.K, the greatest noise levels that would be experienced at these residences would range up to 67.9 CNEL, which is above the City threshold of 65 CNEL. This is a significant impact requiring mitigation.
- *Locust Avenue (between Moreno Beach Drive and Smiley Boulevard).* There are three single-family homes along this roadway and they front onto the roadway. The 2035 time horizon results in a significant noise increase for this area. In 2035, the project will increase noise levels by 3.5 dB, bringing the noise level to 68.9 CNEL. This is a significant impact requiring mitigation.
- *Moreno Beach Drive (between Locust Avenue and Ironwood Avenue).* There are 18 single-family homes along this roadway. Some homes front onto the roadway, but most back up to the roadway. The 2035 time horizon results in a significant noise increase for this area. In 2035, the project will increase noise levels by 3.3 dB, bringing the noise level to 66.6 CNEL. This is a significant impact requiring mitigation.
- *Perris Boulevard (between John F. Kennedy Drive and Iris Avenue).* This is a mixed area in terms of residential land use. There are approximately 36 single-family homes along this roadway, some with a soundwall and some without. There is also a large multifamily development without a soundwall. Most of the homes either back up to the roadway or side-on to the roadway, making a soundwall feasible. Approximately half of the homes along this roadway do have a soundwall in place. The 2035 time horizon results in a significant noise increase for this area. In 2035, the project will increase noise levels by 1.7 dB, bringing the noise level up to 72.2 CNEL for areas without a soundwall. For the homes with a soundwall, there would not be a significant noise impact since the year 2035 the noise would increase by 1.7 dB and reaching up to 66.2 CNEL. For the homes on this roadway that do not have a soundwall, there would be a significant noise impact and mitigation is required.
- *Placentia Avenue (from El Nido Avenue to Evans Road, and on to Water Avenue).* There are scattered single-family homes along this roadway that front onto the roadway. The 2035 time horizon results in a significant noise increase for this area. In 2035, the project will increase noise levels by 10 to 14 dB, bringing the noise level up to 68 CNEL. This is a significant impact requiring mitigation.

- *Quincy Drive (from Cactus Avenue to Alessandro Boulevard, and on to Cottonwood Avenue).* The existing single-family homes along Quincy Drive have a soundwall. Quincy Drive currently only exists from Cottonwood to Bay Avenue, which is north of Alessandro Boulevard. The 2035 time horizon results in a significant noise increase. This is a significant impact requiring mitigation.
- *Reche Canyon Road (from Keissel Road to Reche Vista Drive, and on to High Country Drive).* There are roughly 22 single-family homes scattered along these two roadway segments. These homes are scattered along the roadway and front onto Reche Canyon Road. The 2035 time horizon results in a significant noise increase for this area. In 2035, the project will increase noise levels by 1.8 to 3.3 dB with resulting noise levels in the 67 to 68 CNEL range. This is a significant impact requiring mitigation.
- *Redlands Boulevard (from Dracaea Avenue to State Route 60).* There are scattered homes in this area that either face Redlands Boulevard (or Shubert Street) or are on Redlands Boulevard. The 2012, 2022, and 2035 time horizons result in a significant noise increase for this area. This is a significant impact requiring mitigation.
- *Redlands Boulevard (from State Route 60 to San Timoteo Canyon Road).* There are approximately 28 homes along this roadway that would be affected. The single-family homes are scattered and generally front the roadway. The 2012, 2022, and 2035 time horizons result in a significant noise increase for this area. The increases in noise are around 2 dB with a resultant noise level in the 71 to 72 CNEL range. This is a significant impact requiring mitigation.
- *San Timoteo Canyon Road (from Alessandro Road to Live Oak Canyon Road to Redlands Boulevard).* There are about four scattered residences along this roadway that would be affected. The existing baseline plus project time horizon results in a significant noise increase for this area. The noise increases by up to 3.3 dB with resultant noise levels in the 65 to 66 CNEL range. This is a significant impact requiring mitigation.
- *Theodore Street (State Route 60 to Highland Boulevard).* There are four existing homes on Theodore Street that front onto the roadway. Implementation of the Specific Plan would result in a 10.7 dB increase over baseline conditions (2012), a 7.4 dB increase in Opening Year (2017), and a 3.8 dB increase in future year (2022). By Buildout Year (2035), the noise increase associated with the proposed project is anticipated to be 2.9 dB, which would not be significant. In future year (2022), the 65 CNEL contour for this roadway link would lie approximately 138 feet from the centerline of the roadway. The four existing residences on Theodore Street are within 138 feet of the roadway. As a result, these existing residences could experience noise levels above the 65 CNEL threshold during all time horizens. This is a significant impact requiring mitigation.
- *Street D (from Street E to Cactus Avenue).* Street D, as shown in the Specific Plan, will come down the western side of the project parallel to Merwin Street. It then merges with Cactus Avenue traveling to the west until Redlands Boulevard. A specific alignment has not been determined for this roadway. There are approximately 14 homes that side-on to Merwin Street that could be affected by traffic on Street D. There are no soundwalls along these homes. There would be limited or no heavy trucks using this roadway. The 65 CNEL contour will lie 114 feet from the centerline of Street D. If the centerline of Street D is located closer than 114 feet to the residences, then a significant impact would occur. Outdoor living spaces for homes along Merwin Street would experience noise levels greater than 65 CNEL, and this would not be consistent with City criteria. This is a significant impact requiring mitigation.
- *State Route 60 (from Pigeon Pass Road to Perris Boulevard).* All residential areas along this stretch of freeway have soundwalls in place. The 2012 time horizon results in a significant noise increase for this area. The noise levels are projected to increase by 1.5 to 1.7 dB in this area with resultant noise levels in the 66.9 to 68.1 CNEL range. This is a significant impact requiring mitigation.
- *State Route 60 (from Perris Boulevard to Nason Street).* All residential areas along this stretch of freeway have soundwalls in place. The 2022 time horizon results in a significant noise increase

for this area. The noise level will go up by 1.6 dB with the project up to a level of 67.2 CNEL. This is a significant impact requiring mitigation.

- *State Route 60 (from Moreno Beach Drive to Redlands Boulevard).* There are soundwalls in place for all residences in this area. The existing 2012 and 2035 time horizons result in a significant noise increase for this area, reaching 67.1 CNEL by 2035. This is a significant impact requiring mitigation.
- *State Route 60 (from Redlands Boulevard to Theodore Street).* No soundwalls are present in this area. The residential area is set back from the freeway and is clustered along Redlands Boulevard north of the freeway. The existing 2012 time horizon results in a significant noise increase for this area. The resultant noise level will be 63.5 CNEL with an increase due to the project of 3.4 dB. This is a significant impact requiring mitigation.

Specific Plan Design Features. The WLCSP indicates there will be a 250-foot setback from existing housing along Redlands Boulevard. No additional design features to attenuate noise impacts are planned as part of the WLCSP.

Mitigation Measures. Construction of the proposed WLC project would result in noise levels at the closest residences within and adjacent to the WLCSP area exceeding the maximum noise level allowed under the City's Municipal Code. The following measures would reduce long-term traffic related noise impacts associated with the proposed project:

4.12.6.2A Within the WLCSP, Street D shall be designed such that exterior noise levels at existing residential areas shall not exceed 65 CNEL, which may require installation of a soundwall or other noise attenuation improvements. The design and calculations of such improvements shall be incorporated into a report that shall be submitted to the City for review and approval prior to the issuance of construction permits for Street D.

4.12.6.2B Prior to issuance of any discretionary approvals for development in the WLCSP, a WLC Noise Development Impact Fee study shall be submitted to the City for review and approval. The City shall require future development within the WLCSP to participate in a WLC Noise Development Impact Fee program to include soundwall attenuation to mitigate impacts from the proposed project based on the collection of fair-share fee payments from each increment of development and the implementation of each soundwall in accordance with Mitigation Measure 4.12.6.2C. The update to the DIF shall be based on a nexus study in conformance with State law (i.e., AB 1600). The Nexus study shall examine the soundwalls specified below, shall include detailed cost estimates for each soundwall, and shall establish a pro-rated fee to be paid per square foot by all development proposals within the WLCSP. The soundwalls to be included in this study include:

Cactus Avenue Soundwall from Redlands Boulevard to Street D. Construct an approximately 1,000-foot long, 6-foot high soundwall at the top of slope. The existing wrought-iron fencing will be removed and replaced with the soundwall (e.g., masonry wall, berming, glass barrier, or combinations of these barriers). The soundwall would need to measure 6 feet as measured from the rear yard of the residences.

John F. Kennedy Drive, east side, Soundwall from Cactus Avenue to Bay Hill Drive. Construct an approximately 5,000-foot long, 6-foot high soundwall at the top of slope for the existing residences that are on the east side of John F. Kennedy Drive. The existing wrought-iron fencing will be removed and replaced with the soundwall (e.g., masonry wall, berming, glass barrier, or combinations of these barriers). The

soundwall would need to measure 6 feet as measured from the rear yard of the residences.

Moreno Beach Drive Soundwall between Locust Avenue and Ironwood Avenue. Construct an approximately 2,000-foot long, 6-foot high soundwall at the top of slope for the existing residences that are on the east side of John F. Kennedy Drive. The soundwall would need to measure 6 feet as measured from the rear yard of the residences.

Perris Boulevard Soundwall between John F. Kennedy Drive and Iris Avenue. Construct an approximately 1,500-foot long, 6-foot high soundwall at the top of slope for the existing residences that are on the east side of John F. Kennedy Drive. The soundwall would need to measure 6 feet as measured from the rear yard of the residences.

State Route 60 Soundwall from Redlands Boulevard to Theodore Street. Construct an approximately 580-foot long, 6-foot high soundwall for the existing residences. The soundwall would need to measure 6 feet as measured from the rear yard of the residences.

Iris Avenue Soundwall from Nason Street to Oliver Street. Construct an approximately 3,000-foot long, 6-foot high soundwall along the property line for the existing residences.

Sycamore Canyon Boulevard Soundwall from College Boulevard and Central Avenue. Construct an approximately 1,000-foot long, 6-foot high soundwall at the top of slope for the existing residences. The soundwall would need to measure 6 feet as measured from the rear yard of the residences.

4.12.6.2C Prior to issuance of any building permits for development in the WLCSP, the City shall collect the Development Impact Fee (DIF) as modified in accordance with Mitigation Measure 4.12.6.2B. The City shall establish a schedule for installing the specific soundwalls listed in Mitigation Measure 4.12.6.2B consistent with the WLC Noise DIF program..

Level of Significance after Mitigation. *Within the WLC Specific Plan Area.* For areas within the WLCSP area, these include three groups of residences that may remain with the implementation of the proposed project. The level of significance after mitigation is provided for each of the two areas for which a significant impact has been identified.

- *Theodore Street/Street A (Street B to Street F).* There are two residences in this area. These residences are anticipated to experience noise increases up to 18 dB due to the implementation of the Specific Plan. As a result, existing noise levels at these two residences will be changed significantly. The exact alignment of the roadway is to be determined, but the homes may be roughly 100 feet from the centerline on the roadway. One residence fronts onto Street A (Theodore Street), and the driveway access would make a soundwall ineffective. The other residence is on to Street A. It is difficult to determine where an outdoor living area is for this residence. However, since it is a single residence, a soundwall would have a limited effectiveness. Since mitigation is not feasible, impacts remain significant and unavoidable.
- *Dracaea Avenue/Street F (east of Theodore Street).* There is one residence in this area fronting onto the future alignment of Street F (currently Dracaea Avenue). Existing conditions identify low levels of traffic noise on Dracaea Avenue. The 65 CNEL contour is projected to lie 84 feet from the centerline of Street F and it is likely that the one residence would lie within this zone. Installation of a soundwall would not be effective in reducing noise levels due to the opening for the driveway. Since mitigation is not feasible, impacts remain significant and unavoidable.

Off-Site Areas Adjacent to the Specific Plan Area. For areas adjacent to the WLCSP area, eight areas would experience noise increases that would be mitigated to a less than significant level with implementation of **Mitigation Measures 4.12.6.2A** through **4.12.6.2C**. These areas are as follows:

- Cactus Avenue from Redlands Boulevard to Street D;
- John F. Kennedy Drive, west side, from Cactus Avenue to Bay Hill Drive;
- Moreno Beach Drive between Locust Avenue and Ironwood Avenue (15 of 18 homes);
- Perris Boulevard between John F. Kennedy Drive and Iris Avenue;
- State Route 60 from Redlands Boulevard to Theodore Street;
- Iris Avenue from Nason Street to Oliver Street;
- Sycamore Canyon Boulevard from College Boulevard and Central Avenue; and
- Street D from Street E to Cactus Avenue (8).

For the remaining noise impact locations adjacent to the WLCSP area for which significant noise impacts have been identified, mitigation measures are not feasible or will not fully reduce the impact to less than significant levels. Each location that will remain significant and unavoidable with implementation of the proposed project is discussed below.

- *Cactus Avenue (west of Redlands Boulevard).* Existing soundwalls will reduce noise levels by an estimated 6 dB, lowering the ultimate noise levels to 64.8 CNEL in the rear yard areas along Cactus Avenue. This is below the City criteria of 65 CNEL. It is not feasible to modify the existing residential block wall to reduce the project increase in noise levels because the block walls are designed for the height that they are built. In addition, the projected noise levels in year 2035 are within the City's exterior noise level for residences. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.
- *Day Street (between Cottonwood Avenue and Alessandro Boulevard).* The scattered single-family homes along this roadway front onto Day Street. In 2035, the project is projected to increase noise levels by 1.7 dB, bringing the noise level up to 69.4 CNEL. Homes that are widely separated from other homes cannot be effectively mitigated with a soundwall. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.
- *Fir Avenue (between Quincy Drive and Redlands Boulevard).* There is one single-family home along this roadway fronting Fir Avenue. Only the 2035 time horizon results in a significant noise increase for this area. In 2035, the project is projected to increase noise levels by 6.7 dB, bringing the noise level up to 68.3 CNEL. A single home that fronts on a roadway cannot be effectively mitigated with a soundwall. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.
- *Gilman Springs Road (between Eucalyptus Avenue and Street C, and between Jack Rabbit Trail and Bridge Street).* There are three single-family homes scattered along these roadway segments. All of the houses are set back from the roadway, but none has soundwalls. A significant noise increase is projected for at least one of these segments in three of the four case years. Homes that are widely separated from other homes cannot be effectively mitigated with a soundwall. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.
- *Ironwood Avenue (between Redlands Boulevard and Highland Boulevard).* There are two single-family homes that front onto Ironwood Avenue. There are also two churches along this roadway. A significant noise increase is projected for all four study years. In 2035, the project is projected to increase noise levels by 5 dB, bringing the noise level to 63.6 CNEL. Land uses that are widely

separated from one another cannot be effectively mitigated with a soundwall. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.

- *Locust Avenue (between Moreno Beach Drive and Smiley Boulevard).* There are three single-family homes along this roadway and they front onto the roadway. The 2035 time horizon results in a significant noise increase for this area. In 2035, the project will increase noise levels by 3.5 dB, bringing the noise level to 68.9 CNEL. As discussed above, homes that are scattered and front onto a street cannot be effectively mitigated with a soundwall. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.
- *Moreno Beach Drive (between Locust Avenue and Ironwood Avenue.* There are 18 single-family homes along this roadway. Some homes front onto the roadway, but most back up to the roadway. The 2035 time horizon results in a significant noise increase for this area. In 2035, the project will increase noise levels by 3.3 dB, bringing the noise level to 66.6 CNEL. This is a significant impact requiring mitigation. Even with the soundwall that would be implemented as part of **Mitigation Measures 4.12.6.2A** through **4.12.6.2C**, sound levels at 3 of the 18 homes would exceed 65 CNEL. These homes front onto Moreno Beach Drive and cannot be effectively mitigated with a soundwall. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.
- *Placentia Avenue (from El Nido Avenue to Evans Road, and on to Water Avenue).* There are scattered single-family homes that front onto the roadway. The 2035 time horizon results in a significant noise increase for this area. In 2035, the project will increase noise levels by 10 to 14 dB, bringing the noise level up to 68 CNEL. As discussed above, homes that are scattered and front onto a street cannot be effectively mitigated with a soundwall. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.
- *Quincy Drive (from Cactus Avenue to Alessandro Boulevard, and on to Cottonwood Avenue).* The existing single-family homes along Quincy Drive have a soundwall. Quincy Drive currently only exists from Cottonwood to Bay Avenue, which is north of Alessandro Boulevard. The 2035 time horizon results in a significant noise increase. It is not feasible to modify the existing residential block walls to reduce the project increase in noise levels because the block walls are designed for the height that they are built. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.
- *Reche Canyon Road (from Keissel Road to Reche Vista Drive, and on to High Country Drive).* There are approximately 22 single-family homes scattered along these two roadway segments. These homes front onto Reche Canyon Road. The 2035 time horizon results in a significant noise increase for this area. In 2035, the project will increase noise levels by 1.8 to 3.3 dB with resulting noise levels in the 67 to 68 CNEL range. Homes that are scattered and front onto a street cannot be effectively mitigated with a soundwall. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.
- *Redlands Boulevard (Dracaea Avenue to State Route 60).* There are scattered homes in this area that either face Redlands Boulevard (or Shubert Street) or are on Redlands Boulevard. The 2012, 2022, and 2035 time horizons result in a significant noise increase for this area. Homes that are scattered and front onto a street cannot be effectively mitigated with a soundwall. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.
- *Redlands Boulevard (State Route 60 to San Timoteo Canyon Road).* There are approximately 28 homes along this roadway that would be affected. The single-family homes are scattered and generally front the roadway. The 2012, 2022, and 2035 time horizons result in a significant noise increase for this area. The increases in noise are around 2 dB with a resultant noise level in the 71 to 72 CNEL range. Homes that are scattered and front onto a street cannot be effectively mitigated with a soundwall. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.

- *San Timoteo Canyon Road (from Alessandro Road to Live Oak Canyon Road to Redlands Boulevard).* There are approximately four scattered residences along this roadway that would be affected. The existing baseline plus project time horizon results in a significant noise increase for this area. The noise increases by up to 3.3 dB with resultant noise levels in the 65 to 66 CNEL range. Homes that are scattered and front onto a street cannot be effectively mitigated with a soundwall. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.
- *Theodore Street (State Route 60 to Highland Boulevard).* There are four existing homes on Theodore Street that front onto the roadway. Implementation of the Specific Plan would result in a 10.7 dB increase over baseline conditions (2012), a 7.4 dB increase in Opening Year (2017), and a 3.8 dB increase in future year (2022). By Buildout Year (2035), the noise increase associated with the proposed project is anticipated to be 2.9 dB, which would not be significant. In future year (2022), the 65 CNEL contour for this roadway link would lie approximately 138 feet from the centerline of the roadway. The four existing residences on Theodore Street are within 138 feet of the roadway. As a result, these existing residences could experience noise levels above the 65 CNEL threshold for all time horizons. Homes that are scattered and front onto a street cannot be effectively mitigated with a soundwall. Therefore, the significant impact cannot be feasibly mitigated and it will remain significant and unavoidable.

4.12.6.3 Long-Term Operational Noise Impacts

Threshold	Would the project cause exposure of persons to or generation of noise levels in excess of standards established in the *City of Moreno Valley General Plan, Moreno Valley Municipal Code*, or applicable standards of other agencies?

Potential long-term stationary noise impacts would primarily be associated with operations at logistics facilities within the WLCSP area. Logistics facility uses would generate noise from truck delivery, loading/unloading activities at the loading areas, heating, ventilation, and air-conditioning (HVAC) equipment and other noise-producing activities within the parking lot (e.g., doors slamming, vehicle engine start-ups, and conversing in the parking lot). These activities are potential point sources of noise that could affect noise-sensitive receptors adjacent to the loading areas and parking lots. As noise spreads from a source, it loses energy; therefore, the farther away the noise receiver is from the noise source, the lower the perceived noise level would be.

Noise levels were measured at similar facilities to determine representative noise levels that might be generated by this type of activity. Noise measurements were made at two facilities; specifically, Lowes Distribution Center (3984 Indian Avenue, Perris, CA) and Ross Distribution Center (3404 Indian Avenue, Perris, CA). Based on these representative noise measurements, Table 4.12.L provides the noise levels for various distances from the warehouse property line with no noise barrier in place and with an assumed 12-foot noise barrier.

Table 4.12.L: Representative Noise Levels for Warehousing Activities

Distance from Facility (feet)	Noise Level (dBA L_{eq})	
	No Barrier	With 12-foot barrier
50	56.9	48.6
100	54.9	47.8
250	50.8	44.7
500	46.6	40.9

Source: Mestre Greve Associates, November 2012.

The City of Moreno Valley Noise Ordinance requires that noise levels remain below 55 dBA (L_{eq}) during nighttime hours. To achieve this noise level, the warehouse property line would only need to be 100 feet from the nearest residential property and no soundwall would need to be present.

Another consideration is whether the proposed activity levels will be substantially higher than current ambient conditions. No matter what is developed in the Specific Plan area, ambient conditions would be higher in future years due to higher levels of traffic and activity. Ambient noise levels were measured at seven sites that could border the World Logistics Center (i.e., Measurement Sites 3 through 9). The nighttime ambient noise levels (L_{eq}) ranged from 35.8 to 61.8 dBA with an average for the sites of 46.6 dBA. To keep the noise levels at nearby residential areas less than typical ambient conditions, the logistics property line should be located a minimum distance of 250 feet and a 12-foot soundwall should be located along the perimeter of the property that faces any residential areas. This would keep the logistic use noise to less than 45 dBA (L_{eq}) at the residences. The implementation of this buffer between logistics uses and noise sensitive uses has been included as **Mitigation Measure 4.12.6.3A**.

Specific Plan Design Features. The WLCSP indicates there will be a 250-foot building setback from residentially zoned property along Redlands Boulevard, Bay Avenue, and Merwin Street.

Mitigation Measures. Operation of the proposed WLC project would result in noise levels at the closest residences within and adjacent to the WLC Specific Plan area exceeding the maximum noise level allowed under the City's Municipal Code. The following measure would reduce long-term operational noise impacts associated with the proposed WLC project:

4.12.6.3A All discretionary approvals for development in the area of Redlands Boulevard, Bay Avenue, Merwin Street, and Cactus Avenue shall provide a minimum 250-foot setback between residentially zoned property and logistics buildings within the WLCSP. In addition, all such discretionary approvals shall provide sound attenuation improvements that will reduce expected noise levels from development to within City standards.

Level of Significance after Mitigation. Implementation of **Mitigation Measure 4.12.6.3A** would eliminate any noise impacts on residential areas due to the operation of logistic activities. Through the provision of a 250-foot buffer, berms, and/or soundwalls, noise levels at the nearest residences would be reduced to below the City's thresholds. Therefore, with adherence to the identified mitigation measure, impacts associated with this issue would be less than significant.

4.12.6.4 Long-Term Utility Noise Impacts

Threshold	Would the project cause exposure of persons to or generation of noise levels in excess of standards established in the *City of Moreno Valley General Plan, Moreno Valley Municipal Code*, or applicable standards of other agencies?

As illustrated in previously referenced Figure 4.12.3 and Figure 4.12.6, there is one existing SDG&E compressor station and two existing SCGC facilities located within the WLC Specific Plan area.

Based on preliminary calculations as illustrated in Figure 4.12.3, the worst-case compressor station operational characteristics will result in a maximum noise level just above 65 CNEL within the project area proposed for development (i.e., not open space). Typical commercial construction results in buildings that achieve at least a 20 dB reduction of outdoor noise levels. Therefore, an office use

exposed to the highest noise level from the compressor station will be just above 45 CNEL and below the 50 CNEL limit prescribed by the City's General Plan, resulting in a less than significant impact and no mitigation is required.

As illustrated in previously referenced Figure 4.12.4, the L_{eq} noise level generated by the compressor station does not exceed 60 dBA L_{eq} beyond the property lines of the facility. Therefore, the compressor station is not considered a noise disturbance based on City criteria. Operation of the compressor station would not result in any interior noise levels exceeding the limits established by the City in the General Plan. Therefore, noise impacts associated with the operation of the compressor station would be less than significant and no mitigation is required.

As identified in previously referenced Figure 4.12.5, the maximum noise level from a blow-down at the SDG&E compressor station within the WLCSP area proposed for development (i.e., the Logistics Development land use) is 100 dBA. A person would need to be exposed to this level for more than two hours in a day before permanent hearing loss would be expected. As discussed above, blow-down events at the SDG&E compressor station typically do not last longer than 90 seconds. Therefore, the SDG&E blow-down events will not result in a significant impact to the uses proposed within the WLCSP area, and no mitigation is required.

For SCGC blow-down events, noise generated could reach as high as 130 dBA just outside the fence line of the southern facility and in excess of 135 dB just outside the fence line of the northern facility. People within approximately 250 feet of the blow-down points would be exposed to noise levels greater than 115 dBA, which would likely cause permanent hearing damage regardless of the exposure time. The SCGC blow-downs could last as long as 90 minutes. It is anticipated that people exposed to noise levels greater than 102 dBA, within approximately 1,300 feet from the blow-down point could experience permanent hearing loss based on this event duration. Noise generated by SCGC blow-down events has the potential to cause permanent hearing loss in persons in the developed area of the project. This is a significant impact and mitigation is required.

SCGC blow-down events also have the potential to produce groundborne vibration. However, the effect of the blow-down groundbourne vigbration would be limted to within 100 feet of the equipment and would not be perceived beyond the facility fenceline, resulting in a less than significant impact and no mitigation is required.

Specific Plan Design Features. The WLCSP provides a setback of open space and a street between the SCGC facility and planned warehouse buildings in the WLCSP. However, the separation may not be sufficient to prevent significant noise impacts during blow-down events.

Mitigation Measures. Operation of the proposed WLC project could result in exposure of people to noise levels as high as 130 dBA or greater during SCGC blow-down events. The following measure would reduce long-term utility related noise impacts associated with the proposed WLC project:

4.12.6.4A Prior to the issuance of building permits for projects within 500 feet of the SCGC and SDG&E facilities, documentation shall be submitted to the City confirming that sound attenuation devices or improvements for the blow-down facilities providing at least a 40 dB reduction in noise levels during blow-down events area available and will be installed for all planned blow-down events. This measure shall be implemented to the satisfaction of the City Planning Official.

Level of Significance after Mitigation. The SCGC blow-down equipment does not currently include a permanent silencer system. A review of the literature of a leading manufacturer of specialty silencer

systems (Industrial Acoustics Company) determined that a specialty silencer system added to the blow-down equipment could reduce noise levels by about 40 dB. With a silencer system providing 40 dB of noise reduction, blow-down noise levels would be less than 102 dBA approximately 30 feet from the blow-down point, which is within the property line of these facilities. 102 dBA is the noise level that could be experienced for up to 90 minutes without causing permanent hearing loss. Therefore, while occupants within the WLCSP in close proximity to the SCGC facilities would be subject to high noise levels during these infrequent noise events, they would not be subject to any permanent hearing damage. With implementation of **Mitigation Measure 4.12.6.4A**, SCGC blow-down events would not result in noise levels that could cause permanent hearing loss and the project would not be significantly affected by noise from the SCGC facilities, resulting in a less than significant impact.

4.12.7 Cumulative Impacts

The cumulative area for noise impacts is the City of Moreno Valley. Implementation of the Specific Plan would result in the introduction of new noise sources and levels from on-site activities and from increased traffic volumes on vicinity roadway and freeways.

Construction crew commutes and the transport of construction equipment, and materials to the WLCSP area would incrementally increase noise levels on access roads leading to the site. Secondary sources of noise would include noise generated during excavation, grading, and building erection on the project site. The net increase in project site noise levels generated by these activities and other sources has been quantitatively estimated and compared to the applicable noise standards and thresholds of significance. Although it is not possible to predict if contiguous properties may be constructed at the same time and create cumulative noise impacts that would be greater than if developed at separate times, it is unlikely that adjacent properties will be developed at the same time as the Specific Plan area. However, in the unlikely event that adjacent properties are developed at the same time as the proposed WLC project, adherence to the City's Municipal Code provisions that regulate construction activities and other development standards would render the cumulative impacts of the proposed project to less than significant levels.

The noise analysis contained in this section also provides an assessment of on-site operational noise level impacts on adjacent sensitive uses, both existing and future. Additionally, on-site operational noises are individual noise occurrences and are not typically additive in nature. It is extremely unlikely that adjacent properties will generate noises that would be additive in nature because of two important reasons. First, the noise sources would have to be adjacent or in close proximity to one another in order for the noises to intermingle. Second, the sensitive receptor or receptors would also have to be adjacent to or in close proximity to the noise generators. Although it is not possible to predict if contiguous or proximate properties may generate noise at the same time that would be additive in nature and thus create a significant cumulative noise impact at sensitive receptors, adherence to the City's Municipal Code provisions that regulate nuisance noise from land uses and other development standards would render the cumulative impacts of the proposed project to less than significant levels.

Cumulative traffic volumes contained in the TIA were developed for the Future Year 2022 and Buildout 2035 analysis time horizons. Traffic volumes for each time horizon were developed utilizing a combination of various future traffic growth methods as follows. For Future Year 2022, traffic volumes were developed by interpolating year 2035 traffic volume projections from the Riverside County Transportation and Analysis Model (RivTAM) to year 2022 plus traffic from a list of past, present, and reasonably foreseeable projects. For Buildout Year 2035, traffic volumes were developed by utilizing the year 2035 traffic volume projections from the RivTAM plus traffic from a list of past, present, and reasonably foreseeable projects.

Cumulative noise impacts associated with roadway noise have been addressed based on the cumulative traffic volumes. Previously referenced Tables 4.12.J and 4.12.K provide a comparison of Future Year (2022) and Buildout Year (2035) without and with project noise levels, and if a significant impact (project-specific or cumulatively significant) occurs.

The project calls for improvements to several of the roadways around the project area in order to accommodate the projected increase in project traffic volumes. There are no new noise-sensitive land uses proposed to be constructed within the area of analysis. However the presence of residential uses occurs within the WLCSP project and nearby area. These roadway segments are analyzed against the thresholds for determining significant impacts defined previously in Section 4.12.6.2. As described previously in Section 4.12.4, the project's incremental contribution to a cumulative noise increase would be considered cumulatively considerable and significant when ambient noise levels affect noise-sensitive land uses and when the proposed project increases noise levels by 1 dB or more over pre-project conditions and the predicted future cumulative with project noise levels cause the following cumulative increases:

- Increase noise levels by 5 dB or more where the existing noise level is less than 60 CNEL;
- Increase noise levels by 3 dB or more where the existing noise level is 60 to 65 CNEL; or
- Increase noise levels by 1.5 dB or more where the existing noise level is greater than 65 CNEL.

Cumulative noise impacts associated with roadway noise have been addressed based on the 2022 and 2035 time horizons analyses contained in Section 4.12.6.2. As identified in the preceding analysis, Tables 4.12.J and 4.12.K show the Future Year 2022 and Buildout Year 2035 CNEL values without and with the proposed project and if a significant impact would be produced based on the project-specific significance criteria identified in Seciton 4.12.4 and the cumulatively significant significance criteria identified in Section 4.12.4 and repeated above. Traffic noise level increases from the existing baseline condition and the future (2022 and 2035) time horizons are attributable to the intermingled effects of both the cumulative (i.e., past, present, and reasonably foreseeable projects) development projects in the project vicinity and region as well as the proposed project. As indicated in Section 4.12.6.2, roadway noise impacts have been identified and **Mitigation Measures 4.12.6.2A** through **4.12.6.2C** have been presented to reduce roadway noise impacts to the greatest extent feasible. As disclosed in Section 4.12.6.2, there are numerous instances in which there is no feasible means to reduce roadway noise impacts because of the existing developed nature of the affected roadway segment and/or the scattered nature of the sensitive receptors (i.e., residences), which prohibits the effectiveness of a soundwall. Therefore, no significant cumulative noise impacts would occur after implementation of the proposed mitigation measures. For those segments at which there is a cumulatively considerable impact and there is no feasible means to provide mitigation, the significant cumulative impact will remain significant and unavoidable.

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April 24, 2024

To: Moreno Valley Planning Commission
re: Prologis Eucalyptus warehouse Project.

The developer states that even though a recent court case allows you to require Ag mitigation which will also serve raptor foraging, they are unable to find an AG mitigation bank in Riverside Co. I believe there will be an AG mitigation program by occupancy of the project and you could require mitigation at that time. The state does have such programs and the developer could use those — even if the County doesn't have an AG mitigation program.

Even though the developer ~~you~~ believes they ~~you~~ do not need to include the World Logistic Center (WLC) in their cumulative impacts, it is our opinion that the WLC was a foreseeable project based on newspaper articles and conversations in the community.

Caltrans wants a mitigation Bank. Will you require this project to participate in such. I am sure all in the room would appreciate anything you can do to mitigate noise on SR-60.

The WLC will casts a cancer plume over basically all of Moreno Valley - this project as you heard will add to it

(Page 1 of 2) Sierra Club Jorge Hague

Item No. E.6

This project is being honest – to a point with traffic impacts. Moreno Beach south will be impacted – including a new housing tract being build now near the substation. The environmental document also has impacts at Alessandro Blvd at Nason – but not further west because of the city's 5 mile limit which isn't far enough to address full impacts of its traffic

The City's General Plan is now internally inconsistant with all the changes since its adoption and this project only increases that problem.

George Hague
Sierra Club

Grace Espino-Salcedo

From: George Hague <gbhague@gmail.com>
Sent: Wednesday, March 19, 2014 10:02 PM
To: Chris Ormsby
Cc: John Terell; Jeffrey Bradshaw
Subject: SAN JACINTO VALLEY: Audubon booklet shows many species | Local News | PE.com

http://www.pe.com/local-news/columns/cassie-macduff-headlines/20140317-san-jacinto-valley-audubon-booklet-shows-many-species.ece

Good afternoon/evening Planning Commissioners,

The booklet I gave you at your last meeting is the subject of the below article. If you use the above link you will be able to see at least one picture that goes with the below. I hope you read both the article and the text of the booklet. The public has paid more than $80,000,000 in tax dollars for this wonderful area known as the San Jacinto Wildlife Area. If you wish to have a guided visit to the area, Google the Friends of the Northern San Jacinto Valley and read their latest newsletter which will provide you a list of walks during the next two months which are some of the best times to visit.

Take care,

George Hague

SAN JACINTO VALLEY: Audubon booklet shows many species

An Audubon photo booklet, “Birds of the San Jacinto Valley,” shows myriad species that share the wildlife area. Audubon put out the book to highlight the area’s importance.

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BY CASSIE MACDUFF
March 17, 2014; 08:20 PM

When a friend gave me a free booklet about the birds of the San Jacinto Wildlife Area, I was stunned by the variety and beauty of the species that could be found so close to Riverside.

The booklet, published by the San Bernardino Valley Audubon Society, contains 86 color photos taken by Audubon members at the wildlife area and neighboring Lake Perris.

A vermilion flycatcher, a cinnamon teal duck, a snowy egret, Northern Harriers, bald eagles, a white-tailed kite poised to pounce on its prey, and an amazing variety of shorebirds with bills long and longer, all grace the booklet.

I had heard of the wildlife area, but had never seen it. Now I was determined to visit it and view the burgeoning avian population for myself.

I couldn't have picked a better time of year.

When I arrived last Tuesday morning, the rocky slopes surrounding the valley were turning green from the recent rain. And the warm spring weather was bringing out flocks and pairs of birds by the dozens.

A group of birders from Oceanside was just setting up. They let me look through their scope at a flock of ibis on a distant pond.

The area's former manager, Tom Paulek, and his wife, Susan Nash, showed me around, identifying the birds and explaining their significance.

The shallow ponds, flooded with reclaimed water from the Eastern Municipal Water District, attract all kinds of wading birds that skim the surface or probe the mud for insects, worms and grubs.

Some that we saw that day are rare in the inland area.

Long-billed curlews, their downward-curving bills almost as long as their bodies, were tiptoeing through the waters and pecking at invisible food sources.

American avocets with up-turned bills, and stilts with long red legs under petite black-and-white bodies, plied the same waters but at different depths, feeding on different bugs. Two kinds of egrets stood quietly and stared into the water, watching for prey.

At one point, a golden eagle swooped by.

By far, the highlight of the morning was seeing a pair of great horned owls.

I spotted one soaring over a newly plowed field, circling low then disappearing behind a stand of trees. As we came closer, a second owl flew out of the trees to a nearby limb, perching high and watching at us.

Wildlife advocates like Paulek and Nash are concerned that the water district will raise the discounted price the wildlife area has been paying since 1987.

The district already has said it plans to cut the area's annual water allocation from 4,500 acre-feet to 2,200 acre-feet. That's been enough to flood the ponds part of the year, but it won't be enough to expand the wildlife area as planned, Paulek and Nash said.

Audubon put out the booklet to highlight the importance of the area to birds migrating between Alaska and South America. The ponds attract shorebirds and ducks, which in turn, along with rodents in the fields, attract raptors — more than 20 species, according to the Audubon booklet.

The authors say the area is threatened by proposed developments to the north and south:

World Logistics Center, a 40 million square-foot warehouse complex, is proposed at the north end of the wildlife area in Moreno Valley.

The Villages of Lakeview, with more than 11,000 homes on 2,800 acres, was successfully challenged in court, sending the environmental report back for revisions. But the proposal is expected to return with the revisions.

Audubon members are worried surrounding development will eventually crowd out many of the species.

“You can’t just preserve the wildlife area alone and expect to maintain the numbers and diversity of birds,” said Dave Goodward, a naturalist and retired science teacher who wrote much of the booklet.

“The farmers’ fields are very important for a lot of birds to forage in, to look for food,” he said. If the agricultural land is developed, some species will no longer be able to find food, he said.

Environmentalists aren’t the only ones concerned.

Elmer Lackey of the wildlife area’s Little Ramona Duck Club said his group is “100 percent against” the projects.

“I think it’ll kill us,” he said. “It will affect our duck club. It will dry up this valley.”

If homes are built nearby, Lackey said, eventually residents will complain about the shooting. That’s what happened when the Irvine Co. was allowed to build next to the Irvine Duck Club, he said: A homeowner sued; the hunting club was shut down.

The Audubon Society sent copies of the San Jacinto Valley bird booklet to members of the Moreno Valley City Council and Riverside County Board of Supervisors, who will decide on the projects.

I called several to find out what they thought.

Supervisor Marion Ashley, whose district includes the area, said the birds are really important, and the wildlife area is core to Riverside County’s multi-species habitat plan.

“The main thing is to protect the birds we have and, if anything, grow them,” Ashley said. Any development will have to be consistent with the habitat plan, he said.

“It’s all part of the fabric of life,” he said. “I really appreciate (Audubon) doing the booklet. It will bring the board’s awareness of the importance of the birds and wildlife.”

Moreno Valley Councilman Richard Stewart didn’t remember seeing the booklet but said he is very familiar with the issues, adding, “We can’t stop development on thousands of acres of… just because there’s a wildlife area near it and Lake Perris.”

To see the booklet for yourself, log onto sbvas.net and scroll down to “Birds of the San Jacinto Valley.” That will take you to the conservation page. Then click on the booklet link to open it.

Contact Cassie MacDuff at 951-368-9470 or cmacduff@PE.com

Key facts

San Jacinto Wildlife Area: Established in 1979 by the state Department of Fish and Wildlife to make up for wetlands and riparian habitat lost to the state water project. Consists of 19,000 acres east of Lake Perris. Attracts thousands of migrating ducks, shore birds, raptors and other species that co-exist on the flooded ponds and dry fields.

Villages of Lakeview: Proposed 2,800-acre, 11,350-home development south of wildlife area on unincorporated county land. Court struck down environmental report last summer. Project being revised.

World Logistics Center: Proposed 40 million square foot, distribution center complex north of the wildlife area in Moreno Valley. Environmental report being revised, may come to planning commission later this year.

Eastern Municipal Water District: Proposed to cut the wildlife area's allocation from 4,500 acre-feet of treated wastewater annually to 2,200 acre-feet. The water, which can't be used for drinking, is used to create ponds and wetlands as shelter, feeding grounds and breeding grounds for many species of birds and waterfowl.

Grace Espino-Salcedo

From: George Hague <gbhague@gmail.com>
Sent: Sunday, March 09, 2014 11:05 PM
To: Jeffrey Bradshaw
Cc: Chris Ormsby; John Terell
Subject: Prologis Planning Commission letter

http://www.pe.com/local-news/riverside-county/moreno-valley/moreno-valley-headlines-index/20140307-moreno-valley-warehouse-project-subject-of-hearing.ece
Article: Planning Commission meeting on Prologis warehouse with 2,000 trucks per day (Press-Enterprise 3-7-2014)

Dictionary

review |riˈvyoō|noun **1** a formal assessment or examination of something with the possibility or intention of instituting change if necessary *: a comprehensive review of defense policy* | *all areas of the company will come under review.*• a critical appraisal of a book, play, movie, exhibition, etc., published in a newspaper or magazine.

Good afternoon/evening Planning Commissioner

re: Prologis Eucalyptus Industrial Park Final EIR

On page three of the Staff Report it reads that "the Planning Commission reviewed and considered the information contained in the Final EIR". This means as defined from the dictionary above you have conducted a formal assessment, examination and critical appraisal of the Final EIR. Read the first paragraph of page three of the Final EIR to know what you must read prior to voting. This specifically includes the Draft EIR and all the comment letters written on the document as well as the Statement of Overriding Consideration, Staff Reports and several other important sections. When you vote on this project you are affirming you are aware of all aspects of this project and believe it is worth all the impacts which can not be mitigated. It is important that in your review that you read pages 77-115 of exhibit A.

This project will not just make its 2,000 daily toxic diesel trucks (mentioned in the above link) go from SR-60 to/from the project by way of Redlands Blvd or Moreno Beach. A significant number of their trucks will head south to Alessandro Blvd as you can read on pages 256-260 of Appendix A. You can read how little their fair share is to improve these intersections which means it will take many years before full improvements will take place. They stop their impacts to Alessandro Blvd at Nason Street, because of the City's use of only a five mile radius for a projects's traffic impacts. The Sierra Club and some judges have stated such a limited range is not enough to show the true impacts of a project. Many of these trucks will use Alessandro Blvd all the way to/from the I-215 and in some cases going through the City of Riverside. Pages 111 - 115 will explain more about these five mile traffic impacts which may not, as stated, be fully mitigated until 2035. They continue to avoid doing the proper analysis which would include the 41,600,000 sq ft World Logistic Center with its more than 70,000 additional Daily trips added to our City and surrounding infrastructure. Two years ago in March of 2012 agencies/groups and individuals were writing comments about the WLC's Notice of Preparation and the City knew about the WLC in 2011 -- the Prologis Draft EIR didn't come out until July 2012. This makes their traffic analysis invalid and they cannot just say that we thought about

our project before the WLC formalized theirs. The fact that the existing traffic data is three years old (2011) also makes it an invalid analysis. They also do not address impacts to the 1-215, !-10 , or SR-91 which 2,000 daily diesel trucks and many other project related vehicles will impact -- in addition to many of City's surface streets.
Based on the Staff's recommendation you are suppose to believe the following quote about another toxic and traffic clogging warehouse added to our City and vote yes "c) Environmental, economic, social and other considerations and benefits derived from the development of the proposed Project OVERRIDE and make infeasible any alternatives to the proposed Project OR future mitigation measures beyond those incorporated into the proposed Project." (Page 130 Appendix A) Within everything you are suppose to read prior to voting they mention it is possible to approve a portion of the project and also allow the Auto Mall to expand. This shows an alternative is possible and invalidates the above quote.
The Sierra Club believes that the above is just one of a number of reasons to vote no or tell them to go back and redo their EIR to allow you to have valid data prior to voting. You represent the residents of Moreno Valley and your are our voices. I do not know many residents who would accept all of the Statement of Overriding Considerations for this project which displaces land zoned for homes and will make it impossible for other nearby lands also zoned for homes to be built. This is because it is recommended that sensitive receptors like homes should be 1,500 yards away from warehouses and their toxic diesel trucks. Will all current homes be 1,500 yards away from Prologis or even 1000 yards?
Take care,
George HagueSierra ClubMoreno Valley GroupConservation Chair

C. ENVIRONMENTAL IMPACTS NOT FULLY MITIGATED TO A LEVEL OF LESS-THAN-SIGNIFICANT

The Moreno Valley City Council finds the following environmental impacts identified in the EIR remain significant even after application of all feasible mitigation measures: aesthetics (individually and cumulative), agricultural resources (individually and cumulative), air quality (individually and cumulative), cumulative population and housing, and transportation. In accordance with CEQA Guidelines Section 15092(b)(2), the City Council of the City of Moreno Valley cannot approve the Project unless it first finds (1) under *Public Resources Code* Section 21081(a)(3), and CEQA Guidelines Section 15091(a)(3), that specific economic, legal, social technological, or other considerations, including provisions of employment opportunities to highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the EIR; and (2) under CEQA Guidelines section 15092(b), that the remaining significant effects are acceptable due to overriding concerns described in the CEQA Guidelines Section 15093 and, therefore, a statement of overriding

considerations is included herein. (Page 77 of Exhibit A of Prologis Read pages 77-115)

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Moreno Valley City Council adopts this Statement of Overriding Considerations with respect to the significant unavoidable impacts associated with adoption of the Project as addressed in the EIR, specifically:

1. Agricultural Impacts—Conversion of State Designated Farmland; 2. Agricultural Impacts—Conversion to a Non-Agricultural Use; and

a. Cumulative Agricultural Impacts 3. Air Quality Impact—Construction Air Pollutant Emissions;

4. Air Quality Impact—Operational Air Pollutant Emissions; and Cumulative Air Pollutant Emissions.

5. Climate Change and GHG Emissions

6. Transportation—Existing and Cumulative Impacts to State Freeway Segments and Freeway Merge/Diverge Areas

(Pages 126-127 of Exhibit A)

Johnson & Sedlack
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Facsimile: 951-506-9725

April 24, 2014

VIA US MAIL AND EMAIL

Planning Commission
c/o Jane Halstead, City Clerk
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553
janeh@moval.org

RE: Comments on Prologis Eucalyptus Industrial Park Project (PA07-0081 et al)

Greetings:

On behalf of the Sierra Club, Moreno Valley Group, and Residents for a Livable Moreno Valley, I hereby submit these comments on, and in opposition to, the Prologis Eucalyptus Industrial Park Project, Public Hearing Item 1. I hereby incorporate all comments previously submitted, and ask that the Planning Commission considered those prior comments as those set forth in full herein.

The FEIR has been updated to incorporate an August 31, 2012 letter from Lozeau Drury, LLP. The changes made and responses to comments in the updated FEIR illustrate, rather than resolve, defects of the EIR. For example, response to comment 12 at page 222 fails to address any of the proposed mitigation to further reduce GHG impacts where such effects are many times SCAQMD's proposed quantitative threshold. The addition of MM 4.6.6.1A provides for testing onsite for contamination by agricultural chemicals which should be done in the EIR prior to consideration by the City of Project approval due to the farming which occurred after the Phase 1 assessment and the risk of pesticides onsite not previously addressed. Air quality and health risk impacts are also shown to be understated, yet receive only brief responses in the FEIR. The responses to comments ignore/overlook whole portions of the comments made; for example, the responses made to Letter D-4B and D-4C fail to address the very important issues raised therein. Overall, the responses for this letter does not evidence good faith, reasoned analysis, or resolve the substantial concerns raised.

More importantly, this minor update to the FEIR does not address or resolve the many significant flaws raised in the other comments on the EIR and made previously, which demand the EIR and

its studies be significantly modified, updated, and recirculated prior to consideration of this Project for approval. The City should determine not to approve the Project and not to certify this defective EIR.

It is apparent that this Project is good only for the developer and bad for the environment and people of Moreno Valley. The Project requires City approval of ten applications for development including a General Plan Amendment and Zone Change, undermining future planning for development in the City. The existing General Plan designation and zoning for the project site consists of a balanced collection of land uses to meet a specific need of the City, which this Project would entirely obliterate. (i.e. by converting for Project development land presently designated in the General Plan R15, R5, and R2; Zoning BP, BPX, R15, R5, RA-2, and PAKO-land)

The Project will also result in, as disclosed in the EIR, significant and unmitigated impacts to aesthetics, agricultural resources, air quality, population and housing, and transportation. In addition, many commenters cited a lack of evaluation, disclosure, and adequate mitigation regarding numerous other impacts, including health risks, air quality, GHGs, biology, etc. Given the harm to the community and region expected to be caused by the Project, and the failures of the EIR prepared for the Project, Project denial is well supported. At a minimum, the EIR and its technical studies must be significantly updated and recirculated before this Project is even considered for approval by the City.

Additionally, Caltrans sent a letter to the City dated March 17, 2014 recommending that the City of Moreno Valley coordinate a state sponsored program of collecting transportation mitigation fees from development projects to make improvements to the State Highway System. I concur that such a fee program is essential to ensuring that all feasible traffic mitigation is adopted for this Project and others like it in the City. The City should take Caltrans' request to heart and work with the State in developing a mitigation fee program for highway impacts *prior to* making any approval relative to this Project. Until such a program is adopted, the City ignores its obligations to adopt all feasible mitigation for traffic impacts for this Project and others.

For these reasons and those previously set forth in comments provided on this Project, I respectfully request that you deny the Project and recommend denial of this Project to the City Council.

Sincerely,

Raymond W. Johnson
JOHNSON & SEDLACK

LOZEAU DRURY LLP
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F 510.836.4205
410 12th Street, Suite 250
Oakland, Ca 94607
www.lozeaudrury.com
richard@lozeaudrury.com

Via Electronic Mail and Hand-Delivery

April 23, 2014

Jeff Bradshaw
Associate Planner
City of Moreno Valley, Planning Division
14177 Frederick Street
Post Office Box 88005
Moreno Valley, CA 92553
Email: jeffreyb@moval.org

RE: Comment on Final Environmental Impact Report for ProLogis Eucalyptus Industrial Park (State Clearinghouse No. 2008021002)

Dear Mr. Bradshaw:

I am writing on behalf of Laborers International Union of North America, Local Union No. 1184 and its members living in Riverside County (collectively "LIUNA Local 1184") regarding the Final Environmental Impact Report ("FEIR") prepared for the ProLogis Eucalyptus Industrial Park, State Clearinghouse No. 2008021002 ("Project").

LIUNA Local 1184 appreciates the Planning Commission's decision to delay its consideration of the FEIR until staff and the EIR consultant reviewed and prepared responses to our comments of August 2012. Unfortunately, it appears the brief delay was not sufficient time for staff to adequately review and consider those comments as many of the concerns expressed about the DEIR still remain in regard to the FEIR. In addition, LIUNA Local 1184 is particularly concerned that the Commission's staff is proposing not to address the significant new information of the proposed nearby World Logistics Center which, when combined with the ProLogis project, the two projects alone will emit as much greenhouse gasses per year in 2020 as the City has established as its total GHG emission target for that year. In other words, the two projects together will emit as much GHGs as the entire City and will cause the City to emit twice as many GHGs as its announced goal as of 2020. Obviously, this is significant new information regarding a serious significant impact of the ProLogis Project's cumulative GHG emissions that must be addressed in a recirculated EIR for public review. These and other concerns are elaborated upon in the following comments.

In addition, LIUNA Local 1184 has had its consultants who prepared comments in 2012 review the staff's responses to comments. Matthew Hagemann, P.G., C.Hg. and Anders Sutherland, of SWAPE Consulting and Dr. James Clark, Ph.D., have reviewed the FEIR and prepared detailed comments regarding numerous technical shortcomings and omissions in the responses. SWAPE Comments (attached as Exhibit A); Clark Comments (attached as Exhibit B). Although this comment will highlight some of those technical comments below, the Commission should review each of the concerns raised in those expert comments.

LIUNA Local 1184 requests that the Planning Commission not certify the EIR at this time but request staff to reconsider the analyses and require additional mitigation measures in order to address the Project's significant air quality impacts, GHG emissions, health risks, farmland conversion, and hazardous material risks that the Project as proposed will cause in the City of Moreno Valley.

A. The FEIR's Failure To Tackle The Project's Massive GHG Emissions is an Abuse of Discretion.

The total GHG emissions that the City claims it will achieve by 2020 are 798,693 metric tons of CO2 equivalent per year for the entire City. *See* World Logistics Center DEIR, p. 4.7-9 (excerpts attached as Exhibit C). Yet the Prologis Project alone is projected to emit 79,000 metric tons of CO2e per year at full build-out – a full ten percent of the City's target. The FEIR basically relies upon a wish and a prayer that a number of air quality mitigations will miraculously reduce the Project by about 70,000 tons of GHGs per year down to 10,000 tons per year, the South Coast Air Quality Management District's ("SCAQMD") threshold of significance for GHG emissions. *See* FEIR, PDF p. 111 ("The mitigation measures discussed in the project-level impact analysis of GHG emissions indicated the measures would substantially reduce the project's emissions of greenhouse gases…."). No effort to rationally quantify or describe a reviewable basis for concluding that the smattering of air quality mitigations will come anywhere close to reducing the Project's GHG emissions by that level is provided or discussed. Moreover, when combined with the nearby World Logistics Center's GHG emissions of about 700,000 metric tons of CO2 equivalents per year, the City has essentially abandoned any GHG reduction strategy, instead taking steps to almost double its projected GHG emissions.

1. There is no substantial evidence to support the FEIR's remarkable assertion that the air quality mitigations applied to the Project will reduce GHG emissions by 70,000 tons per year.

It is not sufficient under CEQA for the City to pick a few air quality mitigations of unknown efficacy and then simply assume that they will miraculously reduce the Project's 79,000 metric tons of GHG emissions down to less than 10,000 metric tons. As SWAPE explains in its comments, there is nothing precluding the City from estimating quantitative reductions by any claimed mitigations and providing the public, this Commission, and the City Council with a rational means to evaluate whether the currently optimistic predictions have any basis in reality. SWAPE Comments, pp. 2-3. The FEIR must do more than make exaggerated

claims of mitigation effectiveness. *See Friends of Oroville v. City of Oroville* (2013) 219 Cal.App.4th 832. In *Oroville*, the court held that failing to calculate existing air emissions at the project site, and "failing to quantitatively or qualitatively ascertain or estimate the effect of the Project's mitigation measures on those emissions," amounted to misapplication of the threshold-of-significance standard. *Id*. at 842-843. Claiming to rely on a qualitative assessment, the City instead applies bald assumptions, assuming that the air quality mitigations will have a dramatic effect on reducing GHG emissions from the project all the way down to a level of insignificance, *i.e.* less than 10,000 metric tons per year. No rational discussion relying on explicable estimates, whether qualitative or quantitative, is provided to explain this unlikely result for this Project that will include upwards of 5,800 vehicle trips per day. *See* Clark & Associates Comments, p. 3 (attached as Exhibit B).

The FEIR all but admits the randomness of its GHG emission discussion, responding at one point to the Sierra Club's comments that "it is not possible to determine with certainty whether the project's emissions of greenhouse gases will be cumulatively considerable, within the meaning of CEQA Guidelines Sections 15065(a)(3) and 15130." FEIR, p. 109. A hundred pages later, that uncertainty appears to have vanished, the FEIR restating its two rationales for discounting the Project's 79,000 metric tons of GHGs per year. First, the EIR attempts to find solace in the claim that "the project's impacts alone would not cause or significantly contribute to global climate change…" FEIR, p. 222. This statement is entirely arbitrary given the SCAQMD's significance threshold of 10,000 metric tons per year. 79,000 metric tons per year is obviously very large compared to the threshold. And nothing in the EIR explains how or which mitigation measures will reduce the Project's GHG emissions to this level. The second rationale set forth in the EIR is that "the project has no substantial effect on consumption of fuels or other energy resources, especially fossil fuels that contribute to GHG emissions when consumed." *Id*. How a project that will generate upwards of 5,000 vehicle trips per day would have no substantial effect on consumption of fuels is not further elucidated in the EIR. What these two rationales mean in the end is that the world is already suffering from global warming and because this project's GHG contribution is small compared to the overall problem, there is no need to grapple with it in any meaningful way. Of course, as *Oroville* recognized, that capitulation renders the SCAQMD's expert threshold, which is a rational quantification of the point where a project's GHG emissions are significant and cumulatively considerable, a meaningless number.

2. The Proposed World Logistics Center and its massive GHG emissions is significant new information that must be addressed in the cumulative impact analysis.

The EIR's mishandling of the Project's large GHG emissions is exacerbated to a frightening level by the FEIR's refusal to account for the massive World Logistics Center project ("WLC"). WLC is expected to emit about 700,000 metric tons of GHGs per year from within the City. WLC and Prologis together all but scuttle the City's GHG reduction target. The FEIR, responding to comments about the WLC's cumulative impacts on traffic states that, because the WLC project was not proposed at the time of the Notice of Preparation ("NOP") for the Prologis

Project (in 2008), the EIR need not include WLC's impacts in its baseline. The City claims that the baseline traffic for the previous development proposed for the WLC site was actually higher at the time of the NOP. This response, in addition to steadfastly refusing to provide the City and its residents a realistic assessment of the Project's cumulative impacts, overlooks the City's responsibility to address significant new information that arises after a DEIR is released but prior to certification of the FEIR. Alternatively, it is simply unreasonable for the City to not adjust its baseline to reflect the impacts of the WLC project, especially given the long delay between the Project's 2008 NOP and the FEIR now six years later.

The CEQA Guidelines require recirculation of an EIR when significant new information, such as the processing of a nearby project that will drastically increase the City's GHG contributions inconsistent with its GHG reduction targets, as well as NOx and PM emissions. Section 15088.5 provides:

> (a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:
> …
> (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
> (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.
> (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (Mountain Lion Coalition v. Fish & Game Com.(1989) 214 Cal.App.3d 1043).

14 CCR 15088.5. The processing of the WLC is significant new information requiring recirculation. It is plain that the WLC's emission of 700,000 metric tons of GHG per year would largely erase the City's GHG reduction target in 2020 and the additional Prologis GHG emissions will have a more profound cumulative impact on the City's GHG contributions than are evident without considering the WLC project. Likewise, because the DEIR was so basically inadequate and conclusory in asserting without any meaningful estimates that air quality mitigations uncoupled from any detailed information regarding their effectiveness at reducing GHG emissions would reduce the Prologis Project's GHG emissions by 70,000 metric tons per

year, the addition of WLC's 700,000 metric tons of GHG per year makes it imperative that the City revisit and recirculate the EIR's GHG analysis before the City further dooms its supposed GHG reduction targets.

The need to address this new information and/or adjust the baseline for GHGs is also supported by the fact that, unlike traffic levels purportedly included in the baseline, the GHG emissions for WLC increase any conceivable GHG emissions that may have been estimated for that project's location at the time of the WLC project's NOP by at least 60 percent, possibly more. *See* World Logistics EIR, p. 6-16 & Table 6.F (665,321 metric tons of GHG for WLC as compared to zero at site with no project or 228,719 metric tons if built out consistent with previous General Plan) (*see* Exhibit C). This massive addition of GHG emissions to the baseline is new information that must be addressed and recirculated or, alternatively, added to the Project's baseline in order to make sure the City's EIR remains realistic.

3. The substantial evidence in the record establishes that the Project will have a significant impact on GHG emissions, including the sheer volume of its GHG emissions and its adverse impact on the City's ever achieving its GHG reduction targets.

The FEIR confirms that the City has not gathered in any estimate of actual reductions of GHG emissions by any of the mitigation measures it purports will address those emissions. Hence, it is clear that there is no substantial evidence in the record to show that the Project will emit 10,000 metric tons or less per year of CO2 equivalents. As a result, the EIR cannot substantiate a conclusion that the Project's GHG emissions will result in less than significant impacts and, instead, must conclude that these emissions will result in significant impacts. The EIR must include additional feasible mitigations to address these GHG impacts, including electrified loading docks, mandating the installation of solar panels (rather than the mere possibility of solar panels), on-site industrial solar power storage, additional pollution control equipment on trucks utilizing the facility, and, where other feasible project specific mitigations are exhausted, the use of offset credits through recognized programs. SWAPE describes several mitigation measures in its comments as well as the availability of offset credits. SWAPE Comments, pp. 3-4.

Mitigation measures, including for a project's GHG emissions, must be fully enforceable through permit conditions, agreements or other legally binding instruments. 14 CCR § 15126.4(a)(2). *See Woodward Park Homeowners Assn., Inc. v. City of Fresno* (2007) 150 Cal. App. 4th 683, 730 (project proponent's agreement to a mitigation by itself is insufficient; mitigation measure must be an enforceable requirement). Especially given the uncertainty claimed by the City in measuring GHG reductions from various mitigation measures, the EIR must include a monitoring and verification process to confirm reductions in the Project's overall GHG emissions and include contingencies, *i.e.* additional mitigations including more offsets, if the measures do not achieve expected GHG reductions.

Lastly, because the evidence does not support a finding of no significant impact from the Project's GHG emissions, the City must acknowledge that significant impact and make a finding of overriding considerations that is supported by a showing that all feasible mitigation measures have been required. CEQA Guidelines §§ 15126.4, 15091, 15092(b)(2); Pub. Res. Code § 21002.

B. The EIR Significantly Underestimates the Project's Air Pollution Emissions From Mobile Sources.

The EIR makes a significant error in its air pollution emissions analysis by failing to rely upon substantial evidence regarding the veracity of the estimated truck trips for the Project. According to the review of Dr. James Clark, the EIR relies on an uncorroborated estimate of the Project's daily truck trips of 1.96 daily truck trips per 1,000 square feet. As Dr. Clark explains, "[i]n order to avoid underestimating the number of trips associated with large warehouse/distribution center operations without rail service, the SCAQMD staff recommended that lead agencies utilize a rate of 2.59 trips per TSF [thousand square feet] for large warehouse air quality analyses on a project specific basis." Clark Comments, p. 3. By using a value that is significantly reduced from SCAQMD's recommended value for the CalEEMod model, the EIR significantly understates the Project's air emissions:

> Based upon the trip generation rate of 2.59, the total number of trips associated with Project would increase from 4,400 to 5,813 trips per day. The net result is that the air quality analysis performed by the Proponent greatly underestimates the emissions from mobile sources by at least one-third during the operational phase of the Project. Those impacts are likely to lead to a significant impact that will be unmitigated and unaccounted for in the FEIR. Without proper modeling of the emissions from these additional vehicles the impacts on the environment and the citizens of the Moreno Valley are unknown.

Clark Comments, p. 4. Because the EIR fails to disclose the full extent of the Project's air pollution impacts, it should be revised to include an accurate discussion of those impacts and recirculated along with any necessary additional mitigation measures.

C. The EIR Does Not Include Additional Feasible Mitigation Measures to Further Reduce the Project's Significant Impacts From its Emissions of NOx and PM10 and, Without Requiring Additional Measures, the City Cannot Adopt a Statement of Overriding Considerations.

An agency may adopt a statement of overriding considerations only *after* it has imposed all feasible mitigation measures to reduce a project's impact to less than significant levels. CEQA Guidelines §§ 15126.4, 15091. CEQA prohibits agencies from approving projects with significant environmental impacts when feasible mitigation measures can substantially lessen or avoid such impacts. Pub. Res. Code § 21002. As explained in CEQA Guidelines section 15092(b)(2), an agency is prohibited from approving a project unless it has "[e]liminated or

substantially lessened all significant effects on the environment where feasible." The EIR states that the Project's direct and cumulative emissions of NOx and ROGs will remain significant after the identified mitigation measures are implemented. *See* DEIR, pp. 1-22, 1-28. As a result, the EIR must require all feasible mitigations to reduce these impacts. As explained by SWAPE, additional mitigation measures are available that are not included by the City. The measures include requiring electrified loading docks for all refrigeration units and the use of fuel cell trucks to reduce NOx emissions. SWAPE Comments, pp. 4-5. SCAQMD also provided a list of feasible mitigations that must be mandated for the Project. *See* FEIR, Letter B-3, pp. 3-4.

In addition, whether or not to implement several key measures included in the EIR is left to the future discretion of the City. *See, e.g.* DEIR, p. 1-22 (Mitigation Measure 4.3.6.5B) ("Prior to issuance of building permits, the project applicant shall provide evidence to the City that energy-efficient and low-emission methods and features of building construction shall be incorporated into the project design. These methods and features ***may include*** (but are not limited to) the following…") (emphasis added). The list of measures included in Mitigation Measure 4.3.6.5B should be mandatory and enforceable in order to be consistent with the CEQA Guidelines.

LIUNA Local 1184 appreciates the change in the FEIR to make the energy efficiency requirement set forth in Measure 4.3.6.5A mandatory rather than voluntary. However, a number of the requirements embedded within the mandatory efficiency standard should also be adjusted to be mandatory requirements or otherwise clarified. For example, there is a requirement that lease/purchase documents shall identify that tenants are merely encouraged to promote a list of air pollution reduction measures. *See* DEIR, 1-27 – 1-28, Table 1.C; FEIR, pp. 58-59, 61-62. The FEIR should be revised to make these feasible tenant/purchaser measures mandatory as well.

Measure 4.3.6.5A also includes a vague requirement to "[i]ncorporate energy efficient space heating and cooling equipment." This measure should be clarified to require that cooling for the main warehouse spaces at the Project shall be provided through evaporative coolers rather than air conditioners, or use new or different cooling technology that is at least as efficient. In addition, the mitigation should require the warehouse spaces to incorporate automated airflow and ventilation systems designed to minimize need for supplemental heating and cooling within the warehouse spaces. These measures are feasible, having been applied at other warehouse facilities. *See Coalition for Clean Air v. VWR Int'l LLC*, Consent Decree, attached as Exhibit D.

Currently, Measure 4.3.6.5A requires that "[a]ll buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design." FEIR, p. 197. This mitigation measure should be revised to require that photovoltaic, or comparable renewable energy sources, be actually installed on all buildings sufficient to provide all of the energy needs of the Project and, if feasible, surplus energy to help offset the Project's remaining pollution emissions. Given the size of the buildings' roofs, this measure is feasible and would reduce or help offset the Project's emissions of both ROGs, NOx, and GHGs.

Additionally, Mitigation Measure 4.3.6.5B currently appears inconsistent with Mitigation Measure 4.3.6.5A. Unlike Measure 4.3.6.5A, Measure 4.3.6.5B does not increase the improvement over energy efficiency standards to 20 percent as was proposed in the DEIR and which applies to the related Measure 4.3.6.5A. FEIR, pp. 194-201. In order to apply all feasible measures, Measure 4.3.6.5B's list of measures should be made mandatory (replace "may" with "shall") and the measure to exceed statewide energy efficiency requirements by 10 percent restored to a 20 percent exceedance. FEIR, pp. 194-96. In addition, a requirement that the Project use building automation systems to control and optimize the efficiency of its mechanical systems, including lighting, HVAC, exhaust dampers, fans, and ventilation louvers should be added to Measure 4.3.6.5B's list.

Until each of the above mitigation measures as well as those measures identified by SCAQMD are incorporated as enforceable measures into the Project approval, the City will not be in a position to make a finding of overriding considerations for the Project's NOx, ROG, and GHG emissions.

D. The EIR Does Not Include Additional Feasible Mitigation Measures to Further Reduce the Project's Significant Impacts From its Particulate Matter Emissions During Construction and, Without Requiring Additional Measures, the City Cannot Adopt a Statement of Overriding Considerations.

An additional feasible mitigation measure that also would assist in assuring that the Project's air quality pollution mitigations during construction are enforceable is a measure to require monitoring of dust plumes. SWAPE identifies "[m]onitoring for opacity for all construction activities, including grading, not just for "screening" and "turf overseeding" activities" as an additional feasible measure. Without such a measure, it is not clear how the implementation or effectiveness of many of the air pollution control measures during construction will be documented or enforced. SWAPE lays out the following monitoring requirement:

> Opacity monitoring should be conducted by qualified personnel using a Ringelmann chart. Monitoring with use of the Ringelmann Chart should be required when construction is occurring when wind speeds exceed 15 miles an hour, as gauged by a wind meter installed at the Project site. When a 20% opacity (Ringelmann 1) standard is exceeded, construction activities should cease until wind speeds drop to below 15 miles per hour. A log should be kept at the Project site to document when wind speeds exceed 15 miles per hour and the Ringelmann readings recorded during those periods, along with actions taken to comply when Ringelmann readings exceed the 20% opacity threshold.

SWAPE Comments, p. 4. Because this mitigation is feasible, would help to prevent any oversight of other mitigation measures, and would further reduce actual excessive emissions of PM10 at the Project site, it must be included in the mitigation requirements for construction-related air pollution.

E. The EIR Fails to Disclose the Project's Serious Cancer Risks to Neighbors and Workers.

a. The Project has significant air quality and health risk impacts because it will expose nearby residents to cancer risks of 22 cancers in one million for adults and 33 excess cancers in a million for children.

The EIR states that nearby residents and on-site workers will not be exposed to any significant health risks by the Project's construction. DEIR, p. 4.3-14. However, the EIR dramatically understates the health risks that will result from the Project's construction phase because the health risk assessment it relies upon assumes construction will only occur for four months rather than the 11.5 months reported in the EIR. SWAPE Comments, pp. 6-10. *See* DEIR, p. 4.3-13. This is despite the EIR's acknowledgement that "[a]lthough construction of the structures uses different types of equipment on site than during grading periods, similarities do exist in terms of equipment exhaust emissions and fugitive dust emissions." DEIR, p. 4.3-23. SWAPE prepared a screening-level HRA for construction-related DPM air quality impacts using the emissions and phasing data from the EIR and covering the full construction period. As SWAPE concludes, its risk assessment for nearby residences "shows that the adult exposure resulted in an additional 22 cancers in one million while the child exposure resulted in 33 excess cancers in a million. For both adult and child exposure parameters, the CEQA significance threshold of ten in one million excess cancer risk was exceeded during the construction period." SWAPE Comments, p. 9. In contrast to SWAPE's analysis, which fully discloses all of its inputs and models, "no modeling files or cancer risk calculations for the construction impacts analysis were provided in the DEIR or the FEIR" for the EIR's health risk assessment. *Id*., pp. 9-10. Hence, the substantial evidence available to the Commission and others indicates that cancer risks to the Project's neighbors are significant. This must be acknowledged in the EIR and additional mitigations required. As SWAPE concludes:

> An updated HRA should be prepared that incorporates all emissions from construction equipment over the entire duration of Project construction, and addresses the potential for significant air quality impacts to nearby sensitive receptors. Our analysis has demonstrated that by utilizing appropriate U.S. EPA and OEHHA exposure assessment methodologies, excess cancer risks consequent of Project construction have the potential to exceed CEQA thresholds of significance even under mitigated construction scenarios.

SWAPE Comments, p. 10.

b. The Project relied on a flawed health risk assessment in concluding that health risks to workers for the life of the Project would be insignificant.

The EIR also underestimates health risk impacts to workers to be employed at the Project site. SWAPE Comments, pp. 10-11. First, the Project's worker health risk assessment assumes

that trucks will be 87.5 percent diesel, explaining in its response to SCAQMD that the City believed such a number was appropriate because "[i]t is pure guesswork to predict how the diesel emissions will change over this period." FEIR, p. 66. Acknowledging uncertainty of future actions does not warrant then selecting a number based on the acknowledged guesswork. Rather than use the conditions that the City knows exist currently to prepare a reasonable estimate of future worker health risks, they made a guess that trucks using the Project would be 87.5 percent diesel. That number, by the FEIR's own admission, is not supported by substantial evidence. Likewise, SWAPE notes that the EIR suggests that a health risk assessment was prepared assuming operations were concentrated in 12-hours of each day rather than 24-hours. No such calculation was made in the health risk assessment for 12-hour days at the Project. SWAPE Comments, p. 11. A revised HRA for workers must be prepared and reviewed to determine if any changes to the EIR should be made prior to the Commission and City taking action on the EIR.

F. The EIR Continues to Fail to Require Feasible Mitigations to the Project's Destruction of Farmland, Including Requiring the Applicant to Locate and Purchase an Equivalent or More Acreage of Farmland Conservation Easements Outside of the City and Western Riverside County.

In response to LIUNA's comments noting the absence of any measures to mitigate the Project's destruction of 82.55 acres of Prime Farmland and 36.4 acres of Farmland of Local Importance, the City continues to claim that it is excused from mitigating this impact simply because it intends to eventually destroy all remaining farmland within the City and because there is no program established by either the City or the County of Riverside for those governmental entities to manage conservation easement or land purchases for mitigation. *See* FEIR, p. 218. Neither of these excuses relieves the City and the Project Applicant from having to mitigate the Project's significant impacts on farmland. Farmland conservation easements are feasible within Riverside County. The State of California has a program to facilitate such easements, providing grants and easement template applicable anywhere in the State of California, including Riverside County. *See* Exhibit E. There is no need for the City or County to create some bureaucratic program in order for the City to require the Project applicant to mitigate the 119-acres of farmland by purchasing easements or farmland of equivalent quality somewhere in Riverside or even other nearby counties. Private organizations also exist to facilitate the creation of farmland easements, including one located in Riverside County – the Riverside Land Conservancy. *See* Exhibit F.

The City claims that a 2010 Court of Appeal decision – *Building Industry Association of Central California v. County of Stanislaus* (2010) 190 Cal.App.4th 582 – conditioned the use of conservation easements as CEQA mitigation on the presence of a city- or county-wide program. FEIR, p. 218 ("That case concluded that it is appropriate to mitigate at a 1:1 ratio for the loss of prime agricultural land through the acquisition of an offsite agricultural easement if such a program is established by a county or regional governmental entity"). No such rule is found in the case. Instead, the pertinent rule is that the Court of Appeal upheld a requirement included in Stanislaus County's General Plan requiring either 1:1 mitigation of developed

farmland based primarily on private purchases of farmland conservation easements. *See* 190 Cal.App.4th at 601 ("Under the FMP, although the developer is required to arrange for the granting of a conservation easement in order to obtain a development approval, most likely by a purchase, ***no particular landowner*** is required to grant the conservation easement") (emphasis added). The case was not even a CEQA case so it certainly did not preclude mitigation under CEQA of destroyed farmland through a conservation easement unless some governmental program was in place. Nor is there any reason to restrict mitigation farmland to western Riverside County, given the county-wide and indeed statewide problem of farmland conversion. In short, there is no reason the applicant cannot take the steps necessary to purchase one or more farmland conservation easements for farmland of similar quality to that being destroyed by the Project somewhere in Riverside County or other nearby counties in southern California. Because the Project's destruction of farmland is significant and unavoidable, the City must incorporate all feasible mitigation measures. Requiring the applicant to obtain farmland conservation easements for comparable quality farmland in other areas is plainly feasible and must be included.

G. Additional Details for Sampling Soils for Residual Pesticides Should be Required.

The FEIR has added a mitigation measure to require additional soil sampling prior to issuance of a grading permit. FEIR, p. 222. LIUNA Local 1184 believes that, because the additional information will not be available prior to the certification of the EIR, this change does not cure the baseline concerns raised in their previous comment letter. In addition, unless additional details are added to the mitigation, it amounts to improper deferred mitigation. SWAPE recommends the following additional details:

> The mitigation measure (MM 4.6.6.1A) should be revised to include specifics on the number of samples to be collected, the chemical analytes, and to provide for documentation of the sampling and analysis of the results prior to FEIR certification. The mitigation measure should also include a commitment to compare sampling results to health-protective regulatory screening levels such as U.S. EPA Regional Screening Levels and California Human Health Screening Levels, and to mitigate any exceedances of the screening levels through further evaluation of health risks and the removal of any contaminated soil that may pose a risk to human health.

SWAPE Comments, p. 2. LIUNA Local 1184 request that the EIR's mitigation be changed to address these details.

VI. CONCLUSION

For the foregoing reasons, as well as each of the comments raised in LIUNA Local 1184's DEIR comments, LIUNA Local 1184 recommends that the Commission continue the matter for future consideration pending completion of a supplemental EIR addressing the above

concerns. Thank you for your attention to these comments. Please include this letter and all attachments hereto in the record of proceedings for this project.

Sincerely,

Michael Lozeau
Lozeau Drury LLP
Attorneys for LIUNA Local Union No. 1184

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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April 21, 2014

Richard Drury
Lozeau | Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607

Subject: **Comments on the Final Environmental Impact Report, Prologis Eucalyptus Industrial Park Project, Riverside County, California**

Dear Mr. Drury:

We have reviewed the April 2, 2014 Revised Final Environmental Impact Report (FEIR) for the Prologis Eucalyptus Industrial Park Project ("Project"). We have found the FEIR fails to adequately address comments we made in an August 30, 2012 letter on the July 2012 Draft Environmental Impact Report (DEIR). The comments we made focused on issues related to hazardous waste, greenhouse gas emissions and air quality. The FEIR should not be certified until these concerns are adequately addressed.

Hazards and Hazardous Materials

Baseline Conditions Remain Undisclosed

Comments we made on the July 2012 Draft Environmental Impact Report (DEIR) focused on the inadequacy of ten year-old Phase I Environmental Site Assessments (ESAs) to represent conditions at the Project site that may pose risks to workers and the neighboring public. We also noted that the Phase I ESAs that had been completed did not cover the entire Project site and that potential residual pesticide risks had not been satisfactorily addressed.

In response to concerns we expressed about the potential for residual pesticides to be present (Comment 9), the FEIR adds a mitigation measure (MM 4.6.6.1A) to sample for agricultural chemicals prior to issuance of a grading permit. While we applaud the addition of this needed mitigation measure, it does not go far enough in that it does not specify the manner in which the samples will be collected (namely, the number of samples, the depths and the chemical analytes) and the sampling is not to occur until after certification of the project (and prior to grading).

The mitigation measure (MM 4.6.6.1A) should be revised to include specifics on the number of samples to be collected, the chemical analytes, and to provide for documentation of the sampling and analysis of the results prior to FEIR certification. The mitigation measure should also include a commitment to compare sampling results to health-protective regulatory screening levels such as U.S. EPA Regional Screening Levels[1] and California Human Health Screening Levels,[2] and to mitigate any exceedances of the screening levels through further evaluation of health risks and the removal of any contaminated soil that may pose a risk to human health.

The FEIR should also provide the closure documentation we requested in DEIR comments for a 13,400 gallon underground storage tank (UST) that was reportedly removed from the Project site in 2004. As we requested, the documentation should be produced to disclose if closure for the UST removal was granted by the County.

Greenhouse Gas Emissions

In DEIR comments (Comment 12), we expressed concern that estimates of the Project's operational greenhouse gas (GHG) emissions, following mitigation, were not quantified. We commented that the need to show the efficacy of the mitigation was necessary because pre-mitigation operational GHG emissions were well above any applicable South Coast Air Quality Management District thresholds. The Response to Comment 12 states:

> This comment states that the EIR did not show the GHG emissions with mitigation. The reductions with mitigation were not calculated because the GHG-related mitigation measures included in the EIR do not have quantified reduction amounts.

The mitigation in the DEIR, for which emissions reductions were not quantified, included:

- Establishment of a Transportation Management Association (TMA) to encourage and coordinate carpooling among building occupants (p. 1-26).
- Green building and maintenance provisions (MMs 4.13.6.1A, 4.13.6.1B, 4.13.6.1C)

Other measures identified in the DEIR to reduce GHG emissions include recommended actions within the Transportation, Electricity and Natural Gas, Green Buildings, and Water sectors. Again, no effort was made to quantify the reductions in GHG emissions from the incorporation of these measures.

It is simply not good enough for the Responses to assert, qualitatively, that mitigation measures and recommended actions will reduce GHG emissions from 79,000 MTCO2e/yr to below 10,000 MTCO2e/yr, the applicable South Coast Air Quality Management District (SCAQMD) threshold. Without quantifying the reductions, there is absolutely no basis to say that reductions will be below the applicable threshold.

Likewise, it is non-responsive to state that mitigation could not be quantified "because the GHG-related mitigation measures included in the EIR do not have quantified reduction amounts" (Response to Comment 12). Numerous means to quantify GHG mitigation emissions reductions are available,

[1] http://www.epa.gov/region9/superfund/prg/
[2] http://www.calepa.ca.gov/brownfields/documents/2005/CHHSLsGuide.pdf

including methods as published in an August 2010 guidance document published by the California Air Pollution Control Officers Association (CAPCOA), entitled "Quantifying Greenhouse Gas Mitigation Measures".[3] The CAPCOA document has numerous separate methodologies to quantify GHG mitigation emission reductions for activities related to the project, and for the mitigation measures identified for the Project. The reductions cited below, from the CAPCOA guidance document, are for operational activities relevant to the Project:

Transportation

- Use of electrified loading docks to reduce the need for diesel auxiliary engines to run in order to keep refrigerated transportation units temperature controlled to achieve a 26-71% reduction in GHG emissions;
- Use of electric or hybrid vehicles to achieve a 0.4-20% reduction in GHG emissions; and
- Use of alternative fueled vehicles (reductions vary).

Water Use

- Install low-flow water fixtures (as identified in MM 4.13.6.1A) to achieve a 17-31% reduction in GHG emissions;
- Design water-efficient landscapes (as identified in MM 4.13.6.1C) to achieve up to 70% in GHG emissions reductions; and
- Use reclaimed water for up to 81% GHG emissions reductions.

The need to quantify GHG reductions is critical to show that the Project's emissions will meet the SCAQMD threshold of 10,000 MTCO2e/yr. The examples from the CAPCOA guidance, as cited above, are just a few of those measures that can be quantified to estimate GHG emissions reductions, demonstrating that Response to Comment 12 is inadequate when it states mitigation could not be quantified "because the GHG-related mitigation measures included in the EIR do not have quantified reduction amounts."

The FEIR should not be certified until GHG mitigation measures are quantified to demonstrate estimates that are below the SCAQMD threshold of 10,000 MTCO2e/yr. If the threshold is not met, additional mitigation or use of credits (offsets) would be necessary, consistent with other Southern California projects where the SCAQMD threshold was exceeded, after mitigation.[4]

If emissions reductions estimates do not demonstrate that the threshold is met, additional measures should be undertaken, to include credits for all GHG emissions generated above the threshold of 10,000 MTCO2e per year. To ensure GHG emissions reductions are real and verifiable, a GHG reporting and reduction plan should be submitted to the SCAQMD and the City detailing the measures to be implemented to achieve the required reductions. Credits should comply with

[3] http://capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf
[4] http://www.hermosabch.org/ftp/oil_docs/_ALL%20DEIR.pdf

- SCAQMD Regulation XXVII protocol;[5]
- CAPCOA GHG Rx program;[6] and
- Those verified by the Climate Action Reserve or the American Carbon Registry.

Air Quality

Mitigation of Criteria Air Pollutants is Inadequate

The Responses fail to address to the concerns we expressed about the need to employ all available mitigation to address what the FEIR identifies as significant emissions of criteria air pollutants from construction and operation. The specific response to the comment we made on this issue (Letter D-4C, Response to Comment 5) stated:

> For a detailed response on comparing construction emissions to daily construction thresholds, see the Responses to Comments D-4A-13 and D-4A-14 in the previous Letter D-4A from Lozeau Drury. For a detailed response on operational impacts of the project, see the Response to Comment D-4A-16 in the previous Letter D-4A from Lozeau Drury.

Responses to Comments D-4A-13, D-4A-14 and D-4A-16 have nothing to do with the issue of the inadequacy of mitigation measures to reduce construction emissions of NOx and ROG and operational emissions of ROG, NOx, and PM10 to less-than-significant levels. Some responses to other comments did address the need for additional mitigation (see Responses 1-12, Comment Letter B-3 and Responses 49-60, Comment Letter D-3) but we find these measures do not incorporate all measures that are feasible to reduce criteria air pollutant emissions.

Applicable Construction Mitigation Measures

- Monitoring for opacity for all construction activities, including grading, not just for "screening" and "turf overseeding" activities (as cited in the Air Quality Measure 4.3.6.2M Best Available Control Measures for Fugitive Dust). Opacity monitoring should be conducted by qualified personnel using a Ringelmann chart. Monitoring with use of the Ringelmann Chart should be required when construction is occurring when wind speeds exceed 15 miles an hour, as gauged by a wind meter installed at the Project site. When a 20% opacity (Ringelmann 1) standard is exceeded, construction activities should cease until wind speeds drop to below 15 miles per hour. A log should be kept at the Project site to document when wind speeds exceed 15 miles per hour and the Ringelmann readings recorded during those periods, along with actions taken to comply when Ringelmann readings exceed the 20% opacity threshold.

Applicable Operation Mitigation Measures

[5] http://www.aqmd.gov/rules/reg/reg27_tofc.html
[6] http://www.capcoa.org/

- Use of electrified loading docks for all refrigeration units;
- Use fuel cell trucks that use hydrogen produced primarily from natural gas show only slightly lower net PM emissions (11 percent) relative to new diesel trucks, largely due to the steam reformation process to produce hydrogen from natural gas; NOx emissions are reduced 84 percent in total and GHGs are cut in half. Greater use of renewable hydrogen or improved hydrogen production methods could cut fuel cell emissions relative to conventional technology.[7]

Cumulative Impacts have not been Adequately Addressed

We commented that the DEIR identified 13 proposed projects within five miles of the Project but failed to identify a construction schedule for the projects. The Responses (Comment D-4A-19) did not provide this schedule and simply states:

> The EIR includes a complete cumulative air quality impacts analysis that satisfies all CEQA requirements and that includes the conclusion that the long-term cumulative air quality impacts would be significant and avoidable.

The FEIR does not go far enough to address concerns about emissions of criteria air pollutants. For example, to meet air quality standards required by 2023, NOx emissions must be reduced by approximately two thirds beyond existing rules and regulations. The largest source of NOx emissions in the SCAQMD are heavy duty trucks. Without meeting air quality standards, the Southern California area faces federally mandated sanctions, including possible loss of transportation funding.

Other major projects in Moreno Valley, which involve significant trucking operations, include the WestRidge Commerce Center Project (which will be built adjacent to the proposed Project), the VIP Moreno Valley Project and the March Business Center. Along with the Project, these projects may be constructed simultaneously, highlighting the need for an estimate of the combined emissions of these projects.

Although the FEIR states that cumulative impacts are significant, additional measures are available to mitigate cumulative impacts on air quality. Perhaps most important is to quantify the emissions that will stem from the construction of other projects and, using those emissions estimates, identify how the construction of the projects might be staged to reduce temporal impacts. The US EPA has commented on the benefit of this approach to prevent violations of air quality standards.[8]

The FEIR should not be certified until cumulative emissions data from all projects have been complied, by month, for construction in a six-mile radius that would overlap with the Project. From use of this data, a phased construction schedule, for projects that will undergo construction concurrently, should be derived so that violations of local, state or federal air quality regulations will not result. Consistent

[7] http://www.ucsusa.org/assets/documents/clean_vehicles/Moving-California-Forward-Executive-Summary.pdf p. 2

[8] U.S. Environmental Protection Agency, Comments on the Alta East Wind Project, September 27, 2012 http://www.epa.gov/region9/nepa/letters/blm/ca/alta-east-wind-project-kern-county-deis.pdf, p. 2

with US EPA's recommendations, the Project should be scheduled for constructed in light of the other planned construction activities to ensure air quality standards are not exceeded.

Diesel Particulate Matter Emissions have not been Evaluated and Addressed Adequately

Emissions of diesel particulate matter (DPM) associated with activities occurring on the Project site both during construction and operations have not been adequately characterized in estimating risks to human health. We have re-reviewed the DEIR documents, the 2012 LSA Air Quality Analysis (AQA) report, and the FEIR Responses to Comments and determined that impacts of DPM emissions on human health should be reevaluated before certification of the FEIR. Our evaluation has shown that construction of the Project has the potential to result in DPM exposures at nearby residences that exceed CEQA significance thresholds, and DPM exposure to workers on-site during operations warrants additional investigation by the Lead Agency.

Construction of the Project Will Result in Significant Air Quality Impacts

The Project location is situated just south of the Moreno Valley Freeway (SR60), with residential neighborhoods located within 50 feet to the southeast and 200 feet to the north of the Project boundary. The 2012 LSA AQA relied upon several inaccurate assumptions in preparing the Health Risk Assessment (HRA) for off-site residential exposure that accompanied the DEIR:

> "The anticipated level of diesel-powered equipment use will, on average for the entire construction period, emit approximately 6.0 lbs/day of diesel exhaust particulate. A screening health risk assessment was performed using this emission rate and assuming the mobile equipment operates for 22 days per month and 4 months continuously at this high rate. This is considered conservative even though the total construction period will be longer than 4 months due to the extreme variation from day to day of heavy-duty construction equipment usage. **All of these values are deliberately higher than expected so that the risk levels will not be underestimated**.[9]" [*emphasis added*]

This statement contradicts itself in saying that even though average daily emissions of DPM were assumed to be 6 pounds, the duration of construction utilized for the exposure model was actually less than half of the total anticipated length. Therefore, it is impossible that all values are deliberately higher than expected, as LSA admits that the Project construction will in fact take longer than 4 months. By a simple calculation, the total pounds of DPM emissions evaluated in the HRA for construction-related activities is: $\frac{6\ lbs}{day} \times \frac{22\ days}{month} \times \frac{4\ months}{Project} = 528\ lbs\ DPM$ from construction. We believe that this represents a significant underestimate of actual construction-related DPM emissions, as the total length of Project construction is approximately 11.5 months. We have prepared a revised estimate that more accurately represents the exposures that nearby residents will be subjected to during Project construction.

[9] LSA Associates, Inc., 2012. Air Quality Analysis, Eucalyptus Industrial Park, City of Moreno Valley, California. March 2012. Page 43.

We extracted only the estimates of mitigated on-site daily construction exhaust emissions provided in the CalEEMod output files (shown in the table below from the FEIR[10]), and multiplied the daily emissions estimates for each phase by the number of days given in AQA Table E: Construction Schedule, also shown below. The total pounds of construction-related DPM emissions was calculated to be 934.37 pounds, or 177% of the emissions that LSA incorporated into their HRA for off-site residential exposure. The HRA and FEIR should be revised to include more accurate estimates of total construction-related DPM emissions, as well as the appropriate exposure duration for nearby sensitive receptors in the residential communities.

	Onsite Pollutant Emissions, lbs/day							
Construction Phase	**ROG**	**NO_X**	**CO**	**SO_2**	**Fugitive PM_{10}**	**Exhaust PM_{10}**	**Fugitive $PM_{2.5}$**	**Exhaust $PM_{2.5}$**
Site Preparation	10.43	84.72	47.82	0.07	7.05	4.27	3.87	4.27
Grading	12.5	103.9	55.13	0.1	3.38	5.01	1.29	5.01
Building Construction	5.63	37.37	23.73	0.04	0	2.54	0	2.54
Architectural Coating	342.39	2.96	1.94	0	0	0.27	0	0.27
Paving	7.91	33.81	20.89	0.03	0	2.93	0	2.93

Table E: Construction Schedule

Phase Name	Phase Start Date	Phase End Date	Number of Days
Site Preparation	9/1/2012	9/26/2012	18
Grading	9/27/2012	11/27/2012	44
Building Construction	11/28/2012	8/16/2013	188
Architectural Coating	1/17/2013	8/16/2013	152
Paving	6/1/2013	8/16/2013	55

Source: Project Plans

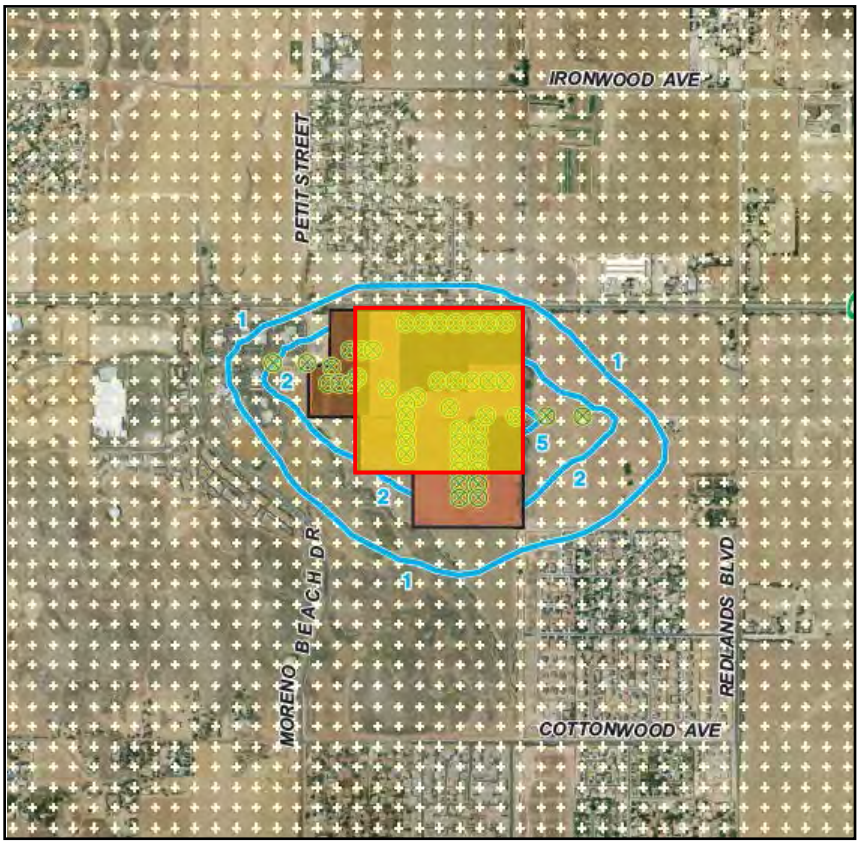
We have prepared our own screening-level HRA for construction-related DPM air quality impacts using the emissions and phasing data from the above tables. From the AQA appendices, we determined that diesel-fueled construction equipment would be operated for no more than 8 hours per day, and 5 days per week. The total number of construction days was 250 (weekdays between 9/1/2012 and 8/16/2013, or 18+44+188 as the last three phases of the Project in Table E overlap entirely). The emission rate derived for our screening model was therefore:

$$Emission\ Rate\left({}^{grams}/_{second}\right) = \frac{934.37\ lbs \times 453.6\ {}^{grams}/_{lb}}{250\ days \times 8\ {}^{hours}/_{day} \times 3600\ {}^{seconds}/_{hour}} = \mathbf{0.05886}\ {}^{\boldsymbol{g}}/_{\boldsymbol{s}}$$

This value represents the average DPM emission rate during hours that construction activities are occurring for the entire Project

[10] Response to Letter D-4A, Final EIR - Response to Comments, Prologis Eucalyptus Industrial Park, City of Moreno Valley. Page 223.

We used the EPA-recommended screening model AERSCREEN to evaluate off-site impacts to residential receptors during construction[11]. As of 2011, AERSCREEN replaced SCREEN3 as the official screening model of the EPA due to its enhanced ability to simulate near-field dispersion from emissions sources. When detailed data pertaining to specific locations of emissions sources are unavailable, it is acceptable to model the average emission rate over the entire area of project construction. However, the Project boundary is geometrically complicated, and so our analysis focused on a subset of the Project site for screening-level modeling and HRA. The figure below depicts the portion of the site that was considered for the screening model. The yellow rectangle measures approximately 570 meters by 600 meters, with an area of approximately 84.51 acres.



The total Project boundary encompasses an area of 122.8 meters. For the purposes of our screening model, we multiplied the emission rate of 0.05886 g/s by the fraction $\frac{84.51}{122.8} = 0.6882$ to arrive at an average emission rate of 0.0405 g/s for the designated area over the course of Project construction. Due to lack of available information describing the anticipated sequencing of Project construction by area within the boundary, we assumed that averaging the emissions over the total duration was the best methodology to prepare this screening-level HRA.

The AERSCREEN model predicts the maximum single-hour concentration of a pollutant downwind of an emissions source. The maximum downwind concentration of DPM will be encountered during hours of

[11] U.S. Environmental Protection Agency Air Quality Modeling Group, C439-01 , MEMORANDUM: AERSCREEN Released as the EPA Recommended Screening Model, April 11, 2011.

construction equipment use, during which air quality impacts to sensitive receptors will also be highest. EPA screening methodology states that to estimate the maximum reasonable annualized concentration of an air pollutant, the maximum single-hour concentration can be multiplied by a scaling factor of 0.1[12]. The maximum single-hour concentration of DPM produced by the AERSCREEN model during construction hours of the Project was 50.89 µg/m^3 at 402 meters (1,319 feet) downwind. Residential receptors in the community to the southeast of the Project boundary are situated at this downwind distance.

The following table provides our estimations for a screening-level HRA for excess cancer risk at downwind residential receptors. The maximum single-hour concentration was multiplied by 0.1 to represent a maximum reasonable estimate of the annualized DPM concentration from construction. 80th percentile breathing rates were obtained from OEHHA guidance on HRA, as utilized in the LSA AQA[13]. Instead of incorporating the 4-month exposure considered by LSA, we utilized an 11.5 month exposure duration based on anticipated start and end dates of Project construction given in the tables presented above.

402-Meter Downwind Exposure

Parameter	Description	Units	Adult Exposure	Child Exposure
CPF	Cancer Potency Factor	1/(mg/kg-day)	1.1	1.1
Cair	Concentration in Air	µg/m^3	5.09	5.09
DBR	Daily Breathing Rate	L/kg-day	302	452
EF	Exposure Frequency	days/year	350	350
ED	Exposure Duration	years	0.95	0.95
AT	Averaging Time	days	25550	25550
	Inhaled Dose		2.0E-05	3.0E-05
	Cancer Risk		**2.20E-05**	**3.29E-05**

The table shows that the adult exposure resulted in an additional 22 cancers in one million while the child exposure resulted in 33 excess cancers in a million. For both adult and child exposure parameters, the CEQA significance threshold of ten in one million excess cancer risk was exceeded during the construction period. The maximum calculated inhalation cancer risk estimate provided in Table Q of the AQA report was 0.53 in one million at approximately 50-56 feet downwind. However, there is no modeling files or cancer risk calculations for the construction impacts analysis were provided in the DEIR

[12] U.S. Environmental Protection Agency Office of Air Quality Planning and Standards, Screening Procedures for Estimating the Air Quality Impacts of Stationary Sources, Revised, , October 1992.
[13] Office of Environmental Health Hazard Assessment, The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments, Air Toxics Hot Spots Program Risk Assessment Guidelines, August 2003.

or the FEIR. In fact, the 2012 LSA AQA report references a November 2011 Traffic Impact Study as the source of the information, however this report does not mention cancer risk a single time[14].

There is a considerable discrepancy between the 0.53 in one million calculated by LSA and the 22 in one million calculated in our analysis. An updated HRA should be prepared that incorporates all emissions from construction equipment over the entire duration of Project construction, and addresses the potential for significant air quality impacts to nearby sensitive receptors. Our analysis has demonstrated that by utilizing appropriate U.S. EPA and OEHHA exposure assessment methodologies, excess cancer risks consequent of Project construction have the potential to exceed CEQA thresholds of significance even under mitigated construction scenarios.

A Health Risk Assessment for On-Site Workers Should be Prepared Using Appropriate Parameters

Neither the FEIR, the DEIR, nor the AQA provides a detailed description of the methodologies utilized in arriving at the on-site worker excess cancer risk reported to be 1.5 in one million in Table 4.3.F of the DEIR. Response to Comment 13 of Letter D-2 addresses the lack of available data that made the assessment of operational DPM exposure to workers difficult in making a reference to the AQA:

> Due to lack of data, precise evaluation of vehicle exhaust impacts is not feasible; however, based on the limited amount of TAC from vehicle exhaust associated with the project operations in relation to background levels, the impact is not expected to be significant.

This conclusion relied upon several inappropriate assumptions, and a revision to the on-site worker HRA should be prepared. An example of an appropriate HRA for on-site workers can be found in the ENVIRON HHRA for the proposed Stanford University Medical Center[15], which clearly demonstrates that evaluation of vehicle exhaust impacts is indeed feasible.

The fleet of trucks that will be passing through the facility on a daily basis is expected to include 1,246 heavy-duty trailer trucks. In Response to Comment 21 of Letter B-3 the Lead Agency defends its assumption that the heavy-duty trailer trucks will be 87.5% diesel based on fuel use percentages from the URBEMIS model. However, the SCAQMD website clearly states that, " Emissions calculated using URBEMIS are now outdated and SCAQMD staff recommends all projects now evaluate emissions with CalEEMod if they use software for their analysis."[16] Furthermore, the SCAQMD Comment Letter directly asserts that the fleet should be assumed 100% diesel.[17] The FEIR admits that adjusting the fuel use of the fleet will increase the carcinogenic health risks to workers during Project operations (Comment 21, Response to Letter B-3) , and this adjustment should be made in a revised iteration of the worker HRA.

[14] LSA Associates, Inc., Draft Traffic Study, Eucalyptus Industrial Park, City of Moreno Valley, California, April 24, 2012.
[15] ENVIRON, Human Health Risk Assessment, Construction and Incremental Operational Emissions, Proposed Stanford University Medical Center, Facilities Renewal and Replacement Project, Palo Alto, California, February 22, 2010.
[16] SCAQMD, Air Quality Modeling. http://www.aqmd.gov/ceqa/models.html.
[17] Comment 21, Letter B-3: South Coast Air Quality Management District, Final EIR - Response to Comments, ProLogis Eucalyptus Industrial Park, City of Moreno Valley, p. 54.

Additionally, the methodology by which daily operational emissions associated with the heavy-duty truck fleet were quantified is unclear. In the AQA, page 44 clearly states that, "Deliveries are assumed to occur 24 hours per day and 7 days per week." This was confirmed by reviewing the HRA emission worksheet in Appendix C to the AQA. However, the FEIR claims that, "Modeling the actual number of trucks that are planned to operate over 24 hours as if they operated over 12 hours results in much higher hourly emissions. Thus, the HRA is protective of human health in case there is a change in the project operations to only operate 12 hours per day" (Comment 19, Response to Letter B-3). There is no evidence to suggest that the HRA utilized an emission rate assumed over 12 hours per day instead of 24.

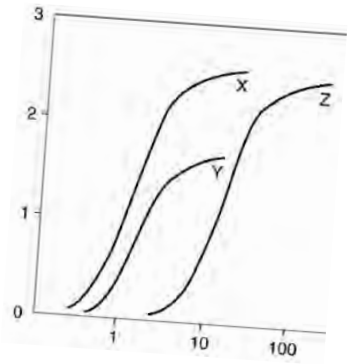
A revised iteration of the HRA during Project operations should be prepared prior to FEIR certification to clearly identify how the emissions generated by truck idling and movement were quantified. Incorporation of the SCAQMD comments regarding the use of a 100% diesel-fueled fleet, as well as the increased idle time per truck of fifteen minutes per trip instead of five, will unquestionably increase the estimates of emissions from Project operations. Adjustment of these parameters will provide a more accurate characterization of air quality impacts to on-site workers during Project operations, as current assumptions may have resulted in underestimated exposures.

Sincerely,

Matt Hagemann, P.G., C.Hg.

Anders Sutherland

EXHIBIT B



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April 22, 2014

Lozeau | Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607

Attn: Mr. Richard Drury

Subject: Comment Letter on the Final Environmental Impact Report for the Prologis Eucalyptus Industrial Park, SCH No. 2008021002

Dear Mr. Drury:

At the request of Lozeau | Drury LLP **(**Lozeau Drury), Clark and Associates (Clark) has reviewed materials related to the above referenced project, including the Final Environmental Impact Report[1] (FEIR) for the Prologis Eucalyptus Industrial Park (hereafter called the Project), SCH No. 2008021002 and its appendices. The proposed project site is located in the eastern portion of the City of Moreno Valley, in Riverside County, California. The 122.8-acre project site is located south of State Route 60 (SR-60) east of the Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel. According to the FEIR the proposed project would result in the construction and operation of a warehouse facility, consisting of approximately 2,244,638 square feet (sq ft).

[1] LSA. 2014. Final Environmental Impact Report, State Clearinghouse No. 2008021002, Prologis Eucalyptus Industrial Park (formerly Prologis Park Moreno Valley Eucalyptus Project), City of Moreno Valley, Riverside County, California. LSA Associates, Inc. 1500 Iowa Ave, Suite 200, Riverside, CA LAS Project No. PLO1101. Prepared February 12, 2014 and revised April 2, 2014

Clark's review of the materials in no way constitutes a validation of the conclusions or materials contained within the plan. If we do not comment on a specific item this does not constitute acceptance of the item.

Project Description

This FEIR was issued prematurely without considering the serious flaws in the Proponent's analysis of the project by failing to accurately characterize truck traffic at the site

The air quality impacts from the traffic associated with an approximately 2,250,000 square foot facility are significant. The most significant factor used to quantify air quality impacts from project traffic is the vehicle trip rate, or the number of vehicle trips per day. A vehicle trip is one round trip (one trip segment to a site and one trip segment away from a site). In the case of the proposed Project, the primary concern will be the number of truck trips per day.

In the analysis of this Project, the Proponent estimates the vehicle trip rate used a truck trip rate of 1.96 trips per 1,000 square feet of land use to estimate operational air quality impacts instead of the default Cal EEMod land use model trip rate of 2.59 (an underestimation of operational emissions by 32%).

According to SCAQMD[2], for CEQA purposes, the volume of truck traffic predicted to serve a new large warehouse project has historically been derived using the ITE Trip Generation manual's general rate for warehouse projects (land use type 150), which is 4.96 trips per 1,000

[2] As reported in Appendix E, p. 10, Technical Source Documentation for the CalEEMod, prepared for the CAPCOA by Environ International Corporation and the California Air Districts, July 2013, *available at* : http://www.aqmd.gov/caleemod/doc/AppendixE.pdf

square feet (TSF). This is the same source of traffic data used in the URBEMIS air quality model.[3] This value is from the 7th Edition of the ITE Trip Generation manual, published in 2003. Several developers of high-cube warehouses in recent years have questioned the validity of this value for modern warehousing operations and commissioned local studies to investigate these trip rates[4]. As a result, in the most recent version of the ITE Trip Generation manual (8th Edition, 2008), additional data has been included to provide a new high-cube warehouse (land use type 152) trip rate of 1.44 trips/TSF[5].

This greatly reduced trip rate has been criticized in California. In order to avoid underestimating the number of trips associated with large warehouse/distribution center operations without rail service, the SCAQMD staff recommended that lead agencies utilize a rate of 2.59 trips per TSF for large warehouse air quality analyses on a project specific basis[6]. According to SCAQMD and based on a review of warehouse studies and operations, this value provides a reasonable default rate for individual new warehouses in the absence of more project-specific data.[7] This trip rate has been accepted by CAPCOA and incorporated into the CalEEMod model.

Another way to illustrate how the DEIR greatly underestimates truck traffic associated with the Project is to review the estimated number of daily truck trips per 1,000 square feet of warehouse. As described above, the DEIR estimates 1.96 daily truck trips per 1,000 square feet.

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[3] *Ibid.*

[4] *Ibid.*

[5] *Ibid.*

[6] *Ibid.*

[7] *Ibid.*

The results of utilizing the CalEEMOD method for estimating the traffic impacts from the Project are substantial. Based upon the trip generation rate of 2.59, the total number of trips associated with Project would increase from 4,400 to 5,813 trips per day.

The net result is that the air quality analysis performed by the Proponent greatly underestimates the emissions from mobile sources by at least one-third during the operational phase of the Project. Those impacts are likely to lead to a significant impact that will be unmitigated and unaccounted for in the FEIR. Without proper modeling of the emissions from these additional vehicles the impacts on the environment and the citizens of the Moreno Valley are unknown.

Conclusion

The facts identified and referenced in this comment letter lead me to reasonably conclude that the Project will result in significant adverse impacts that were not identified in the FEIR and that are not adequately mitigated. Many of the FEIR's conclusions that environmental impacts are not significant or less than significant with mitigation are unsupported or contradicted by the evidence. As a result, several analyses presented in the FEIR, including impacts on air quality, fail to identify or disclose the magnitude of significant adverse impacts. To protect air quality and public health the Proponent must prepare a revised FEIR for the Project.

Sincerely,

James Clark, Ph.D.

EXHIBIT C

4.7.1.4 Greenhouse Gas Inventories

The City of Moreno Valley estimated greenhouse gas emissions for the community for 2007 and 2010 and projected emissions for 2020 are shown in Table 4.7.B, which shows the reduced 2020 emissions are below the reduction target.

Table 4.7.B: City of Moreno Valley Projected Greenhouse Gas Emissions

Source Category	Moreno Valley Greenhouse Gas Emissions ($MTCO_2e$ per year)			
	2007	2010	BAU 2020	Reduced 2020
Transportation	517,098	513,581	788,267	421,561
Energy	287,261	277,230	356,192	251,372
Area	69,390	69,437	84,665	73,046
Water and Wastewater	21,595	16,831	20,216	14,158
Solid Waste	44,294	43,633	49,203	38,000
Total	**939,638**	**920,712**	**1,298,543**	**798,137**
Reduction Target	—	—	**798,693**	**798,693**

Notes: $MTCO_2e$ = metric tons of carbon dioxide equivalents BAU = business as usual
Source: Table 9, City of Moreno Valley Greenhouse Gas Analysis, 2012., MBA 2013

The existing WLC project site is largely vacant with scattered dry farming that generates minimal greenhouse gas emissions. For the purposes of this analysis, a zero baseline will be assumed to identify the "worst case" emissions (i.e., GHG emissions from the entire WLC project without removal of any existing GHG emissions).

4.7.2 Regulatory Setting

4.7.2.1 International Regulation of Climate Change

Intergovernmental Panel on Climate Change (IPCC). In 1988, the United Nations created the IPCC to provide independent scientific information regarding climate change to policymakers. The IPCC does not conduct research itself, but rather compiles information from a variety of sources into reports regarding climate change and its impacts. The IPCC has thereafter periodically released reports on climate change, and in 2007 released its Fourth Assessment Report which concluded most global climate change was the result of human activity, mainly the burning of fossil fuels (see Section 4.7.1.1).

United Nations Framework Convention on Climate Change. On March 21, 1994, the United States joined a number of countries around the world in signing the United Nations Framework Convention on Climate Change (Convention). Under the Convention, governments gather and share information on greenhouse gas emissions, national policies, and best practices; launch national strategies for addressing greenhouse gas emissions and adapting to expected impacts, including the provision of financial and technological support to developing countries; and cooperate in preparing for adaptation to the impacts of climate change.

Kyoto Protocol. The Kyoto Protocol is an international agreement linked to the United Nations Framework Convention on Climate Change. The major feature of the Kyoto Protocol is that it sets binding targets for 37 industrialized countries and the European community for reducing greenhouse gas emissions at average of five per cent against 1990 levels over the five-year period 2008-2012. The Convention (discussed above) encouraged industrialized countries to stabilize emissions; however, the Protocol commits them to do so. Developed countries have contributed more emissions

Table 4.7.I: Project Operational GHG Emissions (Year by Year with Mitigation)

Source	Emissions with Mitigation and Project Design Features ($MTCO_2e$/year)								
	2014	2015	2016	2017	2018	2019	2020	2021	2022
Vehicles	10,638	21,784	28,283	39,632	52,154	57,836	61,228	65,730	66,329
Trucks	51,111	107,099	141,204	199,737	269,134	304,600	328,592	358,109	366,971
Electricity	14,513	30,387	40,428	58,208	79,917	91,993	101,491	110,174	112,888
Natural gas	177	371	494	711	976	1,124	1,240	1,346	1,379
Water	299	626	833	1,199	1,646	1,895	2,090	2,269	2,325
Waste	12,812	26,826	35,690	51,385	70,550	81,211	89,595	97,261	99,657
Refrigerants	182	380	506	728	1,000	1,151	1,269	1,378	1,412
Construction	37,927	31,634	26,947	94,510	41,743	34,665	26,818	26,818	14,471
Sequestration	-14	-30	-40	-57	-79	-90	-100	-108	-111
Total	**127,645**	**219,077**	**274,345**	**446,053**	**517,041**	**574,385**	**612,223**	**662,977**	**665,321**
Threshold	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Significant?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Reduction summary: local vehicles = 3 percent; waste = 35 percent
Source: Michael Brandman Associates 2013.

When compared with the proposed project, air quality impacts associated with the No Project/Existing General Plan Alternative would be correspondingly decreased in magnitude. Similar to the proposed project, the generation of these emissions would still result in a cumulative contribution of air pollutants in a nonattainment basin; therefore, impacts remain significant and unavoidable.

Table 6.E: No Project/Existing General Plan Alternative Operational Emissions

Source	Pollutant Emissions, lbs/day					
	CO	VOC	NO_X	SO_X	PM_{10}	$PM_{2.5}$
Proposed Project[1]	3,466	729	3,059	21	1,685	153
No Project/Existing General Plan[2]	4,853	1,114	1072	14	1,231	86
Net Change	+1,387	+385	-1,987	-7	-454	-67
SCAQMD thresholds	**550**	**55**	**55**	**150**	**150**	**55**
Alternative exceeds thresholds?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**

Source: MBA 2013
[1] MBA 2013 Air Quality Assessment for the proposed project
[2] From Moreno Highlands Specific Plan updated by MBA using CalEEMod software

Global Climate Change: GHG emissions associated with the No Project/Existing General Plan Alternative are correspondingly decreased as this alternative does not include a logistics warehouse component. In addition, the No Project/Existing General Plan Alternative would decrease the amount of water utilized and wastewater generated. As identified in Table 6.F, the No Project/Existing General Plan Alternative would generate 228,719 metric tons of total CO_2 equivalent[1] (mt CO_2e), which is approximately 60 percent less than what was identified for the proposed project.

Table 6.F: Comparison of Greenhouse Gas Emissions

Type of Development	Annual $MTCO_2e$ Emissions	Change
Proposed Project	665,321	100%
No Project/No Build[1]	—	0%
No Project/Existing General Plan[2]	228,719	35%
Alternative 1: Reduced Density	465,725	70%
Alternative 2: Mixed Use A	794,828	120%
Alternative 3: Mixed Use B	318,808	48%
Alternative Sites	665,321	100%

$MTCO_2e$ is metric tons of carbon dioxide equivalents, which is a standard unit of measure for greenhouse gases.
[1] Estimated based on existing on-site rural residential uses.
[2] Based on approved Moreno Highland Specific Plan.
Source: MBA 2013 project air quality study, alternatives analysis (see Appendix D).

Hazards and Hazardous Materials: Development of the No Project/Existing General Plan Alternative would still result in the on-site handling of hazardous substances, both during project construction and operation. It is reasonable to assume that, like any current use, these substances would continue to be used in accordance with applicable local, State, and Federal standards. Impacts associated with the transport or use of hazardous materials or potential upsets or accidents would not be increased in magnitude because the intensity of development is still below what is envisioned under the proposed project. Therefore, it is not expected that increased quantities of hazardous materials would be present on site. With the adherence to existing hazardous materials regulations,

[1] Carbon dioxide equivalent (CO_2e) is an internationally accepted measure that expresses the amount of other greenhouse gases (e.g., methane and nitrous oxide) in terms of the amount of carbon dioxide (CO_2). The CO_2e measure is used as a way to measure the warming potential of a greenhouse gas as compared to CO_2, which has the highest global warming potential.

EXHIBIT D

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Attorneys for Defendant and Real Party in Interest
VWR International, LLC

UNITED STATES DISTRICT COURT

EASTERN DISTRICT OF CALIFORNIA

COALITION FOR CLEAN AIR, et al.,

Plaintiff,

v.

VWR INTERNATIONAL, LLC, et al.,

Defendant.

Case No. 1:12-CV-1569-LJO-BAM

CONSENT JUDGMENT

Pursuant to Rules 54 and 58 of the Federal Rules of Civil Procedure, the Court hereby ORDERS, ADJUDGES AND DECREES as follows:

1. Defendant VWR International, LLC ("VWR") shall install two (2) electric vehicle charging stations at its warehousing and distribution facility located at 8711 West Riggin Avenue in the City of Visalia (the "Project"). VWR shall make said electric vehicle charging stations available to VWR employees and/or customers.

2. VWR shall maintain the following features of the Project until June 11, 2022 (10 years after the Project became operational), unless VWR ceases to own and operate the Project in its present form and for its present function prior to that time:

a. The emergency generator for the Project shall be powered by natural gas and

include a catalytic converter.

b. Ninety percent of the truck carriers contracted to service the Project by VWR shall be Environmental Protection Agency SmartWay partners, provided however, that temporary variances from this percentage due to circumstances not created by VWR shall not be a violation of this order.

c. The Project shall utilize energy efficient interior lighting, *i.e.*, light-emitting diodes ("LED"), and T5 and T8 fluorescent lamps, provided, however, that this order shall not prohibit VWR from incorporating new or different lighting technology that is at least as efficient.

d. The Project shall utilize energy efficient exterior lighting, *i.e.*, LED, and T5 and T8 fluorescent lamps, provided, however, that this order shall not prohibit VWR from incorporating new or different lighting technology that is at least as efficient.

e. The air conditioning system for the management offices at the Project shall use non-chlorofluorocarbon refrigerant.

f. Cooling for the main warehouse space at the Project shall be provided through evaporative coolers rather than air conditioners, provided, however, that this order shall not prohibit VWR from incorporating new or different cooling technology that is at least as efficient.

g. The warehouse space at the Project shall incorporate automated airflow and ventilation systems designed to minimize need for supplemental heating and cooling within the warehouse space.

h. Forklifts and interior vehicles at the Project shall be electric powered.

i. The Project shall use a building automation system to control and optimize the efficiency of its mechanical systems, including lighting, HVAC, exhaust dampers, fans, and ventilation louvers

j. Interior lights shall incorporate motion sensors that turn them off when not in use.

k. The Project shall incorporate a light colored "cool roof" membrane to reduce surface temperature, heat island effect, and heat transfer to the interior of the structure.

l. The landscape design and irrigation system shall be in compliance with LEED Silver certification standards to reduce water consumption.

m. The warehouse shall incorporate water-efficient building design with water efficient fixtures and appliances meeting LEED Silver certification standards.

n. The Project shall have an operational recycling program covering paper, corrugated cardboard, glass, plastics and metals.

o. A bicycle rack shall be provided at the Project for employees who wish to bicycle commute.

p. Five (5) premium car/vanpool spaces shall be provided at the Project.

3. Notwithstanding the provisions of paragraph 2, above, this order shall not prohibit VWR from incorporating new or different technology at its facility instead of the specific technology specified in paragraph 2, provided that is no less efficient than the technology specified.

4. VWR need not take further action to comply with San Joaquin Valley Air Pollution Control District Rule 9510, as incorporated into the California State Implementation Plan under the Clean Air Act (42 U.S.C. Section 7604(a)).

5. VWR need not take further action to comply with Visalia Municipal Code Section 17.28.040A.

6. VWR shall pay no civil penalties.

7. Nothing in this judgment shall prohibit VWR from selling, transferring, demolishing, rebuilding, or repurposing the Project, in whole or in part, or the real property upon which it sits.

8. Except as may otherwise be provided by written agreement, each party shall bear their own fees and costs.

/ / /

9. This judgment shall be entered by the clerk of the court forthwith. The Clerk is directed to close this action.

IT IS SO ORDERED, ADJUDGED, AND DECREED.

IT IS SO ORDERED.

Dated: **September 11, 2013**

/s/ Lawrence J. O'Neill
UNITED STATES DISTRICT JUDGE

EXHIBIT E

Recording requested by and when recorded please return to:

[*Grantee's name & address*]

(Space above this line reserved for Recorder's use)

DEED OF AGRICULTURAL CONSERVATION EASEMENT

This Deed of Agricultural Conservation Easement is granted on this _____ of _____ 2012, by [*Landowner's name*], [*Ownership status*], having an address at [*Landowner's address*] ("Landowner"), to [*Grantee's name*], a California nonprofit public benefit corporation, having an address at [*Grantee's address*] ("Grantee"), for the purpose of forever conserving the agricultural productive capacity and open space character of the subject property.

RECITALS

A. The Landowner is the sole owner in fee simple of the [*farm*/*rangeland*] property ("Property") legally described in Exhibit A ("Legal Description") and generally depicted in Exhibit B ("Vicinity Map"), attached to and made a part of this Agricultural Conservation Easement ("Easement"). The Property consists of approximately [*acres*] acres of land and is commonly known as the "[*Farm/Ranch name*]," together with buildings and other improvements, is located in [*County name*] County, California, and is identified by assessor's parcel number(s) [*parcel numbers*]. The existing buildings and improvements on the Property are shown within the Building Envelope as depicted in Exhibit C ("Building Envelope and Existing Improvements"), also attached to and made a part of this Easement. Except as shown in Exhibit C, the Property is open farmland, whose soils have been classified as [*prime farmland, farmland of statewide importance, etc.*] by the U.S. Department of Agriculture's Natural Resources Conservation Service, and by the California Department of Conservation's Farmland Mapping and Monitoring Program, because this land has the soil quality, growing season, and water supply needed for sustained agricultural production.

B. The agricultural and other characteristics of the Property, its current use and state of improvement, are documented and described in a Baseline Documentation Report ("Baseline Report"), prepared by the Grantee with the cooperation of the Landowner and incorporated herein by this reference. The Landowner and the Grantee acknowledge that the Baseline Report is complete and accurate as of the date of this Easement. Both the Landowner and the Grantee shall retain duplicate original copies of the Baseline Report. The Baseline Report may be used to establish whether or not a change in the use or condition of the Property has occurred, but its existence shall not preclude the use of other evidence to establish the condition of the Property as of the date of this Easement.

C. The Department of Conservation's California Farmland Conservancy Program (hereinafter alternatively referred to as the "Department" or "Department of Conservation") has made a grant of funds to the Grantee to support the acquisition of this Agricultural Conservation Easement. The Department's funds represent a substantial investment by the people of the State of California in the long-term conservation of valuable agricultural land and the retention of agricultural land in perpetuity. The Property and this Easement have met the California Farmland Conservancy Program's mandatory eligibility criteria and certain selection criteria and have multiple natural resource conservation objectives. The rights vested herein in the State of California arise out of the State's statutory role in fostering the conservation of agricultural land in California and its role as fiduciary for the public investment represented by the Department's funds.

D. The Landowner grants this Easement for valuable consideration to the Grantee for the purpose of assuring that, under the Grantee's perpetual granteeship, the agricultural productive capacity and open space character of the Property will be conserved and maintained forever, and that uses of the land that are inconsistent with these conservation purposes will be prevented or corrected. The parties agree, however, that the current agricultural use of, and improvements to, the Property are consistent with the conservation purposes of this Easement.

E. The conservation purposes of this Easement are recognized by, and the grant of this Easement will serve, the following clearly delineated governmental conservation policies:

> The Farmland Protection Policy Act, P.L. 97-98, 7 U.S.C. section 4201 et seq., whose purpose is "to minimize the extent to which Federal programs and policies contribute to the unnecessary and irreversible conversion of farmland to nonagricultural uses, and to assure that Federal programs are administered in a manner that, to the extent practicable, will be compatible with State, unit of local government and private programs and policies to protect farmland;"
>
> California Civil Code at Part 2, Chapter 4, (commencing with section 815), which defines and authorizes perpetual conservation easements;
>
> California Constitution Article XIII, section 8, California Revenue and Taxation Code sections 421.5 and 422.5, and California Civil Code section 815.1, under which this Agricultural Conservation Easement is an enforceable restriction, requiring that the Property's tax valuation be consistent with restriction of its use for purposes of food and fiber production and conservation of natural resources;
>
> Section 10200 et seq. of the California Public Resources Code, which creates the California Farmland Conservancy Program within the Department;

Section 51220 of the California Government Code, which declares a public interest in the preservation of agricultural lands, by providing that “agricultural lands have a definitive public value as open space" and "that the discouragement of premature and unnecessary conversion of agricultural land to urban uses is a matter of public interest”;

California Food and Agriculture Code Section 821 states that one of the major principles of the State's agricultural policy is "to sustain the long-term productivity of the State's farms by conserving and protecting the soil, water, and air, which are agriculture's basic resources;"

The California General Plan law section 65300 et seq. and Section 65400 et seq. of the California Government Code, and the [*County name*] County General Plan, as updated on [*Update date*], which includes as one of its goals to protect farmlands designated as prime, of statewide importance, unique, or of local importance from conversion to and encroachment of non-agricultural uses; and,

Resolution No. [*Resolution number*], approved by the Board of Supervisors of [*County name*] County on the [*day*] of [*month*], [*year*], which expresses support for the acquisition of this Easement and finds that the acquisition is consistent with the County’s General Plan and the Resolution’s findings. (NOTE: If the Property lies within the Sphere of Influence of an incorporated city, both the city and county must pass resolutions of support.)

F. The Grantee is a California nonprofit organization within the meaning of California Public Resources Code section 10221 and California Civil Code section 815.3 and is a tax exempt and “qualified conservation organization” within the meaning of Sections 501(c)(3) and 170(b)(1)(A)(iv) as defined by the United States Internal Revenue Code. Grantee, as certified by a resolution of Grantee's Board of Trustees, accepts the responsibility of enforcing the terms of this Easement and upholding its conservation purposes forever.

GRANT OF AGRICULTURAL CONSERVATION EASEMENT

Now, therefore, for the reasons given, and in consideration of their mutual promises and covenants, terms, conditions and restrictions contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Landowner voluntarily grants and conveys to the Grantee, and the Grantee voluntarily accepts, a perpetual conservation easement, as defined by Section 815.1 and 815.2 of the California Civil Code and California Public Resources Code section 10211, and of the nature and character described in this Easement for the purpose described below, and agree as follows:

1. *Conservation Purpose.*

The conservation purpose (“Conservation Purpose” or “Purpose”) of this Easement is to

enable the Property to remain in productive agricultural use in perpetuity by preventing and correcting uses of the Property prohibited by the provisions of this Easement. To the extent that the preservation of the open space character and [*scenic, habitat, natural, or historic, etc*.] values of the Property are consistent with such use, it is within the Purpose of this Easement to protect those values.

2. *Right to Use Property for Agricultural Purposes.*

The Landowner retains the right to use the Property for agricultural purposes, or to permit others to use the Property for agricultural purposes, in accordance with applicable law and this Easement.

3. *Prohibited Uses.*

The Landowner shall not perform, nor knowingly allow others to perform, any act on or affecting the Property that is inconsistent with this Easement. Any use or activity that would diminish or impair the agricultural productive capacity and open space character [*or scenic, habitat, natural, historic etc. values*] of the Property, or that would cause significant soil degradation or erosion, restrict agricultural husbandry practices, or that is otherwise inconsistent with the Conservation Purpose is prohibited ("Prohibited Use"). "Husbandry practices" means agricultural activities, such as those specified in Section 3482.5(e) of the California Civil Code, conducted or maintained for commercial purposes in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality. This Easement authorizes the Grantee to enforce these covenants in the manner described herein. However, unless otherwise specified, nothing in this Easement shall require the Landowner to take any action to restore the condition of the Property after any Act of God or other event over which it had no control. The Landowner understands that nothing in this Easement relieves it of any obligation or restriction on the use of the Property imposed by law.

4. *Permission of the Grantee.*

Where the Landowner is expressly required to obtain the Grantee's permission for a proposed use hereunder, said permission (a) shall not be unreasonably delayed or withheld by the Grantee, (b) shall be sought and given in writing, with copies of all documents to be provided to the Department, and (c) shall in all cases be obtained by the Landowner prior to the Landowner's undertaking of the proposed use. The Grantee shall grant permission to the Landowner only where the Grantee, acting in the Grantee's sole reasonable discretion and in good faith, determines that the proposed use is not a "Prohibited Use" per Section 3.

5. *Construction or Placement of Buildings and Other Improvements.*

The Landowner may undertake construction, erection, installation, or placement of buildings, structures, or other improvements on the Property only as provided in

subsections (a) through (d) below. All other construction, erection, installation, or placement of buildings, structures, or other improvements on the Property is prohibited. Before undertaking any construction, erection, installation or placement that requires permission, the Landowner shall notify the Grantee and obtain prior written permission from the Grantee.

For purposes of this section, the term "improvements" shall not refer to, and specifically excludes, crops, plants, trees, vines, or other living improvements planted for agricultural purposes, nor shall it refer to irrigation improvements necessary or desirable to irrigate the Property for agricultural purposes, all of which may be made without permission of the Grantee.

(a) Fences – Existing fences may be repaired and replaced without permission of the Grantee. New fences may be built anywhere on the Property for purposes of reasonable and customary agricultural management, and for security of farm produce, livestock, equipment, and improvements on the Property, without permission of the Grantee.

(b) Agricultural Structures and Improvements – Existing agricultural structures and improvements as shown in Exhibit C and more fully described in the Baseline Report, may be repaired, reasonably enlarged, and replaced at their current locations within the Building envelope for agricultural purposes without permission from the Grantee. New buildings and other structures and improvements to be used solely for agricultural production on the Property or sale of farm products predominantly grown or raised on the Property, including barns and equipment sheds, but not including any dwelling or farm labor housing, may be built on the Property within the Building Envelope depicted in Exhibit B, without permission of the Grantee. All permissible new agricultural structures may be repaired, reasonably enlarged, and replaced without permission of the Grantee. Any other agricultural production or marketing-related structures may be constructed only with permission of the Grantee pursuant to Section 4.

(c) Residential Dwellings – The single-family dwelling shown in Exhibit C may be repaired, enlarged or replaced at the current location entirely within the Building Envelope shown in Exhibit C without permission of the Grantee. Said single-family dwelling shall not exceed three thousand square feet (3,000 sq. ft.) of living area. No other residential structures may be constructed or placed on the Property except for agricultural employee housing per Section 5(d).

(NOTE: With approval of the funder(s), this section may need to be modified depending on the circumstances of the property and other factors)

(d) Agricultural Employee Housing – The agricultural employee house shown in Exhibit C may be repaired, enlarged or replaced at the current location entirely within the Building Envelope shown in Exhibit C without permission of the Grantee. No additional agricultural employee housing may be constructed or

placed on the Property without permission of the Grantee. Grantee may only grant permission pursuant to Section 4 and only if the Landowner can demonstrate to the Grantee's satisfaction that such additional agricultural employee housing is reasonable and necessary for the agricultural operation of the Property. The aggregate living area of agricultural employee housing shall not exceed two thousand five hundred square feet (2,500 sq ft.). All agricultural employee housing must be located entirely within the Building Envelope shown in Exhibit C.

(NOTE: With approval of the funder(s), this section may need to be modified depending on the circumstances of the property and other factors)

(e) Utilities and Septic Systems. Wires, lines, pipes, cables or other facilities providing electrical, gas, water, sewer, communications, energy generation, or other utility services solely to serve the improvements permitted herein or to transmit power generated on the Property may be installed, maintained, repaired, removed, relocated and replaced. In addition, septic or other underground sanitary systems serving the improvements permitted herein may be installed, maintained, repaired, replaced, relocated or improved, but must be located within the Building Envelope. Power generation and transmission facilities primarily for agricultural and other permitted uses on the Property may be constructed within the Building Envelope. Power generated in excess of requirements on the Property may be sold to appropriate public utilities. Notwithstanding the foregoing, commercial power generation, collection or transmission facilities, including wind or solar farms outside of Building Envelope, and the conveyance of any rights-of-way over, under or on the Property for any such purpose, are prohibited.

6. *No Subdivision.*

The division, subdivision, defacto subdivision, or partition of the Property, including transfer of development rights, whether by physical, legal, or any other process, is prohibited.

The Landowner and Grantee acknowledge and understand that the Property consists of [*number*] legal parcel(s), and that no additional, separate legal parcels currently exist within the Property that may be recognized by a certificate of compliance or conditional certificate of compliance pursuant to California Government Code section 66499.35 based on previous patent or deed conveyances, subdivisions, or surveys. The Landowner will not apply for or otherwise seek recognition of additional legal parcels within the Property based on certificates of compliance or any other authority. The Landowner shall continue to maintain the legal parcels comprising the Property, and all interests therein, under common ownership, as though a single legal parcel.

Lot line adjustment may be permitted only with the written approval of the Grantee pursuant to Section 4, in conjunction with the approval of the local jurisdiction, and for

purposes of maintaining, enhancing or expanding agricultural practices or productivity on the Property.

7. *Extinguishment of Development Rights.*

The Landowner hereby grants to the Grantee all development rights except as specifically reserved in this Easement, that were previously, are now or hereafter allocated to, implied, reserved, appurtenant to, or inherent in the Property, and the parties agree that such rights are released, terminated, and extinguished, and may not be used on or transferred by either party to any portion of the Property as it now or later may be bounded or described, or to any other property adjacent or otherwise, or used for the purpose of calculating permissible lot yield of the Property or any other property. This Easement shall not create any development rights.

8. *Mining.*

The mining or extraction of soil, sand, gravel, rock, oil, natural gas, fuel, or any other mineral substance, using any method that disturbs the surface of the land, is prohibited.

(NOTE: With approval of the funder(s), this section may need to be modified depending on the circumstances of the property and other factors)

9. *Paving and Road Construction.*

Other than existing roads shown within the Building Envelope as identified in the Baseline Report, no portion of the Property presently unpaved shall be paved or otherwise covered with concrete, asphalt, or any other impervious paving material, unless such measures are required by air quality laws or regulations applicable to the Property. Except as otherwise permitted herein, no road for access or other purposes shall be constructed without the permission of the Grantee pursuant to Section 4. Notwithstanding the foregoing, construction of unpaved farm roads, as necessary or desirable by agricultural operations, is permitted without permission from the Grantee. The Landowner shall notify the Grantee of any significant net relocation or addition of unpaved farm roads.

10. *Trash and Storage.*

The dumping or accumulation on the Property of any kind of trash, refuse, vehicle bodies or parts, or "Hazardous Materials," as defined in Section 25 is prohibited. Farm-related trash and refuse produced on the Property may be temporarily stored on the Property subject to all applicable laws. The storage of agricultural products and byproducts produced on the Property and materials reasonably required for agricultural production on the Property, including Hazardous Materials, is permitted as long as it is done in accordance with all applicable government laws and regulations.

11. *Commercial Signs.*

Commercial signs (including billboards) unrelated to permitted activities conducted on the Property are prohibited.

12. *Recreational Uses; Motorized Vehicle Use Off Roadways*

Resort structures, athletic fields, golf courses, non-residential swimming pools, public or commercial airstrips, commercial equestrian facilities, public or commercial helicopter pads, and any other non-agricultural recreational structures or facilities are prohibited on the Property. Recreational structures or improvements for the personal use of the Landowner and its guests (e.g. swimming pool, tennis court) are permitted only within the Building Envelope. The use of motorized vehicles off roadways and outside of the Building Envelope is prohibited except where used for agricultural production, property maintenance and security, or for the purpose of monitoring this Easement.

13. *Water Rights.*

The Landowner shall retain and reserve all ground water, and all appropriative, prescriptive, contractual or other water rights appurtenant to the Property at the time this Easement becomes effective. The Landowner shall not permanently transfer, encumber, lease, sell, or otherwise separate such quantity of water or water rights from title to the Property itself. Permanent separation of water or water rights is prohibited. All water shall be retained in [*County name*] County for agricultural production and used in conjunction with the improvements permitted by Section 5 of this Easement only. Water may be distributed to a contiguous property or other property owned or leased by the Landowner on an annual basis for agricultural production only. Any temporary distribution of water shall not impair the long-term agricultural productive capacity or open space character of the Property.

14. *Rights Retained by the Landowner.*

Subject to Section 7 and to interpretation under Section 22, as owner of the Property, the Landowner reserves all interests in the Property not transferred, conveyed, restricted, prohibited or extinguished by this Easement. These ownership rights include, but are not limited to, the right to sell, lease, or otherwise transfer the Property to anyone the Landowner chooses, as well as the right to privacy, the right to exclude any member of the public from trespassing on the Property, and any other rights consistent with the Purpose of this Easement. Nothing contained herein shall be construed as a grant to the general public of any right to enter upon any part of the Property.

Nothing in this Easement relieves the Landowner of any obligation or restriction on the use of the Property imposed by law.

15. *Responsibilities of the Landowner and the Grantee Not Affected.*

Other than as specified herein, this Easement is not intended to impose any legal or other responsibility on the Grantee, or in any way to affect any existing obligation of the Landowner as owner of the Property. Among other things, this shall apply to:

(a) Taxes – The Landowner shall be solely responsible for payment of all taxes and assessments levied against the Property. If the Grantee ever pays any taxes or assessments on the Property, or if the Grantee pays levies on the Landowner's interest in order to protect Grantee's interests in the Property, the Landowner will reimburse the Grantee for the same. It is intended that this Easement constitute an enforceable restriction within the meaning of Article XIII, Section 8 of the California Constitution and that this Easement qualify as an enforceable restriction under the provisions of California Revenue and Taxation Code Sections 402.1(a)(8) and 423.

(b) Upkeep and Maintenance – The Landowner shall be solely responsible for the upkeep and maintenance of the Property, to the extent it may be required by law. The Grantee shall have no obligation for the upkeep or maintenance of the Property. If the Grantee acts to maintain the Property in order to protect the Grantee's interest in the Property, the Landowner will reimburse the Grantee for any such costs.

(c) Liability and Indemnification – In view of the Grantee's and the Department of Conservation's negative rights, limited access to the land, and lack of active involvement in the day-to-day management activities on the Property, the Landowner shall indemnify, protect, defend and holds harmless the Grantee, the Department of Conservation, their officers, directors, members, employees, contractors, legal representatives, agents, successors and assigns (collectively, "Agents and Assigns") from and against all liabilities, costs, losses, orders, liens, penalties, claims, demands, damages, expenses, or causes of action or cases, including without limitation reasonable attorneys' fees, arising out of or in any way connected with or relating to the Property or the Easement. The Landowner shall be solely liable for injury or the death of any person, or physical damage to any property, or any other costs or liabilities resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless due to the negligence or willful misconduct of the Grantee, the Department of Conservation, and/or their respective Agents and Assigns. The Grantee shall be named as an additional insured on Landowner's general liability insurance policy.

Neither the Grantee, the Department of Conservation, nor their Agents and Assigns shall have responsibility for the operation of the Property, monitoring of hazardous conditions on it, or the protection of the Landowner, the public or any third parties from risks relating to conditions on the Property. Without limiting the foregoing, neither the Grantee, the Department, nor their respective Agents

and Assigns shall be liable to the Landowner or other person or entity in connection with consents given or withheld, or in connection with any entry upon the Property occurring pursuant to this Easement, or on account of any claim, liability, damage or expense suffered or incurred by or threatened against the Landowner or any other person or entity, except as the claim, liability, damage, or expense is the result of the gross negligence or intentional misconduct of the Grantee, the Department, and/or their respective Agents and Assigns.

16. *Monitoring.*

The Grantee shall manage its responsibilities as holder of this Easement in order to uphold the Purpose of this Easement. The Grantee's responsibilities include, but are not limited to, annual monitoring, such additional monitoring as circumstances may require, record keeping, and enforcement of this Easement, for the purpose of preserving the Property's agricultural productive capacity and open space character in perpetuity. Failure of the Grantee to carry out these responsibilities shall not impair the validity of this Easement or limit its enforceability in any way. With reasonable advance notice (except in the event of an emergency circumstance or prevention of a threatened breach), Grantee shall have the right to enter upon, inspect, observe, monitor and evaluate the Property to identify the current condition of, and uses and practices on the Property and to determine whether the condition, uses and practices are consistent with this Easement.

Grantee shall indemnify, defend with counsel of Landowner's choice, and hold Landowner harmless from, all expense, loss, liability, damages and claims, including Landowner's attorneys' fees, if necessary, arising out of Grantee's entry on the Property, unless caused by a violation of this Easement by Landowner or by Landowner's negligence or willful misconduct.

The Grantee shall report to the Department of Conservation by June 30 of each year after the annual monitoring visit, describing method of monitoring, condition of the Property, stating whether any violations were found during the period, describing any corrective actions taken, the resolution of any violation, and any transfer of interest in the Property. Failure to do so shall not impair the validity of this Easement or limit its enforceability in any way.

17. *Enforcement.*

The Grantee may take all actions that it deems necessary to ensure compliance with the terms, conditions, covenants, and purposes of this Easement. The Grantee shall have the right to prevent and correct violations of the terms, conditions, covenants, and purposes of this Easement. If the Grantee finds what it believes is a violation or potential violation, it may at its discretion take appropriate legal action to ensure compliance with the terms, conditions, covenants, and purposes of this Easement and shall have the right to correct violations and prevent the threat of violations. Except when an ongoing or imminent violation could irreversibly diminish or impair the agricultural productive capacity and open space character of the Property, the Grantee shall give the Landowner

written notice of the violation or potential violation, and thirty (30) days to correct it, before filing any legal action.

If a court with jurisdiction determines that a violation may exist, has occurred, or is about to occur, the Grantee may obtain an injunction, specific performance, or any other appropriate equitable or legal remedy, including (i) money damages, including damages for the loss of the agricultural conservation values protected by this Easement, (ii) restoration of the Property to its condition existing prior to such violation, and (iii) an award for all of the Grantee's expenses incurred in stopping and correcting the violation, including but not limited to reasonable attorney's fees. The failure of the Grantee to discover a violation or potential violation, or to take immediate legal action to prevent or correct a violation or potential violation known to the Grantee, shall not bar the Grantee from taking subsequent legal action. The Grantee's remedies under this section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

Without limiting the Landowner's liability therefor, the Grantee shall apply damages recovered to the cost of undertaking any corrective action on the Property. Should the restoration of lost values be impossible or impractical for whatever reason, the Grantee shall apply any and all damages recovered to furthering its mission, with primary emphasis on agricultural conservation easement acquisition and enforcement.

In the event the Grantee fails to enforce any term, condition, covenant or purpose of this Easement, as determined by the Director of the Department of Conservation, the Director of the Department and his or her successors and assigns shall have the right to enforce the Easement after giving notice to the Grantee and the Landowner and providing a reasonable opportunity under the circumstances for the Grantee to enforce any term, condition, covenant, or purpose of the Easement. In the event that the Director of the Department determines that the Grantee has failed to enforce any of the terms, conditions, covenants, or purposes of the Easement, the Director of the Department and his or her successors and assigns shall be entitled to exercise the same right to enter the Property granted to the Grantee, including right of immediate entry in the event of an emergency or suspected emergency where the Director of the Department or his or her successor or assign determines that immediate entry is required to prevent, terminate or mitigate a violation of this Easement.

Failure or refusal to exercise any rights under the terms of this Easement by the Grantee in the event of a violation by the Landowner of any term herein shall not constitute a waiver or forfeiture of the Grantee's right to enforce any term, condition, covenant, or purpose of this Easement.

18. *Transfer of Easement.*

This Easement may only be assigned or transferred to a private nonprofit organization that, at the time of transfer, is a "qualified organization" under Section 170(h) of the United States Internal Revenue Code and meets the requirements of Section 815.3(a) of

the California Civil Code and has similar purposes to preserve agricultural lands and open space. If no such private nonprofit organization exists or is willing to assume the responsibilities imposed by this Easement, then this Easement may be transferred to any public agency authorized to hold interests in real property as provided in Section 815.3(b) of the California Civil Code. Such an assignment or transfer may proceed only if the organization or agency expressly agrees to assume the responsibility imposed on the Grantee by the terms of this Easement and is expressly willing and able to hold this Easement for the Purpose for which it was created. All assignment and assumption agreements transferring the Easement shall be duly recorded in <*County name*> County.

If the Grantee should desire to assign or transfer this Easement, the Grantee must obtain written permission from the Landowner and the Department of Conservation, which permission shall not be unreasonably withheld.

If the Grantee or its successors ever ceases to exist or no longer qualifies under Section 170(h) of the U.S. Internal Revenue Code, or applicable state law, the Department of Conservation, in consultation with the Landowner, shall identify and select an appropriate private or public entity to whom this Easement shall be transferred.

19. *Perpetual Duration and No Merger of Title.*

Pursuant to California Civil Code at Part 2, Chapter 4, (commencing with section 815), which defines and authorizes perpetual conservation easements; this Easement shall run with the land in perpetuity. Every provision of this Easement that applies to the Landowner or the Grantee shall also apply to their respective agents, heirs, executors, administrators, assigns, and all other successors as their interests may appear.

No merger of title, estate or interest shall be deemed effected by any previous, contemporaneous, or subsequent deed, grant, or assignment of an interest or estate in the Property, or any portion thereof, to the Grantee, or its successors or assigns. It is the express intent of the parties that this Easement not be extinguished by, merged into, modified, or otherwise deemed affected by any other interest or estate in the Property now or hereafter held by the Grantee or its successors or assigns.

20. *Transfer of Property Interest.*

Any time the Property itself, or any interest in it, is transferred by the Landowner to any third party, the Landowner shall notify the Grantee and the Department of Conservation in writing at least thirty (30) days prior to the transfer of the Property or interest, and the document of conveyance shall expressly incorporate by reference this Easement. Any document conveying a lease of the Property shall expressly incorporate by reference this Easement. Failure of the Landowner to do so shall not impair the validity of this Easement or limit its enforceability in any way.

21. *Amendment of Easement.*

This Easement may be amended only with the written consent of the Landowner, the Grantee, and the Director of the Department of Conservation. Any such amendment shall be consistent with the Purpose of this Easement and with the Grantee's easement amendment policies, and shall comply with all applicable laws, including Section 170(h) of the Internal Revenue Code, or any regulations promulgated in accordance with that section, and with Section 815 et seq. of the California Civil Code, and the California Farmland Conservancy Program Act as codified in Section 10200 et seq. of the California Public Resources Code, and any regulations promulgated thereunder. No amendment shall diminish or affect the perpetual duration or the Purpose of this Easement, nor the status or rights of the Grantee under the terms of this Easement.

This Easement and any amendment to it shall be recorded in [*County name*] County. Copies of any amendments to this Easement shall be provided to the Department of Conservation within 30 days of recordation.

22. Termination of Easement.

(NOTE: Landowners may waive the administrative termination provision defined in Public Resources Code sections 10270-77, in which case Scenario A shall be used below, with potential easement termination shall be governed solely by judicial termination proceedings. Otherwise, Scenario B on page 15 shall be used.)

[*Scenario A: Landowner's Administrative Termination Rights Waived*]

(a) It is the intention of the parties that the Conservation Purpose of this Easement shall be carried out forever as provided in the Section 10211 of the Public Resources Code and Section 815 et seq. of the Civil Code. Accordingly, Landowner hereby waives on behalf of the Landowner and the Landowner's successors and assigns all rights at law or inequity to request a termination of this Easement pursuant to Public Resources Code Sections 10270 et seq.

Waiver of Right to Request Administrative Termination:

Landowner's Initials: _____ [*and* _____]

(b) Other than pursuant to eminent domain or purchase in lieu of eminent domain, no other voluntary or involuntary sale, exchange, conversion, or conveyance of any kind of all or part of the Property, or of any interest in it, shall limit or terminate the provisions of this Easement. This Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction. The fact that the land is not in agricultural use is not reason for termination of this Easement.

Termination of the Easement through condemnation is subject to the requirements

of Section 10261 of the Public Resources Code, the eminent domain laws of the State of California, federal law, and this Easement. The Property may not be taken by eminent domain or in lieu of eminent domain if the planned use is more than seven (7) years in the future (California Code of Civil Procedure section 1240.220). Grantee shall be paid by the condemnor the value of the Easement at the time of condemnation (Public Resources Code section 10261(a)(2)). Purchase in lieu of condemnation, or settlement of an eminent domain proceeding, shall occur pursuant to applicable laws and procedures, including but not limited to California Government Code sections 7267.1 and 7267.2, and shall require approval of the Grantee, the Director of the Department, and the [*match funder*]. Grantee shall have an opportunity to accompany the appraiser for the condemning agency when the appraiser goes on the Property with Landowner. Should this Easement be condemned or otherwise terminated on any portion of the Property, the balance of the Property shall remain subject to this Easement. In this event, all relevant related documents shall be updated and re-recorded by the Grantee to reflect the modified easement area. Encumbrances junior to this Easement shall remain subordinate to the Easement as amended.

(c) In the event the Landowner is notified that a public entity intends or proposes to acquire the Easement Area in whole or in part by eminent domain, the Landowner shall provide the Grantee, the Department, and the [*match funder*] with a copy of the notification within five (5) business days of having received such notification. In the event the Landowner intends to seek termination of the easement pursuant to initiation of a judicial proceeding which is not based on eminent domain, the Landowner shall notify the Grantee, the Department and the [*match funder*] of such intent no later than sixty (60) days before initiating such proceedings. No inaction or silence by the Grantee, the Department, or the [*match funder*] shall be construed as abandonment of the Easement.

(d) The grant of this Easement gives rise to a property right immediately vested in the Grantee. For the purpose of determining the amount to be paid by the Landowner in a repurchase of the Easement pursuant to judicial proceedings, and for the purpose of allocating proceeds from a sale or other disposition of the Property at the time of termination, the Easement and the Grantee's property right therein shall have a value equal to the difference between the current fair market value of the Property as if unencumbered by this Easement and the current fair market value of the Property encumbered by this Easement, each as determined on or about the date of termination. The values shall be determined by an appraisal performed by an appraiser jointly selected by the Landowner and the Grantee. The Landowner shall pay the cost of the appraisal, and it is subject to approval by the Department and the [*match funder*]. Nothing herein shall prevent the Landowner, the Grantee, the Department, or the [*match funder*] from having an appraisal prepared at its own expense.

(e) Upon approval of termination of this Easement or any portion thereof, the Landowner shall reimburse the State of California, Department of Conservation

California Farmland Conservancy Program Fund and [*match funder*], the amount equal to the value of the Easement that is terminated. If the entire Easement is terminated, the amount required to be paid in connection with the Landowner's repurchase shall be distributed as follows: (i) to the State of California, Department of Conservation, California Farmland Conservancy Program Fund, ?%; and (ii) to the [*match funder*], ?%, representing the proportion of easement value originally contributed by these agencies for the purchase of this Easement. If only a portion of the Easement is so terminated, the reimbursement shall be pro-rated. This Easement shall not be deemed terminated under a judicial termination proceeding until such payment is received by the State of California, Department of Conservation California Farmland Conservancy Program Fund, the [*match funder*] and Grantee [*if any bargain sale occurred*]. Grantee, in using any funds received from the termination of this Easement, shall use the funds in a manner consistent with the Purpose of this Easement.

(*NOTE: Additional language IRS language may need to be used for landowners seeking IRS recognition of a charitable donation*)

(f) If the Grantee obtains payment on a claim under a title insurance policy insuring this Easement, payment shall be distributed as set forth in Section 22(e).

[Scenario B: Landowner's Administrative Termination Rights NOT Waived]

(a) Other than pursuant to eminent domain or purchase in lieu of eminent domain, no other voluntary or involuntary sale, exchange, conversion, or conveyance of any kind of all or part of the Property, or of any interest in it, shall limit or terminate the provisions of this Easement. This Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction or by administrative termination pursuant to Section 10270-10277 of the Public Resources Code. The fact that the land is not in agricultural use is not reason for termination of this Easement.

Termination of the Easement through condemnation is subject to the requirements of Section 10261 of the Public Resources Code, the eminent domain laws of the State of California, federal law, and this Easement. The Property may not be taken by eminent domain or in lieu of eminent domain if the planned use is more than seven (7) years in the future (California Code of Civil Procedure section 1240.220). Grantee shall be paid by the condemnor the value of the Easement at the time of condemnation (Public Resources Code section 10261(a)(2)). Purchase in lieu of condemnation, or settlement of an eminent domain proceeding, shall occur pursuant to applicable laws and procedures, including but not limited to California Government Code sections 7267.1 and 7267.2, and shall require approval of the Grantee, the Director of the Department, and the [*match funder*]. Grantee shall have an opportunity to accompany the appraiser for the condemning agency when the appraiser goes on the Property with Landowner. Should this Easement be condemned or otherwise terminated on any portion of the Property,

the balance of the Property shall remain subject to this Easement. In this event, all relevant related documents shall be updated and re-recorded by the Grantee to reflect the modified easement area. Encumbrances junior to this Easement shall remain subordinate to the Easement as amended.

(b) In the event the Landowner is notified that a public entity intends or proposes to acquire the Easement Area in whole or in part by eminent domain, the Landowner shall provide the Grantee, the Department, and the [*match funder*] with a copy of the notification within five (5) business days of having received such notification. In the event the Landowner intends to seek termination of the easement pursuant to administrative termination or judicial proceeding that is not based on eminent domain, the Landowner shall notify the Grantee, the Department and the [*match funder*] of such intent no later than sixty (60) days before initiating such proceedings. No inaction or silence by the Grantee, the Department, or the [*match funder*] shall be construed as abandonment of the Easement.

(c) The grant of this Easement gives rise to a property right immediately vested in the Grantee. For the purpose of determining the amount to be paid by the Landowner in a repurchase of the Easement at the time of a administrative termination or pursuant to judicial proceedings, and for the purpose of allocating proceeds from a sale or other disposition of the Property at the time of termination, the Easement and the Grantee's property right therein shall have a value equal to the difference between the current fair market value of the Property as if unencumbered by this Easement and the current fair market value of the Property encumbered by this Easement, each as determined on or about the date of termination. The values shall be determined by an appraisal performed by an appraiser jointly selected by the Landowner and the Grantee. The Landowner shall pay the cost of the appraisal, and it is subject to approval by the Department and the [*match funder*]. Nothing herein shall prevent the Landowner, the Grantee, the Department, or the[*match funder*] from having an appraisal prepared at its own expense.

(d) Upon approval of termination of this Easement or any portion thereof, the Landowner shall reimburse the State of California, Department of Conservation California Farmland Conservancy Program Fund and [*match funder*], the amount equal to the value of the Easement that is terminated. If the entire Easement is terminated, the amount required to be paid in connection with the Landowner's repurchase shall be distributed as follows: (i) to the State of California, Department of Conservation, California Farmland Conservancy Program Fund, ?%; and (ii) to the [*match funder*], ?%, representing the proportion of easement value originally contributed by these agencies for the purchase of this Easement. If only a portion of the Easement is so terminated, the reimbursement shall be pro-rated. This Easement shall not be deemed terminated under a judicial termination proceeding until such payment is received by the State of California, Department of Conservation California Farmland Conservancy Program Fund, the

[*match funder*] and Grantee [*if any bargain sale occurred*]. Grantee, in using any funds received from the termination of this Easement, shall use the funds in a manner consistent with the Purpose of this Easement.

(*NOTE: Additional language IRS language may need to be used for landowners seeking IRS recognition of a charitable donation*)

(s) If the Grantee obtains payment on a claim under a title insurance policy insuring this Easement, payment shall be distributed as set forth in Section 22(d).

23. *Interpretation.*

(a) This Easement shall be interpreted under the laws of the State of California, resolving any ambiguities and questions of the validity of specific provisions so as to give maximum effect to its conservation purposes.

(b) References to specific authorities in this Easement shall be to the statute, rule, regulation, ordinance, or other legal provision that is in effect at the time this Easement becomes effective.

(c) No provision of this Easement shall constitute governmental approval of any improvements, construction or other activities that may be permitted under this Easement.

24. *Notices.*

Any notices to the Landowner and the Grantee required by this Easement shall be in writing and shall be personally delivered or sent by First-Class Mail to the following addresses, unless a party has been notified by the other of a change of address:

To the Landowner:

_____
_____
_____

To the Grantee:

_____
_____
_____

Any notices required by this Easement to be sent to the Department shall be in writing and shall be personally delivered or sent by first class mail, at the following address, unless a party has been notified by the Department of a change of address:

To the Department of Conservation:

Department of Conservation
801 K Street, MS 18-01
Sacramento, CA 95814
Attn: California Farmland Conservancy Program

25. *The Landowner's Environmental Warranty.*

(a) Nothing in this Easement shall be construed as giving rise to any right or ability in the Grantee or the Department of Conservation to exercise physical or management control over the day-to-day operations of the Property, or any of the Landowner's activities on the Property, or otherwise to become an "owner" or "operator" with respect to the Property as those words are defined and used in environmental laws, including the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA"), as amended or any corresponding state and local statute or ordinance.

(b) The Landowner warrants that it has no actual knowledge of a release or threatened release of any Hazardous Materials on, at, beneath or from the Property. Moreover the Landowner hereby promises to defend and indemnify the Grantee and the Department of Conservation against all litigation, claims, demands, penalties and damages, including reasonable attorneys' fees, arising from or connected with the release or threatened release of any Hazardous Materials on, at, beneath or from the Property, or arising from or connected with a violation of any Environmental Laws. The Landowner's indemnification obligation shall not be affected by any authorizations provided by the Grantee to the Landowner with respect to the Property or any restoration activities carried out by the Grantee at the Property; provided, however, that the Grantee shall be responsible for any Hazardous Materials contributed after this date to the Property by the Grantee.

(c) The Landowner warrants that it shall remain in compliance with, all applicable Environmental Laws. The Landowner warrants that there are no notices by any governmental authority of any violation or alleged violation of, non-compliance or alleged non-compliance with or any liability under any Environmental Law relating to the operations or conditions of the Property.

(d) "Environmental Law" or "Environmental Laws" means any and all Federal, state, local or municipal laws, rules, orders, regulations, statutes, ordinances, codes, guidelines, policies or requirements of any governmental authority regulating or imposing standards of liability or standards of conduct (including common law) concerning air, water, solid waste, Hazardous Materials, worker and community right-to-know, hazard communication, noise, radioactive material, resource protection, subdivision, inland wetlands and watercourses, health protection and similar environmental health, safety, building and land use

as may now or at any time hereafter be in effect.

(e) "Hazardous Materials" means any petroleum, petroleum products, fuel oil, waste oils, explosives, reactive materials, ignitable materials, corrosive materials, hazardous chemicals, hazardous wastes, hazardous substances, extremely hazardous substances, toxic substances, toxic chemicals, radioactive materials, infectious materials and any other element, compound, mixture, solution or substance which may pose a present or potential hazard to human health or the environment or any other material defined and regulated by Environmental Laws.

(f) If at any time after the effective date of this Easement there occurs a release, discharge or other incident in, on, or about the Property of any substance now or hereafter defined, listed, or otherwise classified pursuant to any federal, state, or local law, regulation, or requirement as hazardous, toxic, polluting, or otherwise contaminating to the air, water, or soil, or in any way harmful or threatening to human health or the environment, the Landowner agrees to take any steps that are required of the Landowner with respect thereto under federal, state, or local law necessary to ensure its containment and remediation, including any cleanup.

26. *The Landowner's Title Warranty; No Prior Conservation Easements.*

The Landowner represents and warrants that it owns the entire fee simple interest in the Property, including the entire mineral estate, and hereby promises to defend this Easement against all claims that may be made against it. Any and all financial liens or financial encumbrances with priority over this Easement existing as of the date of the recording of this Easement have been subordinated. Exhibit C (Prior Encumbrances) sets forth all prior encumbrances. The Landowner represents and warrants that the Property is not subject to any other conservation easement whatsoever.

27. *Granting Subsequent Easements, Interests in Land, or Use Restrictions.*

With permission of the Grantee pursuant to Section 4, the Landowner may grant subsequent easements, including conservation easements, interests in land, or use restrictions on the Property. Under no circumstances shall the Grantee approve the granting of subsequent easements, interests in land, or use restrictions that might diminish or impair the agricultural productive capacity or open space character of the Property. The Grantee's written approval shall be obtained at least thirty (30) days in advance of the Landowner's execution of any proposed subsequent easement, interests in land, or use restriction on the Property, and such subsequent easements, interests in land, and use restrictions shall make reference to and be subordinate to this Easement. The Grantee shall notify the Department immediately upon receipt of request by the Landowner to grant a subsequent easement, interest in land, or use restriction on the Property. The Grantee shall notify the Department in the event that it approves the grant of any subsequent easement, interest in land, or use restriction on the Property.

28. *Severability.*

If any term, provision, covenant, condition, or restriction of this Easement is held by a court of competent jurisdiction to be unlawful, invalid, void, unenforceable, or not effective the remainder of this Easement shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

29. *Entire Agreement.*

This Easement is the final and complete expression of the agreement between the parties with respect to the subject matter contained herein. Any and all prior or contemporaneous agreements with respect to this subject matter, written or oral, are merged into and superseded by this written instrument.

30. *Acceptance.*

As attested by the signature of its [*Position title*] affixed hereto, as authorized by Grantee's Board of Directors/Trustees, in exchange for consideration, the Grantee hereby accepts without reservation the rights and responsibilities conveyed by this Deed of Agricultural Conservation Easement.

To Have and To Hold, this Deed of Agricultural Conservation Easement unto the Grantee, its successors and assigns, forever.

In Witness Whereof, the Landowner and the Grantee, intending to legally bind themselves, have set their hands on the date first written above.

LANDOWNER

[*Landowner's Name*].

By: _____

Name: _____

Title: _____

GRANTEE

[*Grantee's Name*],
a California nonprofit public benefit corporation

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENTS

State of California) ss
County of)

On _____ before me,_____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____

_____
Notary Public

State of California) ss
County of)

On _____ before me,_____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____

_____
Notary Public

Exhibit A (Legal Description) Attached
Exhibit B (Vicinity Map) Attached
Exhibit C (Building Envelope and Existing Improvements) Attached
Exhibit D (Prior Encumbrances) Attached

Exhibit A
(Legal Description)

Exhibit B
(Vicinity Map)

Exhibit C
(Building Envelope and Existing Improvements)

Exhibit D
(Prior Encumbrances)

EXHIBIT F

News & Events: Join Riverside Land Conservancy, Mission Inn Foundation and Museum and Friends of Mt. R...

Click' Here Subscribe to our New

Conservation Easements

The Riverside Land Conservancy is increasingly making use of conservation easements as a conservation tool. A conservation easement (or conservation restriction) is a legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation value. It allows landowners to continue to own and use their land and to sell it or pass it on to heirs. Future owners continue to be bound by the easement's terms. Currently, RLC holds conservation easements on 801 acres in western Riverside and San Bernardino Counties including a conservation easement on the 150 acre Colton Dehli sands flower-loving fly Conservation Bank. RLC is in active negotiations to accept an additional 375 acres of conservation easements on sensitive open space and natural habitat areas.

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Riverside Land Conservancy
4075 Mission Inn Avenue, Riverside, CA 92501
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PROJECT MEMORANDUM

Date: June 10, 2014

To: Jeff Bradshaw, City of Moreno Valley

From: Kent Norton, LSA Associates

Project: ProLogis Eucalyptus Industrial Park FEIR

Subject: PC Comment Letters

On April 24, 2014, the City Planning Commission held a continued public hearing on the ProLogis Eucalyptus Industrial Park project, including the Final Environmental Impact Report (FEIR). Just prior to the meeting, the following three additional comment letters were received from: (1) the law firm of Johnson & Sedlack (J&S) dated April 24; (2) George Hague, a local Sierra Club representative; and (3) the law firm of Lozeau Drury LLP dated April 23. It should be noted that these letters are attached for the reader's reference.

While the comments in these letters were similar in nature and scope to those made by these same firms on the Draft EIR, they focused on the responses to their many comments on the DEIR. The following responses are general in nature and mainly intended to clarify the information already provided in the Draft and Final EIR documents. There were no new issues raised by these additional comments as outlined in the California Environmental Quality Act (CEQA). Please let me know if you need any additional information in this regard.

1. Johnson & Sedlack Letter (April 24, 2014)

Comment A (page 1): *The FEIR has been updated to incorporate an August 31, 2012 letter from Lozeau Drury, LLP. The changes made and responses to comments in the updated FEIR illustrate, rather than resolve, defects of the EIR. For example, response to comment 12 at page 222 fails to address any of the proposed mitigation to further reduce GHG impacts where such effects are many times SCAQMD's proposed quantitative threshold.*

Response to Comment A: The response to comment 12 on page 222 of the FEIR does not address any of the proposed mitigation because, as explained in that response, the emissions of greenhouse gases by the proposed project are determined to be less-than-significant and therefore no mitigation is needed.

Comment B (page 1): *The addition of MM 4.6.6.1A provides for testing onsite for contamination by agricultural chemicals which should be done in the EIR prior to consideration by the City of Project approval due to the farming which occurred after the Phase 1 assessment and the risk of pesticides onsite not previously addressed.*

Response to Comment B: Responses 8 and 9 to Letter D-4A in the Final EIR go into great detail about the potential for contamination by agricultural chemicals on the project site, and the conclusion is there is only a low or minor potential. There is no indication that contamination is widespread, and almost of the site was previously surveyed for soil contamination, including soil tests for such chemicals. However, Mitigation Measure 4.6.6.1A was added to address this potential impact, as explained in the responses. There is no evidence that would lead a reasonable person to conclude that the potential for soil contamination by agricultural chemicals on this site was so high as to require soil testing and remediation prior to approval of the project. It is common in this portion of Riverside County to find former agricultural sites that have low or negligible levels of some agricultural chemicals as may be present on the project site. However, as outlined in

the indicated responses, these do not represent a significant environmental impact (i.e., one that would prevent approval of the project), and the additional mitigation measure will assure there will be no significant impacts in this regard as it will be implemented prior to grading or development of the site.

Comment C (page 1): *Air quality and health risk impacts are also shown to be understated, yet receive only brief responses in the FEIR. The responses to comments ignore/overlook whole portions of the comments made; for example, the responses made to Letter D-4B and D-4C fail to address the very important issues raised therein.*

Response to Comment C: The air quality and health risk impacts are all well documented and thoroughly analyzed. Nowhere has either been shown to be understated. In fact, as explained in the health risk assessment, the potential air quality and health risk impacts shown in the FEIR are analyzed using conservative assumptions so that they are intentionally overstated to be protective of the health of any individual affected by the air emissions from the projects construction and/or operation.

Comment D (pages 1 and 2): *Overall, the responses for this letter does not evidence good faith, reasoned analysis, or resolve the substantial concerns raised. More importantly, this minor update to the FEIR does not address or resolve the many significant flaws raised in the other comments on the EIR and made previously, which demand the EIR and its studies be significantly modified, updated, and recirculated prior to consideration of this Project for approval. The City should determine not to approve the Project and not to certify this defective EIR. It is apparent that this Project is good only for the developer and bad for the environment and people of Moreno Valley. The Project requires City approval of ten applications for development including a General Plan Amendment and Zone Change, undermining future planning for development in the City. The existing General Plan designation and zoning for the project site consists of a balanced collection of land uses to meet a specific need of the City, which this Project would entirely obliterate. (i.e. by converting for Project development land presently designated in the General Plan R15, R5, and R2; Zoning BP, BPX, R15, R5, RA-2, and PAKO-land).*

Response to Comment D: The EIR does provide a reasoned and reasonable assessment of the potential impacts of the proposed project, including changes in the General Plan and zoning designations for the site. The EIR identifies the significant environmental impacts that will result from implementation of the project even with the proposed feasible mitigation, as required by CEQA. It will be up to the discretion of the City to take appropriate action on the project in light of the whole record of evidence presented in the Draft and Final EIR documents.

Comment E (page 2): *The Project will also result in, as disclosed in the EIR, significant and unmitigated impacts to aesthetics, agricultural resources, air quality, population and housing, and transportation. In addition, many commenters cited a lack of evaluation, disclosure, and adequate mitigation regarding numerous other impacts, including health risks, air quality, GHGs, biology, etc. Given the harm to the community and region expected to be caused by the Project, and the failures of the EIR prepared for the Project, Project denial is well supported. At a minimum, the EIR and its technical studies must be significantly updated and recirculated before this Project is even considered for approval by the City.*

Response to Comment E: As required by CEQA, the EIR identifies the significant environmental impacts that will result from implementation of the project even with the proposed feasible mitigation. It should be noted that much of the delay in processing the project environmental documents in a timely fashion are due to the City's moratorium on development processing within the eastern SR-60 corridor during 2013, and responding to comments on the CEQA documents raised by conservation groups. There has been no empirical evidence submitted that would indicate updated technical studies would identify any new or different significant impacts of the project.

Comment F (page 2): *Additionally, Caltrans sent a letter to the City dated March 17, 2014 recommending that the City of Moreno Valley coordinate a state sponsored program of collecting transportation mitigation fees from development projects to make improvements to the State Highway System. I concur that such a fee program is essential to ensuring that all feasible traffic mitigation is adopted for this Project and others like it in the City. The City should take Caltrans' request to heart and work with the State in developing a mitigation fee program for highway impacts prior to making any approval relative to this Project. Until such a program is adopted, the City ignores its obligations to adopt all feasible mitigation for traffic impacts for this Project and others.*

Response to Comment F: The EIR outlines mitigation that is needed for project-related impacts, but a number of the recommended improvements are under the jurisdiction of Caltrans, not the City. It would be up to Caltrans to develop a regional mitigation program for freeway-related improvements, and certainly the City can encourage Caltrans to initiate such a program. However, as previously stated, the Caltrans-related improvements are not feasible according to the definition of CEQA since the lead agency (i.e., the City) does not have control over them. Therefore, the mitigation has to be determined to be infeasible at this time and the impacts determined to be significant.

2. George Hague Letter (April 24, 2014)

Comment A (page 1): *The developer states that even though a recent court case allows you to require Ag mitigation which will also serve raptor foraging, they are unable to find an AG mitigation bank in Riverside Co. I believe there will be an AG mitigation program by occupancy of the project and you could require mitigation at that time. The state does have such programs and the developer could use those—even if the county doesn't have an AG mitigation program.*

Response to Comment A: An Appeals Court decision (*Building Industry Association of Central California v. County of Stanislaus*) certified in November 29, 2010 may be more applicable to this situation. That case concluded that it is appropriate to mitigate at a 1:1 ratio for the loss of prime agricultural land through the acquisition of an offsite agricultural easement if such a program is established by a county or regional governmental entity. However, as outlined in the DEIR section, there is no established County or regional program, and active agriculture in western Riverside County is no longer economically viable or feasible. It should be noted that the State provides information on how to establish agricultural easements and mitigation banks, but the State does not fund or maintain such programs in western Riverside County.

Comment B (page 1): *Even though the developer believes they do not need to include the World Logistics Center (WLC) in their cumulative impacts, it is our opinion that the WLC was a foreseeable project based on newspaper articles, and conversations in the community.*

Response to Comment B: According to the procedures identified in CEQA, the list of cumulative projects is established at the time the baseline environmental conditions are set, which is the time the Notice of Preparation (NOP) is issued for the EIR. The NOP for the ProLogis EIR was issued on February 4, 2008 which was four years before the NOP for the World Logistics Center EIR which was issued on February 3, 2012. As much as the commenter would like the ProLogis project and EIR to be connected to the World Logistics Center project, CEQA does not allow the lead agency to "cherry pick" development information that occurs subsequent to issuing the NOP. In addition, the World Logistics Center project is highly controversial and it is not clear or reasonable to conclude at this time that project would be approved.

Comment C (page 1): *Caltrans wants a mitigation Bank. Will you require this project to participate in such? I am sure all in the room would appreciate anything you can do to mitigate noise on SR-60.*

Response to Comment C: The EIR outlines mitigation that is needed for project-related impacts, but a number of the recommended traffic improvements are under the jurisdiction of Caltrans, not the City. It would be up to

Caltrans to develop a regional mitigation program for freeway-related improvements, including noise walls, and certainly the City can encourage Caltrans to initiate such a program. However, as previously stated, the Caltrans-related improvements are not feasible according to the definition of CEQA since the lead agency (i.e., the City) does not have control over them. Therefore, the mitigation has to be determined to be infeasible at this time and the impacts determined to be significant. It should also be noted that there are already sound walls along the SR-60 freeway through much of the City, so it is unclear to what specific noise mitigation on the SR-60 the commenter is referring.

Comment D (page 1): *The WLC will caste a cancer plume over basically all of Moreno Valley. This project as you heard will add to it.*

Response to Comment D: The EIR examined the potential health risks of the ProLogis project which are relatively limited due to the size of the project, and as explained above in Response B, the ProLogis EIR was not able to include any information on potential impacts of the World Logistics Center project. The reader should note however that the World Logistics Center Specific Plan EIR does include an extensive analysis of potential project and cumulative health risks related to that project, which does include the ProLogis project in its cumulative projects list because the ProLogis project was in the City's development review process when the NOP for the World Logistics Center project was issued.

Comment E (page 1): *This project is being honest to a point with traffic impacts. Moreno Beach South will be impacted, including a new housing tract being built now near the substation. The environmental document also has impacts at Alessandro Blvd at Nason but not further west because of the City's 5 mile limit which isn't far enough to address full impacts of its traffic.*

Response to Comment E: The radius for cumulative projects that could contribute traffic to City streets was adequate for determining the significance of traffic impacts from the proposed ProLogis project. The commenter has not provided any empirical evidence that would suggest the traffic study parameters and methodology were not appropriate or not consistent with the City's long-established requirements for such studies.

Comment F (page 1): *The City's General Plan is now internally inconsistent with all the changes since its adoption and this project only increases that problem.*

Response to Comment F: The City has the discretion to determine at what point its General Plan must be updated to incorporate General Plan Amendments that have occurred since the last update of the General Plan. In addition, CEQA requires projects that propose any amendments to the General Plan to evaluate the potential environmental impacts of those changes in their CEQA compliance documents, which was included in the EIR for the ProLogis project. The commenter has provided no empirical evidence to indicate this or other General Plan Amendments would result in significant adverse impacts on the environment that have not either been mitigated to less than significant levels or that cannot be mitigated but the project provides various benefits to the community that outweigh the identified impacts (see the Findings of Fact and Statement of Overriding Considerations for this project).

3. Lozeau Drury Letter (April 23, 2014)

NOTE: This letter was too long to include in its entirety in this brief response memo, but the reader is encouraged to refer to that letter for the specific text of each comment as appropriate.

Comment A (page 2): *There is no substantial evidence to support the FEIR's remarkable assertion that the air quality mitigations applied to the Project will reduce GHG emissions by 70,000 tons per year. It is not sufficient under CEQA for the City to pick a few air quality mitigations of unknown efficacy and then simply assume that*

they will miraculously reduce the Project's 79,000 metric tons of GHG emissions down to less than 10,000 metric tons.

Response to Comment A: The FEIR never claims that the project-related emissions of GHGs will be reduced to an annual rate of 10,000 metric tons of CO_2e. As stated in the FEIR on page 109, "The Draft EIR (Section 4.3) made a determination that the proposed project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases and no mitigation is required. However, it was determined that the proposed project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment and mitigation was proposed to reduce these project-specific effects to less that significant (Draft EIR, page 4.3-21 through 4.3-26)." It should also be noted that the 10,000 metric ton "limit" is a guideline and only a threshold used by the SCAQMD for evaluating its own projects – it has not been adopted as a legal standard for the City of Moreno Valley or other cities at this point.

Comment B (pages 2-3): *The FEIR must do more than make exaggerated claims of mitigation effectiveness.*

Response to Comment B: The FEIR does not make any claims related to the effectiveness of mitigation of project-related emissions of GHGs. The significance conclusions are not based on the effectiveness of any mitigation, but rather as described in Section 4.13.6, "…project-related GHG emissions and their contribution to global climate change impacts in the State are less than significant and less than cumulatively considerable because: (1) the project's impacts alone would not cause or significantly contribute to global climate change, and (2) the project has no substantial effect on consumption of fuels or other energy resources, especially fossil fuels that contribute to GHG emissions when consumed."

Comment C (page 3): *Claiming to rely on a qualitative assessment, the City instead applies bald assumptions, assuming that the air quality mitigations will have a dramatic effect on reducing GHG emissions from the project all the way down to a level of insignificance, i.e. less than 10,000 metric tons per year.*

Response to Comment C: See the Response to Comment B.

Comment D (page 3): *The second rationale set forth in the EIR is that "the project has no substantial effect on consumption of fuels or other energy resources, especially fossil fuels that contribute to GHG emissions when consumed." How a project that will generate upwards of 5,000 vehicle trips per day would have no substantial effect on consumption of fuels is not further elucidated in the EIR.*

Response to Comment D: The basis for this assertion in the FEIR is that the project is not manufacturing vehicles, thus the vehicles that will travel to and from the project site are vehicles that already exist and are in use. The project will only cause them to be used in a different location. When analyzing local or even regional impacts this relocation of vehicles is important, however, when analyzing a global impact, the location of vehicles does not matter.

Comment E (page 3): The commenter suggests the cumulative analysis in the ProLogis EIR must include the World Logistics Center project.

Response to Comment E: According to the procedures identified in CEQA, the list of cumulative projects is established at the time the baseline environmental conditions are set, which is the time the Notice of Preparation (NOP) is issued for the EIR. The NOP for the ProLogis EIR was issued on February 4, 2008 which was four years before the NOP for the World Logistics Center EIR which was issued on February 3, 2012. As much as the commenter would like the ProLogis project and EIR to be connected to the World Logistics Center project, CEQA does not allow the lead agency to "cherry pick" development information that occurs subsequent to issuing the NOP. In addition, the World Logistics Center project is highly controversial and it is not clear or reasonable to conclude at this time that project would be approved. Therefore, the World Logistics Center project does not constitute "significant new information" at this time within the definition of CEQA.

Comment F (page 5): *The substantial evidence in the record establishes that the Project will have a significant impact on GHG emissions, including the sheer volume of its GHG emissions and its adverse impact on the City's ever achieving its GHG reduction targets. The FEIR confirms that the City has not gathered in any estimate of actual reductions of GHG emissions by any of the mitigation measures it purports will address those emissions. Hence, it is clear that there is no substantial evidence in the record to show that the Project will emit 10,000 metric tons or less per year of CO_2 equivalents.*

Response to Comment F: The FEIR does not use 10,000 metric tons of CO_2 equivalents as a threshold of significance nor make any claims that GHG emissions would be reduced to that level.

Comment G (page 6): The commenter believes the EIR underestimates the air quality impacts of the project because the project traffic study used the wrong trip generation rates.

Response to Comment G: The commenter is incorrect, the traffic study for the project did use appropriate trip generation rates as described in the Draft EIR Section 4.11 and the project Traffic Impact Assessment (TIA)(DEIR Appendix I). The City requires TIAs to use the latest trip generation rates established by the International Traffic Engineers (ITE) which was done in this case, based on similar kinds of projects in the region. The SCAQMD trip rates have not been vetted through regional traffic modeling maintained by the Southern California Association of Governments (SCAG) or the Western Riverside Council of Governments (WRCOG). Until they are, the City will continue to require the use of appropriate ITE trip rates for TIAs within the City.

Comment H (page 6): *The EIR Does Not Include Additional Feasible Mitigation Measures to Further Reduce the Project's Significant Impacts From its Emissions of NOx and PM_{10} and, Without Requiring Additional Measures, the City Cannot Adopt a Statement of Overriding Considerations. The measures include requiring electrified loading docks for all refrigeration units and the use of fuel cell trucks to reduce NOx emissions.*

Response to Comment H: The FEIR includes all feasible mitigation available to reduce the emissions of NO_X and PM_{10}; however, these are not sufficient to reduce the emissions levels to less than significant. Regarding the two measures cited, the first would not reduce the emissions of trucks driving to and from the project site, only those from trucks while loading or unloading, a very small portion of the overall truck emissions. The second is not feasible until fuel cell trucks become commercially available.

Comment I (page 8): *The list of measures included in Mitigation Measure 4.3.6.5B should be mandatory and enforceable in order to be consistent with the CEQA Guidelines.*

Response to Comment I: The measures listed in Mitigation Measure 4.3.6.5B are intended to be suggestions for the developer to choose from to reduce energy consumption by 10% above Title 24 standards (as described in the FEIR Response to Comment D-3, No. 109).

Comment J (page 8): *LIUNA Local 1184 appreciates the change in the FEIR to make the energy efficiency requirement set forth in Measure 4.3.6.5A mandatory rather than voluntary. However, a number of the requirements embedded within the mandatory efficiency standard should also be adjusted to be mandatory requirements or otherwise clarified. For example, there is a requirement that lease/purchase documents shall identify that tenants are merely encouraged to promote a list of air pollution reduction measures. See DEIR, 1-27 – 1-28, Table 1.C; FEIR, pp. 58-59, 61-62. The FEIR should be revised to make these feasible tenant/purchaser measures mandatory as well.*

Response to Comment J: The measures listed in Mitigation Measure 4.3.6.5A (in the DEIR, the revised mitigation measure in the FEIR is 4.3.6.6.A) are intended to be suggestions for the developer to choose from to reduce energy consumption by 10% above Title 24 standards (as described in the FEIR Response to Comment D-3, No. 109).

Comment K (page 8): *Measure 4.3.6.5A also includes a vague requirement to "[i]ncorporate energy efficient space heating and cooling equipment." This measure should be clarified to require that cooling for the main warehouse spaces at the Project shall be provided through evaporative coolers rather than air conditioners, or use new or different cooling technology that is at least as efficient. In addition, the mitigation should require the warehouse spaces to incorporate automated airflow and ventilation systems designed to minimize need for supplemental heating and cooling within the warehouse spaces. These measures are feasible, having been applied at other warehouse facilities.*

Response to Comment K: As described in the Response to SCAQMD Comment 1 on page 57 of the FEIR, the City desires to address the District's recommendations to the extent feasible, so the applicant has agreed to allow the following modifications to Mitigation Measure 4.3.6.6A to incorporate the District's recommendations to eliminate "encouraged" with stronger enforceable language. This is sufficient to satisfy the SCAQMD. The building HVAC system will be built in compliance with all California building codes resulting in a highly efficient system.

Comment L (page 8): *Currently, Measure 4.3.6.5A requires that "[a]ll buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design." FEIR, p. 197. This mitigation measure should be revised to require that photovoltaic, or comparable renewable energy sources, be actually installed on all buildings sufficient to provide all of the energy needs of the Project and, if feasible, surplus energy to help offset the Project's remaining pollution emissions.*

Response to Comment L: The GHG emissions resulting from project-related energy demand increases is approximately 2.75% of the total GHG emissions predicted from project operations. While the installation of photovoltaic (or comparable renewable energy sources) would reduce the energy demand somewhat, it would only affect this small percentage of the total project emissions. Thus, adding photovoltaic panels would have a negligible effect on the total GHG emissions.

Comment M (page 8): *Additionally, Mitigation Measure 4.3.6.5B currently appears inconsistent with Mitigation Measure 4.3.6.5A. Unlike Measure 4.3.6.5A, Measure 4.3.6.5B does not increase the improvement over energy efficiency standards to 20 percent as was proposed in the DEIR and which applies to the related Measure 4.3.6.5A. FEIR, pp. 194-201. In order to apply all feasible measures, Measure 4.3.6.5B's list of measures should be made mandatory (replace "may" with "shall") and the measure to exceed statewide energy efficiency requirements by 10 percent restored to a 20 percent exceedance. FEIR, pp. 194-96. In addition, a requirement that the Project use building automation systems to control and optimize the efficiency of its mechanical systems, including lighting, HVAC, exhaust dampers, fans, and ventilation louvers should be added to Measure 4.3.6.5B's list.*

Response to Comment M: These mitigation measures were totally updated in the FEIR, as described in the Response to Comment 14 on page 103 of the FEIR: "Mitigation Measure 4.3.6.6A was modified and Mitigation Measure 4.3.6.6B was added to address construction equipment and vehicles operating for the project (see Final EIR, Section 3.0, *EIR Errata and Additions*)." These updates resolve the apparent inconsistencies.

Comment N (page 8): *The EIR Does Not Include Additional Feasible Mitigation Measures to Further Reduce the Project's Significant Impacts From its Particulate Matter Emissions During Construction and, Without Requiring Additional Measures, the City Cannot Adopt a Statement of Overriding Considerations. An additional feasible mitigation measure that also would assist in assuring that the Project's air quality pollution mitigations during construction are enforceable is a measure to require monitoring of dust plumes. SWAPE identifies "[m]onitoring for opacity for all construction activities, including grading, not just for "screening" and "turf overseeding" activities" as an additional feasible measure.*

Response to Comment N: The fugitive emissions of particulate matter (PM_{10} and $PM_{2.5}$) during construction was shown to be very small compared to the SCAQMD significance thresholds - 18 lbs/day compared to the 150 lbs/day threshold for PM_{10}, 3.9 lbs/day compared to 55 lbs/day for $PM_{2.5}$. There is no need to take any actions to further reduce these already small emission rates.

Comment O (page 9): *The EIR dramatically understates the health risks that will result from the Project's construction phase because the health risk assessment it relies upon assumes construction will only occur for four months rather than the 11.5 months reported in the EIR.*

Response to Comment O: The rationale used for the screening-level HRA of construction emissions is that, while the total construction period will be about 11 ½ months, the only portion of that time that will have large diesel-powered construction equipment operating regularly is the 2 month grading phase. Assuming that there will be large diesel-powered construction equipment operating occasionally during the other phases, it was assumed that using 4 months of daily use of the large diesel-powered construction equipment would conservatively characterize the overall construction process.

Comment P (page 9): *In contrast to SWAPE's analysis, which fully discloses all of its inputs and models, "no modeling files or cancer risk calculations for the construction impacts analysis were provided in the DEIR or the FEIR" for the EIR's health risk assessment. Id., pp. 9-10. Hence, the substantial evidence available to the Commission and others indicates that cancer risks to the Project's neighbors are significant.*

Response to Comment P: The commenter is incorrect, the DEIR includes the full Air Quality technical analysis which contains the full documentation of the inputs, modeling and results files in Appendix C. The project HRA is based on recommendations and methodologies established by the SCAQMD for such studies, including reasonable worst case assumptions for project construction and operation. Certainly making other worst case assumptions as SWAPE has done would yield different results, but the City as the lead agency must ultimately make the determination as to what expert information it uses on which to base its evaluation of project impacts.

Comment Q (page 9): *The EIR also underestimates health risk impacts to workers to be employed at the Project site.*

Response to Comment Q: The HRA in the EIR fully documents the projected health risk levels to nearby residents, however, CEQA does require an analysis of impacts to onsite workers as these individuals are protected by OSHA regulations. In addition, CEQA requires an analysis of impacts of a project on the existing or baseline environment, and future workers of the project do not constitute baseline conditions.

Comment R (page 10): The commenter states the EIR fails to recommend feasible mitigation for loss of agricultural land.

Response to Comment R: As documented in Section 4.2 of the Draft EIR, farming is no longer a viable economic activity in this portion of Riverside County, and the General Plans of the County and City both identify land uses that will a transition from historical agricultural land to appropriate suburban land uses. This proposed project represents a step in that anticipated transition. Gail Egenes, Executive Director of the Riverside Land Conservancy, has indicated the agency does not have any established program to purchase agricultural easements or lands. Also, in consultation with the National Conservation Easement Database, Riverside County does not have any established agricultural easements.[1]

Contributions to Riverside County Land Conservancy or the San Jacinto Basin Resource Conservation District by private land owners are not required as part of a City or regional mitigation plan for loss of agricultural land. Therefore, the decision whether to make any contributions in this regard would be at the discretion of the

[1] http://nced.conservationregistry.org/browse/map, accessed October 4, 2012.

developer in consultation with the City. For additional detailed analysis on this issue, see Responses 22 and 23 in the letter from Johnson & Sedlack (D-3) in the Final EIR. Since there is no feasible mitigation available, the impact has been identified as significant and unavoidable, and the City will have to adopt a Statement of Overriding Considerations as part of its Findings on the EIR prior to action on the project.

Comment S (page 11): The commenter requests additional information regarding soil sampling for residual pesticides.

Response to Comment S: Responses 8 and 9 to Letter D-4A from the same commenter in the Final EIR go into great detail about the potential for contamination by agricultural chemicals on the project site, and the conclusion is there is only a low or minor potential. There is no indication that contamination is widespread, and almost of the site was previously surveyed for soil contamination, including soil tests for such chemicals. However, Mitigation Measure 4.6.6.1A was added to address this potential impact, as explained in the responses. There is no evidence that would lead a reasonable person to conclude that the potential for soil contamination by agricultural chemicals on this site was so high as to require soil testing and remediation prior to approval of the project. It is common in this portion of Riverside County to find former agricultural sites that have low or negligible levels of some agricultural chemicals as may be present on the project site. However, as outlined in the indicated responses, these do not represent a significant environmental impact (i.e., one that would prevent approval of the project), and the additional mitigation measure will assure there will be no significant impacts in this regard as it will be implemented prior to grading or development of the site.

Regarding the proposed additional requirements for Mitigation Measure 4.6.6.1A, the City may adopt one or more of these items at their discretion and incorporate them into the Mitigation Monitoring Plan or Conditions of Approval as appropriate.

Appendix A –SWAPE Letter dated April 21, 2014

Response to Appendix A: The air quality data in this letter was used to prepare the Lozeau Drury comment letter addressed above. The specific comments made by SWAPE have been addressed in appropriate sections of the Lozeau Drury letter.

Appendix B – Clark & Associates Letter dated April 22, 2014

Response to Appendix B: The trip generation data in this letter was used to prepare the Lozeau Drury comment letter addressed above. The specific comments made by Clark & Associates have been addressed in appropriate sections of the Lozeau Drury letter.

Appendix C –World Logistics Center EIR: Selected excerpts of the air quality analysis were provided as a comparison to the ProLogis project.

Response to Appendix C: The data in this appendix was referred to by the commenter in relation to greenhouse gas emissions (GHG) and the City's GHG inventory. There were no specific comments in this appendix, only background info for certain comments by Lozeau Drury in this letter.

PLANNING COMMISSION STAFF REPORT

Case:	PA07-0081 - Zone Change PA07-0082 - General Plan Amendment PA07-0083 - Master Plot Plan including Building 2 PA07-0084 - Tentative Parcel Map 35679 PA07-0158 - Plot Plan for Building 1 PA07-0159 - Plot Plan for Building 3 PA07-0160 - Plot Plan for Building 4 PA07-0161 - Plot Plan for Building 5 PA07-0162 - Plot Plan for Building 6 P07-186 - Environmental Impact Report
Date:	March 13, 2014
Applicant:	Prologis
Representative:	Prologis
Location:	South of State Route 60 and east of Moreno Valley Auto Mall, at Fir Avenue (Future Eucalyptus Avenue) and between Pettit Street and the Quincy Channel.
Proposal:	General Plan Amendment and Zone Change from existing Business Park, Business Park Mixed-use, R15, R5, and RA-2 land use designations to Light Industrial for 122 acres. The land use changes are required for development of six distribution warehouse facilities totaling 2,244,419 square feet with building sizes that range from 160,106 square feet to 862,035 square feet. The applicant also proposes Tentative Parcel Map No. 35679 to subdivide the project site into six parcels. A General Plan Amendment is also required for proposed changes to the City's circulation element and the Master Plan of Trails. Approval of this project will require certification of an EIR.
Recommendation:	Approval

SUMMARY

The applicant proposes to develop a 2.2 million square foot industrial park on 122 acres subject to approval of a General Plan Amendment and Zone Change from BP, BPX, R15, R5 and RA-2 to LI, and certification of a Final EIR.

PROJECT DESCRIPTION

The applicant, Prologis, has submitted ten applications for development of the Prologis Eucalyptus Industrial Park Project, which include a General Plan Amendment, Zone Change, Master Plot Plan, related Plot Plans, a Tentative Parcel Map, and an Environmental Impact Report, in order to develop a 2,244,419 square foot industrial park on a 122 acre site (Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021) located South of State Route 60 and east of Moreno Valley Auto Mall, at Fir Avenue (Future Eucalyptus Avenue) and between Pettit Street and the Quincy Channel.

General Plan Amendment

The project site has current General Plan land use designations that include approximately 50 acres of Business Park, 36 acres of R15 (Residential – up to 15 units per acre), 23 acres of R5 (Residential – up to 5 units per acre), and 12 acres of RA-2 (Residential/Agriculture – up to 2 units per acre). The applicant proposes to change the land use designation for the entire project site to Business Park. The proposed change would expand the Business Park designation onto approximately 71 acres that is currently designated for residential development.

Land uses to the north include the adjacent freeway with Office Commercial, R2 and RA-2 zoned land north of the freeway. Land uses to the east include a mix of Light Industrial and Community Commercial zoned land and RA-2 zoned land with an approved warehouse facility located immediately to the east and a developed warehouse facility further to the east between Redlands Boulevard and Theodore Street. Land uses to the south include vacant RA-2 zone with developed tract homes across the channel from the project site.

The General Plan Amendment also proposes a change to the Circulation Element that would eliminate the connection from Fir Avenue/Future Eucalyptus Avenue to Eucalyptus Avenue/Future Encilia Avenue to the south. The change ensures that traffic generated by existing and proposed non-residential uses is kept separate from residents that live along Eucalyptus Avenue/Future Encilia Avenue to the southeast.

Additionally, the General Plan Amendment proposes changes to the Master Plan of Trails. The proposed change would remove an existing trail segment that runs north/south along the west side of the Quincy Channel between Fir Avenue/Future Eucalyptus Avenue to State Route 60. This trail segment was originally intended to cross the freeway on an overpass at Quincy Street. This overpass is no longer on the City's General Plan Circulation element. With the loss of the overpass, trail would end in a cul-de-sac at State Route 60.

Staff met with the City's Recreational Trails Board in February 2012 to discuss replacement of the dead end segment of the trail with a new segment of trail on the north side of Fir Avenue/Eucalyptus Avenue that would run from the Quincy Channel west to the site's western boundary ending at the Fire Station #58. The Board was supportive of the change. The applicant has agreed to install the new segment of trail.

Zone Change

The project site has current zoning designations that include approximately 49.5 acres of Business Park, 0.5 acre of Business Park Mixed-use, 36 acres of R15, 23 acres of R5, and 12 acres of RA-2. The applicant proposes to change the Zoning for the entire project site to Light Industrial. The proposed change to Light Industrial is compatible with the 50 acres that is currently within a Business Park General Plan designation but would replace approximately 71 acres of residential zone land with a Light Industrial zone. The proposal would also result in the removal of a portion of the site from the PAKO (Primary Animal Keeping Overlay).

Land uses to the north include the adjacent freeway with Office Commercial, R2 and RA-2 zoned land north of the freeway. Land uses to the east include a mix of Light Industrial and Community Commercial zoned land and RA-2 zoned land with an approved warehouse facility located immediately to the east and a developed warehouse facility further to the east between Redlands Boulevard and Theodore Street. Land uses to the south include vacant RA-2 zone with developed tract homes across the channel from the project site.

Warehouse distribution uses are permitted in both the Business Park and Light Industrial zones, but the size of the buildings proposed by the project requires a Zone Change to Light Industrial to allow for the warehouse facilities over 50,000 square feet.

Plot Plans

Master Plot Plan PA07-0083 proposes the development of an industrial park to include a total of 2,244,419 square feet of warehouse distribution on 122 acres. This application also includes Building #2 on Parcel 2 of TPM 35679 for development of an 862,035 square foot warehouse distribution building on 39.32 acres with 311 required employee parking spaces and 135 required truck parking spaces.

Plot Plan PA07-0158 for Building #1 on Parcel 1 of TPM 35679 proposes development of a 168,342 square foot warehouse distribution building on 8.84 acres with 100 required employee parking spaces and 21 required truck parking spaces.

Plot Plan PA07-0159 for Building #3 on Parcel 3 of TPM 35679 proposes development of a 160,106 square foot warehouse distribution building on 8.5 acres with 98 required employee parking spaces and 20 required truck parking spaces.

Plot Plan PA07-0160 for Building #4 on Parcel 4 of TPM 35679 proposes development of a 339,015 square foot warehouse distribution building on 15.66 acres with 180 required employee parking spaces and 36 required truck parking spaces.

Plot Plan PA07-0161 for Building #5 on Parcel 5 of TPM 35679 proposes development of a 390,102 square foot warehouse distribution building on 19.29 acres with 173 required employee parking spaces and 53 required truck parking spaces.

Plot Plan PA07-0162 for Building #6 on Parcel 6 of TPM 35679 proposes development of a 325,038 square foot warehouse distribution building on 17.55 acres with 176 required employee parking spaces and 53 required truck parking spaces.

The loading and truck parking areas have been oriented away from adjacent residential zoned partials and meet/exceed the Municipal Codes minimum buffer distance of 250 feet.

All truck courts are screened by perimeter concrete tilt-up walls with a citrus tree row required along the State Route 60 frontage as an extension of the tree plantings along the rear of Fire Station #58. A tree row is also required along the Quincy Channel and southern property lines.

The project has been conditioned to provide standard parking lot and setback landscape to include ground cover shrubs and trees. Detention/water quality basins will be extensively landscaped. The project's Fir Avenue/Future Eucalyptus Avenue frontage will be developed with curb, gutter, parkway, sidewalk and a segment of multi-use trail. A segment of multi-use trail will also be installed on the west side of the Quincy Channel from Fir Avenue/Future Eucalyptus Avenue south to Eucalyptus Avenue/Future Encilia Avenue.

Tentative Parcel Map

Tentative Parcel Map No. 35679 proposes to re-configure the eight parcels located within the project site into six parcels with lettered lots to convey property to Caltrans for future development and to the City for public streets.

Site

The project site is comprised of vacant land that is mostly level and at grade with Fir Avenue/Future Eucalyptus Avenue and at or below grade of adjacent State Route 60. There are no trees, rock outcroppings or existing structures located within the limits of the project site. The project site includes a portion of the Quincy Channel which includes some riparian vegetation.

Surrounding Area

The project is located in an area that includes a mix of business park, office, commercial, residential and agricultural uses.

Developed land within proximity to the project site includes the Moreno Valley Auto Mall and Moreno Beach Plaza (Walmart) center to the west at Moreno Beach Drive, the 1.8 million square foot Highland Fairview Business Park (Skechers) warehouse facility to the east between Redlands and Theodore and large lot subdivisions in the RA-2 zone across the channel from the project site. Also immediately to the east is the site of the recently approved 800,340 square foot regional headquarters for ALDI Foods.

Access/Parking

The project site will be accessed directly from Fir Avenue/Future Eucalyptus Avenue via Moreno Beach Boulevard or Redlands Boulevard and State Route 60. This portion of Fir Avenue/Future Eucalyptus Avenue, including the bridge crossing at the Quincy Channel would be constructed by the applicant/developer as a condition of the project.

The driveways and interior drive aisles associated with the project have been approved by the Fire Prevention Bureau for fire truck access and turnaround. The site has also been designed for adequate truck maneuvering and turnaround within the designated loading zones. The project as designed satisfies all parking requirements of the City's Municipal Code.

Design/Landscaping

Site design of the proposed warehouse distribution facility is consistent with requirements of the City's Municipal Code.

The architectural design of the buildings is concrete tilt-up construction. Building and wall colors include earthtones, with varying amounts of accent colors and vertical features to break up the architecture of building. Roof top equipment will be screened from public view by parapet walls.

Staff worked with the applicant to ensure that all sides of the buildings include architectural treatment. The loading bays and trailer storage areas have been screened from view. The screen walls are of concrete tilt-up construction which will match the building designs and colors.

Landscaping for the project as proposed is at around 18% of the site area including the water quality/detention basins. The City's Municipal Code does not require a minimum percentage of landscape on a site. Instead, there are requirements for landscape setback areas along perimeter streets, parking lot landscape, street trees and landscape treatments around the perimeter of the buildings where visible from the public right-of-way. The project as designed meets the City's current landscape criteria.

Signs are not a part of this approval and will be reviewed and approved under separate administrative permit.

This project design conforms to all development standards of the Light Industrial zone and the design guidelines for industrial uses as required within the City's Municipal Code.

REVIEW PROCESS

The project was originally reviewed by the Project Review Staff Committee (PRSC) in September 2007. Modifications were required to the plot plan exhibits and preliminary grading plan.

Revised plans were submitted in January and August 2008 and again in July and November 20011 and July and October 2012. Upon review of a final draft of the site plan and completion of the Final Environmental Impact Report in early 2014, a determination was made to schedule this project for a Planning Commission public hearing on March 13, 2014.

Community outreach efforts by the applicant in 2012 included mail distribution of project brochures to area residents, neighborhood walks to pass out brochures and open house invitations for an open house held in August 2012 at the Moreno Valley Ranch Golf Club.

State Route 60 East Corridor Study

The City Council imposed a 45 day moratorium on development for properties located along the State Route 60 corridor on January 23, 2013. The moratorium was later extended for a year by Council through adoption of Ordinance 861.

The moratorium was imposed to allow time for staff to work with a consultant to prepare a highest and best use analysis of the area. The State Route 60 East Corridor Study was prepared to identify land use alternatives for vacant and underutilized parcels within four sub-areas or study areas of the corridor.

The completed study was presented to the City Council as a report item on January 14, 2014. The study presented three alternatives including a preferred alternative. The City Council received the study but took no action to approve the study. The study becomes a resource document for consideration in the review of land use change applications. The City Council also recognized that the moratorium would expire on January 23, 2014. The land use changes proposed by the preferred alternative included expansion of the Auto Mall and warehouse uses.

Automobile dealerships which are a permitted use within the Auto Mall Specific Plan to the west are not a permitted use in existing Business Park zone. A change in zone to Light Industrial as proposed by the project would allow for automobile sales as a permitted use.

In recognition of the guidance provided by the SR 60 East Corridor study and based on discussions with City staff, the applicant has agreed to a condition of approval that would state that no building permits could be issued for the warehouse distribution buildings for plot plans located immediately adjacent to the Auto Mall (Plot Plan PA07-0158 and Plot Plan PA07-0159) during the initial 18 months if approved. This would allow for the potential expansion of the Auto Mall in the short term.

ALTERNATIVES DISCUSSION

The following scenarios or alternatives are presented for the Planning Commissions consideration.

1. Approve the project as proposed. As stated previously, the project has been conditioned to not build the two warehouses (Buildings 1 and 3) located adjacent to the Auto Mall for the first 18 months of the approval. This would allow for the potential expansion of the Auto Mall in the short term. The staff report has been prepared in support of this alternative;

2. Deny the General Plan Amendment and Zone Change for the two sites (Buildings 1 and 2) located adjacent to the Auto Mall but approve the proposed land changes for the remainder of the project site. This would prevent warehouse facilities from being built on potential Auto Mall expansion sites, but would still allow for warehouse development to occur on most of the project site. However, denial of the land use changes would also prevent future development of automobile sales since auto dealerships are not permitted within the BP and R15 zones.

3. Deny the proposed land use changes and thereby deny the proposed industrial park. Denial of the land use changes would prevent the warehouses from being approved. Denial of the land use changes would also prevent future development of automobile sales since auto dealerships are not permitted within the BP and R15 zones.

ENVIRONMENTAL

Initial Study/Notice of Preparation

An Initial Study was completed after all discretionary applications were deemed complete. Based on the information within the Initial Study, an Environmental Impact Report (EIR) was recommended to be prepared. A Notice of Preparation for the EIR was issued on February 4, 2008, with the public comment period beginning on February 4, 2008 and ending on March 4, 2008. A public meeting to receive input on the issues to be covered by the EIR was held at City Hall on February 13, 2008.

Draft Environmental Impact Report

Subsequent to that meeting, draft environmental documents were prepared by the applicant's consultant LSA Associates, Inc. and submitted to the City and its peer consultant for review.

City staff and the peer review consultant reviewed the draft environmental documents for compliance with the California Environmental Quality Act (CEQA) Guidelines and required revisions to address identified questions and concerns. After revisions were incorporated into the document, the Draft EIR was circulated for a 45-day public review period, starting on July 18, 2012, and ending on September 4, 2012.

The Draft EIR was sent to all required State and local agencies and numerous interested parties on July 17, 2012, as well as to the City's Environmental and Historical Preservation Board. Thirteen comment letters were provided during the 45-day review period.

Final Environmental Impact Report

Responses to the thirteen comments received during the 45 day review period are included in the Response to Comments. The Response to Comments and related documents were mailed to all interested parties and responsible agencies on February 26, 2014, to allow for their review prior to the Planning Commission hearing, within the minimum notice period of 10 days required by CEQA. As was the case with the Draft EIR, the draft Final EIR was provided for public review at City Hall, the City Library and posted on the City's website.

Significant and Unavoidable Impacts

Analysis presented in the EIR indicates that the proposed project will have a number of potentially significant impacts. The EIR includes a number of proposed mitigation measures to reduce or eliminate potential significant impacts. Even with proposed mitigation, a number of potential impacts cannot be reduced to a less than significant level. As identified in the Final EIR document, these impacts are considered to be significant and unavoidable.

Where a project's impacts cannot be reduced to less than significant levels, CEQA allows a decision making body to consider a statement of overriding considerations and findings. CEQA requires the decision making agency to balance the economic, legal, social, technological or other benefits of a proposed project against its unavoidable environmental impacts when determining whether to approve the proposed project. This would include project benefits such as the creation of jobs or other beneficial project features versus project impacts that cannot be mitigated to less than significant levels. If the decision making body determines that the benefits of a proposed project outweigh the unavoidable adverse environmental effects, it may approve a statement of overriding considerations and approve the project.

Mitigation Measures

The EIR includes mitigation measures intended to reduce project-specific and cumulative impacts for Air Quality, Biological Resources, Cultural Resources, Hydrology and Water Quality, Noise, Transportation, and Greenhouse Gases and Global Climate Change. All other environmental effects evaluated in the EIR are considered to be less than significant, or can be adequately mitigated below significant thresholds.

Mitigation measures are included to reduce the environmental impacts where possible, even where the impacts could not be reduced to less than significant levels. All mitigation measures have also been included as conditions of approval for the project.

Approval and Certification

The Planning Commission will take public testimony on the EIR and project and forward a recommendation to City Council. Before the proposed project can be acted upon, the City Council will need to review the final environmental document, receive public testimony and either certify or reject the EIR and project Mitigation Monitoring Program.

NOTIFICATION

Public notice was sent to all property owners of record within 300' of the project. The public hearing notice for this project was also posted on the project site and published in the local newspaper. As of the date of report preparation, staff had one comment letter stating opposition to the project.

A copy of the above referenced letter is included in the staff report as part of Attachment #7. Attachment #7 also includes opposition letters submitted in 2012 in response to eh circulation of the Draft Environmental Impact Report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No's. 2014-09 and 2014-10 and thereby recommend that the City Council take the following actions:

1. **CERTIFY** that the Environmental Impact Report (EIR) for the Prologis Eucalyptus Industrial Park Project (Attachments 9 and 10) has been completed in compliance with the California Environmental Quality Act; and

2. **ADOPT** the Findings and Statement of Overriding Considerations regarding the Final EIR for the Prologis Eucalyptus Industrial Park Project, attached hereto as Exhibit A to Attachment 2; and

3. **APPROVE** the Mitigation Monitoring Program for the Final EIR for the proposed Prologis Eucalyptus Industrial Park Project, attached hereto as Exhibit B to Attachment 2; and

4. **APPROVE** General Plan Amendment application PA07-0082 as shown on Exhibit A to Attachment 3; and

5. **APPROVE** Zone Change application PA07-0081 as shown on Exhibit B to Attachment 3; and

6. **APPROVE** Master Plot Plan PA07-0083 and related Plot Plans PA07-0158 through PA07-0162, subject to the attached conditions of approval included as Exhibit C to Attachment 3; and

7. **APPROVE** Tentative Parcel Map 35679 (PA07-0084), subject to the attached conditions of approval included as Exhibit D to Attachment 3.

Prepared by:

Jeff Bradshaw
Associate Planner

Approved by:

Chris Ormsby, AICP
Interim Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2014-09
   Exhibit A – Statement of Overriding Considerations
   Exhibit B – Mitigation Monitoring Program
3. Planning Commission Resolution No. 2014-10
   Exhibit A – General Plan Amendment Map
   Exhibit B – Zone Change Map
   Exhibit C – Plot Plan Conditions of Approval
   Exhibit D – TPM 35679 Conditions of Approval
4. Architectural Plans
5. Preliminary Grading Plan
6. Tentative Parcel Map 35679
7. Public comment letters
8. Aerial Map
9. Final Environmental Impact Report
10. Draft Environmental Impact Report

PLANNING COMMISSION STAFF REPORT

Cases:	PA07-0081 - Zone Change PA07-0082 - General Plan Amendment PA07-0083 - Master Plot Plan including Building 2 PA07-0084 - Tentative Parcel Map 35679 PA07-0158 - Plot Plan for Building 1 PA07-0159 - Plot Plan for Building 3 PA07-0160 - Plot Plan for Building 4 PA07-0161 - Plot Plan for Building 5 PA07-0162 - Plot Plan for Building 6 P07-186 - Environmental Impact Report
Date:	April 24, 2014 – Continued from the March 13, 2014 meeting
Applicant:	Prologis
Representative:	Prologis
Location:	South of State Route 60 and east of Moreno Valley Auto Mall, at Fir Avenue (Future Eucalyptus Avenue) and between Pettit Street and the Quincy Channel.
Proposal:	General Plan Amendment and Zone Change from existing Business Park, Business Park Mixed-use, R15, R5, and RA-2 land use designations to Light Industrial for 122 acres. The land use changes are required for development of six distribution warehouse facilities totaling 2,244,419 square feet with building sizes that range from 160,106 square feet to 862,035 square feet. The applicant also proposes Tentative Parcel Map No. 35679 to subdivide the project site into six parcels. A General Plan Amendment is also required for proposed changes to the City's circulation element and the Master Plan of Trails. Approval of this project will require certification of an EIR.
Recommendation:	Approval

SUMMARY

The applicant proposes to develop a 2.2 million square foot industrial park on 122 acres subject to approval of a General Plan Amendment and Zone Change from BP, BPX, R15, R5 and RA-2 to LI, and certification of a Final EIR.

PROJECT DESCRIPTION

The applicant, Prologis, has submitted ten applications for development of the Prologis Eucalyptus Industrial Park Project, which include a General Plan Amendment, Zone Change, Master Plot Plan, related Plot Plans, a Tentative Parcel Map, and an Environmental Impact Report, in order to develop a 2,244,419 square foot industrial park on a 122 acre site (Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021) located South of State Route 60 and east of Moreno Valley Auto Mall, at Fir Avenue (Future Eucalyptus Avenue) and between Pettit Street and the Quincy Channel.

Background

A public hearing for this project was held on March 13, 2014. At the meeting information about the project and the related Final Environmental Impact Report (FEIR) was presented to the Planning Commission by Planning Division staff and representatives from LSA Associates, Inc. who prepared the FEIR. Following the staff report, comments were taken from the applicant and interested parties and residents.

The speakers included Gideon Kracov, an attorney representing Laborers International Union of North America (LIUNA). He was concerned that a second of two comment letters submitted by Lozeau Drury, LLP on behalf of LIUNA in response to the Draft Environmental Impact Report was not included in the Final Environmental Impact Report.

It was verified at the meeting that the City had received a second letter dated August 31, 2012, that should have been included in the FEIR. Following discussion with staff, the Planning Commission determined that the most appropriate action was to continue the item to the Commission's April 24, 2014 agenda, to allow for time to update the FEIR to include the August 31, 2012 letter and responses to the letter.

Following the March 13, 2014 meeting it was determined that there was an inadvertent omission in the distribution and tracking of the August 31, 2012 letter. Planning worked with LSA Associates, Inc. to update the FEIR to address the concerns raised in the letter. The FEIR was then redistributed to all agencies and interested parties and published on the City's webpage. Notice of the status of the FEIR and the Planning Commission's April 24, 2014 meeting was published in the newspaper, posted at the project site and sent to all property owners within 300 feet and all interested parties.

ENVIRONMENTAL

Final Environmental Impact Report

Responses to the fourteen comments received during the 45 day review period, including the August 31, 2012 letter from Lozeau Drury, LLP, are included in the Response to Comments. The updated Final Environmental Impact Report (FEIR) was mailed to all interested parties and responsible agencies on April 4, 2014, to allow for their review prior to the Planning Commission hearing on April 24, 2014.

The City issued a press release referencing the updated FEIR and the continued Planning Commission meeting and the updated Final EIR along with the Draft EIR and technical studies were provided for public review at City Hall, the City Library and posted on the City's website.

The concerns raised in the August 31, 2012 letter including segmentation of the project, loss of farmland, hazardous materials and soils, greenhouse gas, and air quality, have been addressed in detail in LSA Associate's response to comments.

Planning worked with LSA Associates, Inc. to provide responses to each of the concerns raised in the letter.

The site was previously surveyed for pesticides and removal of a former underground storage tank was documented and determined to result in no significant impacts in the Draft EIR. The following mitigation measure has been added by LSA Associates, Inc., in response to concerns raised in the letter, even though impacts would remain less than significant without the additional measure:

- **4.6.6.1A** Prior to issuance of a grading permit for the project, a qualified contractor shall test onsite soils for contamination by agricultural chemicals. If present in concentrations above established actionable levels or thresholds, these materials shall be removed and transported to an appropriate landfill by a licensed contractor. This measure shall be implemented to the satisfaction of the Building Division including written documentation of the disposal of any agricultural chemical residue in conformance with all applicable regulations.

The above mitigation measure has also been added to the conditions of approval for the project.

<u>Significant and Unavoidable Impacts</u>

Analysis presented in the EIR indicates that the proposed project will have a number of potentially significant impacts. The EIR includes a number of proposed mitigation measures to reduce or eliminate potential significant impacts. Even with proposed mitigation, a number of potential impacts cannot be reduced to a less than significant level. As identified in the Final EIR document, these impacts are considered to be significant and unavoidable.

Where a project's impacts cannot be reduced to less than significant levels, CEQA allows a decision making body to consider a statement of overriding considerations and findings. CEQA requires the decision making agency to balance the economic, legal, social, technological or other benefits of a proposed project against its unavoidable environmental impacts when determining whether to approve the proposed project. This would include project benefits such as the creation of jobs or other beneficial project features versus project impacts that cannot be mitigated to less than significant levels. If the decision making body determines that the benefits of a proposed project outweigh the unavoidable adverse environmental effects, it may approve a statement of overriding considerations and approve the project.

Mitigation Measures

The EIR includes mitigation measures intended to reduce project-specific and cumulative impacts for Air Quality, Biological Resources, Cultural Resources, Hydrology and Water Quality, Noise, Transportation, and Greenhouse Gases and Global Climate Change. All other environmental effects evaluated in the EIR are considered to be less than significant, or can be adequately mitigated below significant thresholds.

Mitigation measures are included to reduce the environmental impacts where possible, even where the impacts could not be reduced to less than significant levels. All mitigation measures have also been included as conditions of approval for the project.

Approval and Certification

The Planning Commission will take public testimony on the EIR and project and forward a recommendation to City Council. Before the proposed project can be acted upon, the City Council will need to review the final environmental document, receive public testimony and either certify or reject the EIR and project Mitigation Monitoring Program.

NOTIFICATION

Public notice of the April 24, 2014 Planning Commission hearing was sent to all property owners of record within 300' of the project. The public hearing notice for this project was also posted on the project site and published in the local newspaper. As of the date of report preparation, staff received a comment letter from Caltrans which is included as an attachment to the staff report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No's. 2014-09 and 2014-10 and thereby recommend that the City Council take the following actions:

1. **CERTIFY** that the Environmental Impact Report (EIR) for the Prologis Eucalyptus Industrial Park Project (Attachments 5 and 6) has been completed in compliance with the California Environmental Quality Act; and

2. **ADOPT** the Findings and Statement of Overriding Considerations regarding the Final EIR for the Prologis Eucalyptus Industrial Park Project, attached hereto as Exhibit A to Attachment 2; and

3. **APPROVE** the Mitigation Monitoring Program for the Final EIR for the proposed Prologis Eucalyptus Industrial Park Project, attached hereto as Exhibit B to Attachment 2; and

4. **APPROVE** General Plan Amendment application PA07-0082 as shown on Exhibit A to Attachment 3; and

5. **APPROVE** Zone Change application PA07-0081 as shown on Exhibit B to Attachment 3; and

6. **APPROVE** Master Plot Plan PA07-0083 and related Plot Plans PA07-0158 through PA07-0162, subject to the attached conditions of approval included as Exhibit C to Attachment 3; and

7. **APPROVE** Tentative Parcel Map 35679 (PA07-0084), subject to the attached conditions of approval included as Exhibit D to Attachment 3.

Prepared by:

Jeff Bradshaw
Associate Planner

Approved by:

Chris Ormsby, AICP
Interim Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2014-09
   Exhibit A – Statement of Overriding Considerations
   Exhibit B – Mitigation Monitoring Program
3. Planning Commission Resolution No. 2014-10
   Exhibit A – General Plan Amendment Map
   Exhibit B – Zone Change Map
   Exhibit C – Plot Plan Conditions of Approval
   Exhibit D – TPM 35679 Conditions of Approval
4. Public comment letters
5. Final Environmental Impact Report – April 2014
6. Draft Environmental Impact Report

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Warmington to make sure that happened and unlike what sometimes the Mayor will try to make people believe, the Sierra Club and Audubon does not receive any financial benefit from our negotiations on that project or the present warehouses we're dealing with. It doesn't happen. None of that goes on. In fact there is a deficit if anything to the environmental community for these negotiations. I hope you'll take a minute and look through this. Don't bury it under a pile of papers and if you would like to go on one of these walks or see this area closer, my name is on enough emails to you that you can contact me, so please do. I'd appreciate showing them to you. You have a good evening.

CHAIR VAN NATTA – Thank you very much and it is a beautiful book.

PUBLIC HEARING ITEMS

1. Case Description: PA07-0081 (Zone Change)
PA07-0082 (General Plan Amendment)
PA07-0083 (Master Plot Plan, incl. Building 2)
PA07-0084 (Tentative Parcel Map 35679)
PA07-0158 (Plot Plan for Building 1)
PA07-0159 (Plot Plan for Building 3)
PA07-0160 (Plot Plan for Building 4)
PA07-0161 (Plot Plan for Building 5)
PA07-0162 (Plot Plan for Building 6)
P07-186 (Environmental Impact Report)

Case Planner: Jeff Bradshaw

CHAIR VAN NATTA – Okay we're going on now to our first Public Hearing Item; well actually the Public Hearing Item for today. Case Description PA07-0081 Zone Change, PA07-0082 General Plan Amendment, PA07-0083 Master Plot Plan including Building 2, PA07-0084 Tentative Parcel Map 35679, PA07-0158 Plot Plan for Building 1, PA07-0159 Plot Plan for Building 3, PA07-0160 Plot Plan for Building 4, PA07-0161 Plot Plan for Building 5, PA07-0162 Plot Plan for Building 6 and P07-186 Environmental Impact Report. The Applicant and Owner and Representative are all Prologis. The Case Planner is Jeff Bradshaw. Could we have the report please?

ASSOCIATE PLANNER BRADSHAW – Thank you. Good evening Chair Van Natta and members of the Planning Commission. The item before you this evening is a proposal for a 2.2 million square foot industrial park to be developed on 122 acres located on the south side of State Route 60 east of the Moreno Valley Auto Mall at Fir or what is sometimes referred to as future Eucalyptus Avenue, between Petit and Quincy Street. The net acreage for this site is about 116 acres and I think you see both acreages referred to in the Staff Report.

As described in the title of the Agenda, applications for this project include a General Plan Amendment and Zone Change to establish a Business Park, General Plan designation in a Light Industrial Zone for the entire site. Plot Plan applications were also submitted for six warehouse distribution facilities as well as a Tentative Parcel Map to create six parcels for development within the Industrial Park. A General Plan Amendment is also required for proposed changes to the City's General Plan Circulation Element as well as changes to the Master Plan of Trails.

Approval of this project would require certification of an Environmental Impact Report and the project presented to you this evening is for your review and for recommendation to the City Council. The project site does have a current… includes current General Plan and zoning designations for approximately 50 acres of the site are currently designated Business Park or Business Park Mixed Use, 36 acres are designated R15 which is a multi-family zone, 23 acres are designated R5 and 12 acres are designated RA2. Both of those are single family residential zones.

The proposal would be to replace the 71 acres that is under the residential land use designation with Business Park land use designation over the top. This designation would then be compatible with the City's Industrial Zone categories. The proposed Zone Change for the 50 acres that are BP would be compatible with the General Plan; the proposal for the remaining 71 acres that is a residential zone would be for Light Industrial zoning. This proposal would also result in the removal of a portion of the site from what referred to as the PAKO or the Primary Animal Keeping Overlay Zone. Warehouse distribution uses are currently permitted in both Business Park and Light Industrial Zones. The limitation within a Business Park is size. Structure are not allowed greater than 50,000 square feet. In the case of this proposal the structures are larger than that and so the Light Industrial Zone is required in order to accommodate the proposal.

The change in the General Plan Circulation Element would propose to eliminate what is currently a connection from what is known as Fir or future Eucalyptus Avenue. That road alignment currently curves down and connects through to what is currently called Eucalyptus and would in the future would be Encilia. The proposal here is to remove the connection to ensure that traffic… that either existing traffic or traffic generated by the proposed project would be kept separate from residents living to the southeast of the project. The additional General Plan Amendment I refer to is a change to the Master Plan of Trails. There is currently a trail segment on the west side of the Quincy Channel. That trail segment runs… it is undeveloped that runs from Fir Avenue north to the south side of State Route 60. The idea in the past was to provide a crossing at the freeway. The General Plan Circulation Element has since been updated and that overpass is no longer scheduled to be developed. With the loss of the overpass, the trail would essentially be a dead end or end in a cul-de-sac on the

south side of the freeway. Staff met with the Recreational Trails Board in February of 2012 to discuss replacing that segment with a segment of trail that would run across or through the project site, it would tie into an existing trail segment on Fir Avenue and continue across the project on the north side of Fir and ending at the Auto Mall at Fire Station 58. The applicant has agreed to a condition of approval to both remove the trail segment along Quincy and replace that the longer trail segment through the project.

The Industrial Park itself proposes six warehouse buildings. They range in size from approximately 160,000 square feet up to approximately 860,000 square feet. The total building area upon completion would be approximately 2.2 million square feet for the six buildings. The architectural design for the facility is similar to other warehouse uses that you have reviewed in the past. It's concrete tilt-up construction. The building and the screen wall colors would be earth-tones with varying amounts of accent colors and vertical features to break up the architecture. Staff worked with the applicant to ensure that that all sides of the buildings would include architectural treatment, that the screen walls would be designed in way that is compatible with the main building. We also worked on a design that would ensure that the loading bays and truck storage areas were all screened from view and all turned or oriented from adjacent residential zones. The project as designed conforms to the City standard for Light Industrial Zone as well as for development standards for industrial development here in the City. Staff worked with LSA Associates in preparation of an Initial Study back in February of 2008; through that exercise, identified those issues that needed to be carried into an Environmental Impact Report.

Notice of preparation was distributed to the public for comment in early 2008. Those comments were then used in the preparation of a Draft Environmental Impact Report. Staff worked with the consultant in the preparation of that document and it was provided to the public for public review for a 45 day period beginning in July of 2012 and ending September 4th, 2012. That was circulated to all State and local agencies, to any interested parties that had asked to be kept informed of the process. In response to that, the City received 13 comment letters during that time period. The consultant worked with Staff in the preparation of responses to those comments that were prepared. Those documents were provided to you. Prior to this evening's meeting, both the Draft and the Final document; the Final including responses to the comments that were submitted during the 45 day review. It is important to note I think that through this process; the analysis; the EIR analysis for this project will have noted a number of potentially significant impacts.

The document that was prepared includes mitigation measures that are proposed to reduce the impacts or eliminate significant impacts to the extent possible. There are circumstances or even cases with mitigation certain are not reduced to a less than significant level and those are identified in both the Draft and the Final EIR. Where those impacts cannot be reduced, the California

Environmental Quality Act does allow decision makers to consider a Statement of Overriding Considerations that has also been provided to you guys for review. It requires the decision making body to balance benefits to the community against those potential environmental impacts when making a decision and if the decision making body does determine that those benefits outweigh the environmental impacts, then a Statement of Overriding Considerations would need to be adopted and certified ultimately by City Council. Again the document does include Mitigations Measures. Those are referenced both in the conditions of approval for the project as well as the Mitigation Monitoring Program and it is included in the documentation before you this evening.

Public Notice was provided for the Hearing this evening by our standard practice to everyone within 300 feet of the project. The site was posted and notice was also provided in the newspaper. Additionally notices of the hearing as well as preparation of the Final EIR were provided to those that commented on the draft as well as any interested parties that indicated that they wanted to receive copies of those documents. Leading up to this evening, we did receive comment letters which have been provided to you guys I think during the week by email and hard copies available to you again this evening. There is also a memo that has been prepared identifying conditions of approval for the Tentative Parcel Map that are the preferred conditions. The conditions included in the Staff Report for the map are more specific to a Plot Plan and so the replacement conditions are more appropriate for the map and so Staff would be recommending those conditions as the set to approve for Special Districts. Additionally there was another letter provided this evening. I think most of the Commissioners have copies of that and Staff hasn't time really to review the content of that letter. With us this evening is our representatives from LSA Associates, the Consulting firm that prepared the environmental document and with that, that will conclude my part of the presentation. I'd like to turn some time over to Kent Norton with LSA who has something he wanted to present on the environmental side. Additionally the Traffic Consultant has prepared a traffic simulation or model for what the traffic would look like within this facility that they are prepared to show you this evening if you are interested in that and with that, I'll turn the time over to Kent Norton.

CHAIR VAN NATTA – Thank you

SPEAKER NORTON – Thank you Jeff. Good evening Commissioners. My name is Kent Norton. I'm with LSA Associates. We prepared the Environmental Impact Report. I was the Project Manager. The EIR represents 530 pages and dozens of appendices. The Final EIR was 280 pages with additional appendices, so I appreciate the effort you've gone to review that. I wanted to make a few comments about some of the letters that were submitted prior to this hearing. Most of the letters we've already responded to in the Final EIR; the Response to Comments document, but there were a number of emails and brief letters and then a few longer letters that were submitted this week. I would say most of the issues have been dealt with in the EIR and the Final EIR Response to Comments

already, but there were a few items that were additional. One is there were a couple of… a number of comments about independent review and the response to comments providing evidence on its comments and we believe the documents we prepared represent the independent judgment of the City and do represent adequate information, that the decision makers such as the Planning Commission can make an informed decision on. There were some comments about the EIR needs to evaluate the cumulative impacts of the World Logistics Center now that that has been put into the CEQA process, but if you'll recall this EIR started its CEQA process far and well in advance of the World Logistics Center document and CEQA… the process basically sets the baseline. When the notice of preparation goes out for the environmental analysis and that was back in 2008, so there is no CEQA requirement to analyze that additional project as part of the cumulative growth. There were a number of comments about mitigation and air quality, energy conservation. As outlined in the Final EIR there were a whole host, almost a dozen mitigation measures in various sections including air quality, traffic and energy that were modified and quite a bit of additional text added to address comments by the AQMD as well as a number of conservation organizations, so we believe we've answered a lot of the comments about additional mitigation.

We provided documentation of what is feasible and what is infeasible and we've added information about solar. The buildings will be solar ready and the project is going to provide a 10 percent reduction from the green building code, Title 24 Energy Conservation Standards and just want to note, in doing some research on solar facilities, Prologis, a lot of their other facilities, when they do these types of buildings, the users that eventually come into them, do install their own solar systems, but because there is no specific users designated for this project at present, that can't be identified at this particular time. Along with energy conservation, there were some comments about making it a LEED certified project. The applicant has indicated they are buildings will and meet the requirements of LEED certified buildings, but again they don't have specific users, so that would be incumbent upon individual users to apply for that process, but they will meet a lot of standards of the LEED process. There were a number of comments and I'll just mention this in passing, a number of articles attached to some of the comments about Sketchers and Walmart warehouses and a lot of the comments were kind of trying to draw a comparison between the two. There is really no comparison. This is a different applicant; and however people feel about those particular warehouse developers, this project stands on its own and we believe the documents we provided give you the information you need to make an informed decision. With me tonight, I have Megan Macias who is head of our Traffic group and Ron Brugger with our Air Quality group and all of us are available to answer any questions you have following your review and discussion of the EIR.

CHAIR VAN NATTA – If it's okay with the Commissioners, I'd like to hear the various different reports and then we can go back and ask questions of the

different ones rather than taking them one by one. Is that okay with everybody? Okay yes we would like to see the traffic study next.

SPEAKER BRUGGER – At this time… okay.

INTERIM PLANNING OFFICIAL ORMSBY – While we're switching speakers, I'd just wanted to add that the City completed independent review of the Environmental Impact Report and there was also a peer review completed by Wildan and Associates under their contact with the City.

SPEAKER MACIAS – Good evening. While the simulation plays, I can say a few words about the Traffic Study and if you have any particular questions I could answer those. The traffic simulation that we put together is intended to represent the 2035 traffic volumes. It is the 2035 with the proposed project, so this includes a number cumulative projects that are proposed to be built, both in the vicinity of the project as well as south on Moreno Beach Drive east and west of the project as well. Some of the things you'll notice is on Eucalyptus east of Moreno Beach Drive there is not as much traffic as we have actually coming north on Moreno Beach as well as coming from the west, so the majority of the traffic movements that we were seeing in that area is not necessarily coming from the project, but there is a significant amount of background traffic out there both in the short term cumulative as well as in the 2035 conditions. And then also while the traffic simulation is playing, I could say a words about the findings of the Traffic Study.

We did look at opening year cumulative. We looked at 2035 which is the build out year or I should say it is the horizon year of RIV (?) Town Traffic Model. We also looked at the build out conditions for the entire City and what we found is that the opening year conditions and the opening year cumulative conditions, the payment of both the City's development impact fee as well as the Regional TUMF fee would mitigate any impacts of the proposed project with the exception of some level of service deficiencies which were on the freeway mainlines. Those were identified in the EIR as significant and unavoidable impacts and the reason being is that the City does not have control over CalTrans facilities, nor is there a mechanism for the applicant to either pay into a program to improve those or to make the improvements on their own. In the 2035 and the build out conditions there were some additional improvements that are required beyond the DIF and the TUMF fees. Those improvements are identified in the 2035. They're minor improvements involving signal modifications and minor changes to striping at a couple of intersections. We've identified the project's fair share of those improvements in the Traffic Study and those are feasible improvements and can be implemented. The simulation goes on for several more minutes, so if you want we can continue to leave this in the background while you continue with the Public Hearing or if you have any specific questions, I can answer them.

VICE CHAIR GIBA – Is that simulation; can you move that up to the 60 freeway? Is that part of the simulation or is it just…

SPEAKER MACIAS – The 60 freeway is not simulation because the City does not have control over that and we're not proposing improvements to the 60 freeway, so therefore we didn't include it in the simulation. Many of the issues that we discussed with Staff had to do with the trip generation of the project and questions about whether local intersections such as at Moreno Beach Drive and Eucalyptus, what the contribution of the project was at those locations, so we did not include the freeway in the simulation.

CHAIR VAN NATTA – Did you include Redlands in the simulation?

SPEAKER MACIAS – We did include Redlands and I think if we hang in there long enough, I could pull up the actual simulation. We could move over to there. This what you are seeing is just a video presentation of it. So what you'll notice is that Redlands looks much less congested in this traffic simulation and as a matter of fact there are many fewer vehicles on Redlands in this condition which is what we reported in the Traffic Study as well. What I can do is I'm going to speed up the simulation because when you are watching it in real time like now, it is sort of like watching grass grow so that way you can see the cars a little bit faster. This is the pm peak hour and of course this includes all improvements that are noted as mitigation measures in the Traffic Study, so that's why it seems better than what you experience today at the intersection because it is significantly improved and there is additional capacity that has been provided which is what will be provided with the improvements that are noted as the mitigation measures of the report.

COMMISSIONER LOWELL – I read in the report that there were upwards of 2,000 truck trips a day. Is that true? Is that included in the traffic model?

SPEAKER MACIAS – I'm referencing the trip generation so I can give you the correct numbers. So the total trip generation… the trip generation is looked at in two ways. It's looked at as total vehicles and we also break it out in what we call passenger car equivalence, which recognizes the impact of a truck is much greater than the impact of a passenger car, so the total daily trip generation is 4,409 vehicles, so when you ask is there is actually 2,000 trucks per day, there are approximately 2,000 truck trips per day and that's two-way trips, so that would mean 1,000 trucks in and 1,000 trucks out and that is 2, 3 and 4 axle trucks, so that is not 2,000 four axle trucks, it is actually broken out into 2 axle trucks which is 238 and 3 axle is 505 and the large trucks is 1,246 and remember that is one way trucks, so it's really 600 in and out of the project.

COMMISSIONER LOWELL – That compares to a residential development I believe; average residential house and residential development car trips a day.

SPEAKER MACIAS – It actually generates about 9 ½ per unit, for single family residential.

COMMISSIONER LOWELL – For a 150 lot tract like I live in, you are talking about 1,500 car trips, so we're talking this entire development is going to generate about 3 ½ times more traffic than my little housing development.

SPEAKER – Yes but you have to look at it in terms of the size of the…

COMMISSIONER LOWELL – That's what I was implying that this is a larger area and mine is only about 40 acres and we're generating that much trip traffic generation on the 40 acres as opposed to this large proposed project, so the density of trips per acre is a lot less than my housing tract.

SPEAKER MACIAS– Yes that's correct and I was going to point out we also did look at doing a comparison between if the General Plan designation for the project site was built, how many trips would the General Plan generate in comparison to the project and what we found is that the project actually generates 885 fewer and peak hour 939 fewer pm peak hour and 6,702 fewer daily trips, so it is a less intense use of the site than it would be under the General Plan designation, which includes 845 dwelling units and 41 acres of industrial business park.

COMMISSIONER LOWELL – In the Traffic Study, how far of a sphere of influence did you reference?

SPEAKER MACIAS – Well the Traffic Study includes… we did a sensitivity analysis looking at the 215/60 interchange at the request of City Staff just to know what percentage of vehicles would we be adding to the interchange. We didn't analyze that as part of the study. About the farthest we went within… looking at intersections, we looked at Nason Street and Redlands Blvd., so one interchange to the east and west and then in terms of our freeway analysis let me look and make sure I don't tell you the wrong thing…we went from Pigeon Pass Road to Redlands Blvd. looking at the freeways.

COMMISSIONER SIMS – What was the traffic… what was the effect at Pigeon Pass and what was the easterly intersection?

SPEAKER MACIAS – Well there is a lot of different numbers here so… would you like to know… should we be talking about the 2035 condition? Would you like to know existing? We'll talk about the 2035 since that it is the worst case.

COMMISSIONER SIMS – Well I guess what would be current; what is it today and what would it be at 2035?

COMMISSIONER LOWELL – Well 2035 is the ultimate condition. Does that also include World Logistics? Does that include the residential or just this Prologis development in 2035?

SPEAKER MACIAS – Well 2035 is based on the RIV Town Traffic Model so it would include pretty much the General Plan designation for not only land in Moreno Valley but in other cities in the area, so it is kind of considered the General Plan build out. Now there is recognizing that the City of Moreno Valley may not be built out by 2035. We do look at a build out condition but in terms of the horizon year of the RIV Town Model, we're pretty safe to say that that's a build out condition for the area, so that's when we talk about 2035. You asked about existing…

COMMISSIONER SIMS – So my question would be information that I'd like is what would be on the 60 freeway at the most westerly intersection, what would be the current truck traffic or I guess total traffic and then do you have that broken down into truck traffic and then could you then also tell me what it is at the most easterly section of the 60… did you say Theodore?

SPEAKER MACIAS – You know what, unfortunately I don't have it broken down into truck traffic. I can tell you what the total vehicles are and I can tell you what the level of service is.

COMMISSIONER SIMS – That would be perfect. That was going to be my next question is, what the current and then future level of service at those two intersections.

SPEAKER MACIAS – Okay, so the current level of service… this is looking at the freeway segments which is what you wanted; the freeway mainline… okay, so the freeway mainline on Pigeon Pass, we'll say at the am peak hour it is level of service D and the pm peak hour it is level of service E. That is the existing condition. That is going eastbound. In the westbound direction and actually this is at Heacock Street, the am peak hour is F and the pm peak hour is C. That is existing conditions without the project. If we look at existing conditions with the project in the eastbound direction at Pigeon Pass, with the project it is level of service D in the am peak hour and it is level of service E in pm peak hour, so there is no change in the level of service. In the westbound direction in the am peak hour it is still level of service F. There is no change in the westbound direction and in the pm peak hour it is level of service D, so there is one level of service change on the freeway mainline. And then you asked about the east limits as well, so in the east limits…

COMMISSIONER SIMS – What intersection is that?

SPEAKER MACIAS – Well it is a freeway segment, so it's the segment between Pigeon Pass Road and Heacock Street. I'm going to put up the map from our

Traffic Study so that I can reference that. Okay, you know what, unfortunately this is our study area intersection, so I don't have a map which is large enough to show the full extent of the freeway analysis on the screen, so I apologize for that. I didn't finish answering your question I believe, so we were on the…you wanted to know the easternmost boundary of our study area. Okay in the existing condition, this is the freeway segment between Moreno Beach Drive and Redlands Blvd. which is the farthest east that we looked, so in the eastbound direction in the am peak hour it is level of service C and in the pm peak hour is it is level of service B and in the westbound direction it is same; it's C in the am peak hour and B in the pm peak hour and if we look at it with the project this is still existing with the project, this shows the project's direct impact, eastbound in the am peak it is C and in the pm peak it's B, so there is no change and westbound in the am peak it is C and in the pm peak it is C, so there is one change in the westbound direction in the pm peak hour between Moreno Beach Drive and Redlands Blvd. Does that fully answer your question in regards to freeways?

COMMISSIONER SIMS – Yeah and the other question I have, so the way I understand from the Staff Report in reading through the piles of paper here, is that the notice of preparation for the project went out in 2008 prior to other projects in the area, so the cumulative effects of the project based on the transportation side of it are based on what was current land use planned and General Plan designations at the time the notice of preparation went out.

SPEAKER MACIAS – It is also based on… it is really based on applications that the City had received at the time of the notice of preparation, so for example the full World Logistics Center was not an application at that time, however the full General Plan build out or what we are calling the 2035 analysis, it would not have changed significantly between then and now, because as I said it is based on the RIV Town Traffic Model and so there has not been a major update to the traffic model in the last few years and so therefore the socio economic data and the model has not significantly changed for the build out condition.

COMMISSIONER SIMS – Can you explain to us and everybody that is listening what designations of level of service in a qualitative way what that means, so if I'm sitting on the 60 and I'm going from B to a C or E to a D, what does that mean to me? Am I sitting there going hmmm, I can't get off the freeway for 20 minutes or what does that mean?

SPEAKER MACIAS – Okay, generally you'll be experiencing somewhat free flow conditions up through level of service C, I would say. At level of service C you'll start to notice some friction, so between C and F we're going to say that F is where you are stopped… F is you know there is very little through put, so E is that condition before F where you've got some stop and go and D is sort of that transition between stop and go and we're completely stopped, so I think that is something you can kind of you know relate with. F is the condition you

absolutely don't want to be in and E is the sort of like this is tolerable and I think I can kind of see I am going to get there at some point. In extreme layman's terms is how I'll put that.

COMMISSIONER SIMS – Yeah can you put up… is there a map that shows the improvements on… when I was looking at this there were so many mitigations and things and kind of hard to get your mind around what each of the improvements are and when they are going to happen, so it does not appear that there is any improvement to the freeway in itself and we heard from Staff that that is because there is no jurisdictional way to acquire and it is through TUMF fees I assume that money would be paid, so you are showing on your traffic simulation, you were showing improvements on the eastbound Redlands off-ramp. How do those fit into the timing and phasing of the improvements?

SPEAKER MACIAS – Okay there are three…

COMMISSIONER SIMS – The timing and phasing of the project, so you know is the off-ramp built or is that an assumption that the off-ramp is built, that the use of the TUMF fees are going to be prioritized to fix that problem in Cal Trans right away or how does that get done?

SPEAKER MACIAS – Well the TUMF fees are based on a priority list that is established by WRCOG and so the priority list is already established and I printed out the latest short term projects before I came here tonight, so for example the Moreno Beach Drive interchange is in two phases. Phase one as you know is already beginning and included and is already built. Phase two, the north side, is still to be programmed; however the money is there in the program. I don't know that the approval of one project you know hastens the implementation of that improvement and an interesting thing to note was I was re-reading the cumulative analysis in the study as I was sitting here and the cumulative projects in this area, so residential projects, there is a Lowe's Center. There are several other projects we've included. Cumulatively, they generate quite a few more trips than this project does, so the question of would the interchange construction be hastened by this project, I think is you have to look at the fact of this project in relation to everything else in the area is I don't want to say it's insignificant because it not, but it is not the majority of the trips that currently have applications into the City.

COMMISSIONER SIMS – I thank you for that explanation, but my question is the improvements on the off-ramps at Redlands Blvd., when would those be implemented as part of phasing of the project?

SPEAKER MACIAS – The improvements to the off-ramps at Redlands Blvd. I believe are part of the TUMF improvements. I believe they are part of TUMF improvements which I do not know when those… I could find out before the end of meeting.

CHAIR VAN NATTA – That was also a condition of a different project.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Commissioner Sims, is there a particular item?

COMMISSIONER SIMS – I don't have the map in front of me here but I saw it on the simulation. You were showing the off-ramp improvements and so forth. I guess what I'm just kind of… the TUMF fees; the pro rata share of the TUMF fees is going to propose to pay for mitigation improvements, but is there any linkage with the improvements to the project or is it just when the TUMF fees get allocated and programmed to do the work.

SPEAKER MACIAS – It is when the TUMF fees get allocated and the Redlands Blvd. improvements are not programmed in the short term program of the TUMF, so it is going to be some time in the future after Moreno Beach is implemented and I don't know the year, but like I said I could get that information for you, but it doesn't have anything to do with the timing of the project.

COMMISSIONER SIMS – In your analysis of the traffic, so the Traffic Study and the simulation shows traffic based on the situation with the implemented improvements; anticipated implementation of improvements and so if we go; that's only about 15 or 20 years from now if TUMF fees aren't generated and don't get applied here, is there a traffic analysis in the absence of the improvements that shows the level of service for Redlands and Moreno Beach and the freeway?

SPEAKER MACIAS – Yes, with project analysis and the Traffic Study does not include all of the improvements. The improvements are added as mitigation measures because they are both adopted fee programs and so therefore they are available to be considered as project mitigation and quite frankly especially for the DIF, that is the purpose of that program is to mitigate impacts of future development within the City, so our analysis wherein we identify the impacts of the project does not assume that those improvements are in place.

COMMISSIONER BARNES – Excuse me, I have a question regarding going back to the TUMF improvements and schedule. You had mentioned that there weren't improvements currently on the schedule. Is there anything within the sphere of influence of this project on the current TUMF construction schedule that would impact any of your analysis? So are there any TUMF funds being spent in the locale or area of this project?

SPEAKER MACIAS – Yes there are TUMF funds being spent in the area of the project. They are included as part of our project mitigation because the project will pay its fair share of the TUMF fees, so they'll be paying into those improvements which are the Moreno Beach Drive interchange, the Redlands Blvd. interchange.

COMMISSIONER BARNES – I think what I'm asking is are there any actual projects in the schedule for TUMF that you are aware of? Is there a published schedule of upcoming TUMF funded projects?

SPEAKER MACIAS – There is a published schedule and what I'm holding here is the five year transportation improvement program and included in that is the Nason Street interchange as well as the Moreno Beach Drive interchange.

COMMISSIONER BARNES – Okay so with both of those are in the five year schedule.

SPEAKER MACIAS – Correct. It is the Redlands Blvd. that is farther than five years and I don't know what the year is.

COMMISSIONER BARNES – Thank you, that was my question.

COMMISSIONER LOWELL – If I'm not mistaken, I believe Nason Street over-crosses… (Inaudible… no sound)

COMMISSIONER BARNES – So the five…that's right, so what she has mentioned, the five year plan has already been built actually, so there is nothing pending in that five year plan.

COMMISSIONER LOWELL – I believe it's more of a question for Staff, but I remember hearing at one of the City Council meetings…

CHAIR VAN NATTA – I believe there is still additional improvements yet being worked on Moreno Beach.

INTERIM PLANNING OFFICIAL ORMSBY – There is at Moreno Beach, but we'll have Michael Lloyd respond to the question.

VICE CHAIR GIBA – Am I reading this correctly, in your mitigation measures… otherwise completed prior to project opening that prior issuance to certificate of occupancy, the applicant shall construct the following improvements installing a traffic signal condition then those are not being finished, you'll at least put in traffic signals and add a northbound left turn lane, a southbound left turn lanes. If the improvements are constructed by others prior to the certificate of occupancy the applicant shall pay its fair share towards the DIF.

SPEAKER MACIAS – I believe that applies to the intersection of Redlands Blvd. and Fir.

VICE CHAIR GIBA – Redlands Blvd. and Fir Avenue

SPEAKER MACIAS – Eucalyptus… correct and I believe the project applicant has agreed to if… those are also conditions of another project to construct the traffic signal at that location and so whichever project is in first would construct that improvement, so if the applicant of this project does construct the improvement then they would be applying for some reimbursement of that through the City's Development Impact Fee program since that is programmed in the fee program.

CHAIR VAN NATTA – Okay I have one last question here on the traffic here. I'd like to hear some of the other presentation. We can always come back with additional questions and I'm sure there are other speakers who might have questions on that too, but on this traffic flow and traffic study pattern and so forth, what is the anticipated route that trucks of all sizes would be using to access this project both coming in and going back out. What are you seeing as the route they would take?

SPEAKER MACIAS – Trucks would be using both Redlands Blvd. as well as Moreno Beach Drive. It is anticipated that they are going to be and I'm looking for the trip distribution to make sure that I'm not speaking out of turn here, but they would be mostly using the two interchanges to access the freeway; that there would be very few trucks going south into the City or into residential areas as it would be mostly warehousing facilities to be shipping offsite into more regional areas.

CHAIR VAN NATTA – Okay that was my last question on that. Did we have another presentation by the applicant of any other phase?

ASSOCIATE PLANNER BRADSHAW – I believe that would conclude the Staff Report of the presentation and the applicant is here to speak when you are ready for the Public Hearing portion of the meeting.

CHAIR VAN NATTA – Then we are going to open the Public Hearing portion now and… I think the traffic one was the last one that was… At this point I think who we want to hear from is the applicant so we're opening the public comment portion and beginning with the applicant.

APPLICANT CAVANAGH – Good evening. My name is Pat Cavanagh. I'm with Prologis and I am joined tonight with other associates of mine from Prologis Tyson Chave, standing next to me who is the Vice President of Prologis responsible for development in the Inland Empire. Additionally we have Kim Snyder with us. Kim is the President of the Southwest Region for Prologis. Jim Jachetta is with us. Jim is the Project Manager who worked with Staff from the beginning on this project and who am I leaving out. I guess that's all and then we have Dennis Roy, the Architect on the project with RGA. I wanted to thank all of you; the Commissioners and Staff for and I know this is a special meeting and we took you out of your homes and lot more comfortable places than here tonight

and we don't take for granted and are very appreciative of that and in particular the Staff. I want to acknowledge them. They have been very responsive. They have been accommodating and very professional in every way to get us to where we are tonight, so John Terrell, Jeff Bradshaw and Chris Ormsby in particular. I wanted to cover four topics tonight and I'll try to be as brief as possible. I wanted to cover a few brief comments on Prologis for those who aren't familiar with us. I want to talk why we are here. I want to talk about project benefits and then I want to respond to some of the common concerns and questions that have been posed to us. I've asked Tyson Chave to cover the first two of those topics.

SPEAKER CHAVE – Thank you Pat. I wanted to briefly talk a little bit about who Prologis is for those of you who may not be familiar with us. Prologis is a publicly traded company with a strong balance sheet, low leverage and a global platform. We have a commitment to develop quality industrial buildings with a long term ownership structure as a public (?). Our focus is on quality, customer retention and corporate responsibility. I don't see the clicker, but just one slide forward. We put together just a brief slide to show a sample of some of our largest customers globally in the form of the logos that you see and there are some brief descriptions more specific to Southern California along the west side, but we've also included customer accounts on that slide as well. Locally Prologis owns 35 million square feet of industrial buildings in the Inland Empire and in February, Fortune Magazine named Prologis as one of the world's most admired companies and that was for 2014. Prologis was also ranked as the top real estate company for corporate or social responsibility and then finally I wanted to transition to why we are here.

In 2007, Prologis made a commitment to Moreno Valley for a variety of reasons but a few of the compelling reasons were that we felt at the time we would have the support of the community and the City for a quality industrial project that would bring jobs to Moreno Valley. We felt that at that time Moreno Valley was underserved and we still feel that Moreno Valley is underserved from an industrial perspective when compared with other cities within the Inland Empire. A lot has changed since 2007. The world has survived an economic disaster and we seem to be slowly recovering from that. Several recent industrial developments in Moreno Valley along the I-60 and I-215 corridor have occurred, but Prologis is here tonight to confirm that we are still committed to the development of a quality industrial project while being very sensitive and responsive to the issues surrounding a project of this magnitude. Now I'm going to have Pat Cavanagh finish the rest of our topics.

APPLICANT CAVANAGH - Thank you Tyson. I wanted to talk briefly about project benefits and also the response to questions and concerns. As it relates to the project benefits, we stated in our community outreach materials, which included the distribution of over 17,600 project brochures in early 2012 in an open house which we conducted in August of 2012 that the Prologis Park in Moreno Valley is expected to provide the capacity for a minimum of 600

permanent jobs and perhaps double that number when completed. This is based on a track record on our actual portfolio and not a hypothetical number. We have done research on this and we are comfortable making that representation.

As far as the fees and the improvements that are anticipated, we expect that the project will generate significant fees and street improvements and by way of example, a full build-out of the total impact fees and street improvements are estimated at 19.3 million dollars. That is just street improvements. That does not include buildings and it includes school fees at 1.1 million dollars, Police and Fire of 800 thousand dollars, nearly 3 million dollars in local flood control and area drainage improvements and street improvements of over 11 million dollars. That also includes a 2.5 million contribution to TUMF fees. The fee breakdown is located on our website. It is project specific and if people are interested in it, they can look at those fees referenced there.

There was a reference to solar and I wanted to comment that we have installed solar installations on over 12 million feet of buildings in the Inland Empire. There is not an industrial company that can probably come within; I mean it is clearly the most significant solar commitment of any company in the industry and that is a complicated subject that we probably shouldn't spend a lot of time on tonight, but it is something that we are focused on and we would certainly have all of buildings solar ready and LEED certified. That is a commitment that we make on any development project that we have. As far as the response to questions and concerns, the three most common that I hear are land use, job creation and traffic and air. I'm going to leave traffic and air alone because that has been addressed by the LSA Consultants.

As far as land use is concerned, the current zoning allows for development, so the issue really is the type of development that provides the greatest benefit for the community. Open space; at least in my opinion, when a General Plan has a designation for development is an unrealistic expectation over the long term, so I guess we ask what is the best use of the subject property for the community and I'll refer to the Rami and Associates Study that was done this last year. It was done to prepare a land use study for the City and the City leadership with a tool for future land uses in a defined area that included the Prologis property as well as other properties along the I-60 corridor. The consultant came up with three alternatives for consideration and a recommendation. Their preferred alternative included a suggested best use for the subject Prologis property which was consistent with our proposed plan and allowed for a possible expansion of the Auto Mall along the west side of the Prologis Project.

As an accommodation in working with Staff, we've come up with what I call the Auto Mall condition, which if we are approved would restrict us from developing the two westerly buildings for a period of 18 months from the approval date to allow us and the City to explore Auto Mall uses on those two properties. Job creation… I'm not going to spend a lot of time on this other than to say that

Tyson mentioned that the City seems to be underserved on industrial and to that end, we polled all the cities in the Inland Empire. There are 13 that we looked at. Moreno Valley is the fourth largest in terms of population and they are tenth in terms of industrial base. My interpretation of that is people are going elsewhere to work and they are living here and that I think hurts the City and the community at large. In conclusion, our intention and goal is to create an environment to allow us to grow our customer base in Moreno Valley and along with this will come jobs and increase the tax revenue, a best in class project, a finish to the industrial corridor already created with the Aldi and Sketchers projects on the south side of the 60 freeway, a buffer to future residential, infrastructure improvements and a more favorable impact to traffic compared to the current zoned alternative and an opportunity to expand the Auto Mall if the market supports that expansion. And with that I appreciate your time and we are certainly glad to answer any questions that you might have.

CHAIR VAN NATTA – Thank you

VICE CHAIR GIBA – I was curious. You started this project in 2007. Am I correct?

SPEAKER CAVANAGH – We acquired this property in 2007 and initiated the EIR process and in 2008 the market had virtually collapsed in the Inland Empire on all sectors, industrial included and we decided that if we continued with our entitlement we would get through the entitlement process and perhaps and most likely be in a situation where the entitlements we had would expire before the market recovered, so we stopped the entitlement process and waited for the market to return and in 2011 we started looking more seriously at re-engaging the entitlement process and got going full steam in 2012 and then there was a moratorium as you probably are aware put on a project area so that the City could do the land use study and that delayed us a year and so that expired in January of this year and we are re-engaged in where it gets us to where we are today.

VICE CHAIR GIBA – You referenced the Rami Study, so I'll come back to that at some point. I don't where that would be appropriate, where it is going to be you folks because we kind of jumped around a little bit. It's not the normal process we would do, but I was curious again. You started it in 2007, but that area out on the east side was never specifically zoned for warehouse, but more warehouse was specifically zoned for the 60, 215, Cactus and all that corridor out there, where in 2007 maybe you can answer this, when did Sketchers get built. Was that after 2007? Am I correct?

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Yes is was submitted around… it was already known at that time but it wasn't built until later.

SPEAKER CAVANAGH – I think Sketchers probably didn't get completed until…

VICE CHAIR GIBA – 2010… so in 2007 there was no warehousing or any plan, didn't even specify having warehousing out in that area. I remember when I was brought on as a Planning Commissioner and Mr. Terell took me for a ride and said this area over there is considered joint use. We were looking at future housing and apartments and that type of construction, so in 2007 what made you want to purchase land and look at a large 2.2 million warehouse in an area that wasn't specifically designated for that type of housing or that type of building at that time.

SPEAKER CAVANAGH – Well a good question. We looked at a number of things. One is the proximity to the freeway and good access to freeway circulation. The property was already partially zoned for industrial in the form of Business Park, so it appeared the City already had it in their General Plan concept that it would be industrial, so we were presented the opportunity and we came in and met with most of the members of City Council at that time and went through a discussion of what we would need to do to get to the end line of what our concept of the project and it's 2.2 million feet, but it's in six separate buildings, so it's not a Sketchers kind of project. Sketchers is one building and it's a big building and we felt that the location was as good, maybe even better than most of the locations down the 215 corridor because of its proximity to the freeway and the City seemed to agree that it would be a good use and they liked what we were proposing and so we moved forward on it.

VICE CHAIR GIBA – I understand that that was zoned for Business Park and of course what part of your proposal is to change this zoning in the definitions so that we can increase the size of the warehouse. That's not what I would normally call Business Park, that's called warehouse park, so even though it might have been zoned as Business Park, you guys began to still look at it warehouse park instead of business park, but if I may, just for one moment, off of your own website, it just caught my eye, unmatched global platform specializing in infill location, owning and operating logistics facilities near seaports, airports and major highway interchanges. That site doesn't necessarily specify any one of those key elements of what Prologis looks for. That's why it was kind of a curiosity to me when I reviewed your site and went over some of your key elements on where you put facilities and why you put them there, that didn't seem to match very well and I'll stop for now and give my other Commissioners a chance to speak or anybody else, but I would like to come to the Rami Report as well because you mentioned three alternatives and that was something we had discussed last year in conjunction with Prologis and I just want to re-visit that issue because you did make very, very good points that I appreciate; land use and job creation.

APPLICANT CAVANAGH – The only comment I'll make…

VICE CHAIR GIBA – If they're going to be using that and you did reference and cite it so I could do the same, and they did say this report was done as a guidance document, it was never approved by the Council was it?

INTERIM PLANNING OFFICIAL ORMSBY – Correct, it was received and filed, so it is a guidance document.

VICE CHAIR GIBA – It was received and filed and never approved, yet if I remember correctly when we were sitting here and discussing that last year, it was a request for us to approve it and approve one of the plans, at least that's how I interpreted it at the time and I may be in error.

CHAIR VAN NATTA –Yeah, I think the understanding might have been a little twisted there because it was really only for us to review and to except into the record and not as an approval of a specific plan.

VICE CHAIR GIBA – And I understand that and so there were the elements in here that were giving guidance to the direction of the land use in those specific areas and so I think that is important and I think we need to come back to it because I think that is a major element of…

APPLICANT CAVANAGH – The only comment I'll make and I appreciate your comment about where Prologis wants to locate projects is we look at the Inland Empire in totally. We have projects in Rialto that are off of I-210 freeway that have been very successful. They are comparable somewhat in their proximity to ports and airports and the things that you mentioned and we looked in the Moreno Valley market and you go down the I-215 all the way down to Perris and you look at this site in comparison to those sites and I would stack this site up very well against any of those because of proximity to the freeway, so that is the primary attraction. We try to stay away from going places that are away from freeways because that kind of creates all kinds of issues that cities have and we have and our customers have so the primary driver is comparatively speaking to I-215 corridor. We like the I-60 corridor every bit as much.

CHAIR VAN NATTA – Excuse me, this is not a time for comments from the public in general. When you have your moment to speak it will be when you are at the podium.

VICE CHAIR GIBA – And please, just so you understand, I'm trying to clarify the thinking that went into the land uses in this… I've lived here for 30 odd years so I changes. I'm just curious why in 2007 you didn't have the same level of warehouse building that went on in the I-215 corridor, why Staff didn't kind of direct you over there saying we have other uses for this over here. Now I'm not saying anything about your project. Your project is beautiful, but I'm concerned about land use and future land use to build out, so I want to understand the value of putting it there versus putting it somewhere else back in 2007 and now. I

know the economy had to wait, so I had several other questions, but these guys know I'll ask them and it will take too much time, so I'll come to it. Is that okay with you guys?

CHAIR VAN NATTA – Sure.

VICE CHAIR GIBA – So, everybody else can get their word in edgewise.

CHAIR VAN NATTA – We're going to on to some questions from Commissioner Lowell but I did want to comment on the questions that we're asking, we cannot pre-suppose that somebody has complete autonomy about where they are going to put something. Sometimes it has to do with where the land is available and can be purchased and not just say well wanted to build this, where do we want to put it. Sometimes it has to do with what land is available or owned.

VICE CHAIR GIBA – We want to look at the whole package here. We want to understand the whole package and I'm sure all the folks out there want to know the whole package.

CHAIR VAN NATTA – I'm sure they would and I would like to see more questions that are directed specifically to this project so that we have a good understanding of the project before we begin discussing the advisability of going ahead with it or not, so go ahead Commissioner Lowell.

COMMISSIONER LOWELL – I had a pretty simple question. Do you know what the construction timeline is from breaking ground to completing the project with all the improvements?

APPLICANT CAVANAGH – Well I'll answer it two ways. To build a building takes about seven months. The time that it takes to get to the point where you build the building probably takes an equivalent amount of time, so if you said green light, nothing in your way, get going, probably the earliest you'd see a building there if we built it on spec; speculative development; an empty building, would probably be in the twelve to fourteen month timeframe. Now our intention today is we don't intend to break ground the day you say yes. A lot of what we do is solicit build to suit activity and a lot of what we do is sort create a pipeline of buildings so that we are strategic in when we are building and what we are building and we have other sites that we are involved in and this would… so that is a building. The totally of the project, I would say a project of this size with the number of buildings is five years from start to finish. I would be pleased if we were done in totally in five years; all of it built; all of it leased.

COMMISSIONER LOWELL – One of the options that we have is to basically install a moratorium for 18 months on the westerly portion of the project to allow the Auto Mall to hum and haw and decide what they want to do. What benefit

would that be to us if allowed that since Prologis already owns the property and it would be in Prologis' best interest to keep the property for themselves.

APLICANT CAVANAGH – It would be a benefit if you feel that having an expansion to the Auto Mall benefits the City.

COMMISSIONER LOWELL – But would Prologis be willing to either sublet or sell that property to the Auto Mall if they were interested.

APPLICANT CAVANAGH – We would be open to selling the land to an Auto Mall use if there was demand for it; sure. I mean we've acknowledged that. That is something that we are not opposed to doing. I'll tell you quite honestly. We've explored this and I'm not sure what the demand is. I think 18 months would certainly be enough time to figure out what the demand is. There is still vacant lots over at the Auto Mall that have never been used, so I don't know if the Auto Mall use a realistic expectation or if it's not. I have no idea.

COMMISSIONER LOWELL – That is correct. There is still room over there for expansion. I was just curious what the feasibility was and what the logic was behind the 18 months.

APPLICANT CAVANAGH – It was trying to define a period of time to allow the City and the Auto Mall and Prologis to explore that alternative because it seemed to be part of the Rami Study recommended plan that was of interest to at least some of the people on the Council when it was presented to them.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Yeah the other thing… John Terell, Community and Economic Development Director. The other issues was it was in all three of the alternative, the concept of allowing for the expansion of the Auto Mall, so it was consistent across all the particular alternatives that were presented there and that is why Staff in the report referenced that issue as opposed to any other land use issues that are identified in the study.

COMMISSIONER LOWELL – Is the Auto Mall the only option that we're looking for or is there any other kind of development like say a Jiffy Lube or some kind of small commercial business like development?

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – The SR60 Corridor Study specifically identified as it went through that process in talking to stakeholders and looking at various things about Auto Mall uses which could be that were loosely defined as dealerships.

COMMISSIONER LOWELL – Correct but the land is currently zoned as Business Park, so I was just curious if there was any interest in a Business Park type development…

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – I'm not quite sure…

COMMISSIONER LOWELL – Like Bob's Big Boy or a strip mall like a Subway sandwich shop or something along those lines that is more business park or more in line with the current zoning.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – In any of those major uses that would have been permitted would still be possible. Let's put it that way. One of the uses that is not possible in a business park zone is an auto dealership.

VICE CHAIR GIBA – John could that at any given time though, just as we would request a zoning change or anything here, could the Auto Mall, even though… and part of this plan that you were specifying is one of reasons we need to change all the zoning is in case the Auto Mall wants to move forward and build a dealership, they would have to have that specific zoning. But a dealership could come forward and request a zoning change for a specific lot of property. Could they not independent of us doing anything with this…

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – That's correct yes. I think the point in the Staff Report points out that this proposed use as well as an auto dealership both require the same land use change. I think that's what really the Staff Report was meant to point out, you know whoever suggests or proposes that.

COMMISSIONER LOWELL – And then I had one more follow-up for the Applicant. I live fairly close to this area and I'm fairly familiar with the orange trees and orange groves that have been there for a long time and I drove by just about a month ago and I noticed that all the trees were gone. Do you know when the trees were removed?

APPLICANT CAVANAGH – We made the decision to remove the trees because there is a time of the year where you allowed to do that and then if you do not do it during that time of the year and the time of the year I think is from…

COMMISSIONER LOWELL – February 1 is the cutoff.

APPLICANT CAVANAGH – I think is September to February I believe it is. If you don't have them removed by February then you can't remove them until the following September.

COMMISSIONER LOWELL – That was actually what I was aiming towards; I was curious if you remembered the date they were removed if it was within that timeframe.

APPLICANT CAVANAGH – We had to remove them prior to the date that we were allowed to do it and I think that was February 1st.

COMMISSIONER LOWELL – So all the removals were completed before then?

APPLICANT CAVANAGH – Yeah

COMMISSIONER LOWELL – Did you happen to do any kind analysis that was required for post February 1st removal, if there was a specific environmental analysis and report that you have to do.

APPLICANT CAVANAGH – You have to do a nesting study. It's all related to…

COMMISSIONER LOWELL – Correct I was just curious because it is such a large area of trees that were removed. I was wondering if you did any kind of analysis on that anyway even though…

APPLICANT CAVANAGH – It was outside of the nesting season so there is nothing of that nature required.

COMMISSIONER LOWELL – It was just real close to that February 1st deadline, so just a little bit of a gray area. I was just curious if Prologis went ahead and did that study anyway or if not…

APPLICANT CAVANAGH – Well we were up against that day, so we wanted to be sure to have it done prior to that date so…

COMMISSIONER LOWELL – Just clarifying and I think that was it for my questions for the Applicant so far.

COMMISSIONER SIMS – I have a couple of questions on this. So I was looking through and I think was the Draft EIR and I want to go into the air quality questions, so I was looking at Section 4-4.3, specifically under the Section 4.3.1.3. There is a table in there that had data for ambient air quality in the project. Going back in looking at the monitoring station, it is not right at the project but it's in Riverside, Rubidoux area and it shows a listing of the ambient air quality for 2008, 2009 and 2010 and so I was wondering is there an analysis done with the air quality work that you've done supportive of the EIR that shows the delta of air quality between what we would consider pre-project and post-project.

APPLICANT CAVANAGH – I'm going to defer that to the air quality consultant with LSA if you don't mind.

SPEAKER BRUGGER – Good evening. My name is Ron Brugger. I'm with LSA and your question was did we analyze the air quality with and without the project?

COMMISSIONER SIMS – I'm not an air quality expert, so in looking at this I'm just asking the question. There was a table; your table 4.3.c ambient quality in the project and it is reflective of three years of data collected at Riverside Rubidoux monitoring station in Rubidoux I assume and anyhow it's showing a variety of different contaminants that is being monitored. The question is the project; is the ambient; has there been a model conducted showing what the effects to the air quality are and is there a delta plus or minus with or without the project that you could compare. So in essence with this table if you 2016 or you put 2035 what would that column through modelling be?

SPEAKER BRUGER – The simple answer to that is no. What the analysis focused on was several air quality effects primarily emissions. What the table is showing is are measured concentrations of pollutants at that location in Riverside Rubidoux area. That was the closest one. That is considered representative of the region even coming out this far. What you are asking is what the effects to those concentrations would be from adding this project and that analysis isn't done; that isn't really feasible. What we can do is analyze or predict based on the emissions models and so on what the total emission rates of pollutants will be and there are ambient air quality standards that say as long as the emissions stay below emission rates from the project, stay below rate thresholds, that the resulting concentrations at locations and that's what… the concentrations are what matter to health and to people breathing etc. and emissions are an indirect indicator. It depends on the wind. It depends on a variety of dispersion effects in terms of the pollutants getting become translated to concentration levels, so what the air quality analysis does is calculate the emissions from the project operations and says based on the regional thresholds that are set by the Air Quality Management Board for the area, these emission rates from the project are above and below thresholds. If they are above then that is considered a significant impact because their emission rates are high enough that the resulting concentrations will probably be above the ambient air quality standards and you know be significant from that standpoint.

COMMISSIONER SIMS – So in your analysis on the emissions have you exceeded any of the thresholds established by Air Quality Management District.

SPEAKER BRUGGER – Yes the project operations exceeds several I believe. It exceeded the emissions of NOX, CO and I'm sorry there are six criteria pollutants that we consider for which we have these thresholds. ROG is an organic gas and VOC is another name for it. NOX is an ozone precursor and CO is carbon monoxide, THOX is a result of the sulfur in fuel primarily, PM 10 and PM 10 2.5 are both sizes of particulate matter. This project operational

emissions are expected to exceed the emission rate thresholds for all of those except the THOX; the sulfur, because the sulfur content is so low these days.

COMMISSIONER SIMS – So with those exceedences of this, further into the report or before, I don't know which there was under 4.3.5.2, the operational acute health risk emissions impacts, there is a graphic that had contours of carcinogenic risk levels, so how does relate or how does a person in layman terms… when I read it I understand there is supposed to be risk of ten in one million people with potential for carcinogenic risk. The threshold in this project is acknowledged less than that in all cases but is there way to put it in layman's terms you know when you have an exceedence of an air quality limit, how is that dealt with, if at all through the mitigations that are proposed for the project and as far as this table 4.3.1 that shows these contours of carcinogenic risk, how does that kind of tie together… well it's too much of an open ended question but you're the expert.

SPEAKER BRUGGER – Well actually the health risk assessment you were referring to now is probably… the best way to answer your original question of how the operational emissions; how the operation of this project will affect the ambient air quality in the region in the area right around the project, so I guess we got sidetracked; I got sidetracked from your original question being based on the criteria pollutants and those ambient concentrations that are measured in Riverside Rubidoux. The health risk assessment is exactly focused on what the health effects to people living around this project will be from the air emissions from the operations of this project and it is focusing on all toxic air contaminants in that case, which is to say is a sort of special category of pollutants. Without getting into all those details the criteria pollutants; the NOX and PM 10 etc. are recognized as indicators of general problems and for the purposes of regional planning and other aspects that have very little to do with the effects of this individual project, that is where all those thresholds and emission rates have to do with is regional planning and regional air pollution.

The health risk on the other hand focuses exclusively on what the project does to the proximity of the area right around it and that is exactly what it shows is that all health risk assessments incorporate a lot of very conservative assumptions to ensure that they are protective of the health of the people that are in the area that is being analyzed such as the trucks; that the emission rates are expected or that are modelled for the diesel trucks; the big trucks that are going to be operating for this project, do not take advantage of what we truly anticipate to be regulatory improvements to reduce those emissions, so the health risk is assuming those improvements that are likely planned for and are likely to be incorporated but are not actually approved yet, those are ignored, so the health risk is protected in all ways that it can be and it comes up with what you can see in the report a health risk that is less than significant on the order of half of what the threshold being ten in a million, it is less than half of that.

COMMISSIONER SIMS – So that was kind of where I wanted to go, because when you read these numbers and you see carcinogenic risk is five in one million, you sure don't want to be one of the five, so…

SPEAKER BRUGGER – That's the problem with statistics

COMMISSIONER SIMS – Yeah so the pertinent perspective you have right in the heart of the project, there is a five, which is a five in one million and as you get out maybe 1,000 feet or so from the project you are down to one in one million risk. I guess can you put it in perspective what would be the air quality risk for a person just if you take the project away to kind of put in perspective, is a person's risk from emissions and contaminants that would be from emissions and just sitting in a room right here or being outside. If you are driving on the 60 freeway today is your risk one in a million or 20 in a million or is there a way to correlate that.

SPEAKER BRUGGER – Yes the South Coast Air Quality Management District has done three and is now in the process of a fourth study called the Mates Mobile Air Toxic Emission Standard (MATES) study where they in great detail measured monitored actual toxic contaminant concentrations throughout the whole south coast region, but here certainly as well and according to that report, while the toxic air contaminant levels and the health risks associated with those are better now than they were when they did the first study in the late 90's, there is still around 250 in a million cancer risk right ambient or the air we're standing in right here, that's about the health risk level of this ambient air; 250 in a million, so this project is going to affect that by a few, four or five… this isn't really valid but you could say we'll go from 250 to 254 or 255 in a million and that's a small percentage of the ambient health risk levels.

COMMISSIONER SIMS – Thank you

CHAIR VAN NATTA – Do we have any more specific questions about any of the presentation we've seen so far?

COMMISSIONER BARNES – Earlier when we were discussing transportation, there was a reference made to… it's for you, I'll get there in a second. There was a reference made to the impacts of the current land use designation and as it relates to this project, so there was kind of what we currently have and what we will have. Could you give us the same relationship in regards to air quality?

SPEAKER BRUGGER – I did not do that analysis. There wasn't an analysis made of anything other than what the project as proposed might do in the long term.

COMMISSIONER BARNES – Because there is a proposed use there and it will have an impact, so it's not like we're going from zero to this project, but we don't have quantified.

SPEAKER BRUGGER – Right

COMMISSIONER BARNES – Okay

COMMISSIONER SIMS – I do have one more. I'm switching from air quality. I'm done with air quality. The other one I had is that I live very, very close to this project. In fact my neighborhood touches your southeasterly corner of the project, so out of curiosity I was looking in the EIR on 4.1-10 and it's the view sheds from residents from the southeast of the site and there is and I don't know which… but it's a picture from if you are on Eucalyptus… now currently Eucalyptus looking it would be north and to the west, you no longer can see the hills from those homes. Is that because they are just blotted out, the buildings block the view shed from those property owners that live…basically is would these property owners…

APPLICANT CAVANAGH – Southeast… is that what you're talking about?

COMMISSIONER SIMS – All these people right in here no longer when they are looking out this way all they see is a wall of buildings.

APPLICANT CAVANAGH – Well let me… I don't know how much comfort I can give you in that regard, but I can give you some dimensions and that might tell you something. The distance from end of the cul-de-sac which is the street at the very southeast; the proposed cul-de-sac to the nearest point of the building is 366 feet, so if you were back from that it obviously gets further back. The buildings are going to be approximately 40 feet tall. That would be the height of the exterior wall, so I don't know what you would see if you were back 360 feet looking to the north.

COMMISSIONER SIMS – You're analysis shows what it looks like. You have a picture of it showing… you see the building and the pre-picture…you see; of course you see the mountains, the view shed you have out there. Here it's gone.

SPEAKER CHAVE – The line of sight study that you are referencing would be just one point where that was taken from, so the further you would go south along that residential neighborhood you know the building remains the same and so I don't know that it would definitively block the view of the mountains from the entirety of that project. The line of sight that you are looking at is from right on the property line.

COMMISSIONER SIMS – Yeah one specific spot. I get it. That property owner or that person that owns that property that has that current view shed is impacted directly to that property owner.

CHAIR VAN NATTA – Okay, I found that if I say Jeff instead of the last name I'm at least right half of the time. Okay, go ahead

VICE CHAIR GIBA – Just going back to the jobs issue, I just wanted to clarify a couple of things. You said there is anywhere from 600 to 1200 jobs that will be produced. Am I correct on that number that you were giving?

APPLICANT CAVANAGH – We feel real comfortable in that. We own as Tyson mentioned 35 million feet in the Inland Empire and we have polled a number of our buildings and business parks to get head counts on employees in those projects for the very purpose in making these kind of representations and I think 600 is conservative, but I don't want to promise something that doesn't happen. It's not one building; it's six buildings. They'll be a variety of uses. Some of the uses might be more intense and some less, but that is the main the project we polled, Prologis Park in San Bernardino County; the Kaiser Commerce Center; is five million plus square feet; nine buildings; Johnson and Johnson, LG Electronics, Sports Authority, Kellogg's, Walmart. Those are tenants in that park and the head count exceeded 600 by a lot in that project.

VICE CHAIR GIBA – All six buildings at final build out which could be as far as five years in the future, the estimate that you were discussing earlier is fairly accurate and are these automated warehouses or they standard types of warehousing.

APPLICANT CAVANAGH – They are very similar to what we are proposing to build here; same concept.

VICE CHAIR GIBA – I mean is level of automation in those warehouses or are these more… there is always a discussion of an automated warehouse versus a physical warehouse where you have the warehouse workers move things around versus… Do you follow me?

SPEAKER CHAVE - I think I understand your question. You know if you look at a snapshot of our 35 million square feet, we have very few on the order of magnitude of maybe five of the 90 buildings that make up that 35 million square feet that we would qualify as kind of highly automated. The vast majority of our projects are very typical warehouse distribution centers. They are automated to the extent that there is forklifts to pull product from the racking but they are not highly mechanized facilities, so I think there is a lot of buzz, talk about the Amazon's of the world and those type of facilities, but they are still a rarity and if you looked at the overall Inland Empire, you know that is 440 million square feet, I would say it's probably less than ten percent or probably less than five percent

facilities that are quote unquote highly automated, so if you looked at this project of 2.2 million square feet, I would venture to say that you know if a building was highly automated it would be probably above that kind of percentage of you know buildings that would have level of improvement.

VICE CHAIR GIBA – The labor necessary is not necessarily technical labor that they would have that would work at those sites or facilities. Am I correct in the context that they have to care of robotic equipment and things like that?

SPEAKER CHAVE – I think if you look at the job count that we created, I think you have you know basically every job that would make up that profile of how to run a warehouse distribution center, so you're question is somebody specially that would repair robotics within the facility and I don't know if we can answer that definitely within that job count.

VICE CHAIR GIBA – But do you have any kind of an average pay scale… I know these questions are going to come up at some point so I might as well air them know and get them out in the open so the folks can understand them. Prologis hires a lot of people so if there an average salary structure that people usually get hired at a Prologis facility but I think the better question for that is this may not be Prologis. Are these warehouses speculative type warehouses. You don't have somebody to move into them yet do you?

SPEAKER CHAVE – I guess just to clarify. Within the Inland Empire; you know the 35 million square feet, Prologis only employs 17 people within that 35 million square feet, so the actual employer would be the actual end tenant or customer within the facility, so it would be the…

VICE CHAIR GIBA – You don't have end tenant yet for these buildings that you are building at this point in time.

SPEAKER CHAVE – Correct

VICE CHAIR GIBA – Again referring to your website, there was many of those warehouse logistics buildings you built were built for a specific tenant, much like Sketchers was and Aldi's is going to, but these are not. Am I correct?

APPLICANT CAVANAGH – Well I mentioned earlier our intention initially would be to pursue build to suit opportunities in the market and at some point we would perhaps make the decision to build a speculative building within the project either the first building or maybe a second building in conjunction with the first building and we build, in a big year we might have two or three speculative projects going on. There is probably 15 or 20 speculative projects going on in the market right now that are marketed in its entirety and this market is primarily a speculative market. The companies that do what we do more often than not, would build speculative buildings. We wouldn't build two million feet of speculative buildings.

We would build a building and then we would lease it and we would build another one and then we would lease it and we would build another one and if we had a build to suit; fortunate enough to procure a build to suit on one of the buildings, we might do that building in conjunction with the speculative building and so that cycle I would guess would take four to five years to get it built out.

VICE CHAIR GIBA – So if I'm hearing you correctly then your intention is to build six buildings. Hopefully what you are trying to do is build to suit and as you get a tenant you build that next building. Is that your primary intention?

APPLICANT CAVANAGH – Well we would love that but that doesn't always work out that way.

VICE CHAIR GIBA – If that doesn't work can you give me an estimated timeframe that it usually takes for you guys to find a tenant for a speculative building?

APPLICANT CAVANAGH – Well we just finished a building in Redlands; an 800,000 square foot building and four months after the building was completed we had at least two; a company called Burlington Coat Factory. That is an example. We leased a building in Ontario. It was a 400,000 square foot building and that took longer. That probably took eight months to get leased. It ebbs and flows. The market is the market. We are in a competitive environment and we understand that but we are comfortable building speculative. We've made an enormous impact in this market doing that and I will tell you sort of one thing that I would… might give you some comfort is we have 35 million square feet and we have 98 percent occupancy. We have 2 percent vacancy, so we run very efficiently. We don't spend our money foolishly. We build it to own it and our job is to get them leased as fast as we can and the good news for us; the good news for you and the good news for the community is that the types of companies that we find gravitating to our projects are the largest companies in the world.

VICE CHAIR GIBA – The reason I bring that up is because there are going to be those that are going to be concerned about an empty warehouse sitting on land use that could have been used for something else while an empty building sits there.

APPLICANT CAVANAGH – Well my boss worries about that a lot more than you will.

VICE CHAIR GIBA – I bet he does. Okay, thank you very much.

CHAIR VAN NATTA – I guess the good news on that is as long as it is sitting there vacant, it's not creating many emissions, right?

VICE CHAIR GIBA – No, not a thing

CHAIR VAN NATTA – Some of these speculative questions are kind of like asking a girl when she plans to get married when she doesn't even have a boyfriend.

APPLICANT CAVANAGH – That's a good analogy; thank you.

CHAIR VAN NATTA – We don't really know till it happens. When we first saw the Aldi project, they didn't have a tenant, but then they hadn't built either until they had that built to suit tenant to go with it, so a lot of these things we're not necessarily going to have answers for but we are trying to get answers on as many of them as we can.

APPLICANT CAVANAGH – You know in answer to an earlier question you had about why we think this location is a good location and we didn't know in 2007, but I think the fact that Sketchers is out there and the fact that Aldi is out there, more or less support what we knew to be the case, which is the location that users would find acceptable and we feel that's going to be the case with our project as well.

CHAIR VAN NATTA – Okay do we have any other specific questions here?

COMMISSIONER RAMIREZ – Thank you gentlemen for coming out. I think my question might be directed towards Staff and has to do with the truck traffic flow. What measures do have in place to prohibit and prevent truck traffic from travelling south on Redlands Blvd. to Alessandro and Moreno Beach Drive to Alessandro and north to Ironwood?

TRANSPORTATION DIVISION ENGINEER LLOYD – Good evening Chair and Commissioners. This is Michael Lloyd with the Transportation Engineering Division. You're are referring to our truck routes which is governed within the City by our Municipal Code, so currently Redlands south of Eucalyptus is not a truck route, therefore they are prohibited from using the roadway and the enforcement mechanism would be working with the Police Department to enforce that, so they would either issue+ tickets, citations or whatever the means is to deter that from happening.

COMMISSIONER RAMIREZ – Very well, thank you.

CHAIR VAN NATTA – What about Moreno Beach, Alessandro, Cactus

TRANSPORTATION DIVISION ENGINEER LLOYD - Sure, I'll get out my figures so I can kind of expand my view.

CHAIR VAN NATTA – Thank you

TRANSPORTATION DIVISION ENGINEER LLOYD – Currently part of the Municipal Code; Moreno Beach Road is a truck route from the north side of State Route 60; the westbound ramps down to Alessandro Boulevard. Alessandro Boulevard is currently a truck route, all the way from Gilman Springs over to the I-215, so the entire distance across the City and Ironwood. I don't know if you asked about Ironwood, but Ironwood in the eastern part of the City is currently not classified as a truck route. Ironwood is only classified as a truck route between Pigeon Pass Road and Perris Boulevard. That's the extent of Ironwood being classified as a truck route.

CHAIR VAN NATTA – And Cactus

TRANSPORTATION DIVISION ENGINEER LLOYD – Cactus; the only place designed as a truck route is from the I-215 to Perris Boulevard, so once you're east of Perris Boulevard it is not classified as a truck route.

CHAIR VAN NATTA – So then if someone were to take Moreno Beach south, intending to take Cactus across, they would be at least for part of the way not on a truck route.

TRANSPORTATION DIVISION ENGINEER LLOYD – That is correct. They would need to utilize…

CHAIR VAN NATTA – But take Alessandro across which is commercial most of the way.

TRANSPORTATION DIVISION ENGINEER LLOYD – That is correct.

COMMISSIONER LOWELL – How about Nason Street?

TRANSPORTATION DIVISION ENGINEER LLOYD – Nason Street currently is not classified on any of it as a truck route. Now obviously trucks need to go from the freeway to say the shopping center adjacent to it, so they have the right to exit the freeway and go directly into the shopping center, however they do not have the right to say alright I need to go across the City or I need to go to Perris or some other locale and decide to utilize Perris or excuse me Nason to get that next destination.

COMMISSIONER LOWELL – How about long term parking overnight or over the weekends?

TRANSPORTATION DIVISION ENGINEER LLOYD – That would fall under… again we have locations within the City that accommodate commercial vehicle, the larger truck type parking areas. Off of the top of my head I do not recall all of them, however generally they tend to be located in an industrial areas with industrial collectors to provide that and the most immediate one that comes to

mind is down near Heacock and Iris. There is an existing collector roadway on the northeast corner and it's Revere Way. There is no buildings there currently, however the roadway is in place. Trucks are allowed to park there overnight.

CHAIR VAN NATTA – Okay, does the Applicant have any other presentations or reports that he wants to give us or if not we are going to move on with our public comments?

APPLICANT CAVANAGH – No I think we have said what we came to say.

CHAIR VAN NATTA – Okay did you have another question?

COMMISSIONER SIMS – What was the amount of TUMF fees that are being paid by the project in its entirety?

APPLICANT CAVANAGH – Approximately two and half million dollars.

CHAIR VAN NATTA – Okay thank you very much. At this point we are going to be open for public comments. I have a couple of pages of them here. Now do we have the timer working now? Okay can you keep the time and let us know because I get distracted if I'm trying to look at my watch, but you know if you can hold up a finger when are within a few seconds of the end and let me know so we can keep moving along. Okay our first speaker is Gideon Kracov.

SPEAKER KRACOV – Good evening Chair Van Natta and Commissioners. My name is Gideon Kracov. I'm an Environmental Lawyer appearing here on behalf of the Labor's Union, Local 1184 and there are 3,500 members who live and work in the County and I'm here respectfully to tell you that you cannot approve this project tonight. You must continue this item. Why… the Union timely submitted on August 31st, 2012, a 350 page comment letter. It included 29 pages of legal analysis, 22 pages of expert comments. It was the only letter to include comments from experts. I gave you copies of this letter. You have it tonight. It's not new. It's from 2012.

Unfortunately and I'm not pointing any fingers, our letter did not make it into the Final EIR as required by CEQA even though in the cover email I gave you and highlighted, it was received by your Staff timely, back in 2012. But a letter is not included and not responded to… nothing. There is a two page information request from us in the Final EIR; that's letter D1, but that is a different letter. It had a different cover email. The big letter of August 31st, 2012 that your Staff got, please look at the email I highlighted and also sent by overnight mail. It's not in your Final EIR. Staff told you tonight that the City received 13 timely Draft EIR comments. That's untrue. You got 14 and our email proves it. We brought this to Staff's attention, but it is very last minute, it's all very confused. We need time Commissioners to straighten this out. The City has to go back and continue this item, reopen the EIR with our letter.

CEQA requires that the City shall consider all EIR comments like ours. It shall prepare a written response that describes each issue. Failure to do so is terribly unfair and invalidates this EIR. None of that happened here. Our letter is not in the document. This would certainly invalidate any action, any findings, and any approvals that you take tonight. Now this is not something that can be ignored or punted to the City Council and it can't be sort of be ham and egged here on the fly tonight. On the Tract Map, you Commissioners are the decision makers; not the Council. How can you make that decision with a defective EIR? To sum up, mistakes happen. I don't know how this happened. We're trying to work through this with Staff. We haven't had a lot of time to figure this out. We have to face the facts and deal with it. Please, I know it's procedural. We not trying to play "got you" here and I know its last minute. It's no fun sometimes but in this instance unfortunately it means you have to continue this, reopen the EIR, respond to this very detailed comment letter, recirculate it and then it will come back to you. I'm sorry this is last minute, but we're trying to deal with this too in the most professional way possible and it's very unfortunate. Thank you.

CHAIR VAN NATTA – Thank you. Our next speaker is Tom Thornsley.

SPEAKER THORNSLEY – I'm still writing extra notes. Of course in three minutes I can't get that far; right? Okay I'm going to start out with a quick barrage of some questions. Don't need the answers right now? Will the project widen or pay the fees to widen Moreno Beach just south of the project site? You know all know where that bottleneck is. Also why is there no screen wall proposed along the freeway adjacent to building one? In the Statement of Overriding Considerations they used the economic benefit; the jobs benefit as part of why this project should go forward in light of the impacts that it imposes on the City.

Nowhere in this is there any form of economic analysis that indicates anything. There is no economic analysis provided to stipulate the economic benefits to the City that the City believes nor realize what source of revenues would be generated by this project. Additionally no analysis has been prepared to show the tax increment generated from this project that will keep up with inflation, increases for services to the property for such things as Police, Fire, sewer, water, road maintenance. Prologis maintains their properties. Prop 13 allows them to keep the tax rate at about one percent a year. Our inflationary rate as we've heard the Mayor mention for our Police alone is five percent, so it won't take too many years before our inflationary rate outstrips our ability to provide services.

Our City finally wrapped up its update of the General Plan sometime in 2006 and by 2007, one year later it appears now that Staff and Council began entertaining assaulting the General Plan and for the developers; for this developer and for Highland Fairview for considerations of Sketchers. All those areas that have been converted were Business Park. The current mix of land use creates…in this

area the current mix of land uses creates a community node with a Commercial, Residential and Business Park. Now we're being asked drastically to change to eliminate the mix which is in violation of our very General Plan goals cited in the EIR's goals number 2.1 and 2.5. They recommend a mix of uses. Over the past six years, the City has continually abandoned all the Business Park land use properties in favor of the Light Industrial for what now appears to be the soul purpose of allowing massive warehouses, completely displacing future opportunities for business development with a higher square foot job ratio. Recently the City analyzed this location with the SR 60 Corridor Study trying to find the highest and best uses that would benefit freeway exposure ergo the Auto Mall… so be it the Auto Mall or the… could utilize the exposure…

CHAIR VAN NATTA – That's the full three minutes. Thank you very much for your comments.

SPEAKER THORNSLEY – You should respect the General Plan at this time. Thank you.

CHAIR VAN NATTA – When we have very few speakers, sometimes we can allow a little bit of latitude, but we have a lot of people who want to speak. Thank you. George Hague is our next speaker. To save travel time, the next one is going to be Tyson Chave so you are aware.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Oh Tyson Chave is the Applicant Representative.

CHAIR VAN NATTA – Well his name is on here, so I didn't know if there was something else he wanted to say. After that would be Scott Thompson. Okay go ahead Mr. Hague.

SPEAKER HAGUE – George Hague, Moreno Valley, Sierra Club. If anybody in the audience wants to speak, please fill out one of these green slips to do so. I'm going to hand this letter in, in a few minutes. It has come to the Sierra Club's attention that the Law Firm of Gideon Kracov submitted a Draft EIR comment letter of several hundred pages on the Prologis project. Originally comments for tonight were based on the Draft EIR comment letters and the responses to those found in the Final EIR. Since the Draft EIR comments are not in the Final EIR which is posted online and over on the table, the Sierra Club believes it has been denied a chance to read these responses. Our comment letter would have been different. The project may have been modified and the Mitigation Monitoring Plan may have been different than what is before you now.

The Sierra Club strongly recommends that a new Final EIR, which includes their letter with responses with any necessary revisions in the document or plan, then recirculated to the public and a lot of other comments other than that, but that is important for you to decide tonight.

You talked a lot about traffic. Imagine yourself trying to go out on Moreno Beach and you are going to pull out right and go east on 60, you go up a grade, you have three trucks there in front of you. Trucks take a lot of time to move. It's not the same as cars. They can't compare what's happening with what was there as supposedly as houses and what is going to be there for trucks. There is a huge difference. You should also be able to condition them to build an acceleration lane on the freeway to deal with this so we don't get stuck behind them and we can pull around them. Their traffic analysis only went three miles. That is why it stopped at Nason. It doesn't stop at Nason. It keeps going on to the 215 or from the 215 to Nason. We should know what's happening at all those other intersections. It should happen. There may need to be additional improvements just as they recommended at Moreno Beach and Nason. That's where they stopped because that's all the study did. You need to push them all the way so you have the knowledge before you actually vote on the project and hopefully you will.

With all the changes in the General Plan that have come forward and modified, in my opinion now, our General Plan is generally inconsistent and has become even more so and this project is just making this happen. Also our TUMF fees…they are based on our General Plan. Well this project helps change our General Plan and therefore our TUMF fees don't really recognize part of this project as part of what is supposed to happen. That's happened with other projects that are going on. We keep changing. I will submit a letter with all my other comments.

CHAIR VAN NATTA – Okay thank you very much. Okay then our next speaker will be Scott Thompson.

SPEAKER THOMPSON – Good evening. My name is Scott Thompson. I too live over on the east end of town. I'm right off of Redlands Blvd. and I have issues with all the warehouses that are going in over there. I don't know if you guys have been on the road in the morning at 7 o'clock since we put the stop sign in and the signal light in, but the traffic is already backed up clear to the stop light and even further. When I watching that little traffic report there, none of the cars are really stopping and gathering like they normally would today. Now some of that might be yielded because of the signals, but also over on Moreno Beach we have the same issue going on right now. You drive over there. You go all the way up to Alessandro. You've got traffic all the way back; almost to Cottonwood now, so I mean there are a lot of things that aren't happening that should be and I don't think that traffic report really represents what is going to happen. A lot of the flow was going on and it was moving and it wasn't really stopping. It wasn't gathering at the places where it should gather and when you add a truck and two trucks and three trucks, it gets even worse, so I see that as being one of the biggest problems.

The other problem is we're building warehouses right next to a neighborhood that was already developed. Again, Sketchers, you know and now this and I think that most of this area was meant to be residential, especially up Redlands Boulevard and you are kind of converting it into warehouse space and I don't think this is a great plan; a good idea and I think you can stop making some of these mistakes by stopping this project. Some other things I have is obviously the property values in this area have gone down as everybody's did in the economy. They are just now starting to come back up and then to put warehouses right next to it is not going to help the property values at all. Me trying to sell my house…

CHAIR VAN NATTA – Can you please not interrupt the speaker.

SPEAKER THOMPSON - …me trying to sell my house in five or ten years if I want to leave or want to leave because of all the warehouses being built and the possibility of the WLC being built you know I don't think I have a chance, so this community and your motto is dreams should soar, well this is becoming a nightmare for me. I'm watching all this stuff happen around me and I feel like even as an individual in this community, it's not getting respected that we have already have lived here and now you're developing these areas that are not for us. I don't know what they're for. Six hundred jobs; really? We have over six hundred homes in that area and all you're saying is one job; six hundred jobs? I know, I'm for jobs. I work for a living. I create jobs too, but six hundred jobs to develop all of this? All these stop signs; all these roads; all these improvements; all this and for what, six hundred jobs. Isn't there a better way to come up with six hundred jobs? We have vacant warehouses over by Lake Perris. We have vacant warehouses over by March Air Force Base. Why don't fill some of those up and those will bring you six hundred jobs. There is many more to say and I too will put my comments in through email, the rest of them and I'll let others speak.

CHAIR VAN NATTA – Thank you very much for your comments. Our next speaker is Hans Wolterbeek followed by Brandon Carne.

SPEAKER WOLTERBEEK – Good evening. Section 8.2 in the EIR asks how this project will affect SR 60 traffic and specifically I ask if WRC impact has been addressed. The response from Prologis states in the document that the 2035 analysis includes the evaluation on the effects on the City of a project larger than the WLC. I will assume that this has been done in such areas as trip generation and the associated impacts on air quality and the SR 60 truck traffic. The total impact of this facility and the Aldi facility will be about ten percent of the probable WLC facility in the next fifteen years. Ten percent is not an insignificant impact. I personally think that the traffic study should have included the 215/60 interstates. I think we need this as the current truck point. The 215 and the 215 is a target of Prologis. Daily truck trips will be 2,000 for this project alone. This is higher than my evaluation of the WLC. AQMD states that the result of these trips, the

impacts of the air quality of the Prologis project by itself exceeds Federal and State standards, so when we combine the ten percent of Aldi and this facility with the proposed WLC we'll have a real problem. The City states it believes that the trip generation rate for the Prologis is too high. The problem is we don't know the identity of the tenants so it's difficult to verify this assumption, but I tend to agree with the assessment with traffic evaluation based on some other recent studies. However there is no reason to assume that the air quality impacts from trucks will be less than stated in the response. No one knows the true impact on air quality due to trucks in a basin like ours… no one. All we can say is that will have a known degradation in air quality.

The City will control truck traffic trips from this facility through the City, but how will this prohibition be enforced and who will pay for it and how will various regulations such as idling time be enforced to citizens in the local area can be assured of proper control of the air quality. AQMD has stated they want to cooperate with the City and with the developer. We do not know what we will get in air quality. Will you agree to support and help finance the implementation and operation of an air quality station in the eastern part of Moreno Valley. This facility will provide jobs in Moreno Valley, but will you support and help finance the implementation and operation of a program in Moreno Valley to learn about warehousing so people can actually move up; the people you hire. Thank you.

CHAIR VAN NATTA – Thank you very much for your comments. Brandon Carn following by Darryl Terrell.

SPEAKER CARN – Good evening Planning Commission. I first want to make known that this project seems to be placed at a very silly geographical location in Moreno Valley. I think it was purchased in the short term wildness of cheap land prices during the real estate bubble that ended in 2008 in a national global recession and I don't think it was planned out very well because many of the projects like Walmart and other projects like residences and things were not built or planned at the time, so there was no long term planning when these warehouses were planned. Traffic cannot be mediated now at Moreno Beach Drive. If you don't believe me compare the school traffic, people commuting to San Bernardino County in the early morning hours around 8 o'clock in the morning. The light isn't working property. Sometimes there is construction going there and Nason. Now when they finally finish the Nason Street Bridge after two and half years that was overdue, so traffic realistically is not going to be mediated here or along Redlands Boulevard or any other structure that is going to be built. Another thing is we don't need more warehouses in Moreno Valley that have no tenants.

These are six buildings the tenth of the size are of what we probably have now available just in square footage in warehouses that have not been filled. People have easily a million to two to three million square footage of warehouses that are being leased out by Lee and Associates. If you don't believe me drive down

Frederick to Cactus. There are tons of buildings or land that is vacant lots now that is not yet been developed into warehouses. There is plenty of it. We also should not bring in tenants unless they are bringing in something in the on the retail commercial level. When Aldi is coming its bringing stores to the local area. It's also bringing more logistics and truck facilities in the area. We need to fill in a lot of vacant space that was left over from the urban sprawl from that real estate bubble.

Another thing is in five years there is going to be… the demand… the economy is going to be a lot more improved and what is going to be in demand then is residential development and retail once again as Moreno Valley is famous for. Warehouses are going to be a thing of the past unless they are supporting a local chain of businesses. There are going to be tons of more homeowners and retail businesses and parks and schools eventually built out there. That is Moreno Valley's end game when development… when build-out is completed in the 2030's.

Also we don't utilize any of the infrastructure that we currently have for warehouses. We have a March Global Port empty with almost no vacancy. We have land that could be annexed by the City from the GPA that could be a logistics facility. We could use… we're building a March… March is building a General Aviation Airport and that could be used for hangar space and logistics. Last month a program for the Perris Valley Line Project; the Metrolink service that is eventually coming to Moreno Valley next year to Perris, Menifee and other communities. The long term goal of that project is to build a freight line for rail back down to San Jacinto and other communities as it used to be many decades ago, so in the long term that's the area that's going to have the most right of way in logistics for logistics. The freeway is wide enough already, but we also need to keep in mind as that with recently President Obama was discussing cutting the budget and the military size. March is not going to be military facility forever. It was eventually downgraded in the 90's to reserve status but eventually it will not be an Air Force Base facility anymore. It is going to close someday.

CHAIR VAN NATTA – Thank you very much for your comments.

SPEAKER CARN – Norton, George and Victorville did the same thing, now their logistics. We need to build and counteract that negativity.

CHAIR VAN NATTA – Could I just comment to the public that if you have something you want to say, turn in a comment card and you can come up and speak, but when you are clapping over what the person is saying, it can sometimes interfere with our ability hear the presentation.

SPEAKER TERELL – My name is Darryl Terrell. I live in Moreno Valley. The Prologis group; this is your land, you can do whatever you want within the confines of the General Plan. I'm not against development, but I'm in favor of

responsible development. I'm here tonight because it's time to put our people and our kids and their future first for a change. We all share a common belief that we want our kid's dreams of tomorrow to eclipse our greatest hopes of today. As I said to the City Council Tuesday, Moreno Valley could be much more than a blue collar city. We could be a white, brown collar, green collar or any collar because I believe in our kids and our people and their God given ability to raise the bar and set their sights even higher beyond a blue collar City. There is nothing wrong with blue collar jobs because I have one and my dad as I said before, I've got two of them, but we could be much more than that. Our kids deserve more.

Our people deserve more for a brighter future and greater economic opportunities. We could be a City where all collars are welcome to our General Plan. We could be a 21st century city. We have all the tools to achieve this in the existing General Plan and diversify our economy and building a (inaudible) a green, a research and development light factory, a biomed (?) economy and creating everlasting prosperity, a sustainable economic growth that will provide our people with a living wage or a career that would lift them out of poverty and keep them off of the freeway and closer to home and most importantly provide a future for our kids to come home to after College. We must give our people hope and raise our kids and their aspirations and their future and their dreams in (inaudible) and not (inaudible).

It's time to raise the bar now. It's time to put our people; our kids and their future first for a change because we have enough warehouses right now. It's time for us to start thinking about building something. We have never attracted businesses that build, manufactured or building something that can lift people out of poverty because our kids don't want to come back here because there is nothing for them to come back to. It's time to start thinking forward to the new global economic frontier of the 21st century. That's where our future lies right now because we're going to be 21st century city. Then we've got to look forward; not backward. Logistics is going to have its time, but what about beyond that where our kids, if we want to have an establishment like Riverside, then that's what we have to look for bringing our kids home. Thank you.

CHAIR VAN NATTA – Thank you very much Mr. Terrell. Our next speaker is Lindsay Robinson followed by Jaime Moreno.

SPEAKER ROBINSON – I'm not a public speaker so bear with me. I'm not opposed to the business park being built as it zoned. I am opposed to them coming in and asking to change the zoning so more warehouses can go in when it should be residential. I researched the zoning before I purchased my property here. This is someplace I wanted to retire and stay. I don't know if I would be able to afford to leave. I participated in the process with City Staff and other residents to come up with the General Plan to build out the eastern end that was satisfactory to everyone. I think it is unfair that people with money and

speculators can come in and get these zone changes in. We had a great General Plan for that area; schools, small business, light industrial, business parks. Schools would have brought better paying jobs, longer term jobs than warehouses, however the zone change that allowed Sketchers to come in has negatively affected the whole area down there. I'm asking… well we know that warehouses; his warehouse in particular did not bring in the promised jobs nor the revenue to the City. We were told that it only brought in 200 thousand when he was telling us it going to bring two million. I'm asking that you please do what is morally right and ethically correct thing and do not permit any more zone changes for warehouses on the eastern end. They are detrimental to our health and wellbeing of the residents and don't bring the jobs and revenue.

Regarding traffic, she brought up if it was built out residential, how many vehicles it would be versus the trucks. I did not hear that they included for the 600 to 1200 employees; their vehicles added to that mix plus any clients, customers etc., we would have all that traffic also and then also the Rami Overlays. I attended that meeting and as we all know from Marcelo Co's testimony, overlays have been used to circumvent the zone change process. The current General Plan was not presented to the people, only these three alternatives that have been kind of crammed down everyone's throat as well as what are the three we can choose from and I still think the original General Plan is the best one for the eastern end of Moreno Valley. Thank you.

CHAIR VAN NATTA – Thank you for your comments. Our next speaker is Debra Coggins Ortiz followed by Melody Lardner.

SPEAKER COGGINS ORTIZ – Hello Commissioners. I love you guys; really I do. You have a lot of power in your hands and I know that a lot of what we are seeing pretty much doesn't have a chance against more warehouses being built in the area, but I love you guys anyway and I love Jeff too, wherever he is. I understand it's his property and he would like to make some money and do business and I'm sure he's a very smart businessman, however I have lived in Moreno Valley almost 30 years and raised my family here. We started out in a little biddy new house and moved to a second house as our family grew and then purchased our house in the east end 16 years ago where we absolutely loved it and I am north of the freeway off of Redlands Boulevard right on the corner of Juniper and Redlands Boulevard and nobody has brought up the fact that that is a truck route that goes through San Mateo Canyon and all the traffic goes through there as a short cut to get to Loma Linda, Redlands, the 10 freeway or whatever.

Ever since Sketchers has been built, truck traffic has increased past my house and either of you are welcome to come to my house anytime you like. When the trucks go by my windows rattle and I have to stop and think is that an earthquake or a truck and that's a hell of a way to live. If more warehouses get built there, that will increase as well. I keep hearing everyone talk for years about how we

all want to put Moreno Valley on the map. What kind of map? The king, world capital of warehouses? Is that what we want for our families and our community? I say no. I say logistics and all of California stinks and warehouses are just because we've lost all business and we're importing all of this junk from other countries that we are filling our stores with.
What I would like to see and what I would like the Commission to create is a possibility for making Moreno Valley a haven and have a reputation for being open and encouraging for small businesses to come here; for manufacturing to come here so that American products can be made here and so we don't have to import all this junk from overseas. Thank you.

CHAIR VAN NATTA – Thank you very much. Melody Lardner followed by Bob Palomarez.

SPEAKER LARDNER – I'm Melody Lardner. I live south of this project in Moreno Valley. I'm again concerned our City is trying to change our General Plan. The Plan was a document developed with the City in conjunction with the residents in a vision of how we wanted to City become and this warehouse complex is a far cry from our vision. I'm concerned that the high density housing that was supposed to be there is now going to have to be relocated which happening with every new project that changes our General Plan.

Truck traffic mixed with cars is a big concern. I commute through the Redlands warehouse area and traffic accidents are increasing between cars and trucks there. Potholes are increasing in the roads out there and this City here doesn't seem to have the money to always fix potholes and there is getting to be more and more of them around our City. I also am concerned about the traffic on Moreno Beach like was pointed out. It's a bottleneck and a truck route. I'm concerned… I won't repeat the Highway 60 stuff. I'm concerned with noise from this project because I read that it was going to be 24 hours operations and at night sound really travels. I can hear the freeway at night, so I'll hear this at night too.

I am concerned with the diesel exhaust as others have talked about. I am concerned this development may increase run-off into the Quincy Channel because they are taking away a couple of the smaller channels that absorb the water. I don't know if the detention basins can handle some of these storms we've been having. We've seen what the storms can do in just one event, how much soil can move; how much water can move. This project… I am concerned if this does get approved about lighting to make sure that the dark standards are enforced and also if they have skylights that the light is not coming up from those at night if they are operating 24 hours.

If you do approve this development, the landscaping looked pretty skimpy. Sketchers promised lush us landscaping and if that's the definition of lush landscaping then that's a far cry from what we need to see to screen these

buildings from view especially around the perimeter. There are nice apartments that have nice views. Right now they'll just see buildings and a little wimpy landscaping. There are some good examples of some warehouses in Redlands that have nice landscaping and setbacks and built below grade. I'm not sure if all that is going to be done here and then they said they would build them to accommodate solar panels but nowhere did they promise solar panels. I would like to see you know that is a lot of ground being covered with cement and asphalt and it would be nice if we take advantage to help with the climate change and global warming and maybe bring utility costs for residents in the area and make the City a greener City and I would like to see the parcels if you do approve this, closest to the Auto Mall, give the Auto Mall a little more chance than 18 months. The economy is just barely picking up and making a centralized Auto Mall makes sense for that area and that what was intended. So anyway, thanks for listening and I have a copy of the letter I can submit.

CHAIR VAN NATTA – Thank you very much. Okay Bob Palomarez is next followed by Craig Givens.

SPEAKER PALOMAREZ – Good evening Commissioners. I'm here to speak on my behalf. I am in support of this project. I am concerned with the size of it because a lot of this stuff that we've heard, even the gentleman who came up here at the last minute and professed that he has the answer to everything, those are the same people that said thing when Sketchers was on the drawing board; you know the same concerns; the bumper to bumper traffic on the 60 freeway. I don't see it. I know there are concerns but you know they just don't want it out there, but I know you'll make the right decision based on everything that you receive; you know paperwork. These people, that's their land and if they meet City, State and Federal guidelines and go beyond it, why should you deny them. They have been denied seven years, but this City has been denied since 1986 for these kinds of projects. I am concerned with the size, but I'm looking at the big picture. I mean the City of Riverside, threw their two cents in saying they are concerned with the pollution. I don't think they came to this City and told us we're going to build a lot of warehouses on the south side of the 215. Do you have any concerns? Of course we do. But they didn't give us a courtesy, but yet they'll get in the Press Enterprise and say that they're concerned. They aren't concerned. They just don't want anything here period. You know these people are entitled to their due. Thank you very much.

CHAIR VAN NATTA - Thank you. Craig Givens followed by Jonathan Lipscomb.

SPEAKER GIVENS – Good evening Planning Commission. I'm here to oppose approval of this project. If I can look and just read something that Highland Fairview sent out dated February 28th. It said that it's an opportunity, when they are talking about the World Logistics Center, for our City to meet its potential as one of the nation's leading warehouse centers. Now if that is the only potential that Moreno Valley has is warehouses, that's pathetic. You represent the people

of Moreno Valley and the Council. These projects are in the interest of the developers and not in the interest of the people of Moreno Valley.

The people want more than just warehouses and if we look at our industrial area; the Joint Powers area, we have plenty of warehouses and more room for more to come. The gentleman that came up here talking about the project said that normally they look for ports, freeways, airports and rail lines. Now there is no port here but three of those items are in the Joint Powers area. That's where our industrial section is and to the gentleman who says that he would have to leave. You don't have to leave. You can joint our movement to remove every single appointed and elected leader that believes we should be in an industrial warehouse city. The people out there, you need to support what we're out here doing in the community. You don't have to give up, you have to fight for the type of city you want. They have a view of a warehouse, industrial city. We don't share that view and we have to use our voice and our votes to make the changes that we need in Moreno Valley so that we will be a first rate city; a city that we can be proud of; that our young people can look forward to living in and that we can proposer in. We have a place for warehouses. It's in our industrial section.

CHAIR VAN NATTA – Thank you very much for your comments. Jonathon Lipscomb followed by Debra Craig.

SPEAKER LIPSCOMB – Good evening. I agree with many of the things that have been put forward tonight as far as the concerns with air quality and traffic and such. There were a few things that I'd like to direct my comments to. It came up while Pat Cavanagh was speaking. As mentioned by one of your Councilmembers, Prologis began this project as a warehouse park in 2007 when the property was zoned as a Business Park. Obviously Prologis in 2007 had no concern for the Moreno Valley General Plan or what the vision for the area was, or its business park intentions, but rather was solely concerned with its fiduciary vision for delivering dividends to its shareholders via development of a warehouse park.

Now obviously warehouses provide lots of jobs; 600 jobs at warehouse pay is not going to give you a whole lot of tax revenue. If the laws have already been structured to reduce tax revenue for large scale businesses and developers of this type, you can't count on that for revenue either, so you're at a loss and taking on a liability for the sake of a well moneyed and possibly well intentioned developer may be counterproductive to the community as a whole. Beyond that, the Sabian (?) site was and is that the ideal site for Prologis' project according to the company's website was spoke earlier today, is a major port or harbor or other sort of hub, which Moreno Valley really isn't, except for perhaps the fact that it does have a potential maybe airport in the future and a lot of highway access and some roads that can be converted over. With that idea then, this project was created to exploit the region as a hub even before the idea of the development or the General Plan was presented.

This vision that they wanted to share with us has nothing to do with us except for the fact that we have a potential for an airport and a bunch of highways that they want to exploit. Beyond that strategic hub, perhaps their Moreno Valley vision was seen to be more to exploit us than anything and I would think that you're responsibility to us as a community would be beyond that and that focusing on small business and manufacturing would help get us beyond a short sided goal. Thank you.

CHAIR VAN NATTA – Thank you for your comments. Debra Craig followed by Scott Heveran.

SPEAKER CRAIG – Good evening. I came here just to get information. I didn't plan on speaking tonight, but then when I heard the presentation on the traffic report and they said they didn't include the traffic leading up to the 215 and 60 freeway, I had to speak. For the record I live in District 2. I don't even live on the east side but I am against this project. I am teacher in the District. I live a mile from my school. I don't even have to get on the freeways and I'm sure Prologis is a really good company but the City Council they just recently approved Aldi warehouse and they said they might have 250 stores that they will be delivering to and that's already adding truck traffic to our freeways, so I don't know how in good conscientious this City Planning Commission can approve this project. How could you do this to the people who are already sitting on the 60 freeway sitting stuck in traffic? I just don't understand why. It's not worth the 600 jobs we might gain. I've often that the right thing to do is often the hard thing to do, but in this case I think the right thing to do is really easy. You should just say no to this project. It's really a no-brainer. Thank you.

CHAIR VAN NATTA – Thank you for your comments. Okay our next speaker is Scott Heveran followed by Brian Sharrow.

SPEAKER HEVERAN – Good evening. First of all I'd like to thank the Commission and I guess the City Council for televising these things. I watched my first one last week. Chairwoman Natta said Moreno Valley is a beautiful town surrounded on three sides by beautiful views, beautiful mountains and it is and during that meeting that was about possibly bringing in higher end homes. Of course you know it seems to be the motto of this City is aim low. You know it was said that we can't build high end homes because we're not Temecula. We're not 30 miles closer to San Diego and I believe one the Commissioners said we're 30 miles closer to Vegas. What happens in Vegas stays in Vegas, but what I would suggest to you is that we're 30 miles closer to the mountains. We're 30 miles closer to Coachella Valley, to Palm Springs, but the logic of that is anybody closer to San Diego would be a more affluent City and that's just not true. The problem with Moreno Valley is that we don't choose to be; we don't choose to aim high. We choose to aim low. I don't understand why you would go to such trouble of re-branding a section of the City as Rancho Belago and then turning it into warehouses.

Nobody I know bought a house in Moreno Valley thinking well one day we'll just have all these warehouses here. How can you turn a bedroom community into a warehouse community and just expect the citizens to go along with it. The whole idea of changing the General Plan is a bad idea. First of all, the City is under a cloud of corruption. Now the Council can blame the citizens for drawing attention to that, but by not looking at that and not trying to show the City and the rest of the community that we are thinking of the citizens. We're not giving the developers whatever they want. That's how you clean up the City's image, not by changing the General Plan at the whim of the developer. Now they say that this project is going to bring in x amount of traffic and pollution. Well that's not cumulative. You have all these warehouses going in with the big monster coming down the road of the World Logistics Center. All of these things are going to brand Moreno Valley as a warehouse City. That's not a good thing.

CHAIR VAN NATTA – Thank you for your comments. Our final speaker is Bryan Sharrow.

SPEAKER SHARROW – Hi, thank you for your time. I'm probably maybe one of the newest residents here. I've lived here for about three months. I've been out here since 1979, grew up in Nuevo, went to Perris High School, moved out to the May Ranch Development out there when it was just nothing more than potato fields all around where I lived and I saw the bigger master plan businesses coming in and it was proposed that they wouldn't be a burden to our community. Well they were. The noise was horrible. I mean you can argue whatever you want on any kind of study, but I was a resident and I sat there listened to these trucks in the middle of the night going beep, beep, beep backing up and what not. Well that wasn't the big problem. The big problem was really the freeways that weren't designed to hold that. Not only the roads and the damage they did to it, but the freeways was really a problem to where I see it's going to be a huge problem where I live now up on Moreno Beach Drive just north of there.

That exit is designed for two people going left and right and they are night timed properly, especially on the north side. If you guys could do something about that, that would be great, but anyhow the problem that I see that really should be looked into, aside from this whole concept which I'm not a fan of; sorry, is that on the Ramona Expressway where I lived off of, the added truck traffic alone, not to mention all the vehicles that were involved backed up that freeway oh I'd say a good mile and unfortunately there were a lot of accidents caused because people would try to get way up front and dive in there and it wasn't designed ever to hold all the people on the side of the shoulder, which is actually for emergencies not for regular traffic stopped, so then you come up here to where you're out on the freeway, which your study didn't really cover and I'm thinking guys you've got to deal with that because we're merging from Nason onto Moreno Beach to the freeway and then you've got people exiting on Moreno Beach Drive and I see a lot of truck traffic going to be piling that up and I'm trying to get in there as a resident and not to mention there are 600 jobs.

I'm for job creation; absolutely fabulous, but how many people are going to suffer. You know when I leave in the morning for traffic purposes, it's a nightmare. So now all the people coming from LA for this 2,000 trucks or whatever, going to be coming in here and creating more traffic in the morning for me and then leaving, more traffic at night. I don't see how that helps us. I think there is maybe better ideas hopefully on putting this location out at March or something like that. I think there are areas that are developed for this. I'm not here to point fingers or to say you guys are doing a bad job or anything, I would just hope that you would take it into consideration what the people here are saying and maybe do due diligence and so thanks.

CHAIR VAN NATTA – Thank you very much for your comments. Seeing no other speaker slips having been handed in, I'm going to close the Public Comment Section and I do have a couple of questions for Staff on a couple of the items that were brought up during the public comment if I may.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Do you want to ask those in advance of the rebuttal by the Applicant?

CHAIR VAN NATTA – Oh, actually I would because there might be something that could be included in their rebuttal. So one of them was and this would be for our Economic Development Director here. There was some comments about all the vacant warehouses we have in town. Do we? Are there a lot of warehouses that haven't been leased or spoken for?

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – As of today, there are two vacant warehouses in Moreno Valley. One is on Cactus and the other is down in the south industrial area. Together one is about half a million square feet and the other is about 600,000 square feet and those are recently completed and are not leased, so yes there are two vacant buildings in Moreno Valley. That is approximately five percent of the current inventory in town.

CHAIR VAN NATTA – Would that be considered a good percentage of occupancy factors?

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Well I'm sure for those people who own those buildings, it's not a good percentage. Across the region the vacancy rate on warehouse logistics, which also includes manufacturing, they all use the same kinds of buildings is right around 10 percent or a little bit less, so the vacancy rate in Moreno Valley is not higher than average. It's somewhat lower than average, so it's not an anomaly.

CHAIR VAN NATTA – The other question that was brought up was about the trucks going north on Redlands and we had asked about truck routes and you

had mentioned that south Redlands is not a truck route. Is it still a truck route north?

TRAFFIC DIVISION ENGINEER LLOYD – Yes that is correct.

CHAIR VAN NATTA – And that's because it goes through to Redlands and…

TRAFIC DIVISION ENGINEER LLOYD – Correct into the County.

CHAIR VAN NATTA – Okay then at this point the rebuttal from the Applicant if there was anything that they want to address that was brought up in the public comments.

APPLICANT CAVANAGH – There was a couple of things that I wanted to comment and I'm not going to go deep on all the comments. A lot of it is dealt with in the Traffic Study and I'll leave that alone. There is a couple of things. One is the notion that it would be much better to have business park designation and build business parks as the General Plan allows for and I would tell you that that segment of the market was probably the hardest hit; maybe as bad or worse than the residential market. It's still slowly recovering. It will take a long time to recover and it's a different kind of market. We have an average size building in the Inland Empire of about 300,000 feet. That's our average building size. In Los Angeles our average building size is about 60,000 feet, so we know this market. We know the market for business parks because we own a lot of it in Los Angeles and you generally end up with smaller companies, poor credit and more vacancy. It just comes with some baggage so I guess my only comment is that if we thought that business park was a viable good workable idea in this location, we would be pursuing that and we just don't think that makes a whole lot of sense in this location for anytime in the near or long term.

One of the things that was cited in the Traffic Study and I want to just make a point of it is the Traffic Study conducted for the proposed project shows a 47 percent reduction in daily trips when the proposed project is compared to the General Plan build out condition. According to the study, it can be reasonable to conclude that air pollution emissions would be correspondingly reduced, so I'm just pointing that out because it seems like I hear a lot of comments that if we just build it to General Plan it will be so much better and what will happen if you build it to the General Plan is that you will have a significantly larger amount of traffic to deal with, so it doesn't go away, as a matter of fact it gets worse and I wanted to make that point. They were comments about landscaping. I mean I would invite anybody that was interested to be objective to look at the projects in Redlands that we built that's close by. We own five million feet in Redlands. I think they are beautiful buildings. They are landscaped with a high degree of care and I think the comment was we need more landscaping. Look at what they did in Redlands; not they being us, but I think the buildings that they are talking about are the buildings we own.

COMMISSIONER LOWELL – Are those buildings typical of your … sorry Commissioner Lowell up here. Are those buildings typical of the landscaping that you'd be proposing here on this project?

APPLICANT CAVANAGH – Very much so; yes.

COMMISSIONER LOWELL – Could you provide a couple of addresses for now or after the meeting? I'd like check those out?

APPLICANT CAVANGH – I'd be glad to do that. And I stayed away from solar in my earlier discussion because it is a complicated concept and the reason I stayed away from is that generally speaking for you to install solar on a roof there has to be a buyer and the buyer is typically the utility company and Moreno Valley has their own utility company. We have met with your utility company and we've talked about our solar program. There is an opportunity to do something there, but it is more on Moreno Valley's initiative than ours. We just wouldn't build a solar installation for millions of dollars on a roof and not have anybody to use it, so I don't want to get too deep into the weeds on it, but solar is complicated. There is nobody doing more of it than us. We would love to have a further discussion with your utility provider to see if we can incorporate that into what we are doing, but the one thing that we do is we set the buildings up so that they can accommodate solar, so that down the road if the utility decides that they want to have that installation we can do that. And the last comment is there was no subterfusion in 2007. We were not trying to undermine the General Plan. We did not have an agenda that was inconsistent with what the City Council members knew about and bought into at the time and you know a lot of time has gone by and the Council is different and we understand all that. We sat down with the Council members at the time before we made the decision to spend 40 million dollars on this site and we had buy in. They felt the plan was good. The concept was good and the product was the right product and here we are today and there is a lot of people pointing fingers at people that I don't think is entirely appropriate, so thank you.

CHAIR VAN NATTA – Thank you very much. Okay at this point normally we would go into our Commissioner Discussion, but I think we have an issue here that we need to talk about and decide what to do and that is that we were given a large piece of information here, five minutes before the meeting started and I'm trying to get some direction as to was this submitted in a timely manner? Do we have… does the email confirm that and if it was, do we have a defective Environmental Impact Report because this information was not addressed and I'm going to ask the Attorney?

CITY ATTORNEY CURLEY – I'm glad you did. Well I'll give you a good lawyerly answer. I can't answer that. The point being because it did just come in; CEQA is a complex law as you well know. We would want to be able to thoughtfully and carefully look at the history of this, look at what their letter covers, look at what

our responses have done. Perhaps those items are already addressed and isn't known. The two main issues are was the information received timely? Was the letter received and does the current environmental information address it? If it doesn't; yes the re-circulation reprocessing would be in order. You do it when there is significant new information. That is the CEQA buzz word that you use. If there isn't significant new information, then you don't. You would just augment the Final EIR that you have and move it along. With that amount of paper and the care that we want to attribute to this, shooting from the hip tonight is not what we would recommend. A recommendation is you can continue it to a date certain and I'd say to the next meeting unless Staff thinks otherwise. Let everybody get their arms around the facts and details; give you the right information so that you can make the right decision. That's how we could properly advise you. It may be just hunky dory and it may not; we'll sort that out.

CHAIR VAN NATTA – That was kind of my take on it, that continuing this meeting to a date certain. I didn't want to do this earlier in the meeting because we have a lot of people here who had things they wanted to say and we want to be able to get that information without telling them you came out here for nothing and come back another day, but I think receiving this amount of information, not having any opportunity to even look at it and see if it is something that should have been included, I don't think those of us who got it at the last minute are comfortable with that.

CITY ATTORNEY CURLEY – And Staff echoes that and I echo that.

CHAIR VAN NATTA – Okay, then this particular Agenda item, do we have motion to… would we do it that way… a motion to continue it to a specific date?

INTERIM PLANNING OFFICIAL ORMSBY – Yes but we would recommend it to a date specific which would be your next regular meeting of April 24th.

VICE CHAIR GIBA – I thought it was the 27th?

CHAIR VAN NATTA – Okay, we have another meeting

INTERIM PLANNING OFFICIAL ORMSBY – We do, but that would not be adequate time and if we did need to re-notice the Final EIR it wouldn't be adequate time to that.

CHAIR VAN NATTA – Okay, so then would I ask for a motion to continue this Agenda item to our meeting of April 24th and then we would take action on that?

CITY ATTORNEY CURLEY – That would be in order

VICE CHAIR GIBA – I make that motion that we continue it to April 24th.

COMMISSIONER BAKER – I'll second it.

COMMISSIONER LOWELL – I wanted to second it

CHAIR VAN NATTA – Okay you can third it

COMMISSIONER LOWELL – I third it

CHAIR VAN NATTA – Okay all those in favor and we'll do it by roll call vote.

COMMISSIONER SIMS – Yes

COMMISSIONER LOWELL – In light of the information, I vote yes

COMMISSIONER BAKER – Yes

COMMISSIONER RAMIREZ – Yes

COMMISSIONER BARNES – Yes

VICE CHAIR GIBA – Yes

CHAIR VAN NATTA – Yes. All ayes and the motion passes. This item now goes to our next; not the meeting scheduled for March but the meeting scheduled for April 24th and Staff is requested to give us a report on what has been discovered as far as when this was received and if it should have had an impact on the EIR. Okay so other business.

STAFF COMMENTS

INTERIM PLANNING OFFICIAL ORMSBY – With regard to Staff Comments I would just mention that for the March 27th meeting you have the same two items I believe I briefed you on last time which is smaller warehouse project not too far from City Hall; Veteran and New Hope area, which is 366,000 square feet approximately and then you have also an Amended CUP for a use on Sunnymead Boulevard. So you'll be seeing that as well and those will be the two items. We're also hoping to bring forward the Study Session to at least begin talking or discussion on the Overlay Zones that we already have in place and introduce the concept of Overlay Zone and so forth at that meeting as well.

CHAIR VAN NATTA – Are there any other Staff Comments?

INTERIM PLANNING OFFICIAL ORMSBY – I didn't have any other Staff Comments?

PUBLIC HEARING ITEMS

1. This item is continued from the March 13th, 2014 Agenda

Case Description:	PA07-0081	Zone Change
	PA07-0082	General Plan Amendment
	PA07-0083	Master Plot Plan including Building 2
	PA07-0084	Tentative Parcel Map 35679
	PA07-0158	Plot Plan for Building 1
	PA07-0159	Plot Plan for Building 3
	PA07-0160	Plot Plan for Building 4
	PA07-0161	Plot Plan for Building 5
	PA07-0162	Plot Plan for Building 6
	P07-186	Environmental Impact Report
Case Planner:	Jeff Bradshaw	

CHAIR VAN NATTA – Okay now we're going into our Public Hearing Items and the first Public Hearing Item is Case Description and this was continued from our March 13th, 2014 Agenda and it's PA07-0081 Zone Change, PA07-0082 General Plan Amendment, PA07-0083 Master Plot Plan including Building 2, PA07-0084 Tentative Parcel Map 35679, PA07-0158 Plot Plan for Building 1, PA07-0159 Plot Plan for Building 3, PA07-0160 Plot Plan for Building 4, PA07-0161 Plot Plan for Building 5, PA07-0162 Plot Plan for Building 6 and P07-186 Environmental Impact Report. The Applicant is Prologis. The Case Planner is Jeff Bradshaw and could we have the Staff Report please?

ASSOCIATE PLANNER BRADSHAW – Thank you. Good evening Chair Van Natta and members of the Planning Commission. This item was presented to you as described originally on March 13th, 2014. We were able to provide a Staff Report and information on the project as well as the project Environmental Impact Report. During the Public Hearing portion of the meeting one of the speakers Gideon Kracov representing the Laborers International Union expressed a concern that one of the comment letters prepared on behalf of his client had not made it into the Final Environmental Impact Report nor were there responses. We were able to determine that that in fact was correct, that there had been an error in the preparation of the Final and we used the time between the March 13th meeting and this evening to bring that comment letter into the Final and we worked with LSA Associates to provide appropriate responses to the comments and concerns raised in that letter. That document was recirculated to the public for comment with re-noticing also completed for tonight's meeting. In response to that we did receive a number of comment letters. Copies of those letters have been made available to you by email originally and then hardcopies were provided for you this evening as well. With us this evening again is the project applicant with his development team and also available is the Environmental Consultant Kent Norton with LSA Associates who

has worked with the City to prepare that document. I wanted to keep my portion of this very brief and with that I'll introduce Kent Norton. He had some comments he wanted to be able to present to you as part of the Staff Report on the Impact Report itself.

SPEAKER NORTON – Thank you Jeff. Goo evening Madam Chairman and Commissioners. My name is Kent Norton. I'm an Environmental Planner with LSA Associates. We prepared the Environmental Impact Report for the Prologis, Eucalyptus Industrial Park Project. I wanted to bring to your attention and I believe Jeff already indicated you received copies of the correspondence that was transmitted this week regarding additional comments in the Final EIR. I'd like to clarify some of our responses to some of those comments. There were four emails or letters I believe you received. One from Johnson and Sedlak, one from Lozeau Drury, an email from George Hague and I believe a series of emails from Mr. Wolterbeek. I'll address the Johnson and Sedlak letter first. There were four main comments contained in that. That letter was received today. The first comment was about trying to again tie the Prologis project to the World Logistics Center project in terms of cumulative analysis and as much as the commenter would probably like to do that, that's really not allowed under CEQA because the notice of preparation which is when the baseline is set for the Prologis project was circulated in 2008, well before any applications for the World Logistics Center project. The Johnson and Sedlak letter also indicated there were a number of problems with the air quality assessment both for criteria pollutants, for the health risk assessment and greenhouse gases. We believe that we use the most appropriate data assumptions and methodologies, in fact those recommended by the South Coast Air Quality Management District to prepare our analysis, so we are very confident that those are accurate. Those accurately depict the potential impacts of the project. Pesticides were raised, the potential for contamination on the site by hazardous materials. That has been addressed both in the original and the Final or the revised Final EIR. We actually even added mitigation measures to help assure that there wouldn't be any issues regarding pesticides and finally there was a comment about a new fee program supposedly recommended or suggested by Cal Trans to fund freeway improvements, but under CEQA Guidelines if a mitigation program has not been established for a particular purpose or specific improvements, the project is not responsible for contributions to that and we believe that's the case with this project. The second letter was from Lozeau Drury. Their first letter from August 12th as Mr. Bradshaw indicated was inadvertently left out of the Final EIR. We have corrected that and responded to all of their specific comments. They primarily focused on… also the cumulative analysis with the World Logistics Center as well as air quality assumptions and pesticides and hazardous materials. Their second letter which was submitted yesterday now focuses also on the World Logistics Center, but also more detail on the health risk assessment, the criteria pollutant assessment of the air quality study and greenhouse gas assessment. As I stated previously we believe that we used the proper assumptions and methodologies for that assessment. Lozeau Drury did

their own calculations and hired some independent consultants to help them with that and not surprisingly they got different results than we did, however as I said, we believe we used appropriate guidance and assumptions and methodologies for that analysis and we believe that it accurately represents the potential air quality impacts of the project. The EIR did determine that air quality impacts were significant but not health risk impacts of the project on local residents mainly due to the size and the type of the project that is proposed and the AQMD thresholds that are provided. There were a number of mitigation measures proposed. In fact, eight of the mitigation measures were modified, two of them extensively in response to a number of comments including those from Lozeau Drury and also some of the other environmental organizations in the area and also the project would be required to implement those mitigation measures as well as comply with standard AQMD requirements regarding air pollution. As an example of some of the additional mitigation that was suggested by Lozeau Drury, they said that construction dust emissions should have plume monitoring even though and I can bring up our air quality expert to explain, but quickly that type of monitoring; the efficiency of the effectiveness of that has not been demonstrated in typical air quality monitoring situations. Also there was a concern about long term dust impacts on residents and the health risks of that, but even if construction lasted a year, the assessment period for the health risk assessment is a seventy year period and you can probably easily assume from that that construction during that period of time would not have a cumulative significant effect on individuals living in that area. As I said our health risk assessment was comprehensive and did look at those issues and we feel comfortable that the analysis and the mitigation measures that are recommended in the EIR will effectively reduce pollutants from the project. A couple of other items raised by the Lozeau Drury letter; the greenhouse gases. They brought up a lot of additional information on estimating impacts. There are mitigation measures proposed. The project will have to comply with the latest requirements of the California Green Building Code as well as the latest Title 24 energy requirements. Farm land was indicated as we haven't changed the determination on that. It is a significant impact, but the Final EIR does explain in detail why we concluded that mitigation for that impact is not feasible based on information in the City's General Plan and the decline of farming in Western Riverside County. Finally, their letter brought up as their original letter did the issue of pesticides and potential hazmat contamination. As I indicated, we have proposed mitigation measures. We actually added some measures to help make sure that that would not be a significant impact, but apparently it is probably still not enough for the commenter. I imagine that if this Hearing gets continued, I have no doubt that that commenter will probably continue to submit letters before those hearings as well. The third email communication was from George Hague. In fact he actually mentioned some of his concerns tonight about cumulative noise impacts, but those are directly related to the World Logistics Center project and Mr. Hague and others have continued to try to directly connect the World Logistics Center project to the Prologis Project and it is simply inappropriate under CEQA as I explained. The final issue was some emails I believe Mr.

Bradshaw received in the last day or two from Mr. Wolterbeek, a member of the public, regarding SP18 consultation with Native American tribes. The last communication was actually received even today on that. During the circulation of the EIR, prior to that, LSA assisted the City in sending additional notices to Native American Tribes to try and seek or find out if local tribes wanted additional consultation and we believe that the City has met the requirements under SP18 for Native American Consultation. Several of the tribes have expressed interest in that and the City is communicating with them and essentially all of the mitigation measures in the Draft EIR were modified to meet the suggestions or the requirements of the Native American Tribes to better define how the monitoring for culture resources would occur during grading. With that I would just conclude and say that we believe the information in the EIR, the Draft EIR and response to comments in the Final EIR are accurate and can be relied upon for decision making purposes and we believe they meet the intent as well as all of the requirements of CEQA. We have several people here tonight to answer questions if you have any regarding air quality, traffic or I can handle any of the other issues if you have questions of our team. Thank you.

CHAIR VAN NATTA – Thank you very much. Are there any more items to the Staff Report?

ASSOCIATE PLANNER BRADSHAW – Not from Staff at this time and the applicant is here as well.

CHAIR VAN NATTA – Okay and I'm going to open the Public Comment and begin with the applicant if there is anything he wants to say prior to hearing from the other speakers.

APPLICANT CAVANAGH – Good evening Madam Chairman and Council and Staff and the group of citizens that have taken the time to come here tonight. I don't want to spend a lot of time talking about what we've already covered in the last month's meeting or restating that, but I did want to touch on a few points that I think are important. In 2007 we acquired this property. After an extensive amount of due diligence, which included measuring the City Council support at that time, the community support and also market demand studies that showed that Moreno Valley was underserved in industrial. What has changed since then is that we've gone through significant economic downturn as everybody in this room knows I'm sure. We have a new City Council and one of the things that has happened that has created a lot of comments and concerns is the introduction of the World Logistics Center and in some fashion people confusing them with us and I will make that point more than once tonight, that we are not connected with the World Logistics Center. I have no involvement with that project or that company and we are totally independent of them. That project happens to be about 18 times larger than ours and I can understand why people raise concerns about a project of that magnitude, but that is not our project. Also during that time period, Prologis merged with A&B, so the two largest companies

in the industrial sector merged together to create the company that now exists and continued to be called Prologis and then in 2012 we emerged from the recession and we emerged with a focus on development and growing our platform and in particular in the Inland Empire. I won't talk about Prologis, I've already done that, but the Moreno Valley project is the first sizable project that we are endeavoring in Moreno Valley and it is an important project to us obviously. In regards to land use, I believe that the question that should be asked is what is best for the City and the community and to that end the City contracted with Rami and Associates last year to do a land use study and that study was done for the purpose of giving not only the Planning Commission, but the City Council a guidance tool, not a legislation, but a guidance tool to help them better understand what a third party expert would consider for land uses and they came up with three alternatives and the preferred alternative just happened to be a plan that coincided with the plan that we have been proposing from the beginning. That land use study was a setback in many ways for us because it delayed our project for a full year because a moratorium was put in place and that has been fairly well discussed and I don't need to say more about that, but the preferred alternative is the plan that we are proposing and I think that is meaningful in many respects because that was what the City was after, to find out if there a consistency with the General Plan or maybe there was a better way of looking at it and least to the degree that the consultant that was hired by the City came up with an opinion that our project seemed to be from a land use perspective, the best plan or alternative that they were viewing. In regards to traffic, our proposed project would generate less traffic than the current existing zoning, so there is much discussion about traffic, but I think that is an important point to make and then I touched on it last time, but I'll just mention it again. The fees and street improvements for our project would total approximately 19 million dollars based on the build out that we are anticipating and that includes a lot of fees that don't really accrue to our benefit. That includes over a million dollars in school fees and TUMF fees of two and a half million dollars and 800 for Police and Fire Department and 3 million dollars for flood control and drainage improvements and then the one other piece of this is property tax. The current property tax that is charged this land versus what the property tax that would be generated at the project completion represents about a million and half dollars a year of additional property tax billings. And then I guess lastly, we talked a lot about jobs and the project would be a job generating opportunity for the City and not only for the construction portion of it, but long term permanent jobs which I think are something that everybody seems to have a focus on. Industrial is the primary driver, economic driver in the Inland Empire and right now Moreno Valley is exporting jobs because they're underserving the nature of our business is based on population. Moreno Valley's representation within the industrial sector is low relative to other cities in the Inland Empire. I think industrial would be well served in this location. There was some discussion about that last time and I think that is evidenced by Sketchers locating out here and also Aldi making a commitment to be out here as well, so that has firmed our belief going back to 2007 that it's a very good location for building warehouse buildings that we would

intend to build. Many of the concerns that have been raised have been in context of the World Logistics Center and we should not be viewed as part of Highland Fairview's proposed project. I believe that most of the concerns that exist regarding the project would be eliminated or greatly reduced if the World Logistics Center had not been introduced after our project had been submitted. It has been a great frustration to us that we've been viewed as part of their project since we are in no way connected to the World Logistics Center project. In closing, Prologis is committed to developing a best in class project. A great deal of thought and time has gone into design, landscaping, the positioning of buildings and providing functionality and aesthetics at the same time. We look forward to bringing our experience, our financial strength and our global customer platform to Moreno Valley. Thank you and I'd be glad to answer any questions.

CHAIR VAN NATTA – Thank you. Does anyone have questions of the applicant? Okay at this time if you'd like to take a seat we will go on to our other speakers. We have several speaker slips here. The first one is Pat Cavanagh. That was you. Of course it was, alright. I'm sorry. The next one is Thomas Jelinec.

SPEAKER JELINEC – Good evening Madam Chairwoman and Planning Commission. Thank you for the opportunity to speak before you this evening. My name is Thomas Jelinec. I'm with Highland Fairview. I am not here so much to speak about this project as much as a comment letter that was submitted on it. As you've already heard today a comment letter was submitted about the noise impacts and truck impacts associated with the World Logistics Center. That information unfortunately is very misleading. As you know trucks in Moreno Valley are restricted to designated truck routes. Most of the streets that were listed in the information that was provided to you are not part of the designated truck routes within Moreno Valley and trucks would not be on any of those streets and in fact the World Logistics Center has been designed in a way that prevents trucks from moving through residential communities. Access at the World Logistics Center would only be through three areas, Theodore via SR60, Redlands north of Eucalyptus via SR60 and Gilman Springs Road and so what you are seeing here, there are noise impacts from the proposed World Logistics Center but those impacts are the result of passenger vehicles. People who would be travelling to the site to work and that is an important distinction to make, because when you look at what the site is currently zoned at and if it was built out as it currently zoned, there would be thousands more vehicle trips from that property than would be under the proposed World Logistics Center and so this is not a matter of trucks moving through the community. The World Logistics Center has been consciously designed to keep trucks out of residential neighborhoods and we just regret that information has not been properly represented to you and we wanted to set the record straight. We provided to the Planning Commission a letter that outlines these facts and we're always available to discuss this information with you. So thank you very much.

CHAIR VAN NATTA – Thank you for your comments. Our next speaker is Michael Lozeau.

SPEAKER LOZEAU – Thank you Madam Chair and Commissioners. Good evening. My name is Mike Lozeau. I'm with the firm Lozeau Drury and I'm here on behalf of LIUNA Local 1184 tonight. We did submit some comments and I'm glad to hear you received the email as well and I dropped off some hardcopies, so I suspect you've not had a chance to look at the hard copy in the few moments you've had, but I'll quickly just go through some of the concerns in our letter. For the greenhouse gas emissions, what we're concerned about is what we perceive as almost as an assumption that somehow the mitigations in there are going to drop the GHG emissions per year from 79,000 metric tons down 70,000 to less than 10,000. We just don't think there is any rationale that has been explained in the document; certainly not a quantification nor kind of an objective qualified explanation of how you could possibly with those mitigations go from 79,000 metric tons down to 10. It's just kind of a conclusory assertion. We don't think it is supported by substantial evidence, so that's the main concern we had. The World Logistics concern we had was simply, you heard your consultant say that CEQA prevents you from including it in the baseline. Well that's not true. You certainly have the discretion to include it. It's has been a long time since this project has been on the table, so you should feel comfortable if you desired to update your baseline. The other issue we raised about that is that it qualifies as new information under CEQA. It is significant new information. The context of this project does entirely change with that very large proposed project and just looking at the greenhouse gas emissions and you add those together and the targets that are described in the EIR for that one that apparently the City is hoping to achieve someday. Those two projects alone equal everything the City will be discharging, everything else in 2020, at least according to the numbers that we were looking at. So that's our concern. It's new information. You have to take it into account whether you change your baseline or not. You can change your baseline if you like. Either way you've got to deal with that changed circumstance. In terms of the air emissions, what we were worried about especially NOX, ROG and PM10 is that EIR admits that there is an impact, but all the mitigations you could do aren't there. All the feasible mitigations have not been included and in our letter we go through the EIR and we point out where things aren't mandatory, they are sort of optional, there not enforceable because you aren't even sure they are going to happen. We do list those out hoping that you can affirm those up and do all the feasible mitigation measures to address those and the last thing I'll mention given the time is on the health risk assessments. We did have our consultant re-run the numbers for the construction period and the numbers they got were dramatically different from the EIR… 22 cancers in a million for an adult and 33 in a million for children. And yeah, construction is only expected to occur for 11.5 months; that's almost a year, but in EIR it assumes it is a four month construction period. They only look at the grading period, so when our consultant ran it with the full construction

period and the other numbers I think were much from the EIR. The numbers did go up, so whatever the rationales might be from looking out 70 years, applying the air districts methodologies; they certainly don't have the methodologies that says its eleven and a half month construction project, just look at four months. That's not their methodology. Our people did it and got much bigger numbers. This has to be addressed and perhaps mitigation, but I see I'm out of time unless you have a question. Thank you.

CHAIR VAN NATTA – Okay thank you very much. Our next speaker is Hans Wolterbeek.

SPEAKER WOLTERBEEK – Good evening Madam Chair and Councilmen. Basically I looked at the SP18 concerns about documentation in the EIR. There is a table in the EIR, Appendix B in the EIR; not the DEIR and I went through that table you have those tables; I gave those to you, effectively there is a Supreme Court decision Pueblo Vs. United States 50F3D856 of 1995, which basically said that emails or any written documentation really is not enough in communicating with Indian Tribes or Indian Bands and three Indians Bands apparently were not properly contacted according to that criteria. Email contact for the Morongo Band appears to be incorrect in the EIR; at least I was unable to find an email contact to invite them to this meeting, so if that indeed is the truth, then what impact did the lack of notification of this meeting have on behalf of the Morongo Band and what about the delivery of the EIR. Now the document is not complete and needs to be undated. Basically when you look at the table and that's the document and that's what I'm going to be talking about here, it basically says some things and it leaves a lot of conclusions out, so therefore I came up with conclusions and I did coordinate a little bit with one of the Staff and basically I drew what conclusions I could. There were probably more communications. I could not see them and they were not in that table you have in front of you. In addition and I think that is very important. In the EIR by the way states that an archeologist will be on site and Indian Bands will be notified if something is found, which is okay for some Bands when you read through EIR, however again in that magic table that I was talking about, there is Soboba and Cahuilla Bands and I hope that I pronounced that correctly, ask them Indian monitors on the site. Were these concerns fully addressed and documented. I'm sorry, I could not tell that from those two tables. The EIR also states that the City does not require the developer to stay for an Indian monitor from the Indian Bands. Okay I can see that for a small development; a small project, but this is not a small project, so why not. Just because it wasn't done before, doesn't mean we cannot do that now and impose that on the developer. It is not that high an expense. It is at most basically it seems to me when they are digging up the ground, which as everybody says seems to be one man; one year, so one man year is not that expensive for a company the size of Prologis.

CHAIR VAN NATTA – Thank you very much for your comments.

SPEAKER WOLTERBEEK – I'm already out of time.

CHAIR VAN NATTA – Your time is up. Our next speaker is Deanna Reeder. Hello again.

SPEAKER REEDER – Hello. Um, two things. One; the moratorium and Prologis, they should have never done that moratorium, that was dumb and they did it based on an emergency ordinance, which means it should have been a threat to the health, safety or welfare of the community and I can't see how building or not building could have done that, so that was a pile of crap. You're right, you were put on hold for a year, however, let's go talk about when you bought that piece of property and why. Prologis is the company that Sketchers was leasing from before they moved here. In 2007 is when Benzeevi signed that deal with Sketchers, which means in 2007 Prologis knew that Sketchers was moving there and that they were going to put a warehouse there and it was in 2007 that Benzeevi started formulating his plan for the World Logistics Center because it was in the Sketchers EIR and Draft EIR as a logistics modified General Plan, so Prologis you knew about the World Logistics Center when you made your application. You knew exactly what the plan was, so that's probably and I'll say probably why you bought the property because you are in the warehouse business and you knew that Benzeevi was going to talk the City Council into it because after all his money buys what he wants. So no, you don't get a pass on skipping over what the World Logistics Center affects are going to be. You knew it was going there when you bought that property and you knew what it was going to be when you made your application, so you need to take those affects into consideration in your EIR. Thank you.

CHAIR VAN NATTA – Thank you for your comments. Our next speaker is Tom Thornsley.

SPEAKER THORNSLEY – I see you have a bigger timer now. I can see it. Thank you although it's not running.

CHAIR VAN NATTA – It will when you start talking.

SPEAKER THORNSLEY – Hi, good evening. I'm happy to be here. My name is Tom Thornsley. I'm a resident of Moreno Valley. I'm one of those folks who is definitely not in favor of this City's constant conversion of land uses to now permit warehousing. This location was designated as a community node which had housing, commercial and Business Park which had a more diverse range of employment opportunities. You as the Commission have seen over the last five years a multitude of proposals coming in to you where the request has been to change the land use from Business Park to Light Industrial so that it can convert to warehouse use; we're talking the mega warehouse use and not the small business park type use, so therefore we are moving farther and farther away from what had been the General Plan's goals and objectives which this project

cites as there rationale for doing that. Objective 2.5 promote a mix of industrial uses which provide sound and diverse economic base and ample employment opportunities for City's and the goals it says, a well-organized designed high quality functional balance of urban and rural land uses that meet the need of a diverse population and promote the degree of health, safety and well-being. The way this land is currently designated, meets all those criteria when that area was designated and the land uses were established. All that was taken into account and it was set forward to be that way. Why the City went for a moratorium and wants to change it, wants to look at it, is way beyond me other than somebody is trying to scratch somebody's back. I feel for the developer that he bought the property at one time under a different tenure for the City, but it's like when I buy stock. If I don't get out of it in time I lose my money. You know this isn't what we should be going after right now. We did the corridor study. We did not do it on a macro analysis, we did a micro analysis of just this particular area. You have to look at what has been changed throughout the City over the course of the last five to six years and analyze just where we are going with our land use changes. We are not following the General Plan design. We are letting our City be designed piecemeally by these constant changes and I think it's time that we… well when they did the moratorium it should have been Citywide and it should have been a full size assessment on it and I think that's what we need to do in the future. Thank you very much.

CHAIR VAN NATTA – Thank you for your comments. Our next speaker is George Hague. Can we take a brief recess? We have a Commissioner that left the room and he'll be back in a minute. I didn't want anybody to miss your comments.

SPEAKER HAGUE – George Hague, Moreno Valley, Sierra Club. The developer states in their response to comments that there was a recent court case that allows for mitigation of AG. This project destroys 80 acres of AG; prime AG. You know the thousands of citrus that disappeared and they're saying they can't do that here locally because there isn't an AG mitigation program here in the County. I would say that by the time there is occupancy of this project there will be one and you could condition this project based on that, but even if that didn't happen there are State AG Programs for conservation of AG that we could make sure that they apply for, so just because there isn't one in the County doesn't mean there isn't one that they could actually use. The developer also believes the cumulative impacts… this is also handled already. The World Logistics Center was out there and they knew it; other people knew it. Their impacts needs to be included. Cal Trans… you received a letter late probably at the last hearing saying we need a mitigation bank here for Highway 60; State Route 60. All of us who use State Route 60, please have such a thing. Please make this developer be part of that. We need it. We can't just allow thousands and thousands of additional trucks and traffic to impact State Route 60 without any mitigation. The World Logistics Center will cast a toxic plume. You can go to their documents. They have wonderful pictures of the toxic plume of cancer

that is going to cover this City. It goes out over Lake Perris even. It goes in places it was never before seen east of San Bernardino almost all the way out to Palm Springs. This is significant. This project will add to that as you heard a few minutes ago from another speaker that this project will add to the cancer problems of our area and actually beyond our area. That is why some people are concerned about the warehousing in Moreno Valley because they know the plumes and toxicity of these projects does not stop at the border of Moreno Valley. At least this project is being somewhat honest with its traffic and trucks and so forth. They mentioned that south on Moreno Beach this project will have an impact. There is a housing development going in near the substation. This project will go by that now. It says there is an impact at Alessandro and Moreno Beach. It continues on to Nason and Moreno Beach there will be a significant impact. For some reason it all disappears because the City has this kind of bogus idea that beyond 5 miles there are no impacts. Well you know that Nason is going to continue on all the way to 215 and vice versa, so at Heacock and Perris and these other intersections there is going to be impacts, but this City doesn't require those mitigations.

CHAIR VAN NATTA – Okay, your time is up now Mr. Hague.

SPEAKER HAGUE – So Alessandro is a truck route. Cactus is a truck route. World Logistics Center isn't going stop them.

CHAIR VAN NATTA – Thank you for your comments. Our next speaker is Monique Gordon. It's for Item 2 she says. Excuse me, oh for item 2. It was on this list so we'll take it off. Okay, thank you. Seeing no more speaker slips for the public comments and nobody else approaching the microphone there, I'm going to close the public comment and we'll have questions from the Commissioners.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Excuse me Chair. The applicant would have an opportunity to rebut if they choose to do so.

CHAIR VAN NATTA – Exactly, thank you. Did you have anything else you wish to comment on? Okay, seeing no request from the applicant for rebuttal then we will go on. Were there any questions from the Commissioners of either Staff or the applicant regarding the presentations?

COMMISSIONER RAMIREZ – Yes for me one of the biggest issues is traffic, especially traffic along Highway 60. Now it is evident that eventually this entire Highway 60 corridor is going to have to be redeveloped from approximately where Frederick and Pigeon Pass is all way throughout to the east end. We received this letter dated March 17th, 2014 recommending the City of Moreno Valley coordinate a State sponsored program of collecting transportation mitigation fees from development projects to make improvements to the State

highway system. My first question is have we started this program? If so can we ask Prologis to contribute to the fees of this program?

TRANSPORTATION DIVISION ENGINEER LLOYD – Good evening Chair and Commissioners. I'm Michael Lloyd with Transportation Engineering Division. I'm aware of that letter and we have received similar letters for other projects from Cal Trans making a similar statement and if you'll notice in that it states a State sponsored program, so we've been in a position where any type of fair share payment program from developers to the State would need to be established by the State even though the State is asking the City to take the initiative, so it's a little confusing. We have had conversations ever since I've been at the City for approximately seven to eight years now with Cal Trans and this topic comes up regularly, however the State has made no movement. To put it into maybe a little more perspective, the State really needs to initiate the dialogue with a regional type of agency such as WRCOG or RCTC because it would make no sense for Moreno Valley to collect developer impact fees and give it to the State when other jurisdictions around us aren't doing so, so this was a regional effort and I'm guessing why we haven't seen any movement from Cal Trans is there just hasn't been any momentum on a regional basis. So to answer your question a little more directly, yes we are aware of this and we've had conversations with Cal Trans and my guess is those conversations will continue to occur, but as I mentioned, it really needs to be focused on a regional basis very similar to our TUMF program so that those regional impacts, where part of a regional effort to address them and not just on city basis.

COMMISSIONER RAMIREZ – Very well, thank you.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Yeah Michael is it correct to say that the current TUMF system actually does provide some improvements related to the freeway?

TRANSPORTATION DIVISION ENGINEER LLOYD – That is correct. We do collect fees as part of the TUMF program to address the ramp terminals at the arterials. I believe Cal Trans' focus is really more on establishing a program to establish a fee collection system for the actual mainline of the freeway, but John you're correct. The fees that are collected as part of the TUMF regional program, some of those monies are geared towards the ramps; the connections with arterial streets.

CHAIR VAN NATTA – Okay any questions of the Commissioners?

COMMISSIONER SIMS – I do have some… I looked over the EIR and the Traffic Impact Analysis Report and it is clear to me when I was reading through the Traffic Impact Analysis that the cumulative analysis at build out with the improvements does not include the World Logistics Center and so when you look through the tables, specifically Table 4.11.j of the Traffic Impact Analysis it shows

that most intersections with the Prologis project with improvements will be at a level of service C and D, but I repeat that those levels of service projections are made without knowing the cumulative impacts of the World Logistics Center, which is just within a mile of this facility and as we heard earlier today it is eighteen times the size of the Prologis project. I think in the spirit of transparency and care for the entire City, based on some of the City leadership support of the World Logistics project, that in the absence of this project; the Prologis project doing a cumulative traffic analysis that includes the World Logistics Center, I believe the City should initiate a traffic study that includes an overall traffic impact analysis for all of this magnitude of change in the land use for the warehouses. It just seems like it's a piecemeal effect of unknown traffic impacts that we just don't know about and so I would… I just think at this point it just seems like it's hard to make a decision. I mean it seems like a good project; the Prologis. We've heard about it. We've read about it, but there's just unknown in the cumulative effect. We're making a big decision. You know we're opening the gates to more and more warehouse reuse of land that wasn't speculated.

CHAIR VAN NATTA – At this point though we're kind of into asking questions and not up for discussion and so do have questions or anything?

COMMISSIONER SIMS – So my first question is am I clear that the Prologis EIR Traffic Impact Analysis does not include the cumulative effects of the World Logistics Center?

INTERIM PLANNING OFFICIAL ORMSBY – That's correct and from a CEQA standpoint it wouldn't be typically required because of the fact that the cumulative impact list would be established during that notice of preparation period, which occurred several years before the World Logistics project was submitted.

COMMISSIONER SIMS – Okay so my next question is in the EIR there is a generation factor for jobs, so it's on page 4.10.5 of the EIR and there is a formula in there that says one employee; the generation factor for employees for warehouse use is one employee per 1,465 square feet of warehouse and in the document it states that this equates to 1,532 jobs which I assume are permanent jobs that would be expected to be created, so my question to Staff or the applicant would be does this factor come from? Is it a Southern California number? Is it a national average? You know how do we reconcile that? The second question is how does that factor compare with actual job creation in warehouses within the City of Moreno Valley?

INTERIM PLANNING OFFICIAL ORMSBY – The applicant would best address that and I'll defer to them as which member of their team would like to address that.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Yeah I'll address your second question. On a warehouse facility by facility it varies quite a

bit. I would suggest that the average is close to that on a project. There are projects that have one job for every 3,000 square and there are projects that have one job for every seven or eight hundred square feet, but on average something similar to one for every 1,500 square feet is probably not off the mark on actual averages.

SPEAKER NORTON – Kent Norton with LSA. Again, Mr. Terell is correct. That was an area wide average. The information was averaged over the Southern California regional projects and so yes, a lot of projects would vary, but that number appears to be fairly representative of warehouse projects in Western Riverside County. Actually, the comments about the cumulative traffic, if I may just very quickly answer that. Our traffic people indicated that the build out analysis for Prologis even though it doesn't include the World Logistics Center specifically, as I said the reason for that is the NOP was issued well before Prologis was issued, well before any application for the World Logistics project which is the time when the baseline is set for studies such as traffic, but the Prologis traffic study does look at General Plan build out and there were more trips… the existing land use I believe was mentioned earlier; the existing land use for the project would actually generate more trips than this proposed Prologis project, so the cumulative analysis for the General Plan EIR analysis actually would show more trips than this project would actually generate, so I just wanted to clarify that.

COMMISSIONER SIMS – But that is just for the Prologis area?

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Kent, if I can… you are talking about General Plan build out on a City-wide basis?

SPEAKER NORTON – Right

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Yeah, so that would have allocated whatever the current land use is in the General Plan city-wide and not just this property. That would be typically how the build out would be done.

SPEAKER NORTON – If you'd like, Megan Macias, the Director of our Traffic Group is here and she can answer any specific questions you have about the traffic analysis if you like.

COMMISSIONER LOWELL - I had a question while you are still standing up here. One of the public speakers beforehand, I believe his name was Michael Lozeau… I forgot…

SPEAKER NORTON – Lozeau

COMMISSIONER LOWELL - He said there are new CEQA requirements that would be in effect if the project went in today versus when the project was conditioned in 2007. Could you enlighten us on what that would be if the project went into the new set of conditions today?

SPEAKER NORTON – I don't have notes on that… I didn't… Could you expand on that a little bit? I don't have that in my note.

COMMISSIONER LOWELL – That was from one of the public speakers. He came up and he said that there would be new CEQA requirements if the project went through today versus in 2007 when the project was presented to the City.

SPEAKER NORTON – Well you mean the requirements; the development requirements on projects changed throughout time. The 2007 and 2008 period was when the environmental baseline was set for the analysis in the EIR, however when development comes on line when Prologis comes to pull building permits for example, they would be required to meet the current development requirements of the City as well as items like the California Green Building Code, Title 24. Does that answer your question?

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Oh Kent, as I recall the comment and obviously the person that still in the audience, they could probably correct that if I have it wrong, that there other projects that have been submitted after this project, therefore they should be reviewed because the development landscape in the City is different. That's true, but there is a reason why when projects are submitted and the baseline is submitted, it's not constantly changed because theoretically a project… this is not what happened in this case, but a project could have been submitted yesterday and somehow because it was submitted yesterday before a decision on this project was made, it has to be assessed, so it's kind of what I call an expose facto. At some point in time there has to be a scope of work and that is what is reviewed so that the applicant can rely on that and not constantly having to redo their studies as they get closer and closer to a decision on their project. So there is a reason for the rationale of not going back and adding additional projects after that baseline and I believe that the comment was talking about that, that conditions have changed which they have as far as what projects have been submitted to the City.

COMMISSIONER LOWELL – I appreciate that. Thank you very much but I really kind of concerned; well not concerned but just curious how the CEQA requirements… have they made dramatic changes between 2007 and 2014 or are they pretty much standard.

SPEAKER NORTON – The CEQA requirements… the CEQA requirements have changed incrementally other than since then greenhouse gases have been added and some changes to the environmental checklist in the State CEQA Guidelines have changed but the overall CEQA process remains the same and

just remember that development has to meet the current development requirements of the City and that my reference to 2007 and 2008 is only regarding the environmental baseline against which certain impacts are measured; the existing conditions in 2007 and 2008 are used as the baseline in the EIR to determine impacts.

COMMISSIONER LOWELL – Okay, thank you, I appreciate it.

CHAIR VAN NATTA – Okay Commissioners, does anybody else have any questions?

VICE CHAIR GIBA – I may have missed this but could you I think Jeff, could you respond to Mr. Wolterbeek's concern about the Native American contact record? I'm very concerned about it and I have that little sheet.

ASSOCIATE PLANNER BRADSHAW – The email exchange from earlier this afternoon…what I can say with confidence is that the Tribal groups that the City coordinated with, mitigation has been imposed on the project that the applicants agreed to that would include tribal monitors per the request of those groups that asked for such. The specifics in terms of what is summarized in Appendix B, I would defer I think to Kent and I hate to make him walk back up again, but I think he is going to be a little familiar with the content and the preparation of the summary data than I am. I would defer to him.

VICE CHAIR GIBA – Thank you

SPEAKER NORTON – The information in Appendix B that Mr. Wolterbeek referred to was some additional notifications that LSA assisted the City with by notifying the Native American Tribes that are listed on the Native American Heritage Commission's list. We have a person who helps us coordinate those in our Irvine office. It was an additional level of trying to reach out to the Tribes on the City's behalf and let them know about the project continuing on and as far as I know all of the Tribes that were indicated were contacted. We used various methods of contacting and Mr. Wolterbeek referred to a 1995 Federal case, however remember that this is… we're talking about CEQA of the CEQA process and actually the SP18 notification process and consultation process between the City and the Native American Groups is a separate State requirement, actually even separate from the CEQA process, but I believe the City's fulfilled all of its requirements regarding SP18 and has consulted with tribes that indicated that they would like to do that as evidenced by the substantial changes to the mitigations measures in response to their comments on the Draft EIR.

VICE CHAIR GIBA – The last time we all met we had a lot of speakers and I don't know if this will affect you so…

SPEAKER NORTON – Maybe I should stay

VICE CHAIR GIBA – There was one in particular that really caught my eye and so I wanted to… Michael this is probably going to be one of your questions because you know me and traffic right… This was from Ms. Coggins… through San Mateo Canyon and all the traffic goes through there as a short cut to Loma Linda and Redlands; the 10 freeway or whatever. Ever since Sketchers has been built truck traffic has increased past my house and either of you are welcome to come by. When the trucks go by my windows rattle. I have stopped… that's her comments and I did take a little trip up there and that road is not exactly in the best of shape. Last time you mentioned that that is considered an artery for truck traffic. It appears to me that when we looked at the traffic mitigations there was nothing basically north of the 60. Everything dealt with intersections and south of the 60. Was there any consideration at all for the Redlands Boulevard traffic going through there because if this is starting to be a big concern just with one warehouse in there, Aldi's is going to be building theirs and if Prologis gets approved that adds to that and I'm not even going to talk about the World Logistics Center. So is there anything that can be done about that Redlands Boulevard? Can it be changed so that it is no longer a truck traffic artery or can the streets and the roads be improved such that they will take some pressure off of the homes and stuff going up? It is a beautiful route up that way but it doesn't look like it should be a truck route.

TRANSPORTATION DIVISION ENGINEER LLOYD – Michael Lloyd again with Transportation Engineering. Yes Commissioner, action could be taken at the… truck routes are established within the Municipal Code and action by City Council could certainly change that, so it is something if Council took that up and directed Staff, we would investigate and make a proposal to make a change to the truck routes. I would note that Redlands does cross out of the City of Moreno Valley into the County. The County portion of Redlands Boulevard is an established truck route, so the City could certainly take action and say it is not a truck route, however as soon as you cross into the County it is a truck route, so we now have an enforcement problem, so it's not inconceivable or insurmountable to change the designation, it would require a cooperative effort between the City and County to have it removed as a truck route. So it is a possibility, however to my knowledge, there has been no conversations to change that current designation.

VICE CHAIR GIBA – Is there any reason why we can't pursue that conversation… it seemed to me that there were a couple of residents who brought that concern up and that was the first time I've had an opportunity to hear that and again if we are pursuing that direction what would we do? There is your question what would we do as a City, a Commission and a Staff and how would that affect the outcome of what we're doing this evening?

TRANSPORTATION DIVISION ENGINEER LLOYD – If Staff were directed to investigate this and pursue it, Staff would contact the County and begin the dialogue on how to remove the County's portion so that we're working in concert.

Assuming the County was amicable to the request we would then move forward to work collectively I guess to have the portions removed; the designation removed from the City as well as the County and it would require action as I mentioned by our City Council and it would require action I believe at the County level and I don't know to what level that would need to occur. I don't know if it is handled administratively or if it would need to go to the Board of Supervisors. I'm not familiar on how the County makes their designations on truck routes, so it would require a little investigation on my part and certainly that dialogue with the County would establish very clearly and quickly what needs to occur.

VICE CHAIR GIBA – So with that recommendation to the Council, could that come from the Commission, but not necessarily effect the outcome of what we determine here but also add that as a mitigation measure down the road?

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Vice Chair Giba, I don't think it would be a mitigation measure on this project.

VICE CHAIR GIBA – okay

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – I don't think it would be appropriate, because I would suggest that this project didn't allocate any truck traffic onto Redlands Boulevard.

VICE CHAIR GIBA – That's going to be the natural flow as we've been seeing and we may not have anticipated that I'm sure.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – And not to discount the public comments, because I don't live on Redlands Boulevard, but I drive it quite often. It's very rare that I see a truck on Redlands Boulevard and usually when I see it, it is a Coke truck or a Pepsi truck. I've seen others but they don't have markings on them, but I know I've seen the Pepsi truck and the Coke truck on there and they are making local deliveries in essence. But yes, it would certainly… I don't know that it's appropriate to make that recommendation to the Council as part of this action, but certainly separately the Commission could suggest that and I would hope that if this project goes forward to the City Council that those residents that are concerned about it will express those concerns again directly to the City Council. But yes, it would be appropriate probably separate from this project.

VICE CHAIR GIBA – Thank you John. Thank you Michael.

COMMISSIONER LOWELL – I have a question for Staff. The project proposes a General Plan Amendment; I remember just recently that we approved the Housing Element where we had to verify and look at where different types of housing; residential, apartments, mixed use, all that was located. How would this General Plan effect what we just recently approved?

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – It doesn't affect it. This particular residential zoning was not counted as required to meet the State guidelines. The State guidelines require that you have a certain capacity in low, moderate and above moderate. In the low and moderate, this was not counted towards that so it doesn't affect compliance with those regulations. In the above moderate, the City was substantially over the regional housing needs assessment that was provided to us. As I recall it was by a factor or three or four times, so removal of residential in this particular area would not impact a compliance of the Housing Element.

COMMISSIONER LOWELL – Even though there is some R15 that is going to be removed, I would envision that would be apartments and…

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – For the low and moderate income categories, the only ones that could be counted were either specific projects; affordable housing projects that were under review or R30, so R20, R15, R10, none of those were counted towards the regional housing needs assessment.

COMMISSIONER LOWELL – I appreciate it, thank you.

CHAIR VAN NATTA – Any other questions? Yes go ahead.

COMMISSIONER BARNES – I have a question for Staff. Could you give me a little background on the General Plan? When was it adopted and is it scheduled for regular revision or is it cast in stone?

INTERIM PLANNING OFFICIAL ORMSBY – The General Plan was last updated in totality in 2006 and it would be due to be updated roughly 10 years from then, so we're looking at a few years still.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Yeah the General Plan is not set in stone and the first General Plan was adopted in 1988 or 89…. 88, so it was 18 years from the first one to the first update and not to cast aspersions on other communities, in Riverside they just updated their General Plan a couple of years ago. Previous to that the latest update was in 1973; comprehensive. So General Plans can change up to four times a year. Each element of a General Plan can be modified up to four times a year under State law, so obviously you wouldn't make wholesale changes four times a year, but it is not intended to be a… it is intended to be a living document, but obviously the framework you need to look at comprehensively. They recommend 10 years. Sometimes it's a little bit longer than that.

COMMISSIONER BARNES – And I guess that's the point of my question, not specific to this project, but the fact that we are considering making a change to it,

but it's an old document and we all know that a lot has happened in the intervening time, so even discounting this project, it would be subject to review and probably some substantial changes, so I think we need to keep that in mind when consider making a change to it that it's dated.

COMMISSIONER LOWELL – Piggybacking on that last comment Mr. Terell, you said the General Plan can be amended up to four times a year. Is this amendment considered one of those four times?

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Yes. I believe we had… did we have one this year already? I don't believe so.

INTERIM PLANNING OFFICIAL ORMSBY – I don't believe we've had one this year, but there are a couple perhaps in the pipeline, but this would be the first one this year.

COMMISSIONER LOWELL – Thank you.

COMMISSIONER SIMS – Are there any general triggers of best practice in a city planning department of when there is known development activity that is not consistent with the current General Plan where there would be a stop in the jurisdiction say maybe it is time to do a comprehensive General Plan amendment? Perhaps a trigger such that x percent of the total city is being redeveloped to a certain other type of land use?

INTERIM PLANNING OFFICIAL ORMSBY – There isn't any guidance in the State General Plan Guidelines that I'm aware of and John might have some other thoughts on that. I mean the other thing that should be considered is the General Plan was updated in 2006, but we did go through a recession period. In some respects there hasn't been as much change as there would generally be in that same number of years as during a more active time period. Certainly there was in the first couple of years but during the recession things were slower.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Chris is correct. There is no guidance that I'm aware of in planning literature on a set percentage, because if you were looking at a substantial project you'd always want to look at the impacts on the adjacencies anyways and I think as you requested on this project some information perspective on you know what other vacant land is available for this use, I think that's a reasonable question to ask when any major change is made to the General Plan. How does this affect the overall composition of the City as far as uses and how might that compare to other communities? I think that is a reasonable question to ask whenever a major change comes forward.

CHAIR VAN NATTA – I get to ask questions now? One question Planner Bradshaw… was there any communication back and forth from the Auto Mall

about the increase of traffic going along Eucalyptus through the middle of the mall there?

ASSOCIATE PLANNER BRADSHAW – I'm not aware of any such communication.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Maybe I can answer that. When talking about a different subject I did talk to Glen Moss who is the owner of the current dealerships in the Auto Mall and he was looking forward to the concept of having more traffic come through the Auto Mall and he did not express any concerns about this project. Then I asked him specifically do you have any concerns and he said no. He is looking forward to that road going through.

CHAIR VAN NATTA – Okay. Another question I think at our last meeting, we were talking about the flow of traffic going through there and that this would complete Eucalyptus over to Redlands Boulevard which would make from this project probably as much traffic up getting onto the freeway on Redlands as on Moreno Beach and had a concern about whether or not that intersection would be able to handle it and is there anything going towards that area to improve the access or traffic flow on and off of Redlands Boulevard.

TRANSPORTATION DIVISION ENGINEER LLOYD – You're correct that the analysis did assume a split between the two interchanges. I don't recall off the top of my head the exact split but it was roughly speaking about 50/50 utilizing Redlands versus Moreno Beach Drive and the analysis did not find any direct impacts at the Moreno Beach Drive interchange. It did identify some cumulative impacts. Some of the mitigation measures identified for those cumulative impacts have actually been implemented with the recent completion of the Capital Improvement Project where Eucalyptus was connected to Moreno Beach Drive and the southerly or eastbound ramps were reconstructed. So we are in the process of getting those improvements in. The first phase of improvements to the Moreno Beach interchange have been implemented and the second phase I believe the design is wrapping up and should be done in the next year and it's a matter of identifying a full funding package so it can go out to construction, so it is in the process for Moreno Beach Drive.

CHAIR VAN NATTA – Okay how about Redlands?

TRANSPORTATION DIVISION ENGINEER LLOYD – Redlands, I'm not aware of any improvements at this point in time to actually reconstruct the interchange. Just as a reminder, the Aldi project was conditioned to put in a traffic signal as well as turn lane improvements for the westbound ramps or the ramps on the north side of the interchange. This project is conditioned similarly. This project was also conditioned as well as Aldi to install a traffic signal where Eucalyptus will intersect with Redlands, so those were identified for both projects as direct

impacts and there were mitigation measures imposed on the project to address those impacts.

CHAIR VAN NATTA – Does that mean they are going to be done?

TRANSPORTATION DIVISION ENGINEER LLOYD – Yes

CHAIR VAN NATTA – When these are completed then there will be lights there. There will be traffic signals, an additional off ramp from the freeway to Redlands etc.

TRANSPORTATION DIVISION ENGINEER LLOYD – That is correct. Neither project would receive a Certificate of Occupancy allowing them to utilize the building until those improvements are complete and accepted by the City.

CHAIR VAN NATTA – Okay, then the other question of course, we know Redlands Boulevard is a major artery going northbound up towards the Redlands area; Loma Linda area, San Bernardino and so forth, because to get to the 10 freeway otherwise you would either have to go through the badlands and meet up with the 10 there or go all the way to the 215 interchange, so it's not realistic to expect that that is not going to continue to be a truck route as you said, only a portion of it is within the City, so are there any plans to upgrade the road bed there to make it more safe for truck traffic?

TRANSPORTATION DIVISION ENGINEER LLOYD – The roadway per our General Plan is designated as a divided arterial, so that would mean an additional lane in the northbound as well as the southbound direction so that we would have a four lane facility with a median. So we'd have two lanes in each direction. As of this time, funding has not been identified to move forward with designer construction, so it is part of our Capital Improvement Program, so that we've identified it as a need, however it is what is referred to as an unfunded project.

CHAIR VAN NATTA – Are funds for that possibly going…are any funds going towards that going to come from this project; from the Aldi project or from the World Logistics Center?

TRANSPORTATION DIVISION ENGINEER LLOYD – That would be established based upon the yearly update or the yearly approval of the CIP; the Capital Improvement Program where Staff works with Council to establish priorities and identify funding, so the possibility is out there. When this project is complete and has paid their DIF and TUMF the fees would be paid to the City. It would go into the pool of funds for that.

CHAIR VAN NATTA – Does it come from DIF and TUMF fees?

TRANSPORTATION DIVISION ENGINEER LLOYD – It is a possibility and there are other funding sources that the City utilizes to build roadways that would include gas tax monies, Measure A monies. We pursue grant monies through the State and the Federal Government, so we often to get a project out to bid in construction, it's generally a pool or several funding sources to get it out to construction.

CHAIR VAN NATTA – Well I can't see telling the people who live along Redlands Boulevard which has always been an arterial that okay now we're not going to make it not an arterial because the trucks are making noise, but I can see where right now it is a hazard and there have been accidents on that road because of the heavy traffic and there are trucks besides the Pepsi and Coke trucks. I was coming down south on Redlands Boulevard from Redlands about two weeks ago and a truck coming up the other way hit debris that was… asphalt debris that was on the road and it went straight through my bumper, so I see that happening. It could have gone through my windshield just as easily. It went through my bumper instead. That is a hazardous road because of the conditions that it is in and should be addressed sooner rather than later.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Yeah I think one of things though and I don't know where you had that incident happen, within the City limits is what… Redlands Boulevard within the City limits is part of the City's development impact fee program and I'm not sure if it is a TUMF road as well. It is okay, so fees are part of the system on which fees from any development are collected and then it is a policy decision both the WRCOG level as well as the City and County level of how to spend those monies and I'm assuming if it is on the TUMF network inside the City, it is in the County as well. So I understand…

CHAIR VAN NATTA – The funds from these project are going to go into that fund which could be used there at the discretion of the City's planning…

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Well it would be the City Council or the County Board of Supervisors

CHAIR VAN NATTA - …deciding that that is an impact area?

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Correct; yes

CHAIR VAN NATTA – Okay, another questions?

COMMISSIONER BARNES – Yeah I have a question of Staff. In the resolution that would go to the City Council should this project be approved, one of the, or the primary consideration to override the impacts that aren't sufficiently mitigated is overriding considerations and it lists four of them. On page 126, the project will

provide development consistent of Municipal standards, codes and policies. This project provides development, improves and maximizes economic viability of a vacant site by transitioning the project to productive light industrial and there are two more, but in reading through the documentation that we've been given I don't find a lot of substance that supports those overriding considerations. If we are going to elect to do that, what is the basis for those comments and what makes them significant enough to override them.

INTERIM PLANNING OFFICIAL ORMSBY – I didn't see the information on that particular page number, so I'm not actually able to take a look at that. I'm thinking we might want to have the applicant…

VICE CHAIR GIBA – 227, just right next door… the bullet point. There are four bullet points Chris.

INTERIM PLANNING OFFICIAL ORMSBY – Oh 227… okay, I'm think we may want to have the applicant address that and the Environmental Consultant. They prepared the overriding findings.

APPLICANT CAVANAGH – I'll let Kent address that. The one thing I would say though it gets back to what is the right land use for the property and what is the right use for the community and this sort of gets back to, is the current General Plan designation the best use. I guess that's a soft answer to the question and you know I have to… I was very disappointed when the City took the position that they wanted to have a land use study done somewhat at our expense because I thought we were kind of targeted in some ways because there was a lot of other properties that could have been included in that, that weren't, but that aside, I think the findings of the consultant that did the land use study somewhat answers your question as to what is the best; the highest and best use for that land and it is in conformance with what our proposed project is and that gets back to a lot of the things that I said earlier that relate to job creation, traffic impacts that as Kent said I believe are lessened by our proposed use than the current existing plan, the fees that are created and more specifically on the fees, I would say that a lot of the fees that are paid are fees that we don't get the benefit of. We don't directly get the benefit of school fees, the taxing of the Police Department and Fire Department is drastically less than compared to the current zoning, so there are some hidden benefits and it sort of a bundled answer and Kent wrote that so I'll let him respond to it, but that was a few things that I wanted to cover.

SPEAKER NORTON – As you are aware, the CEQA process is balancing act of looking at the adverse impacts of a project and seeing if any benefits of that project are outweighed by those benefits, so in the findings the statement of overriding considerations as the Commissioner identified, there are four primary ones and I'm not sure if you had a specific question about a specific one, but in general as I'm sure you're aware, the new industrial uses would generate short term as well as long term employment. They would make a considerable

infrastructure improvements to the area. They would develop the site in a productive manner for light industrial uses and that development would have to be consistent with the City's development guidelines for those uses. Those are the benefits that have been identified for the project and those benefits have to be weighed against the adverse impacts that the EIR identifies and that's the City's; that's the heart of the CEQA process for the City.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Yeah and to add onto that, that is one of the things that the policymakers; you have the opportunity to override. Obviously it is not required, the opportunity based on what you would see as the beneficial; whether it is economic, social or other benefits you see of the project that outweigh the potential impact; the environmental impact. So it's an opportunity; to some extent a value judgment, but you've been provided with identifying some potential items that the Consultant and Staff has concurred that would provide that benefit.

COMMISSIONER BARNES – Right, and I didn't ask the question with any pre-judgment, it just seems like we're going through hundreds and hundreds of pages of analysis and some of it negative and we're going to make a ruling based on four sentences. To help me make the decision, I would like to see some specific substance to those and again this is just a general observation. It would help me to have some specifics of those things that basically explain those to me in more detail as they relate to this project.

SPEAKER NORTON – I would say the EIR document in various places provides quite a bit of that information. The project description itself describes in detail the kinds of infrastructure improvements that will be required and the project will install. It talks about the employment benefits that the project will generate. It identifies the transition of the land uses from vacant to the proposed uses; yes different than what it is designated for now, but that's where the General Plan Amendment and Zone Change process and then indicating especially in a number of mitigation measures that the City's development codes and requirements will be followed and then the mitigation typically identifies actions that have to be taken over and above simple compliance with established laws and regulations, including the City's development or review process. So it is in there; yes it's not all in this document as part of this. The findings are more designed to outline the extent of the impacts and how those or to what degree those are mitigated. We could certainly provide additional documentation as a supplement to this for the statement of overriding considerations, but you probably had enough to read regarding this project already, but we can certainly provide that clarification if the Commission so desires.

COMMISSIONER BARNES – Thank you.

CITY ATTORNEY CURLEY – And if I might… lawyers have trouble being quiet. Putting it in context your point is very well taken and let me walk you through just

a very few minor but critical elements. In the EIR, the CEQA process… if you have unmitigated or problems that you haven't solved, you can't recommend approval. That's basic, but and this is as you've heard the concept of balancing or the concept of what is called overriding considerations and I'm going to go just straight to the statute, because it's probably most convenient. If specific economic, legal, social, technological or other benefits of a proposed project outweigh the unavoidable adverse environmental impacts, you may then consider that project acceptable. The key is, as it goes on and this is called the statement of overriding considerations, which means what it says, those statements must be supported by substantial evidence in the record. Substantial evidence is defined in there as fact; fact backed by expert opinion or fact based on in essence the circumstances, so you need meat on the bones. You mentioned four sentences; that's pretty thin meat. We would need as was offered to augment that to say the factors that are presented that allow you to say the impacts that are there, while real in the balance are outweighed by the benefits, that needs to be augmented in the statement of overriding considerations, so it is clear to the world what you were thinking when you said we will trump those defects or those problems if you will. The environmental document again as was noted will state in it the objectives that this project is trying to accomplish; bringing jobs. It is bringing development. It's bringing many positives, so that is the objective they were aiming at. You then measure did they hit those objectives. Did they carry off those good things and do those good things outweigh the identified non-mitigated or just broadly stated bad things. If you go back to elementary school where the teacher said show your work, two plus two may be four, but they wanted to see you actually write that formula, that's what you want to augment this with, your four sentences. Show the work, put the meat on to support that legal, economic, social, technological or other benefit. If you do that you've conformed to CEQA. You haven't left people scratching their head. Why did Jeffrey Barnes say this was better than not, so your point is well taken and that should be augmented. Keep in mind you are recommending to the Council. Your recommendation can be augment that statement of overriding considerations; put some more meat on those bones.

COMMISSIONER BARNES – Thank you.

CHAIR VAN NATTA – Okay you had a question also?

VICE CHAIR GIBA – Yes. I wondered if… well I actually have two but this is the more important one. Would it be appropriate Jeff and Chris for you to just briefly and don't go away, briefly go over the project alternatives so that we kind of have a good idea of what those alternatives are on this EIR and its thing. Would that be an appropriate question for you to do or too much to go into or…

ASSOCIATE PLANNER BRADSHAW – No I just want to make sure I'm understanding the question.

VICE CHAIR GIBA – There are six alternatives to this project.

ASSOCIATE PLANNER BRADSHAW – There are alternatives that are discussed in the EIR and then there also some alternatives suggested as actions that the Planning Commission, and ultimately Council could take, so there is some discussion of alternatives in the Staff Report that are distinct from alternatives in the EIR. I just want to make sure that I'm responding to you with the correct information.

VICE CHAIR GIBA – You know just clarify both of them if you would like very briefly, but I was looking at page 215… adequacy of the range of project alternatives… alternative 1 through 6. In other words you said alternative 1, no project existing zoning and so on. And I ask that for a couple of reasons, as I read through it, sometimes my brain just doesn't really digest it property, but on the other hand we've also got people here that might like to have better understanding. Now before you address that, I do have one for Mr. Cavanagh real quick if I may. Because in the EIR and you yourself invoked the 60 document; the State Route 60 Corridor Study as one reason or consideration why this project should be approved, I went back to the document and on page 30 if I may just for the record says, the alternatives received mixed reviews from the community and here are the bullet points… concerns about how new development along corridor would lead to a loss of the existing rural lifestyle, concerns about how residential adjacent to the freeway can impact the health, desire for high and large lot homes, mixed input on whether additional family, a broad desire for more realistic planning that reflects current market conditions, support for utilizing future detention basins, concerns about the negative effects of additional logistics warehouses and concerns about over-saturating the corridor with retail uses. Then it goes on to say the City Staff and the consultant team used the community's comments to refine the land use alternatives and select a preferred alternative. I read that over five times. I couldn't see anything in there that said we wanted a warehouse out in that location nor could I understand how we could come to that conclusion selecting that alternative with that warehouse there, because there were three or four more. So my question to you if would help me please better understand this as this is… I would consider this substantial evidence of the community's involvement in how they feel about what should be out here. How do you draw your conclusions as to why we should put a warehouse out there, especially the size of the warehouse that you are suggesting?

SPEAKER CAVANAGH – Your question is interesting. I didn't write the land use study, so I'm speaking absent their input here, but I would answer that in a couple ways. One is that we looked at this property as an ideal location for the product that we have proposed to build and the reason for that is its proximity to the freeways and the population base that would provide labor and the amenity base that would provide places for people to go eat and experience things outside the workplace. Those are all key ingredients for what makes a good

location for building what we build. The other is the market demand and if you looked at the existing zoning for business park that runs along the freeways not only from our property but all the way east out through the Highland Fairview project, that product type has struggled in good times and failed horribly in bad times and so I would just suggest that the General Plan that was originally created, perhaps got it wrong. I don't know the thought process that went into it back into 2006 or prior to that, but it is not where the economy has gone in the Inland Empire and what has driven our market and driven our entire economic base in the Inland Empire has been warehouse distribution and that has been documented and studied ad nauseam and I think we looked at that location and felt it was an ideal location for what we wanted to do and I think that has been proven out by Aldi wanting to be there and Sketchers wanting to be there and it is a similar location going down the 215 corridor. I don't really differentiate the two very much, also I would say I think it's better in some respects because it is right on the freeway and most of the opportunities down the 215 corridor are away from the freeway and that makes those less desirable in that regard. And then the residential, you know that is sort of a decision that you make… does Moreno Valley need more rooftops or does Moreno Valley need more jobs and I think that answer has been proven out pretty clearly at least in my opinion and I have heard that over and over again and you know the other piece of this that probably doesn't get said but I'll say it is that most of the comments that get made at these forums and the land use study and those opportunities for the public to come forward, the people that come and state their opinion are usually the people that have strong feelings against what is going on. The people that are supportive usually are at home on their couch and that's just a fact of life and I don't know what you'd do about that, but it is what it is and people experience that every time you get together. It is very rare that I sit here and hear anybody come up and say what a great job you are doing, so I mean that's just the life or the experience that you have and we have when we are proposing something. I don't know if that answers your question, but I think that… I'm trying to be Rami and Associates in their absence.

VICE CHAIR GIBA – Thank you very much

CHAIR VAN NATTA – Unless we have any other questions let's go into our Commissioner discussion. Thank you very much. Okay who would like to talk about their conclusions first? Who wants to go first? Well I usually go last but I can go first. I don't have a problem with that. My outlook on all of these things when they come up is a little bit different than the experiences than the rest of the Commission. I have a tendency to be very practical. Since I'm not an Engineer... how many of them are up here… I don't always expect everything to come out with all the perfect answers and with everything being exactly right. I look at things in terms of alternatives and so we're looking here at highest and best use perhaps of the land and highest and best use for the community and I'm thinking really what we have is we have three options. We can either say leave the land vacant, don't do anything with it, you know let's protect the little birds

and other creatures that are on the land and not disturb their habitat and you know let's just go back and plant some more trees on it, which really isn't going to help the community very much. We could look at what would happen if we just developed it the way that it is already zoned to be developed; business park, offices, some more residential and so forth and has been very correctly brought up right now we don't need more rooftops. We need jobs. We need the infrastructure that would be paid for by development that would increase the tax base, put money in for schools, for Fire Department, for the TUMF fees, improve the traffic flow by putting traffic lights and additional off-ramps and this sort of thing and so that's what I'm looking at this in terms of it may not be a perfect project. I don't think we'll ever see a perfect project, but I don't think there is any demand in today's economy for Business Park, offices and so forth. We're already seeing retail that is closing down. We lost the Best Buy a couple of years ago. We are now losing the Office Max out there in that area because people are not going to stores to buy things. They are going online. They're buying things and what is needed in order to support that kind of an economy is someplace to store, warehouse and distribute those items for people that are buying them and so I see this type of a project as being something that is coming along with our digital age, our information age and so forth as being something that is meeting a need. If there was a need for what was originally zoned for that area then we would probably have applicants saying you know we want to build a business park. We want to build some offices there. We want to build more houses. We don't have applicants for those things because there is not a demand for them and so with the demand comes the need for them, with the need comes the development and it's kind of where the money flows and so I'm looking at this and thinking there is a lot that this project brings to the community. There are some challenges of course and yes it is going to increase traffic, but anything you put there is going to increase traffic. The original project as was mentioned; the original zoning that was there, if it was built out that way it would be even more traffic than what this particular project is, so I think it is an attractive project. I think it fits well where it is. It is close to the freeway. It will bring good things to Moreno Valley including jobs and even though there may be some challenges to it, I think that the benefits outweigh the challenges and those are my comments.

COMMISSIONER SIMS – I think the… a lot of this going through right now is you… the warehouses on the east end is a big decision. The project end itself seems to be a good project. I do have concerns. We're coming out of a steep economic recession and the current thought is we don't need new rooftops and maybe so. But I look at the commercial development that we have, especially as we move out into the east end. I sometimes ponder with what would help support Moreno Valley commercial. You know there is a lot of businesses that have gone out of business. We have indoor swap meets and 99 cent stores and different things and is that a function of the demographics of the City or is it a function that we've been in a series of… we don't have the rooftops and we don't have the population to support more restaurants, to support more service

oriented. We're losing businesses in Stonegate. The Best Buy moved out. The Office Depot is closing. I happened to be in Office Depot the other day and it is not because of the lack of business, it is because it is a tenant landlord relationship that they are intending to change the occupancy because that space is directly adjacent to a Best Buy or the former Best Buy. So what I worry about is when we commit to such a large area within the City towards a warehouse; warehousing, that's cast in stone. The City will seal its fate that that is what it is going to be and you know I'm not an Economist. I don't understand long term what that means, but there is a lot of change. The General Plan; a comprehensive General Plan Amendment coming out of the recession and not doing overlays and piecemeal fashion seems a more appropriate approach and as far as the traffic study goes, you know I appreciate the comments made and I'm not a Traffic Engineer per say. I did take a little bit of it in College and so forth, but at the end of the day I just think the City; the leadership in the City has come out in support of the World Logistics Center. It's a no commodity. The Aldi project has gone through. Now the Prologis is here in front of us today. We have 3,000 acres sitting just directly to the east and we don't have a cumulative traffic impact analysis and it just seems inappropriate; it would seem appropriate for transparency for the City at large to understand what the overall traffic impact is and I think the City could fund and would do it quickly based on take the cumulative work from the EIR for the World Logistics and the Prologis and do a comprehensive look at that and perhaps even do a comprehensive General Plan Amendment taking into account that we're moving out of a recession. So anyhow, this is kind of a big decision tonight, so I would encourage just some more comprehensive looks. We're coming out of something that was bad. The economy is moving better in pockets. Is this the pocket… is this the hotbed of what Moreno Valley will forever be is warehouse?

COMMISSIONER LOWELL – I echo Mr. Sims comments also. I echo Ms. Van Natta's comments. My concerns are as a personal note, I like to evaluate projects not only on their legality, meeting zoning and General Plan and what not. I also like to look at the project on its entirety; if it's a good project in the right location. I personally really like this project. I think the layout of the buildings; I think the tenant; I think the property owner is a fantastic project. I do believe it is in the wrong location. I believe it is too close to the residential developments. I believe that the people that moved into the east end of the City did not anticipate large warehouses coming in. I would approve this project if it were farther away but I'm very hesitant to establish this large complex. It will add a book end to that end of our City that will essentially allow the way for more and more warehouses between this project and the World Logistics Center. I personally think that we need to evaluate the grand scheme of things of basically reevaluate our General Plan and see what the future of the City should hold and not amend the General Plan tonight.

CHAIR VAN NATTA – Who would like to comment next?

VICE CHAIR GIBA – Well everything that everybody said is very relevant. It's very important. I'm one of those that believes that we should have the proper project in the proper place. It's always been my feelings. When we did the study on the 60 Corridor, I was probably the most vocal about the fact that we didn't get enough weigh in from the entire community as to how that area of our community should be built up at all. I think there is a lot that the other people had spoken in the previous meeting that we had and what Mr. Sims and Mr. Lowell said as well as what Meli has said that all these things are very difficult to take into consideration. This is a very nice project. It really is. When I looked at all the plans and all the layouts, Prologis knows what they're doing. They build a very nice facility. If they had built just Building 1 and just Building 2 with Eucalyptus coming down underneath and not Buildings 3, 4, 5 and 6 going down into the residential area it probably would be much more appealing considering we already have Aldi's and Sketchers all along that 60 freeway corridor, but it's a very large area covering dropping down into the residential neighborhood. The traffic studies; absolutely correct Meli. If we put in the other types of facilities, apartments, restaurants and whatever the original plan would have specified, we may have more traffic. Yes, Prologis is putting a lot of money into upgrades and repairs of our area, but I think what we need to start doing in this City is we need to start getting a better vision for who we are and what we are. Sometimes we take the easy way out. I'll give you an analogy. When I was a recruiter in the Navy, Cat 4's were easy to come by. Those are the guys that were very low on the scope but they really wanted to go into the Navy, but the Navy didn't need Cat 4's academically, educationally and test score wise, but they were easy to come by so every recruiter had a whole bunch of Cat 4's ready to go into the Navy. The hard part was to go out there and find those Cat 1's and Cat 2's. They were the high scoring people that they could put into the nuclear programs. I think sometimes we're hurting ourselves. We're shooting ourselves in the foot by not going out and searching for the proper projects for the proper locations any more. We're changing this as there have been other comments made. We have been changing. We're no longer the same City we were in 1984 when we first incorporated and we also have a change of Councilmembers and we are a whole different Commission here. Mr. Cavanagh I apologize to you that I was not here in 2007. I don't know why that area was chosen. I don't know why the decisions were made back then. They were difficult decisions to make I'm sure on your part because you guys are builders of wonderful warehouses. I'm not going to dispute that, but I'm having a very, very, very difficult time with this one in that much like Mr. Lowell said a wonderful facility, but possibly in the wrong location and back in 2007 you had a choice of a lot of other locations in the City that you could have built that at and you chose to come to the east side for whatever reasons. So it is a difficult one Mr. Sims; you're right and it is a decision; I think a pivotal moment right now where we have to make a very hard decision as to what we are going to do on that east side and so that's as one individual would say, that's all I've got to say about that.

COMMISSIONER BARNES – I think the comment I'd like to add is that at least in my perspective a decision on this project tonight does not in my mind cast the dye for everything in the east half of Moreno Valley. The quality of the Prologis project I think stands on its own merit and in the location that it's at, given the surroundings and the things that have changed in the economy and the development in that area, it deserves to be analyzed by itself and to lump it together with what may happen in the east end, I think is not necessarily fair to this project and I know that whichever way I vote on this project, does not mean that I will vote the same way on what might come down the pike at some point, so I agree with the Chairperson that I think at this point in time, knowing what we know about the quality of the project and what their proposal is that I think it's a good project and should stand on its own merits and I think that it does and should something else east of it come down the pike, it will be reviewed on its own merits at whatever point in time it comes before us and I don't think we should penalize this project for what that project might be. So I think this is a quality project that deserves consideration.

COMMISSIONER RAMIREZ – Well I think everybody made some valid points. You know the bottom line is does the benefit outweigh the environmental impact and the impact for the entire community. You know there is a lot of economic impacts with this project. We're talking 19 million dollars in fees; 1.5 million dollars a year in tax revenue. You know that is revenue that we can use to support our public safety, our Police Department, you know hire crossing guards and things of that nature. Yeah the project is relatively close to some neighborhoods, but logistically it is located in an ideal spot which is close to the freeway. If we can address the traffic issues such as making a recommendation of that Redlands Boulevard corridor; truck corridor north of the freeway so that can be eliminated, enhancing other truck routes such as Moreno Beach Drive south from Eucalyptus as soon as you're going southbound past those apartment homes. That is a very dangerous area. It is a very dangerous corridor. We're talking about big trucks driving south or maybe even north and at some times pedestrians are fighting for their lives just trying to walk or ride their bikes through there, so I don't know if that is something that we can make as a recommendation to our Capital Improvement Plan or what have you, but I think it's a good project. Seeing no two jobs is very difficult. You know I have a job and I'm sure most of you out there have a job too and coming from a family whose dad used to leave at three in the morning to drive all the way to LA for work and sit two hours in traffic on the way there and two hours in traffic on the way back and didn't have a dad that was really very motivated to support the family emotionally, so any time you can keep residents close to their job and close to home that's a good thing. It means they'll be able to spend more quality time with their families, so I like this project and I'm ready to vote yes for this.

COMMISSIONER BAKER – I guess I'll bring up the rear on this. I've really thought a lot about this last month we've been on this and the deal is here the economics of the whole United States and California has changed a hundred

percent. Like Meli was saying it's an ecommerce deal, that's why we have that Amazon; what is that, a million plus square foot warehouse out here, the one over in San Bernardino. People are just not going to the Best Buy's and Circuit City's or even Office Max to buy their products anymore. If they can it online or in the mail, that's what they're doing, so the number one thing we've got here is there's a lot of things here that maybe we look at that aren't a hundred percent where they need to be, but I think overall we've got to look at what's good for the economic base for Moreno Valley and hopefully we can work through some of the mitigation problems on the transportation. I know I'll do all I can to help on that, but I think it's a good project. I've reviewed these people online and other projects they've had. It's a top notch company we're dealing with here, so I'm for it. It's a good project. I think need to move forward with this and like you said, if there is some things we need to do on the transportation; I don't know how we build that into a motion here, but I'd like to see the project move forward, okay.

CHAIR VAN NATTA – I do want to come back with just one little comment here and a little bit of rebuttal. I'm looking at this and I've heard a couple of the Commissioners say oh it's the right project but it's in the wrong place and I'm looking at the map here and I'm seeing that this is bounded on the north by State Route 60, on the west by the Auto Mall, on the east by Aldi and most of the south border is that row of rocky hills that goes through there. It only abuts residential area on the corner and yet it's separated by the Quincy Street Channel there, so I don't really see that it is effecting existing residential all that much in this project. I don't see anything that I would think would make a better fill for that spot than a project of this type. What else are you going to put there? If you put residential there, you're going to have residential in between the Auto Mall and Aldi. I mean that doesn't make any sense to put anything there other than some sort of a commercial development and as I mentioned earlier and as Commissioner Baker acknowledged, this is the wave of the future. It's not turning Moreno Valley into a City of warehouses. It's opening us up to what's happening for now and for the future which is the distribution type centers and so forth and as another Commissioner mentioned also, it does not mean that if we're approving this that we're saying yes to warehousing all over the east side. Each project deserves and each applicant deserves consideration for their project and for what it offers and it needs to be weighed on its own merit. Yes, you have to look at the cumulative effect, but there are other projects that have been proposed that have not even come before us yet and I don't think we can say, oh let's hold off on making a decision on this until we see what this other project is going to do. I don't think that would be fair to the applicant and I don't think that would be fair to the City of Moreno Valley. We can certainly use as Commissioner Ramirez commented, we can certainly use the revenue that it's going to bring to the City to improve things and the jobs that it will bring and I think it's a good project.

COMMISSIONER SIMS – I like to note here. I tend to agree with Commissioner Giba that I'd be more supportive. I think the Prologis is a good project. I checked them out as well and did my research on it and the project end itself is a

nice looking project. I tend to agree that part of the project south of what would be Eucalyptus is what disturbs me most about it. I think along the freeway seems reasonable but anyhow… those houses are you know Sand Wedge; the back end of the property is directly adjacent to existing residential homes and more likely than not over time you'll see more warehouse goes up to between Redlands Boulevard and this project all along Eucalyptus, so that whole neighborhood will be impacted. But anyhow needless to say, you know the right place for the right kind of development. There are 1504… I asked City Staff the commercial brokerage provided. There are 1504 acres within the City of Moreno Valley and Perris available that is already zoned for industrial warehouse. You drive along the 215 freeway. There is a bunch of vacant land already there with railroad, freeway. It's all warehouse, so you know is this the right place. We have all the south entry into the City that's warehouse. You have Alessandro and Cactus bound with warehouse and distribution, its proximity to large industrial with the March Air Reserve Base. This just seems kind of moving warehouses into the east end. It's our last entry portal into the City. That's what we're going to be seen as is as people coming out from a nice weekend and nice areas out in the desert, they're going to be coming into warehouses. There is going to be a fly-in Pilot station with Subway at the intersections, so anyhow I know this project stands on its own and it's a nice project. It is a pivotal decision I personally believe as a Commissioner.

VICE CHAIR GIBA – No I never implied that it had anything to do with any other warehousing. My concern was is… as a matter of fact I think I even stated that for you. If this warehouse was Building 1 and Building 2 with Eucalyptus then you have these warehouses along the 60 and that's great, but as Mr. Sims said and I don't know if Mr. Lowell mentioned it as well, it's the extension down into an area that makes it very difficult. It begins to see warehouse tops. That area to me could be better developed for other reasons.

CHAIR VAN NATTA – For example?

VICE CHAIR GIBA – To stay within the same context is what you originally. It might take us awhile Ms. Meli. It might take us a lot of work, but to use some vision as to who you can go out and actually bring to those locations rather than sit around and wait for the only answer we seem to find, which is a warehouse project and we do have good warehouse projects and this is a beautiful warehouse project. There is no argument whatsoever. I never said that it wasn't well done, but there is probably a better location for it and I don't believe the east side is the best location, at least that location originally was some of the plans that were put forward from this document. There were other alternatives for building small light industrial, which what it was originally; mixed use facilities. The vision was given to me John Terell when I first came on in 2011 and he took me through there. He said this is mixed use and there should be some apartments. There should be some houses there. There should be some light industrial there, restaurants, hotels. That's the kind of vision and that's the kind

of thing that will support the east side and its growth and not only that, support that hospital corridor back behind it, so as you come in, you come into warehouses and you still have a hospital corridor that they will build, but not right away, so I too feel that it's probably not the… I honestly say if you just build Buildings 1 and 2, you'd probably have the perfect fit there you know, but that's just my opinion.

CHAIR VAN NATTA – No and discussing this here, but if you only put buildings north of Eucalyptus then what are going to put south of Eucalyptus? You're not going to put other types of properties facing Eucalyptus that are going to be different than what you've put on the north side. I mean you are looking at this here and you're saying okay just complete this area here with those and leave this something else. Well what else would you put other than going on both sides of Eucalyptus with a similar…?

VICE CHAIR GIBA – What's wrong with hotels? What's wrong with restaurants?

CHAIR VAN NATTA – Because there's no hotels or restaurants that want to come out there right now and there are other places that will be available for them.

VICE CHAIR GIBA – If you show them what you can do with it Meli, they can do it, but your premise is usually very different from mine and you say… you know I kinda say if… you say you can't build it they won't come and you've got to have a market for it. If you don't go out and actually go for that market, you take your vision and you go and you try to actually sell what you have. Look I use the recruiter example. I put in over 126 people in this area in five years. I had to go to a lot of kids. I had to talk on a lot of telephones, meet a lot of parents, test and evaluate a lot of people to get those kids into the service. We have to do the same thing with our City. We may have to go out and do a little bit of work.

CHAIR VAN NATTA – But when you are looking at a project of this type. Okay let's say for example you want to have a hotel come in. I don't know of any hotels that come in and build next to an Auto Mall. That's not the kind of area that they would come to. You know if we want to attract the higher end retail and we want to attract the hotels and so forth, we have to have the jobs and other things that are going to attract them to the area and when you are looking at it here, all of this along here along this side, it's all those hills and everything and you've got commercial there, you've got the freeway there, you've got commercial here, so you only have this one corner here that abuts the residential, which may or may not stay residential in the future.

VICE CHAIR GIBA – To the east of that there is still open land that you continue to grow and I go back to their document. I think one person said the State Route 60 Study was a good start and within this study they talked about key guidance

for future development; pedestrian bicycle connectivity, neighborhood connectivity and all kinds of potential futures right next to that Auto Mall.

CHAIR VAN NATTA – But it wasn't all in this section right here necessarily. There was also some talk…

VICE CHAIR GIBA – Exactly

CHAIR VAN NATTA - … about the other side north of the 60 and other areas too. I think once you start in this area here, it's like this whole thing goes together. It's all in a square there basically and developing it all together just makes sense because they brought together a comprehensive plan that brings it all together that it does not look… when you look at the pictures of the project; the concepts of the project, it doesn't look like a bunch of big square box warehouses, it looks like a commercial development. There is a mix of sizes. A mix of different layouts of the buildings and so forth. It's not like one big box warehouse after another. It's laid out attractively.

VICE CHAIR GIBA – Good points.

CHAIR VAN NATTA – Thank you.

VICE CHAIR GIBA – We just agree to disagree agreeably

CHAIR VAN NATTA – That's fine. If we all agree, then most this wouldn't be necessary. We could just have one person up here if we were just saying the same thing.

VICE CHAIR GIBA – Thank you Meli.

CHAIR VAN NATTA – Okay, any other comments from… further discussion?

COMMISSIONER BAKER – One thing I would like to add. On these big projects… you know we talk about the streets, but the infrastructure that it's going to provide in that end of town; like I'm talking the water, the sewer and the electric. I don't know how much of that is there, but it has to be a definite improvement that they are going to bring into that area. It is isn't probably there right now. Am I correct there? I mean is that bringing in water, sewer and electric… or electric is probably there, but…

COMMISSIONER SIMS – I live out there towards that area and we have water and sewer at our house.

COMMISSIONER BAKER – I mean up and down Redlands Boulevard?

COMMISSIONER SIMS – Somehow we struggle through… we make it.

CHAIR VAN NATTA – No, we're talking about Quincy

COMMISSIONER BAKER – I'm talking about…

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Commissioner Baker, yes there is sewer and water extended to that general vicinity. This project would… the major infrastructure that this project if it were approved would provide is extending Eucalyptus Avenue from the Auto Mall to the Aldi site, so it would continue that road, so you could go I guess almost from one end of the City to the other on Eucalyptus once that area is developed. And then underneath that road would be the water, sewer and electric lines that would connect a gap. So it exists in that area, they would just be closing that gap. If I had to say what is the major infrastructure this will provide is? It is most likely the road improvements.

CHAIR VAN NATTA – Okay through here all the way through to… giving an alternative to driving on the 60. Also if somebody wanted to get from this side to that side without getting on the freeway, they could.

COMMISSIONER SIMS – I do want to have one last poke at this thing. You know the east end of the area, there are people that have moved out to the east end. Those are larger lots; half acre; you know larger kind of things and does have the potential for making… in fact the development that this… the housing that's directly that this project now abuts and Meli as you suggest as it goes east that it will logically fill in and then that's where that Adam Hall Nursery is. That will all become a big box or boxes or something like that. Those are all half acre homes. Those people who moved out there 20 years ago, based on the investment they made and based on the trust of the City for the General Plan to be rural residential out there, now will have big boxes right next to it. There are significant amount of areas within the City where projects like this could coexist in an area that's not intrusive on residential areas and anyhow, we are going to disagree on this and that's fine. I get it, but it's just people make investments. The investor in Stonegate I'm sure when they went and did their thing, they didn't anticipate a five or six year economic downturn, but rooftops are what support it. Why is the Canyon Springs area so well? There's obviously problems in Moreno Valley with the commercial when you look at the Moreno Valley Mall. That is a very under-utilized, under-whelming commercial center. Why is that? Why is Stonegate having trouble? Why are things right in the heart of the City get boarded up and they go pretty ratty; our commercial development? I don't why. I'm not an economist, but I just think there is reason we need… there's not a bad thing having more residential in a well thought out, well planned residential and we can set our mark and have parks. You know look at the City of Eastvale. That's one of the most affluent City's in all of Southern California. It's not by the coast. It's pierced by major freeways. It's probably located… it does very well. There's like 500 or 600 hundred thousand dollar home is the median price in that

thing. They don't have warehouses. They commercial supporting a very higher end, but they planned it that way. There were very conscientious. They set very, very strict limits. They created some community service districts. They have an abundance of parks. The residents pay dearly for that. We could do stuff like that here, but we have to have the vision and we have to go for it and set that.

CHAIR VAN NATTA – I'll give you a reason why we're having problems with our retail and part of it is that people have to drive through Eastvale area to get to jobs. Eastvale is thriving because they are closer to jobs and they are closer to the higher paying jobs, so when people have to drive as you were mentioning, your father. When people have to drive an hour or two to get to work, they quite often stop and do their shopping where it is that they are working. If we bring more jobs here, we will also by bringing the jobs, enhance the retail and enhance the shopping and everything else like that. House tops don't work if you don't work if you don't have jobs for the people who live in them. Okay, well we're definitely split on this. It will be interesting to see how it goes, but we will need a motion before we can take a vote on it.

COMMISSIONER LOWELL – I have one quick question of Staff. Last time this came before us there were options that we had to vote on yes or no. I don't see that in here. One of the recommendations is just to approve everything blanketly. Do we have the option of voting option A, B or C like we did last time?

ASSOCIATE PLANNER BRADSHAW – Those alternatives are in the March 13th Staff Report and they are still available there for reference.

COMMISSIONER LOWELL – I don't have that in front of me unfortunately.

ASSOCIATE PLANNER BRADSHAW – We can provide a copy to you. We still have them for reference here. The recommendation in that same March report is the same recommendation we carried into tonight's report. We didn't try and provide all those alternatives in formal recommendation language, but we do have the alternatives for reference. The first was to approve the project as it's proposed, but to condition two of the warehouse buildings to not be built for the first 18 months of approval. That was one of the options. Alternative two of those suggested was to deny the General Plan Amendment and Zone Change for the two sites; Buildings 1 and 2 which are the two sites located immediately adjacent to the Auto Mall, but approve the proposed land use changes for the remainder of the project site. This would prevent warehouse facilities from developing along those two sites immediately adjacent to the Auto Mall and the third alternative was to deny the land use changes and through that denial, deny the project as presented to you this evening.

COMMISSIONER LOWELL – But there is no option to deny the General Plan Amendment but approve the balance of the project as it stands?

ASSOCIATE PLANNER BRADSHAW – The project as proposed… we didn't suggest that alternative.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Yeah can you clarify… the General Plan Amendment affects most of the property, so are you saying approve part of the General Plan Amendment and not another part?

COMMISSIONER LOWELL – I don't have last month's information in front of me, so there was a map on there that showed where the zoning would change and I'm not familiar with exactly how those zones lay out because I don't have that map in front of me today.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – The quick answer is if you wanted to only approve part of the project, for example the part north of Eucalyptus. The project would…we'd need to take that back and revise the exhibits, because the General Plan Amendment didn't match up exactly to Eucalyptus Avenue. So if a majority of the Commission wanted to pursue what I call an alternative to the project as proposed, we would need to revise that and bring that back to you.

VICE CHAIR GIBA – How do we do that John? I mean is there some kind of a motion you'd make for saying can we look at another alternative for this project?

CHAIR VAN NATTA – I don't think we should.

CITY ATTORNEY CURLEY – If I might… what is before you is the applicant's request that is for you to recommend to the Council. You know you are not deciding it. Under the statue, you have the duty as the Planning Advisory Body to give the Council the decision maker, your thoughts on it, so you could go through the one through seven and certify the EIR, but if it was your pleasure to augment the statement of overriding considerations that would be a recommendation. I'm just dropping down here. Number four, General Plan Amendment. A recommendation would be to approve part of it; you know lot one and two or however you want to designate it and not the rest and go on… Zone Change, we recommend you approve part or not. The Council will get that. They will consider your advice. They have the privilege to say thank you, we're going to do just that. Thank you but we're not going to listen to you at all. Thank you somewhere in between.

CHAIR VAN NATTA – That's happened before

CITY ATTORNEY CURLEY – So they will take your advice as their land use advisors, but you're not the bottom line, so in each one of these, depending on how creative you want to be on your recommendation, but you could give Staff here the narrative; you know, approve lot one and two or this or that. That's what would get written up in the recommendation for the Council's consideration.

CHAIR VAN NATTA – I think what we have here is a proposal that has been brought after much work between Staff and the applicant and after much delay of time and everything like that. We have a project that's their vision of what they would like to do with the property and I think we should make a decision whether we're going to say yes go ahead to the City Council and this is our recommendation or whether we're going to say no we don't like it and let them make their decision on that. But I think as it stands, is how we should vote on it because all we're doing is making a recommendation.

COMMISSIONER LOWELL – I agree. I think we've been leading them on a little too long so we need to make a decision, yes or no.

VICE CHAIR GIBA – I agree and I think I've already made my recommendations.

COMMISSIONER LOWELL – When we vote on this are we going to vote on items one through seven blanketly or are we going to vote on item 1 by itself, 2 by itself, 3 by itself and so on.

CHAIR VAN NATTA – No, let's just read the whole thing; the recommendation, approve, read the whole seven and then we'll yeah or nay.

COMMISSIONER LOWELL – I understand.

CHAIR VAN NATTA – Commissioner Baker would you make the motion.

COMMISSIONER BAKER - Okay I move that we **APPROVE** Resolution No's. 2014-09 and 2014-10 and thereby **RECOMMEND** that the City Council take the following actions:

1. **CERTIFY** that the Environmental Impact Report (EIR) for the Prologis Eucalyptus Industrial Park Project (Attachments 5 and 6) has been completed in compliance the California Environmental Quality Act;

2. **ADOPT** the Findings and Statement of Overriding Considerations regarding the Final EIR for the Prologis Eucalyptus Industrial Park Project attached hereto as Exhibit A to Attachment 2;

3. **APPROVE** the Mitigation Monitoring Program for the Final EIR for the proposed Prologis Eucalyptus Industrial Park Project attached hereto as Exhibit B to Attachment 2;

4. **APPROVE** General Plan Amendment application PA07-0082 as shown for Exhibit A to Attachment 3;

5. **APPROVE** Zone Change application PA07-0081 as shown on Exhibit B to Attachment 3;

6. **APPROVE** Master Plot Plan PA07-0083 and related Plot Plans PA07-0158 through PA07-0162, subject to the attached conditions of approval included as Exhibit C to Attachment 3;

7. **APPROVE** Tentative Parcel Map 35679 (PA07-0084), subject to the attachment conditions of approval included as Exhibit D to Attachment 3.

CITY ATTORNEY CURLEY – And if I might add, does that include the augmented conditions that were on your dais this evening? I assume it did, but so the record is complete. You have two colored sheets, a purple and a blue one. I think your intent was to include that. It was part of the second? Alright disregard me. Never mind.

COMMISSIONER BARNES – Second

CHAIR VAN NATTA – Okay we have a motion and a second. We will go to a roll call vote please.

COMMISSIONER SIMS – No

COMMISSIONER LOWELL – With all due respect I vote no

COMMISSIONER BAKER – Yes

COMMISSIONER BARNES – Yes

COMMISSIONER RAMIREZ – Yes

VICE CHAIR GIBA – No

CHAIR VAN NATTA – Yes

CHAIR VAN NATTA – Okay so we have 4 yesses and 3 no's and the motion passes. And could somebody do something about the air conditioning.

COMMISSIONER LOWELL – I agree

COMMISSIONER BARNES - I'll second that

INTERIM PLANNING OFFICIAL ORMSBY – We will try to take care of that.

CHAIR VAN NATTA – And Staff…

INTERIM PLANNING OFFICIAL ORMSBY - Just a wrap up for this item, the Planning Commission recommendation will be referred to the City Council for final action.

CHAIR VAN NATTA – And I'm doing nothing until somebody turns the air conditioner back up a little. Yeah 5 minutes.

(RECESS)

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Facts, Findings and Statement of Overriding Considerations Regarding the Environmental Effects and the Approval of the ProLogis Eucalyptus Industrial Park (State Clearinghouse No. 2008021002)

I. INTRODUCTION

The City Council of the City of Moreno Valley (this "Council"), in certifying the EIR for the Prologis Eucalyptus Industrial Park and approving Tentative Parcel Map 35679 and a Site Plan authorizing the construction of up to approximately 2,244,638 square feet of distribution warehouse space (the "Project"), makes the Findings described below and adopts the Statement of Overriding Considerations presented at the end of the Findings. The Environmental Impact Report ("EIR") was prepared by the City of Moreno Valley ("City") acting as lead agency pursuant to the California Environmental Quality Act ("CEQA"). Hereafter, unless specifically identified, the Notice of Preparation ("NOP"), Notice of Availability & Completion ("NOA/NOC"), Draft EIR ("DEIR"), Technical Studies, Final EIR containing Responses to Comments and textual revisions to the Draft EIR ("FEIR"), and the Mitigation Monitoring and Reporting Program ("MMRP") will be referred to collectively herein as the "EIR." These Findings are based on the entire record before this Council, including the EIR. This Council adopts the facts and analyses in the EIR, which are summarized below for convenience. The omission of some detail or aspect of the EIR does not mean that it has been rejected by this Council.

II. PROJECT SUMMARY

A. PROJECT DESCRIPTION

1. Site Location

The Project is located in the eastern portion of the City of Moreno Valley. The Project site consists of ten parcels totaling approximately 122.8 net acres located south of and adjacent to SR-60, east of Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel.

The Project site is vacant and supports mainly weedy vegetation. The major road that provides access to the Project site is Eucalyptus Avenue. Land adjacent to the Project site includes vacant land east and south of the proposed Project site, SR-60 to the north, and the Moreno Valley Auto Mall and the City

of Moreno Valley Fire Station No. 58 northwest of the Project site. Existing single-family residential uses are located approximately 50 feet southeast of the southeastern corner of the Project site.

2. Project Description

The Project site is approximately 122.8 acres in size. The proposed Project includes the construction and operation of a warehouse facility comprising six buildings consisting of a total of approximately 2,244,638 square feet. The Project site is divided into northern and southern areas. The northern area, north of the future Eucalyptus Avenue, would contain approximately 1,030,377 square feet of warehouse uses divided between two buildings (No. 1 and 2). Development in the southern area, south of the future Eucalyptus Avenue, would consist of approximately 1,214,261 square feet of warehouse uses divided among four separate buildings (No. 3 through 6). The master and individual building plans, including grading, landscaping, elevations, and selected line of sight plans. The proposed Project includes the construction of asphalt/concrete surfaces in parking and driving areas, and landscaping along the perimeter and roadway frontages.

The Project site is currently designated Residential in the City's General Plan. The site is zoned as Business Park (BP), Business Park/Mixed Use (BPX), Residential 15 District (R15), Residential 5 District (R5), and Residential Agriculture 2 (RA-2). The zoning is not consistent with the existing General Plan land use and the Project is not consistent with the General Plan and zoning. Therefore the Project will require a General Plan Amendment which would change the designation to Business Park and a Zone Change that would change the zoning of the site to Light Industrial (LI).

3. Actions Covered by the EIR

The EIR will support the following discretionary and non-discretionary approvals:

- General Plan Amendment to amend the Land Use Element resulting in a change of land use designations for the southern portion of the project site (approximately 71.3 acres) from Residential 15, Residential 5, and Residential Agriculture to Business Park.
- General Plan Amendment to amend the Circulation Element including (1) elimination of undeveloped Quincy Street from Eucalyptus Avenue to Encilia Avenue; and (2) realignment of Encilia Avenue from its current alignment such that its westerly terminus is located at Moreno Beach Drive instead of the current General

Plan westerly terminus at Eucalyptus Avenue. The segment between Quincy Channel and Moreno Beach Drive would be classified as a Collector.

- Change of Zone resulting in a change from Business Park (BP), Business Park Mixed-Use (BPX), Residential 15 (R15), Residential 5 (R5), and Residential Agriculture (RA-2) to Light Industrial (LI) on the project site.
- Modification of the Primary Animal Keeping Overlay (PAKO) zone district per the recommended change of zone.
- Modification of the Master Plan of Trails to eliminate trail segment along the west side of the Quincy Channel north of the future Eucalyptus Avenue and add a segment along the north side of Eucalyptus Avenue from the Quincy Channel to the west boundary of the project site.
- Approval of a Master Plot Plan and five related Plot Plans.
- Tentative Parcel Map approval.
- Certification of the Environmental Impact Report.
- Final Parcel Map, public improvement agreement, and related securities approval.
- Issuance of an encroachment permit for any construction work done in any City-controlled ROW. Encroachment permit issuance requires approval of improvement plans, public improvement agreement execution with securities posted, and satisfying those conditions of approval required prior to grading.
- Approval of a Storm Water Pollution Prevention Plan (SWPPP) to accommodate site runoff during construction.
- Approval of a Preliminary Water Quality Management Plan (P-WQMP) and Final Water Quality Management Plan (F-WQMP) to mitigate for post-construction runoff flows (non-discretionary).
- Issuance of a Grading Permit that requires approval of a grading plan, approval of the final drainage study, approval of the F-WQMP, obtaining an Notice of Intent and Water Discharge Identification Number, obtaining a WQMP#, and satisfying those conditions of approval required prior to grading (non-discretionary).
- Issuance of a Building permit. The comprehensive building permit includes building, plumbing, mechanical, and electrical permits (non-discretionary).

Approvals and permits required by other agencies include:

- Approval from the City and Riverside County Flood Control and Water Conservation District (RCFCWCD) to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened
- Approval of Quincy Channel improvements from the RCFCWCD
- A Section 404 Permit from the U.S. Army Corps of Engineers (USACE)
- A Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB)
- A Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW)
- Encroachment permits from Caltrans for any construction work done in any State-controlled right of way(i.e., SR-60)

B. PROJECT OBJECTIVES

The Project Objectives include the following:

- Provide industrial warehouse facilities that meet the substantial and unmet demands of businesses located in the City and County;
- Provide new industrial development that is attractive and minimizes conflicts with the surrounding existing uses;
- Provide a variety of new employment opportunities for the citizens of Moreno Valley and surrounding communities;
- Encourage warehouse distribution services that take advantage of the area's close proximity to various freeways and transportation corridors;
- Encourage new development consistent with the capacity and municipal service capabilities;
- Provide infrastructure improvements to meet phased Project needs in an efficient and cost-effective manner;

- Cluster industrial warehouse uses near access points to the state highway system to reduce traffic congestion on surface streets and to reduce air pollutant emissions from vehicle sources;
- Develop land uses that provide the City with a positive revenue/cost ratio and provide needed infrastructure in a timely fashion;
- Address community circulation, both vehicular and pedestrian, utilizing available capacity within the existing circulation system, and provide fair share improvements to various future-year deficient intersection or road segments; and
- Reduce peak hour vehicle trips, energy and water consumption compared to existing General Plan land uses.

III. ENVIRONMENTAL REVIEW AND PUBLIC PARTICIPATION

The City has conducted an extensive review of this Project which included the DEIR, FEIR and supporting technical studies, along with a public review and comment period first during the circulation of the Notice of Preparation/Initial Study and then through the circulation of the DEIR. The following is a summary of the environmental review of this Project:

- On February 4, 2008, the City circulated a Notice of Preparation ("NOP") and the Initial Study that identified the environmental issues that the City anticipated would be analyzed in the Project's DEIR to the State Clearinghouse, responsible agencies, and other interested parties.
- On February 13, 2008, the City conducted a public scoping meeting to allow members of the public to provide comments and input regarding the scope and content of the DEIR.
- The NOP public review period ran for 30 days, from February 4 to March 4, 2008. Written comments on the NOP were received from 22 different agencies, organizations, and individuals. The scope of the issues identified in the comments expressing concern included potential impacts associated with:
    - Change in use from established General Plan and zoning designations. This issue was discussed in Section 4.1, Aesthetics, and Section 4.8, Land Use, of the DEIR;

- Short-term and long-term air pollutant emissions including dust and diesel particulates from truck exhaust that could negatively affect nearby residential uses. This issue was discussed in Section 4.3, Air Quality, of the DEIR;

- Short-term and long-term noise impacts that could affect nearby residential uses. These issues were discussed in Section 4.9, Noise, of the DEIR;

- Potential impacts to future planned school sites were addressed in Section 4.8, Land Use, of the DEIR;

- Potential water-related impacts (drainage, water quality of runoff from the project) were addressed in Section 4.7, Hydrology and Water Quality, in the DEIR;

- Project truck traffic causing congestion on local roads, intersections, and freeway ramps, primarily on Redlands Boulevard, and impacts to vehicular, bicycle, and pedestrian safety. These issues were discussed in Section 4.11, Transportation, of the DEIR;

- Impacts to aesthetics from loss of views, loss of neighborhood character, and increased night lighting as this area transitions from previously planned residential and business park uses to industrial uses along the south side of SR-60. These issues were discussed in Section 4.1, Aesthetics, and 4.8, Land Use, of the DEIR; and

- Potential loss of biological or cultural (archaeological) resources by grading and development of the site, and suggestions to consult with local Native American tribes per SB 18. These issues were discussed in Section 4.4, Biological Resources, and 4.5, Cultural Resources, of the DEIR.

- Based on the Initial Study, included in the DEIR in Appendix A, and comments received pursuant to the NOP, it was determined that some issues need not be addressed in depth in the DEIR because previous studies of other analyses provided sufficient information, analysis, and mitigation to conclude that there was little or no potential for significant impacts. These environmental topics included: (1) Geology and Soils; (2) Mineral Resources; (3) Public Services; (4) Recreation; and, (5) Forest Resources.

- As required by the California Environmental Quality Act (CEQA) Guidelines Section 15087, a Notice of Completion (NOC) of the Draft EIR State Clearinghouse No. 2008021002 for the Eucalyptus Industrial Park project was filed with the State Clearinghouse on July 17, 2012, and the Notice of Availability (NOA) of the Draft EIR was filed with the Riverside County Clerk on July 18, 2012.

- The Draft EIR was circulated for public review for a period of 48 days, from July 18, 2012 to September 4, 2012. Copies of the Draft EIR were distributed to all Responsible Agencies and to the State Clearinghouse in addition to various public agencies, citizen groups, and interested individuals. Copies of the Draft EIR were also made available for public review at the City Planning Department, at one area library, and on the internet. A total of thirteen (13) comment letters were received on the DEIR. Ten of the comment letters received were from Federal, State, regional, or local agencies. Three comment letters were received from private organizations or conservation groups – no letters were received from individuals. The City prepared specific responses to all comments. The responses to comments are included in Section 2.0 of the FEIR.

- On (date) in accordance with *Public Resources Code* Section 21092.5, the City provided written responses to public agencies that commented on the DEIR.

- On (date), Notice of the City Council hearing to consider the Project was provided in the following newspaper(s) of general and/or regional circulation: Press Enterprise.

- On (date), this Council held a public hearing to consider the Project and staff recommendations. The City, after considering written comments and oral testimony on the EIR, determined that no new information was presented that would require recirculation of the EIR. Following public testimony, submission of additional written comments, and staff recommendations, this Council certified the EIR, adopted these Facts, Findings and the Statement of Overriding Considerations, and the further recommendations in the Staff Report, and approved the Project (collectively the "Approvals").

IV. INDEPENDENT JUDGMENT FINDING

The Applicant retained the independent consulting firm of LSA Associates, Inc. ("LSA") to prepare the EIR for the Project. LSA has prepared the EIR under the supervision, direction and review of

the City with the assistance of an independent peer review (Willdan Engineering). The City of Moreno Valley is the Lead Agency for the preparation of the EIR, as defined by CEQA CPRC Section 21067 as amended. The City Council has received and reviewed the EIR prior to certifying the EIR and prior to making any decision to approve or disapprove the Project.

Finding: The EIR for the Project reflects the City's independent judgment. The City has exercised independent judgment in accordance with *Public Resources Code* Section 21082.1(c) (3) in directing the consultant in the preparation of the EIR, as well as reviewing, analyzing, and revising material prepared by the consultant.

A. GENERAL FINDING ON MITIGATION MEASURES

In preparing the Approvals for this Project, City staff incorporated the mitigation measures recommended in the EIR as applicable to the Project. In the event that the Approvals do not use the exact wording of the mitigation measures recommended in the EIR, in each such instance, the adopted Approvals are intended to be identical or substantially similar to the recommended mitigation measure. Any minor revisions were made for the purpose of improving clarity or to better define the intended purpose.

Finding: Unless specifically stated to the contrary in these findings, it is this Council's intent to adopt all mitigation measures recommended by the EIR which are applicable to the Project. If a measure has, through error, been omitted from the Approvals or from these Findings, and that measure is not specifically reflected in these Findings, that measure shall be deemed to be adopted pursuant to this paragraph. In addition, unless specifically stated to the contrary in these Findings, all Approvals repeating or rewording mitigation measures recommended in the EIR are intended to be substantially similar to the mitigation measures recommended in the EIR and are found to be equally effective in avoiding or lessening the identified environmental impact. In each instance, the Approvals contain the final wording for the mitigation measures.

V. ENVIRONMENTAL IMPACTS AND FINDINGS

City staff reports, the EIR, written and oral testimony at public meetings or hearings, these facts, findings, and statement of overriding considerations, and other information in the administrative record, serve as the basis for the City's environmental determination.

The detailed analysis of potentially significant environmental impacts and proposed mitigation measures for the Project is presented in Section 4.0 of the DEIR and Section 3.0 of the FEIR. Responses to comments on the DEIR, along with copies of the comments, are provided in Chapter 2.0 of the FEIR.

The EIR evaluated thirteen major environmental categories for potential impacts including Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Hazerds and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Population and Housing, Transportation, Utilities and Service Systems, and Greenhouse Gases and Global Climate Change. Both Project-specific and cumulative impacts were evaluated. Of these thirteen major environmental categories, this Council concurs with the conclusions in the EIR that the issues and sub issues discussed in Sections V.A and V. B below either are less-than-significant without mitigation or can be mitigated below a level of significance. For the remaining potential environmental impacts that cannot feasibly be mitigated below a level of significance discussed in Section V.C, overriding considerations exist which make these potential impacts acceptable to this Council.

A. LESS-THAN-SIGNIFICANT ENVIRONMENTAL IMPACTS NOT REQUIRING MITIGATION

The Moreno Valley City Council hereby finds that the following potential environmental impacts of the Project are less-than-significant and therefore do not require the imposition of mitigation measures.

1. Aesthetics

a. Light and Glare

Potential Significant Impact: Whether the Project would create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Findings: Potential impacts of the Project related to light and glare are discussed in detail in Section 4.1 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to light and glare with the adherence to established City ordinances and development guidelines, therefore, no mitigation is required.

Facts in Support of the Findings: Section 4.1 identifies no sources of light or glare on the Project site. Development of the Project site would introduce new sources of light and glare into the area in the form of street lighting, parking lot lighting, and security lighting for the buildings. Lighting within loading

areas (areas within the public view include the loading areas of Buildings 1, 2, and 3) will be directed downward so as to not Project lighting into the sky. The overall increase in ambient light in the area is expected to be incremental with compliance with the City's development standards for lighting. The proposed Project will incrementally increase the amount of daytime glare in the Project area from introducing windows and metal fixtures into the area. All development in the City, which includes light generated from warehouse buildings and parking lots, is required to adhere to lighting requirements contained in the City's Municipal Code. The Project is consistent with General Plan policies and Municipal Code requirements regarding light and glare, therefore, no impacts associated with this issue would occur and no mitigation is required (DEIR, pgs. 4.1-8 to 4.1-9).

b. Light and Glare

Potential Significant Impact: Whether the Project would create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Findings: Potential impacts of the Project related to light and glare are discussed in detail in Section 4.1 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to light and glare with the adherence to established City ordinances and development guidelines, therefore, no mitigation is required.

Facts in Support of the Findings: Section 4.1 identifies no sources of light or glare on the Project site. Development of the Project site would introduce new sources of light and glare into the area in the form of street lighting, parking lot lighting, and security lighting for the buildings. Lighting within loading areas (areas within the public view include the loading areas of Buildings 1, 2, and 3) will be directed downward so as to not Project lighting into the sky. The overall increase in ambient light in the area is expected to be incremental with compliance with the City's development standards for lighting. The proposed Project will incrementally increase the amount of daytime glare in the Project area from introducing windows and metal fixtures into the area. All development in the City, which includes light generated from warehouse buildings and parking lots, is required to adhere to lighting requirements contained in the City's Municipal Code. The Project is consistent with General Plan policies and Municipal Code requirements regarding light and glare, therefore, no impacts associated with this issue would occur and no mitigation is required (DEIR, pgs. 4.1-8 to 4.1-9).

2. Air Quality

a. Construction-Chronic Health Risk Impacts

Potential Significant Impact: Whether the Project would expose sensitive receptors to substantial pollutant concentrations.

For Maximum Individual Cancer Risk (MICR), the applicable thresholds are:

- An increased cancer risk greater than 10 in 1 million (1.0×10^{-5}) at any receptor location; or
- A cancer burden greater than 0.5.

For non-cancer chronic Hazard Index (HI); the applicable threshold is:

- A cumulative increase for any target organ system exceeding 1.0 at any receptor location.

Findings: Potential impacts of the Project related to construction-chronic health risks are discussed in detail in Section 4.3 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to sensitive receptor health risks and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.3 of the DEIR, the only toxic air pollution emissions in any significant quantity associated with the construction of the Project occur from diesel-powered equipment exhaust. A screening health risk assessment was performed according to the published Office of Environmental Health Hazard Assessment (OEHHA) health risk techniques.[1] According to the health risk assessment, the cancer risk due to construction of the Project is less than the threshold of 10 in 1 million. Therefore, health risks would be less than significant and no mitigation is required. (DEIR, pgs. 4.3-13 to 4.3-14)

b. Operational-Acute Health Risk Emission Impacts

Potential Significant Impact: Whether the Project would expose sensitive receptors to substantial pollutant concentrations.

For MICR, the applicable thresholds are:

[1] OEHHA, *Air Toxics Hot Spots Program Risk Assessment Guidelines*, August 2003, Appendix D, *Risk Assessment Procedures to Evaluate Particulate Emissions from Diesel-Fueled Vehicles*.

- An increased cancer risk greater than 10 in 1 million (1.0×10^{-5}) at any receptor location; or

For non-cancer chronic and acute HI; the applicable threshold is:

- A cumulative increase for any target organ system exceeding 1.0 at any receptor location.

Findings: Potential impacts of the Project related to operational-acute health risks are discussed in detail in Section 4.3 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to operational-acute health risks and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.3 of the DEIR, a screening level health risk assessment was performed for the operational emissions associated with the proposed Project based on the SCAQMD's *Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis* guidance. The operations expected to occur at this facility will not emit any toxic chemicals in any significant quantity other than vehicle exhaust. According to the health risk assessment the nearest residences would experience a cancer risk of 4.33 in 1 million, which is below the 10 in 1 million threshold. The nearest residences would also experience a chronic HI of 0.0016 and an acute HI of 0.0000088. Both the chronic and acute HI would be below the chronic and acute HI threshold of 1.0. Since the operational phase of the proposed Project would not exceed any of the long-term acute health risk assessment thresholds, a less than significant impact would occur. No mitigation is required. (DEIR, pgs. 4.3-14 to 4.3-18)

c. Operational-Carcinogenic and Chronic Health Risk Emission Impacts

Potential Significant Impact: Whether the proposed Project would expose sensitive receptors to substantial pollutant concentrations.

For MICR, the applicable thresholds are:

- An increased cancer risk greater than 10 in 1 million (1.0×10^{-5}) at any receptor location; or

For non-cancer health risk HI; the applicable threshold is:

- A cumulative increase for any target organ system exceeding 1.0 at any receptor location.

Findings: Potential impacts of the Project related to operational-carcinogenic and chronic health risk emission impacts are discussed in detail in Section 4.3 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to health risks related to operational emissions and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.3 of the DEIR, the closest residences to the Project would be exposed to a lifetime inhalation cancer risk of no more than 4.33 in 1 million, a 30-year inhalation cancer risk of no more than 3.88 in 1 million, and nearby workers a 40-year career inhalation cancer risk of no more than 1.5 in 1 million. The chronic health risk index is significantly less than the threshold of 1.0, in this case 0.0016 for residents and workers. No significant carcinogenic or chronic health risks would occur from Project-related traffic. No significant health risk would occur from Project-related truck traffic, and no mitigation is necessary. (DEIR, pg. 4.3-18)

d. Air Quality Impacts to Adjacent Future Development

Potential Significant Impact: Whether the proposed Project would expose sensitive receptors to substantial pollutant concentrations.

Findings: Potential impacts of the Project related to air quality impacts to adjacent future developments are discussed in detail in Section 4.3 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to air quality impacts to adjacent future development and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.3 of the DEIR, based on the land use assumptions for the future L-Aquila D'Pietra (LADP) Project, residential development would be located along the southern Project boundary between the proposed Project and the proposed LADP. It is anticipated that the proposed Project site would be fully developed prior to the occupation of any dwelling units in LADP; therefore, no construction-related air quality impacts to adjacent sensitive receptors would result from development of the proposed Project.

The primary health risk is from heavy-duty truck emissions is diesel particulate exhaust. According to the screening-level assessment, the future residential units south of the Project site would be exposed to an unmitigated inhalation cancer risk of approximately 4.3 in 1 million, which is less than the threshold of 10 in 1 million. The corresponding chronic and acute hazard indices would be approximately 0.0016 and 0.000088, which is less than the threshold of 1.0 for the chronic hazard index and acute hazard index. Since the screening-level analysis overall Project health risks are below established thresholds, any detailed assessment would also produce less than significant health risk levels. Therefore, a less than

significant impact associated with future uses that may occupy adjacent properties subsequent to development of the proposed Project would occur. No mitigation is required. (DEIR, pgs. 4.3-18 to 4.3-19)

e. Long-Term Microscale (CO Hotspot) Impacts

Potential Significant Impact: Whether the proposed Project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. For CO, the applicable thresholds are:

- California State one-hour CO standard of 20.0 ppm; and
- California State eight-hour CO standard of 9.0 ppm.

Findings: Potential impacts of the Project related to long-term microscale emissions are discussed in detail in Section 4.3 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to long-term microscale emissions and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.3 of the DEIR, the highest one-hour CO concentration experienced at any of the intersections in the Project vicinity would not exceed the one hour CO State standard of 20 ppm. Based on the *Air Quality Analysis* prepared for the proposed Project, the proposed Project would contribute, at most, a 0.1 ppm increase to the one-hour CO concentrations for all scenarios. This is below the 1.0 ppm increase threshold. Also the highest eight-hour CO concentration experienced at any of the intersections in the Project vicinity would not exceed the eight-hour CO state standard of 35 ppm. Based on the *Air Quality Analysis* prepared for the proposed Project, the proposed Project would contribute, at most, a 0.1 ppm increase to the eight-hour CO concentrations for all scenarios. This is below the 0.45 ppm increase threshold. Since the proposed Project would not exceed the one-hour or eight-hour CO concentration standards, it is reasonable to conclude that no CO hot spots would occur. Therefore, the proposed Project would not have a significant impact on local air quality for CO and no mitigation measures would be required. (DEIR, pgs. 4.3-19 to 4.3-20)

f. Odors

Potential Significant Impact: Whether the Project would create objectionable odors affecting a substantial number of people.

Findings: Potential impacts of the Project related to objectionable odors are discussed in detail in Section 4.3 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts due to objectionable odors and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.3 of the DEIR, the Project does not propose land uses typically associated with emitting objectionable odors. Potential odors during Project construction may result from heavy equipment exhaust and the application of asphalt and architectural coatings. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less-than-significant. Project-related operational odor sources such as vehicle exhaust and routine painting/ maintenance activities are typical of industrial/commercial activities and would be localized to the immediate Project vicinity, with little or no off-site effects. Accordingly, impacts related to objectionable odors will be less-than-significant and no mitigation is required. (DEIR, pg. 4.3-20)

3. Biological Resources

a. Habitat Fragmentation/Wildlife Movement

Potential Significant Impact: Whether the Project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Findings: Potential impacts of the Project related to habitat fragmentation and wildlife movement are discussed in detail in Section 4.4 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts to habitat and wildlife movement and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.4 of the DEIR, the proposed Project site is isolated from regional wildlife corridors by existing barriers including urban development, agricultural uses, and roadways. Land uses adjacent to the Project site include fallow agricultural land to the south and east, commercial uses to the west, and residential uses to the north across SR-60. Due to the nature of development occurring in the Project area and the current condition of the Project site, it is highly unlikely that the Project site is utilized as a wildlife movement corridor, with the exception of the Quincy Channel. The proposed Project will not affect the majority of Quincy Channel, thus allowing wildlife to continue using the existing channel to traverse the site. The quality of on-site habitat has been diminished due to the previous and frequent ground disturbance and past agricultural activities. In addition, the

existing roadways and infrastructure features further isolate the Project site from natural areas. Due to the disturbed condition of the Project site, the nature of development to the southeast and west, the intervening presence of roadways and infrastructure, and adherence to City development standards identified in the Municipal Code, development of the proposed Project will not result in significant habitat fragmentation or substantially affect established wildlife corridors or wildlife movement. A less than significant impact would result and no mitigation is required. (DEIR, pg. 4.4-23)

b. Adopted Policies and Ordinances

Potential Significant Impact: Whether the Project would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Findings: Potential impacts of the Project related to adopted policies and ordinances are discussed in detail in Section 4.4 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in conflict with local policies or ordinances and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.4 of the DEIR, city policies or ordinances identified in the General Plan protecting biological resources include: mitigation of impacts to riparian areas or other natural sensitive communities (Policy 7.4.1), preservation of natural drainage courses in their natural hydrological state (Policy 7.4.3), and City fulfillment of obligations set forth within any agreements and permits related to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) implementation (Policy 7.4.5).

The Quincy Channel, located adjacent and to the east of the proposed Project site, is considered a sensitive natural habitat due to the value it provides as nesting sites and foraging sites for migratory birds. The proposed Project would be designed to minimize encroachment into this natural area through setback requirements established in Sections 9.16.120 and 9.05.040 of the City's Municipal Code, thus preserving this habitat area in its natural state pursuant to the City's General Plan. At the northeast corner of Building 2, the development plans call for a minimum setback from Quincy Channel due to the topography and alignment of the creek. From that point, the plan provides a setback and landscaped buffer area between the drainage area and the structures proposed on the site that widens and varies from 25 to 50 feet (including the flood control access road). Therefore, the proposed Project would not conflict with local policies or ordinances protecting biological resources and a less than significant impact would occur. No mitigation is required. (DEIR, pg. 4.4-24)

c. Adopted Habitat Conservation Plans

Potential Significant Impact: Whether the Project would conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Findings: Potential impacts of the Project related to adopted habitat conservation plans are discussed in detail in Section 4.4 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in conflicts with local habitat conservation plans and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.4 of the DEIR, the Project site is located within the Western Riverside County MSHCP, however, the Project site is not within any MSHCP criteria cell or habitat linkage. Furthermore, the Project site is not located within an MSHCP mammal or amphibian survey area; a Narrow Endemic Plant Species Survey Area or Criteria Area Plant Species Survey Area; or a riparian, wetland, or vernal pool habitat/species survey area. A habitat assessment for the burrowing owl is required under the MSHCP. While the Project site is not within any MSHCP conservation areas, the Project is still subject to provisions of the MSHCP. In particular, the Project applicant will be required to provide payment of mitigation fees and adhere to the requirements established in the MSHCP. Pursuant to agreements with the USFWS and the CDFG, the payment of the mitigation fee prior to the issuance of a building permit by the City, and compliance with applicable provisions of the MSHCP provides full mitigation under CEQA, FESA, and CESA for impacts to the species and habitats covered by the MSHCP. Therefore, development of the proposed Project will not conflict with the provisions of the MSHCP. A less than significant impact would occur and no mitigation is required.

In addition to the MSHCP, the Project site is within the boundaries of the Stephens Kangaroo Rat Habitat Conservation Plan (SKR HCP) established by the County of Riverside. Development of the proposed Project will not conflict with the provisions of the SKR HCP. The payment of a local mitigation fee prior to issuance of a grading permit by the City will be required. There are no other requirements for the Project under the SKR HCP and a less than significant impact would occur with payment of the fee and no further mitigation is required. (DEIR, pg. 4.4-24)

d. Endangered and Threatened Species

Potential Significant Impact: Whether the Project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as endangered or threatened in local or

regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).

Findings: Potential impacts of the Project related to endangered and threatened species are discussed in detail in Section 4.4 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts to endangered or threatened species and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.4 of the DEIR, no species listed by the State and/or Federal Government as Endangered or Threatened was identified on site during the field surveys; however, Swainson's hawk, a State-listed species, and Stephens' kangaroo rat, a federally and State-listed species, have a low potential to occur on the site.

The Project site is not located within any USFWS designated critical habitat . Swainson's hawk would be expected to occur on the site, if at all, only during migration as foraging individuals. Swainson's hawk is covered by the MSHCP. Mitigation for covered species consists of participation in the MSHCP.

The Project site is also within the SKR HCPFee Area. The proposed Project site is not within an SKR Core Area. The SKR HCP provides Take Authorization for the SKR within its boundaries, and no surveys or additional measures are required other than paying a development fee prior to issuance of a grading permit by the City. In the absence of a significant impact, no mitigation is warranted. (DEIR, pg. 4.4-25)

e. Cumulative Biological Impacts

Potential Significant Impact: Whether the Project in connection with past, current, and probably future projects would incrementally effect biological resources.

Findings: Potential impacts of the Project related to cumulative biological impacts are discussed in detail in Section 4.4 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant cumulative impacts to biological resources and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.4 of the DEIR, the proposed Project would not make a cumulatively considerable contribution to impacts on endangered or threatened species, riparian habitat or natural plant communities, jurisdictional waters, habitat fragmentation, wildlife movement, local policies and ordinances, or habitat conservation plans. There are no projects that would, in combination with the proposed Project, produce a significant impact to non-listed sensitive species.

Therefore, there are no significant cumulative impacts anticipated to occur that are associated with biological resources. With implementation of Project-level Mitigation Measures 4.4.6.1 through 4.4.6.3, the Project's contribution to cumulative biological impacts will not be cumulatively considerable and no additional mitigation is required. (DEIR, pgs 4.4-30 to 4.4-31)

4. Cultural Resources

a. Historical Structures and Features

Potential Significant Impact: Whether the Project would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

Findings: Potential impacts of the Project related to historical structures and features are discussed in detail in Section 4.5 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts to historical structures and features and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.5 of the DEIR, no structures or unique features are currently located within the Project limits. An online title search was conducted and historic maps were reviewed to determine the potential for structures and/or the remains of former sites of buildings or resources within the Project limits. No evidence of past structures or historic features was identified, nor was evidence of such structures identified during the on-site cultural resource survey or the records search. As no evidence has been identified to suggest the presence of past or current structures on site, no impacts related to historic structures or features will occur. In the absence of a significant impact, no mitigation is warranted. (DEIR, pg.4.5-5)

b. Human Remains

Potential Significant Impact: Whether the Project would disturb any human remains, including those interred outside of formal cemeteries.

Findings: Potential impacts of the Project related to human remains are discussed in detail in Section 4.5 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts to human remains and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.5 of the DEIR, the Project site was utilized for agricultural production. No evidence suggesting the Project site has been utilized in the past for human

burials has been identified.[2] In the unlikely event human remains are discovered during grading or construction activities, State law (Health and Safety Code §7050.5) requires that no further disturbance shall occur until the County Coroner has made determination of the origin and disposition pursuant to Public Resources Code 5097.98. Because adherence to provisions of Health and Safety Code §7050.5 is required of all development projects, and because adherence to the requirements in State law sufficiently mitigates for potential impacts to human remains, no significant impact related to this issue will occur. Because potential impacts associated with this issue are less than significant, no mitigation is required. (DEIR, pg. 4.5-5)

c. Cumulative Cultural Resources

Potential Significant Impact: Whether the Project in connection with past, current, and probable future projects would have a cumulative significant impact on cultural resources.

Findings: Potential impacts of the Project related to cumulative cultural resources are discussed in detail in Section 4.5 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant cumulative impacts to cultural resources and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.5 of the DEIR, on-site sediments and cumulative archaeological and paleontological discoveries elevate the potential for the on-site presence of archaeological and paleontological resources. The proposed Project includes measures to identify, recover, and/or record any archaeological or paleontological resource that may occur within the Project limits. Although unlikely to occur, potential impacts associated with human remains would be reduced to a less than significant level through adherence to existing State law. There are no projects that would, in combination with the proposed Project, result in any significant cumulative impacts on historical, archaeological, or paleontological resources, or cumulative impacts to human remains. Therefore, the Project will not make a significant contribution to any cumulatively considerable impacts associated with cultural resources, and no mitigation is required. (DEIR, pg. 4.5-8)

5. <u>Hazards and Hazardous Materials</u>

a. Routine Transport, Use, or Disposal of Hazardous Materials and Reasonable Foreseeable Upset and Accident Conditions

[2] *Chapter 5.10 Cultural Resources*, City of Moreno Valley General Plan Final EIR, July 2006.

Potential Significant Impact: Whether the Project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Also, whether the Project would create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials.

Findings: Potential impacts of the Project related to routine transport, use or disposal of hazardous materials and/or the risk of upset or accidental relaease of hazardous materials into the environment are discussed in detail in Section 4.6 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to routine transport, use or disposal of hazardous materials and, therefore, no mitigation is required.

Facts in Support of the Findings: Two *Phase I Environmental Site Assessments* (ESAs) were prepared for the proposed Project site. During the on-site inspection, no hazardous materials handling, storage, or disposal areas were observed. Additionally, no evidence of stressed vegetation, discolored water, or pools of liquid was observed during the on-site reconnaissance. However, because the Project site has been historically utilized for agricultural production and because of the close proximity to SR-60, soil samples were taken in various parts of the Project site to further evaluate the potential contamination on the site. Laboratory results indicated no detectable concentrations of hydrocarbon compounds in the samples collected. However, there were detectable concentrations of organochlorine pesticides and PCBs in samples collected from possible drainage accumulation and pesticide usage on site. These concentrations were within the allowable Preliminary Remedial Goals (PRGs) for the Project.

During the Project's construction and operation, it is likely that materials such as fuels, lubricants, solvents, cleansers, and paints will be transported to and from the site. The use and transport of these materials and all potentially hazardous materials would be handled according to the appropriate State and Federal regulations. Adherence to existing regulations as they relate to the handling and transport of potentially hazardous materials during construction would reduce impacts associated with this issue to a less than significant level and no mitigation is required. (DEIR, pgs. 4.6-6 through 4.6-11)

b. Hazardous Material Sites

Potential Significant Impact: Whether the Project would be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Findings: Potential impacts of the Project related to hazardous material sites are discussed in detail in Section 4.6 of the DEIR. Based on the entire record before us, this Council finds that development of the

Project will not result in significant impacts due to hazardous material sites and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.6 of the DEIR, a database review was conducted for both of the Phase 1 ESAs conducted for the Project site. Based on the database review, the Project site is not included on the State of California Hazardous Waste and Substances Site List (Cortese list) pursuant to the California Code (Section 65962.5). The Project site is not listed in the NPL; Corrective Action Order Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) list; Emergency Response Notification System (ERNS) list; Resource Conservation and Recovery Act System; Toxic Release Inventory System (TRIS); CAL-SITES Database for Annual Work Plan; California Department of Toxic Substances Control (DTSC); Regional Water Quality Control Board (RWQCB); California Waste Management Board (CWMB); Solid Waste Information System (SWIS); Waste Management Units Database System (WMUDS); California Border Zone Properties (Deed Restriction Properties); DTSC Hazardous Waste and Substances Site List (Cortese list); or any Leaking Underground Storage Tank (LUST) database.

Because the Project site is not identified on a list of hazardous materials sites, the potential that the development of the site would create a significant hazard to the public or environment is less than significant. In addition, the results of the site investigations performed by RM Environmental indicate that no significant amount of any hazardous material exists on site. Therefore, impacts associated with this issue are less than significant and no mitigation would be required. (DEIR, pgs. 4.6-11 through 4.6-12)

c. Existing or Proposed Schools

Potential Significant Impact: Whether the Project would create hazardous emissions or handle acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Findings: Potential impacts of the Project related to existing or proposed schools are discussed in detail in Section 4.6 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to existing or proposed schools and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.6 of the DEIR, at the time the NOP for the proposed Project was released, the Moreno Valley Unified School District (MVUSD) had identified three potential school sites within the Project vicinity. Of these potential school sites, High School #5 was the closest planned school to the Project site as it was to be located on the adjacent parcel east of the Project site. Due to MVUSD concerns regarding the placement of schools in areas that may be rezoned with

warehousing uses, MVUSD has made a decision to abandon the development of these school facility projects on the identified sites.[3] Therefore, no planned school facilities would be located adjacent to or within 0.25 mile of the Project site. Since there are no schools planned, proposed, or operating within 0.25 mile of the Project site, no impacts associated with this issue would occur and no mitigation is required. (DEIR, pgs. 4.6-12 through 4.6-13)

[3] *Resolution No. 2007-08-8,* Board of Education of the Moreno Valley Unified School District, April 15, 2008.

d. Emergency Response Plan

Potential Significant Impact: Whether the Project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Findings: Potential impacts of the Project related to emergency response plans are discussed in detail in Section 4.6 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to emergency response plans and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.6 of the DEIR, in February 2006, the County of Riverside, in cooperation with the cities and special districts, completed its Emergency Operations Plan (EOP). The EOP establishes the emergency organization, assigns tasks, specifies general procedures, and provides for coordination of planning efforts of the various emergency staff and resources.

Construction activities that may temporarily restrict vehicular traffic would be required to implement adequate measures to facilitate the passage of people and vehicles through/around any required road closures. During the operational phase of the proposed Project, on-site access for fire and emergency vehicles would be required to comply with standards established by the City Public Works Department. The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to Fire Department standards. As required of all development in the City, the operation of the proposed Project would be required to conform to applicable Uniform Fire Code standards. The submittal of such plans would be considered a condition of approval, which would be part of the permitting process initiated by the applicant and approved by the City in accordance with City standards. As with any development, access to and through the Project would be required to comply with the required street widths, as determined in the General Plan Circulation Element, and the Uniform Fire Code. Therefore, implementation of the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No significant impact would occur and no mitigation is required. (DEIR, pg. 4.6-13)

e. Wildland Fires

Potential Significant Impact: Whether the Project would expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildland.

Findings: Potential impacts of the Project related to wildland fires are discussed in detail in Section 4.6 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to wildland fires and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.6 of the DEIR, the Project site is not located within a "High Fire Hazard Area" or within an area susceptible to wildfires identified by the City of Moreno Valley. Areas surrounding the Project site consist of urban, built, and open space. Because of lack of abundant vegetation and the extensive amount of development within the vicinity of the Project site, on-site and adjacent areas do not have the capability to support a wildfire. The proposed uses on site do not typically create a fire hazards nor are they subject to wildland fire hazards due to the type of construction materials used. The Project will be designed and constructed to comply with adopted standards and guidelines for fire protection. Irrigated landscaping will surround Project buildings, and are required to include fire suppression features by law. Due to the location of the fire station adjacent to the Project in the northwest corner and the low probability that the Project site would be subject or susceptible to wildland fires, no significant impact related to this issue would occur. No mitigation is required. (DEIR, pgs. 4.6-13 through 4.6-14)

f. Cumulative Impacts from Hazards and Hazardous Materials

Potential Significant Impact: Whether the Project in connection with past, current, and probable future projects would cumulatively increase the risk of hazardous materials and exposure to hazardous materials.

Findings: Potential impacts of the Project related to cumulative hazardous materials impacts are discussed in detail in Section 4.6 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to cumulative hazardous materials and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.6 of the DEIR, the proposed Project would not result in significant cumulative impacts associated with the routine transport, use, and disposal of hazardous materials; or the emission or handling of hazardous substances. As areas of the eastern portion of Moreno Valley continue to develop, the amount of truck traffic is expected to increase in proportion to the amount of industrial or commercial development that take place in the area. The trucks traveling in the area of the Project and the surrounding areas may contain hazardous materials as well as contribute to emission in the cumulative area. Accidental spills and leaks are unplanned occurrences. It is impossible to predict the occurrences of such events and the likelihood of such events occurring in close proximity to

each other at the same time is very small; therefore, such events cannot be considered cumulatively significant.

As anticipated in the City's General Plan, demographic increases, continued retail and service demands, and the availability of vacant property will lead to the new residential, commercial, and industrial development in the City and surrounding area. While the project-specific hazardous material impacts of individual development projects will be addressed separately in future CEQA documents, anticipated future development will contribute, through increases in the number of locations that sell, store, transport, or dispose of hazardous materials, to a cumulative increase in risk for hazardous material incidents. As with the proposed Project, it is anticipated that future development projects will be required to adhere to applicable local, State, and Federal requirements that regulate the use, release, storage, sale, and transport of hazardous materials. Such compliance would ensure that the proposed Project will not make a significant contribution to a cumulatively considerable impact in this regard, and no mitigation measures for cumulative impacts are required. (DEIR, pg. 4.6-14)

6. Hydrology, Drainage, and Water Quality

a. Groundwater

Potential Significant Impact: Whether the Project would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level

Findings: Potential impacts of the Project related to groundwater are discussed in detail in Section 4.7 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to groundwater and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.7 of the DEIR, the proposed Project would obtain water service from the EMWD. It is anticipated that the proposed Project would primarily utilize imported water purchased from Metropolitan. In the event that imported water is not available, this imported water would be supplemented by local groundwater sources.

The implementation of the existing West San Jacinto Groundwater Basin Management Plan would ensure that local groundwater resources are conserved and groundwater overdraft does not occur. If the use of groundwater supplies was necessary, the proposed Project would be required to comply with any future water use restricting regulations further minimizing impacts to groundwater supply.

As identified in the City's General Plan, the proposed Project would not interfere with groundwater recharge as the Project site is not identified as a groundwater recharge area.[4] Therefore, the proposed Project would not interfere with groundwater recharge activities. Impacts associated with this issue are less than significant and no mitigation measure is required. (DEIR, pg. 4.7-14)

b. Flooding-Related Impacts

Potential Significant Impact: Whether the Project would place within a 100-year flood hazard area structures that would impede or redirect flood flows.

Findings: Potential impacts of the Project related to flooding are discussed in detail in Section 4.7 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to flooding and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.7 of the DEIR, flooding in the City of Moreno Valley could result from intense storms resulting in rapid runoff. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) identify areas subject to flooding during the 100-year storm.[5] Based on these FIRMs and the Project site does not fall within a 100-year flood zone.[6] The proposed Project is industrial in nature and the implementation of the proposed Project would not result in the placement of housing within a 100-year floodplain. Because the Project site does not lie within a 100-year floodplain and does not include housing, impacts related to this issue are less than significant. No further discussion or mitigation is required. (DEIR, pgs. 4.7-14 through 4.7-17)

c. Drainage Pattern-Related Impacts

Potential Significant Impact: Whether the Project would substantially alter the existing local drainage patterns of the site and substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion, siltation, or flooding on or off site.

Findings: Potential impacts of the Project related to drainage patterns are discussed in detail in Section 4.7 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts related to drainage patterns and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.7 of the DEIR, the proposed Project would alter the existing drainage patterns and affect surface runoff; however, several BMPs would be designed

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4 *Section 5.7 Hydrology/Water Quality*, City of Moreno Valley General Plan Final Program EIR, City of Moreno Valley, July 2006.

5 The term "100-year" is a measure of the size of the flood, not how often it occurs. The "100-year flood" is a flooding event that has a one percent chance of occurring in any given year.

6 FEMA DFIRM Data, 2008.

and installed on site to minimize these alterations, resulting in a less than significant impact. Development of the Project site would result in increased impervious surfaces in the form of roadways, parking lots, and industrial warehouse buildings. The proposed Project incorporates six detention/sedimentation basins for both water quality and quantity control purposes. The Project would also include vegetated swales, detention/sedimentation basins, and sand filters.

Under post-development conditions, all on-site flows would be routed to Quincy Channel. This drainage pattern would mimic the existing drainage pattern, which has flows draining to the Quincy Channel and the unnamed dry wash to the south. Since the unnamed dry wash connects to Quincy Channel farther south of the Project, all flows under existing conditions drain into Quincy Channel. Flows in Quincy Channel are routed to the Perris Valley Storm Drain where flows continue onto the San Jacinto River and eventually reach Lake Elsinore.

Increased runoff from the site could result in substantial erosion of local drainage ways and siltation of downstream receiving waters. However, with the proposed drainage system installed on site, the proposed Project would not produce any post-development peak flow leaving the site larger than the pre-development peak flows leaving the site for the analyzed storms. In addition, because the implementation of various BMPs will reduce off-site flow velocity and volume, erosional runoff and silt volumes would be minimized to the greatest extent practical. Because the proposed Project would maintain existing drainage patterns on site and implement BMPs that would minimize erosion and generation of silt on site, impacts associated with this issue are less than significant and no mitigation measures are required. (DEIR, pg. 4.7-17)

d. Hydrology and Water Quality Cumulative Impacts

Potential Significant Impact: Whether the Project in connection with past, current, and probable future projects would have significant cumulative impacts on hydrology and water quality.

Findings: Potential impacts of the Project related to cumulative hydrology and water quality impacts are discussed in detail in Section 4.7 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant cumulative impacts to hydrology and water quality and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.7 of the DEIR, increases in the amount and extent of development in the City and surrounding areas will increase the potential for pollutants in runoff, which in turn would affect water quality. The Project's water quality impacts will be mitigated through on-site detention/sedimentation basins and other water pollution control mechanisms such as

vegetated swales, sand filters, and storm drain inlet filters. Similar requirements will be placed on all other development in the Project vicinity by the City and the RWQCB, further reducing the potential for cumulative impacts. Since all development within the City is required to account and mitigate for their individual water quality impacts before runoff leaves each individual site, it is reasonable to conclude that water quality would be maintained throughout the cumulative area. Adherence to NPDES, SWPPP, and WQMP requirements will reduce any such cumulative water quality impact to a less than significant level.

Groundwater recharge policies and practices implemented by the RWQCB and local agencies will ensure groundwater supplies are maintained at appropriate levels. As such, no significant cumulative groundwater supply impacts are anticipated to occur with the development of the proposed Project.

The drainage system for the proposed Project would be designed so that runoff from the Project site after Project development is directed to on-site treatment BMPs and flow volumes would be equal to or less than historic conditions at any given discharge location. This same requirement will be placed on all other development in the vicinity of the Project site by the City of Moreno Valley. Therefore, the proposed Project will not make a significant contribution to any cumulatively considerable impacts related to drainage or water quality and no mitigation is required. (DEIR, pgs. 4.7-28 through 4.7-29)

8. Land Use and Planning

a. Physically Divide an Established Community

Potential Significant Impact: Whether the Project would physically divide an established community.

Findings: Potential impacts of the Project related to the physically dividing an established community are discussed in detail in Section 4.8 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts due to a physical divide of an established community and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.8 of the DEIR, land uses adjacent to the Project site include residential uses to the southeast, vacant land to the south, commercial uses to the west, SR-60 and residential uses to the north, and active hay/alfalfa production uses to the east. The Project site does not contain any existing housing, nor does the site complement or constitute part of a community or neighborhood. Based on this information, the proposed Project will physically divide an existing established community. No impact related to this issue would occur; therefore, no mitigation is required. (DEIR, pgs. 4.8-4 through 4.8-5)

b. Conflict with Any Applicable Habitat or Natural Community Conservation Plan

Potential Significant Impact: Whether the Project would conflict with any applicable habitat conservation plan or natural community conservation plan.

Findings: Potential impacts of the Project related to the conflict with any applicable habitat conservation plan are discussed in detail in Section 4.8 of the DEIR. Based on the entire record before us, this Council finds that development of the Project will not result in significant impacts due to a conflict with any applicable habitat or natural community conservation plan and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.8 in the DEIR, the Project site is located within the MSHCP area.[7]. The Project site is not within an MSHCP criteria cell or habitat linkage. Furthermore, the Project site is not located within an MSHCP mammal or amphibian survey area, Narrow Endemic Plant Species Survey Area (NEPSSA), Criteria Area Plant Species Survey Area (CAPSSA), or a riparian, wetland, or vernal pool habitat/species survey area.[8]

While the Project site is not within any conservation area delineated in the MSHCP, the Project is still subject to provisions of the MSHCP. In particular, the Project proponent will be required to provide payment of mitigation fees and adhere to the requirements established in the MSHCP. Pursuant to agreements with the USFWS and the CDFW, the payment of the mitigation fees and compliance provisions of the MSHCP provides full mitigation under the CEQA, FESA, and CESA for impacts to the species and habitats covered by the MSHCP. Since the City has adopted the MSHCP and its requirements and provisions, and since the Project is within the City, the proposed Project would be required to adhere to applicable MSHCP requirements and fees. Therefore, the proposed Project would not conflict with any applicable HCP and no significant impact associated with this issue would occur. No mitigation would be required. (DEIR, pg. 4.8-4)

c. Cumulative Land Use Impacts

Potential Significant Impact: Whether the Project in connection with past, current, and foreseeable future projects would incrementally affect biological resources.

Findings: Potential impacts of the Project related to cumulative land use impacts are discussed in detail in Section 4.8 of the DEIR. Based on the entire record before us, this Council finds that development of

[7] City of Moreno Valley General Plan Final Program EIR, Figure 5.9-4 Reche Canyon/Badlands Area.
[8] http://www.rctlma.org/gis/rciprepgen.html, site accessed December 4, 2007.

the Project will not result in significant cumulative impacts related to land uses and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.8 of the DEIR, implementation of the proposed Project represents establishment of new land uses within the currently undeveloped Project site that would result in an intensification of permitted land uses associated with a land use change from Business Park and Residential to Light Industrial uses, changes to the General Plan Circulation Element, and the loss of the Primary Animal Keeping Overlay (PAKO) associated with the RA-2 zone. However, the proposed Project is generally consistent with regional plans and planning efforts, although it is not fully consistent with the SCAG's RTP and Compass Blueprint Plan because it eliminates some housing in favor of industrial employment uses. It will incrementally improve the City's long-standing jobs/housing ratio, which is also a regional goal of the various SCAG plans. It is also not consistent with existing General Plan land use designations, objectives and policies, nor is it consistent with existing zoning designations on the site. For these reasons, a General Plan Amendment and Zone Change are proposed for consideration by the City.

The proposed changes in land use will also result in a loss of up to 584 (R-15) multi-family residential units, many of which could have contributed to the City's affordable housing supply at some point in the future. However, this was determined to be a less than significant Project impact on local housing because the City's Housing Element identifies over twice as much potential affordable housing as the City's RHNA allocation, so it will not make a significant contribution to a cumulatively considerable impact on regional housing.

The Project would also not make a similar cumulatively considerable land use impact relative to dividing an established community or conflicting with an approved habitat conservation plan and no mitigation is required. (DEIR, pgs. 4.8-17 to 4.8-18)

8. <u>Noise</u>

a. Airport Noise

Potential Significant Impacts: Whether a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would results in exposure of people residing or working in the Project area to excessive noise levels. Or if a Project within the vicinity of a private airstrip, would expose people residing or working in the Project area to excessive noise levels.

Findings: Potential impacts of the Project relating to airport noise are discussed in detail in Section 4.9 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to airport noise will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.9 of the DEIR, the proposed Project site is located approximately 5 miles northeast of the March Air Reserve Base. Aircraft operations from the airport currently contribute intermittent single-event noise. However, the proposed Project is not identified as being within the noise or safety contours delineated for the MARB Airport. The proposed Project is not located within two miles of a public or private airport; therefore, the proposed Project would not have the potential to expose people to excessive noise levels from airport operations and no impact regarding this issue would occur with implementation of the proposed Project. No mitigation is required. (DEIR, pg. 4.9-10)

b. Ground-Borne Vibrations

Potential Significant Impact: Whether the Project would result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

Findings: Potential impacts of the Project relating groundborne vibration and groundborne noise are discussed in detail in Section 4.9 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to ground-borne vibration and groundborne noise will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.9 of the DEIR, the Project site is not located near steel-wheeled trains. Additionally, roadways in the Project area are either paved or would be paved and would not result in traffic driving over rough roads. Construction activities for the Project site do not include blasting or pile driving. The primary vibratory source during the construction of the proposed Project would be large bulldozers. Based on published data, typical bulldozer activities generate an approximate vibration level of 0.089 in/sec at a distance of 25 feet. At the distance of the nearest residence to the Project boundary (about 50 feet) the estimated vibration level will be 0.0415 in/sec. While heavy-duty earthmoving equipment would be used during the construction phase of the Project, the level of vibration would not be excessive or permanent, nor would it exceed the level at which building damage typically occurs. Therefore, impacts from construction-related groundborne vibration construction would be less than significant and no mitigation is required. (DEIR, pg. 4.-11)

c. Long-Term Traffic Noise

Potential Significant Impact: Whether the Project would result in a substantial temporary, periodic, and/or permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project.

Findings: Potential impacts of the Project related to long-term noise are discussed in detail in Section 4.9 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to long-term noise will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.9 of the DEIR, the *Noise Impact Analysis* (Appendix H) indicates that implementation of the proposed Project would result in relatively minor changes in traffic noise levels except along Eucalyptus Avenue between Moreno Beach Drive and Driveway A. The largest Project-related increase in traffic noise would be along Eucalyptus Avenue/Fir Avenue between Auto Mall Drive and Redlands Boulevard. This segment would experience a 13.6 dBA increase over the baseline (with the Project) scenario and a 13.3 dBA increase over the baseline (with the Project) scenario in opening year (2012). In addition, the roadway segment along Eucalyptus Avenue between Moreno Beach Drive and Auto Mall Drive would experience a 4.5 dBA increase over the baseline scenario in 2012. However, no noise-sensitive uses exist or are planned near either roadway segment.

For the Project build out year (2035) analysis, the greatest increase in noise levels is along Eucalyptus Avenue between Auto Mall Drive and Redlands Boulevard, where an increase of up to 1.3 dBA is predicted, with the ambient noise level predicted to be 71.6 dBA at 50 feet from the centerline of the street. In addition, the greatest increases in noise levels associated with the General Plan Build Out Year is along Eucalyptus Avenue between Auto Mall Drive and Redlands Boulevard, where an increase of up to 0.9 dBA is predicted, with the ambient noise level predicted to be 73.0 dBA at 50 feet from the centerline of the street. However, no noise-sensitive uses exist or are planned near the roadway segment. Therefore, noise impacts at the roadway segments where an increase of more than 3.0 dBA would occur are considered less than significant because there are no sensitive receptors located along the roadway segments that would be affected. All other roadway segments would have an increase in noise of less than 3.0 dBA, which would not be perceptible to the human ear in an outdoor environment. Therefore, impacts would be less than significant and no mitigation measures would be required for off-site areas. (DEIR, pgs. 4.9-11 to 4.9-19)

d. Long-Term Operational Noise

Potential Significant Impact: Whether the Project would cause exposure of persons to or generation of noise levels in excess of standards established in the City of Moreno Valley General Plan, Moreno Valley Municipal Code, or applicable standards of other agencies.

Findings: Potential impacts of the Project related to long-term operational noise are discussed in detail in Section 4.9 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to long-term operational noise will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.9 of the DEIR, potential long-term stationary noise impacts would primarily be associated with operations at the proposed warehouse and the light industrial uses. The proposed on-site uses would generate noise from truck delivery, loading/unloading activities at the loading areas, and other noise-producing activities within the parking lot. Through distance divergence, attenuation, and building shielding these sources of noise would be reduced to less than significant levels; and no mitigation is required. (DEIR, pgs. 4.9-20 to 4.9-22)

e. Noise Impacts to Adjacent Future Development

Potential Significant Impact: Whether the Project would result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project.

Findings: Potential impacts of the Project related to noise impacts to adjacent future development are discussed in detail in Section 4.9 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to noise impacts to adjacent future development and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.9 of the DEIR, based on the land use assumptions for the future LADP Project, residential development would be located along the southern Project boundary between the proposed Project and the proposed LADP. It is anticipated that the proposed Project site would be fully developed prior to the occupation of any dwelling units in LADP; therefore, no construction-related noise impacts to future adjacent sensitive receptors would result from development of the proposed Project. Also, the proposed on-site uses would generate noise from truck delivery, loading/unloading activities at the loading areas, and other noise-producing activities within the parking lot. Through distance divergence, attenuation, and building shielding these sources of noise

would be reduced to less than significant levels. Therefore, a less than significant impact would occur to adjacent future development and no mitigation is required. (DEIR, pgs. 4.9-23 to 4.9-24)

f. Cumulative Noise Impacts

Potential Significant Impact: Whether the Project in connection with past, current, and probable future Project would cause cumulative noise impacts within the City of Moreno Valley.

Findings: Potential impacts of the Project related to cumulative noise are discussed in detail in Section 4.9 of the DEIR. Based on the entire record before us, this Council finds that no significant cumulative impacts related to noise will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: Construction crew commutes and the transport of construction equipment, materials, and fill to the site for the proposed Project would incrementally increase noise levels on access roads leading to the site. Secondary sources of noise would include noise generated during excavation, grading, and building erection on the Project site. Although it is unlikely that adjacent properties will be developed at the same time as the proposed Project, if adjacent properties are developed at the same time as the proposed Project, implementation of the stated mitigation measures in Section 4.9 of the DEIR would render the cumulative impacts of the proposed Project to less than significant levels.

Section 4.9 of the DEIR compared cumulative noise levels that would occur both with and without the Project. According to the analysis the proposed Project would not expose sensitive uses located adjacent to area roadways to excessive noise levels. The future roadway noise assessment concludes that there will be no significant roadway noise impacts associated with cumulative and cumulative plus Project conditions. Therefore, there are no projects that would, in combination with the proposed Project, produce significant noise impacts to sensitive land uses from on-site operational noise. Thus, no cumulatively considerable noise impacts are expected to occur in this area, and the proposed Project will not make a significant contribution to cumulative noise impacts, so no mitigation measures are required. (DEIR, pg. 4.9-27)

9. <u>Population and Housing</u>

a. Population Growth

Potential Significant Impact: Whether the Project would induce substantial population growth in an area, either directly (e.g., new homes and businesses) or indirectly (e.g., extension of roads and infrastructure).

Findings: Potential impacts of the Project related to population growth are discussed in detail in Section 4.10 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to population growth will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.10 of the DEIR, the development of the proposed on-site warehouse distribution uses would create new jobs in the local economy. The proposed Project would generate up to 1,532 job opportunities.[9] The new employment opportunities resulting from development of the proposed warehouse uses would improve the City's current jobs-to-housing ratio by providing jobs to local residents. While the places of residence of the persons accepting employment provided by the proposed uses is uncertain, due to the City's projected jobs-to-housing ratio, it is reasonable that a large percentage of these jobs would be filled by persons already living within the City or Project area; therefore, no significant increase in population of the City would result from the development or operation of the proposed on-site uses. In the absence of a significant impact, no mitigation is required. (DEIR, pgs. 4.10-3 to 4.10-5)

b. Displace Substantial Housing/People

Potential Significant Impact: Whether the Project would displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere.

Findings: Potential impacts of the Project related to displacement of housing or people are discussed in detail in Section 4.10 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to displacement of housing or people will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.10 of the DEIR, the Project site has not been historically utilized for residential uses, and no residential structures are currently located within the Project limits. The construction and operation of the proposed on-site uses would neither displace existing housing or residents nor require the construction of replacement housing elsewhere in the City. However, the areas currently zoned for residential uses on the site could support up to 681 units. Approximately 80 percent of that potential new housing was in the R15 category, which is considered high enough density to support affordable housing programs. In addition, a portion of the Project site is shown in the latest Housing Element for the City (2008–2014) as a potential location for affordable housing in the future (2011 Housing Element, Vacant Properties Inventory). Development of the site as proposed could

[9] 1 employee/1,465 square feet of warehouse use × 2,244,419 square feet of warehouse uses = 1,532 employees.

eliminate as many as 681 housing units from the site, with 80 percent of those units (548) at a density that is generally accepted as helping to promote housing affordability (15 units per acre) on a regional level. These changes may incrementally hinder the City's ability to achieve its affordable housing goals in the future. However, the proposed Project would not reduce the City's potential pool of affordable housing to below its RHNA number; therefore, it would not create a significant impact related to the City's Housing Element, and no mitigation is required. (DEIR, pg. 4.10-6)

c. Cumulative Population and Housing Impacts

Potential Significant Impact: Whether the Project could cause an increase in population that is substantial in relation to the past, current, and probable future projects.

Findings: Potential impacts of the Project related to cumulative impacts of the proposed Project on housing or population are discussed in detail in Section 4.10 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to cumulative impacts on housing or population will occur as a result of development of the Project and, therefore, no mitigation is required.

Fact Supporting the Findings: The project includes development of 2.2 million square feet of new industrial uses, but would eliminate the potential for up to 681 new residential units, most of which would be in the R15 category, which can support affordable housing programs. The proposed industrial uses would provide additional employment opportunities for City and area residents. The proposed project, together with the other developments identified in Chapter 3, will serve existing and future cumulative demands for both housing and employment within the City. The proposed uses would not induce significant population or housing growth in areas where growth was not previously anticipated.

10. <u>Transportation</u>

a. Air Traffic Patterns

Potential Significant Impact: Whether the Project would result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

Findings: Potential impacts of the Project related to air traffic patterns are discussed in detail in Section 4.11 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to air traffic patterns will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.11 of the DEIR, the proposed Project site is located approximately 5.5 miles northwest of the March Air Reserve Base and is not within the designated safety zones or the flight paths established for this facility.[10] The proposed Project does not consist of any uses that would cause changes to air traffic volumes or otherwise affect air traffic patterns. Additionally, the proposed Project does not include any visual, electronic, or physical hazards to aircraft in flight and is not anticipated to disrupt or alter air traffic patterns, including either an increase in traffic levels or a change in location. As such, no impacts associated with this issue would occur and no mitigation is required. (DEIR, pg. 4.11-16)

b. Design Features or Incompatible Uses

Potential Significant Impact: Whether the proposed Project would substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Findings: Potential impacts of the Project related to design features or incompatible uses are discussed in detail in Section 4.11 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to design features or incompatible uses will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.11 of the DEIR, roadway improvements in and around the Project site would be designed and constructed to satisfy all City requirements for street widths, corner radii, intersection control as well as incorporate design standards tailored specifically to site access requirements.

The final design of all roadways and intersections within the Project site access would be reviewed by a licensed professional civil engineer to ensure adequate safety when traveling to and from the Project site. The proposed Project does not include any sharp curves or dangerous intersections in its design. Adherence to applicable existing requirements of the City of Moreno Valley consistent with the City's Circulation Element Objectives 5.1 (create a safe, efficient, and neighborhood-friendly street system), 5.5 (maximize efficiency of the local circulation system by using appropriate policies and standards to design, locate, and size roadways), and 5.11 (eliminate obstructions that impede safe movement of vehicles, bicyclists, and pedestrians) and other agencies would reduce impacts associated with this issue to a less than significant level and no mitigation is required. (DEIR, pgs. 4-17)

[10] March Air Reserve Compatibility Plan, December 29, 2004. http://www.rcaluc.org/filemanager/plan/old//March%20Air%20Reserve%20Base%20(MARB).pdf. Accessed June 3, 2008.

c. Inadequate Emergency Access

Potential Significant Impact: Whether the Project would result in inadequate emergency access.

Findings: Potential impacts of the Project related to emergency access are discussed in detail in Section 4.11 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to emergency access will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.11 of the DEIR, the developers of the proposed Project would be required to design, construct, and maintain structures, roadways, and facilities to provide for adequate emergency access and evacuation. Construction activities, which may temporarily restrict vehicular traffic, would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. The proposed Project design would be submitted to and approved by the City's Fire and Police Departments prior the issuance of building permits. Adherence to applicable existing requirements of the City of Moreno Valley and other agencies would reduce impacts associated with this issue to a less than significant level and no further discussion is required. (DEIR, pgs. 4.11-17 to 4.11-18)

d. Inadequate Parking Capacity

Potential Significant Impact: Whether the Project would result in inadequate parking capacity.

Findings: Potential impacts of the Project related to parking capacity are discussed in detail in Section 4.11 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to parking capacity will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.11 of the DEIR, the preliminary site plan indicates that 1,091 automobile parking spaces are provided, which includes spaces for employees, drivers, and handicap spaces, and is well above the minimum requirement of 562 spaces. The design of the proposed Project would be required to comply with parking standards prior to final site plan approval. Adherence to parking standards contained in the Zoning Code would ensure that the proposed Project would not result in inadequate parking capacity. Impacts associated with parking capacity are less than significant and no mitigation is required. (DEIR, pg. 4.11-18)

e. Alternative Transportation

Potential Significant Impact: Whether the proposed Project would conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Findings: Potential impacts of the Project related to alternative transportation are discussed in detail in Section 4.11 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to alternative transportation will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.11 of the DEIR, the design of the Project would be required to adhere to applicable City of Moreno Valley standards that support and/or facilitate alternative modes of transportation, including but not limited to pedestrian pathways and sidewalks consistent with the City's Circulation Element Objective 5.8. Through the City's Project review process, policies, plans, and/or programs supporting alternative transportation would be reviewed and incorporated as applicable. Consequently, a less than significant impact would occur as a result of the proposed Project and no mitigation is required. (DEIR, pg. 4.11-18)

11. Utilities and Service Systems

a. Solid Waste Facilities

Potential Significant Impact: Whether the Project would be served by a landfill with insufficient permitted capacity to accommodate the Project's solid waste disposal needs.

Findings: Potential impacts of the Project related to solid waste facilities are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to solid waste facilities will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, based on a solid waste generation of 0.006 pound per square foot per day for industrial uses, the proposed Project is anticipated to generate approximately 6.73 tons of solid waste per day (2,456 tons/year). Solid waste from the proposed Project would be hauled by Waste Management of Inland Valley and transferred to the Badlands Sanitary Landfill, located in Moreno Valley, northeast of the Project site. The volume of solid waste generated by the proposed Project per day represents 0.17 percent of the current permitted throughput and 0.29 percent of the current surplus capacity at the Badlands Sanitary Landfill. As adequate daily surplus capacity exists at the receiving landfill, development of the proposed Project would not

significantly affect current operations or the expected lifetime of the landfill serving the Project area. No significant solid waste disposal impact would occur and no mitigation is required. (DEIR, pgs. 4.12-3 to 4.12-4)

b. Solid Waste Reduction

Potential Significant Impact: Whether the Project would fail to comply with applicable Federal, State, and local statutes and regulations related to solid waste.

Findings: Potential impacts of the Project related to solid waste reduction are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to solid waste reduction will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the proposed Project would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the Project include paper products, glass, aluminum, and plastic.

Additionally, the proposed Project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the Badlands Sanitary Landfill is reduced in accordance with existing regulations. Impacts are considered less than significant and require no mitigation. (DEIR, pg. 4.12-4)

c. Solid Waste Cumulative Impacts

Potential Significant Impact: Whether the Project in connection with past, current, and probable future projects would have an incremental impact on solid waste.

Findings: Potential impacts of the Project related to cumulative solid waste are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant cumulative impacts related to solid waste will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the Badlands Sanitary Landfill has an estimated closure date of 2016, the City's waste hauler will also use other County landfills in the area (e.g., Lamb Canyon Landfill and El Sobrante Landfill). The estimated closure date of the Lamb Canyon Landfill is 2023 and the estimated closure date of the El Sobrante Landfill is 2030. With planned expansion activities of landfills in the Project vicinity and projected growth rates contained

within the City's General Plan EIR, sufficient landfill capacity would exist to accommodate future disposal needs through City build out in 2030. Therefore, build out of the City General Plan would not create demands for solid waste services that would exceed the capabilities of the County's waste management system. Consequently, cumulative impacts associated with solid waste within the City would be considered less than significant and no mitigation is required. (DEIR, pg. 4.12-5)

d. Construction or Expansion of Water Treatment Facility

Potential Significant Impact: Whether the Project would require the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

Findings: Potential impacts of the Project related to construction or expansion of water treatment facilities are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts that would cause the construction or expansion of water treatment facilities will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the water demand required for the proposed Project totals 0.04 and 0.03 percent of the 2015 and 2035 projected Eastern Municipal Water District (EMWD) supplies. The amount of water demand would be within the existing available supply even with a reduction in deliveries from the State Water Project (SWP). Imported sources of water will be supplemented by an increase in desalination of brackish groundwater, recycled water use, and water use efficiency, and implementation of aggressive conservation measures by the EMWD. The proposed Project would not require the construction of new water treatment facilities or expansion of existing facilities, which could cause significant environmental effects. Impacts related to this issue would be less than significant and no mitigation is required. (DEIR, pgs. 4.12-15 to 4.12-16)

e. Adequate Water Supply

Potential Significant Impact: Whether the Project would have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed.

Findings: Potential impacts of the Project related to adequate water supply are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to adequate water supply will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the anticipated water demand for the proposed Project is substantially less than what is identified for the General Plan land uses and what was used in the formulation of the 2010 Urban Water Management Plan. The water demand required for the proposed Project would total 0.05 and 0.04 percent of the EMWD's 2015 and 2035 supplies. The Project's water consumption represents substantially less than 1 percent of the consumption yearly capacity and because the EMWD indicates that water to service the Project's proposed industrial uses is available, no significant water supply impacts would occur with implementation of the industrial use, and no mitigation would be necessary. (DEIR, pg. 4.12-17 to 4.12-22)

f. Cumulative Impacts to Water Supply Services

Potential Significant Impact: Whether the Project in connection with past, current, and probable future projects would have a cumulative impact to water supply services.

Findings: Potential impacts of the Project related to cumulative water supply services are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant cumulative impacts related to water supply services will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the projected demand for the EMWD service area for the year 2015 is 213,900 acre-feet per year (AFY). The cumulative projects including the proposed Project would make up approximately 0.11 percent of the projected demand for 2015. For the year 2035, the EMWD service area projected demand is 302,200 AFY. The proposed Project would consist of 0.63 percent of the Project water demand. As the cumulative projects including the proposed Project constitute less than one percent of the projected water demand in both 2015 and 2025, the cumulative impact of the proposed Project would be less than significant.

Metropolitan Water District (Metropolitan) will continue to rely on the plans and policies outlined in its Regional Urban Water Master Plan (RUWMP) and Integrated Regional Water Plan (IRP) to address water supply shortages and interruptions (including potential shut downs of SWP pumps) to meet water demands. Metropolitan has also analyzed the reliability of water delivery through the SWP and the Colorado River Aqueduct. Metropolitan's IRP and RUWMP conclude that, with the storage and transfer programs developed by Metropolitan, there will be a reliable source of water to serve its member agencies' needs through 2035. The EWMD is a member agency of Metropolitan and would have water supplies for projected growth through 2035 in wet, dry, and multiple-dry years, so cumulative impacts to water supply would be less than significant. The proposed Project would connect to existing conveyance

infrastructure and adequate treatment capacity is available, so the proposed Project would not make a significant contribution to any cumulatively considerable impacts on water supply or infrastructure and no mitigation is required. (DEIR, pg 4.12-22)

g. Wastewater Treatment Requirements

Potential Significant Impact: Whether the Project would exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB).

Findings: Potential impacts of the Project related to wastewater treatment requirements are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to wastewater treatment requirements will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the proposed Project would result in a connection to the sewer line underlying the future Eucalyptus Avenue. The EMWD expects this sewer to be in service once it is necessary for demand expected from the proposed Project. It is anticipated that all wastewater generated by the proposed Project would be routed to and treated by the Moreno Valley Regional Water Reclamation Facility (MVRWRF). The MVRWRF is a Publically Owned Treatment Works (POTW), so operational discharge flows treated at the MVRWRF would be required to comply with the Waste Discharge Requirements (WDRs) for that facility. Compliance with condition or permit requirements established by the City and WDRs at the MVRWRF would ensure that discharges into the wastewater treatment facility system from the operation of the proposed Project would not exceed applicable Santa Ana RWQCB wastewater treatment requirements. Expected wastewater flows from the proposed Project will not exceed the capabilities of the serving treatment plant, so no significant impact related to this issue would occur and no mitigation would be required. (DEIR, pg. 4.12-24)

h. Wastewater Treatment Capacity and/or New or expanded Wastewater Treatment Facilities

Potential Significant Impact: Whether the Project would result in a determination by the wastewater treatment provider, which serves or may serve the Project, that it lacks adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments.

Also, whether the proposed Project would require the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Findings: Potential impacts of the Project related to wastewater capacity are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related to wastewater capacity will occur as a result of development of the Project and no new wastewater treatment facilities or expansion of existing facilities would be required, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the proposed Project would result in a connection to the sewer line underlying the future Eucalyptus Avenue. The EMWD expects this sewer to be in service once it is necessary for demand expected from the proposed Project. It is anticipated that all wastewater generated by the proposed Project would be routed to and treated by the MVRWRF. The MVRWRF is a POTW, so operational discharge flows treated at the MVRWRF would be required to comply with the WDRs for that facility. Compliance with condition or permit requirements established by the City and WDRs at the MVRWRF would ensure that discharges into the wastewater treatment facility system from the operation of the proposed Project would not exceed applicable Santa Ana RWQCB wastewater treatment requirements. Expected wastewater flows from the proposed Project will not exceed the capabilities of the serving treatment plant, so no significant impact related to wastewater would occur and no mitigation would be required. (DEIR, pg. 4.12-25)

i. Cumulative Impacts to Wastewater Facilities

Potential Significant Impact: Whether the Project in connection with past, current, and probable future projects would result in cumulative impacts to wastewater facilities.

Findings: Potential impacts of the Project related to cumulative wastewater facilities are discussed in detail in Section 4.12 of the DEIR. Based on the entire record before us, this Council finds that no significant cumulative impacts related to wastewater facilities will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the proposed Project would not have a cumulatively significant impact on wastewater infrastructure because the proposed Project would not require the expansion of existing infrastructure; only connections to existing infrastructure would be required by the Project. By adhering to the wastewater treatment requirements established by the Santa Ana RWQCB through the NPDES permit, wastewater from the Project site that is processed through the MVRWRF would meet established standards. As the wastewater from all development within the service area of the MVRWRF would be similarly treated under the NPDES, no cumulatively significant exceedance of Santa Ana RWQCB wastewater treatment requirements would occur.

The proposed Project would not result in significant impacts to wastewater treatment or wastewater treatment facilities. The MVRWRF also plans expand the capacity of the wastewater facility. The ultimate expansion of the MVRWRF will allow it to process 41 mgd of wastewater. The wastewater generation of the listed cumulative projects represents 4.8 percent of the future capacity of the 2013 expansion and 2.5 percent of the ultimate expansion of the MVRWRF. The projected wastewater generation of the cumulative projects represents a small percentage of the average wastewater capacity and, because there are no projects that would, in combination with the proposed industrial uses, result in any significant impact related to wastewater treatment or cause significant environmental effects, the Project will not make a significant contribution to any cumulatively considerable impacts associated with wastewater and no mitigation is required. (DEIR, pg. 4.12-26)

11. Global Climate Change

a. Greenhouse Gas Plan, Policy, Regulation Consistency

Potential Significant Impact: Whether the Project would conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

Findings: Potential impacts of the Project related to greenhouse gas plans, policies, or regulation consistency are discussed in detail in Section 4.13 of the DEIR. Based on the entire record before us, this Council finds that no significant impacts related greenhouse gas plans, policies or regulations will occur as a result of development of the Project and, therefore, no mitigation is required.

Facts in Support of the Findings: According to Section 4.13 of the DEIR, the proposed Project includes a variety of physical attributes and operational programs that would generally contribute to a reduction in operational-source pollutant emissions including GHG emissions. Future development that would occur under the proposed Project would be consistent with state and local greenhouse gas emission reduction strategies and policies. The Project would implement appropriate GHG reduction strategies and would ensure that it does not conflict with or impede implementation of reduction goals identified in AB 32, Governor's Executive Order S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor. In addition, the Project would also be subject to all applicable regulatory requirements, which would also reduce the GHG emissions of the Project. Therefore, the proposed Project would not conflict with any applicable plan, program, policy, or regulation related to the reduction of GHG emissions. Impacts are considered less than significant and no mitigation is required. (DEIR, pgs. 4.13-10 to 4.13-17)

B. ENVIRONMENTAL IMPACTS MITIGATED TO A LEVEL OF LESS-THAN-SIGNIFICANT

Public Resources Code Section 21081 states that no public agency shall approve or carry out a project for which an EIR has been completed which identifies one or more significant effects unless the public agency makes one or more of the following findings:

I. Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

II. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

III. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the EIR, and overriding economic, legal, social, technological, or other benefits of the Project outweigh the significant effects on the environment.

Certain of the following issues from the environmental categories analyzed in the EIR, including biological resources, cultural and paleontological resources, hydrology, drainage, and water quality, noise (short-term construction), transportation (local intersections), utilities, and global climate change (individually and cumulatively) were found to be potentially significant, but can be mitigated to a less-than-significant level with the imposition of mitigation measures. This Council hereby finds pursuant to *Public Resources Code* Section 21081 that all potentially significant impacts listed below can and will be mitigated to below a level of significance by imposition of the mitigation measures in the EIR; and that these mitigation measures are included as Conditions of Approval and set forth in the Mitigation Monitoring and Reporting Program (MMRP) adopted by this Council. Specific findings of this Council for each category of such impacts are set forth in detail below.

1. Air Quality

a. Localized Construction Equipment Exhaust Emissions Impacts

Potentially Significant Impact: The EIR evaluated and concluded that the Project has the potential to exceed short-term construction thresholds.

Finding: Implementation of the following mitigation measures will reduce the potential adverse impacts to sensitive or special status species to less than significant:

4.3.6.3A *Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).*

4.3.6.3B *Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that construction access roads shall be paved at least 100 feet onto the site from the main road.*

4.3.6.3C *Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.*

Facts in Support of the Finding: SCAQMD has developed LST methodology that can be used to determine whether or not a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable Federal or State ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area. The emissions of concern from construction activities are NOX, CO, PM_{10}, and $PM_{2.5}$ resulting from on-site combustion emissions from construction equipment and on-site fugitive PM_{10} dust from construction site preparation activities.

According to Section 4.3 of the DEIR, the air pollutant emission rates for the proposed construction activities are below the localized construction thresholds at the nearest sensitive receptor for CO, NO_X, PM_{10}, and $PM_{2.5}$. Thus, no mitigation is required. However, implementation of **Mitigation Measures 4.3.6.2A through 4.3.6.2M** and the incorporation of these additional requirements as **Mitigation Measures 4.3.6.3A through 4.3.6.3C** are designed to track both standard requirements and mitigation measures as part of the project's Mitigation Monitoring and Reporting Program (MMRP). Therefore, impacts related to construction exhaust emissions are less than significant. (DEIR, pgs. 4.3-29 to 4.3-30)

2. Biological Resources

a. Candidate, Non-listed Sensitive, or Other Special Status Species

Potential Significant Impact: The EIR evaluated and concluded that the Project has the potential to affect migratory bird species and 15 non-listed special status species, including burrowing owl.

Finding: Implementation of the following mitigation measures will reduce the potential adverse impacts to sensitive or special status species to less than significant:

4.4.6.1A *If tree removal or clearing and grubbing activities must take place during the general nesting season (February 1 through August 31), a nesting bird survey shall be conducted within seven (7) days prior to any vegetation disturbance activities. If passerine birds are found to be nesting or there is evidence of nesting behavior inside the impact area, an exclusion buffer, to be determined by the appropriate agency (e.g. the City, County, and/or CDFG), shall be set in place around the nest where no vegetation disturbance will be permitted. For raptor species, such as hawks and owls, this buffer may be as large as 500 feet. A qualified biologist shall closely monitor nests until it is determined that they are no longer active, at which time construction activity in the vicinity of nests may continue.*

4.4.6.1B *Prior to site grading, a pre-construction survey shall be required for the burrowing owl to confirm the presence/absence of this species from the site. The survey shall be conducted by a qualified biologist within 30 days prior to ground disturbance, and in accordance with MSHCP survey requirements, to avoid direct take of burrowing owls. If burrowing owls are determined to occupy the project site or immediate vicinity, the City of Moreno Valley Planning Department shall be notified and avoidance measures as identified in Mitigation Measure 4.4.6.1C shall be implemented. Implementation of avoidance measures shall be executed pursuant to the MSHCP, the California Fish and Game Code, and the MBTA, and according the Burrowing Owl Survey Protocol and Mitigation Guidelines (CBOC 1993) and reviewed the City of Moreno Valley, the County of Riverside, and/or by the CDFG.*

4.4.6.1C *As recommended in the BUOW Survey and Mitigation Guidelines prepared by the CBOC, no disturbance to an occupied burrow shall occur within approximately 160 feet of an occupied burrow during the non-breeding season (September 1 through January*

31), or within approximately 250 feet of an occupied burrow during the breeding season (February 1 through August 31). For unavoidable impacts, passive relocation of burrowing owls shall be implemented. Passive relocation shall be conducted by a qualified biologist in accordance with procedures set forth by the MSHCP and California Burrowing Owl Consortium. Passive relocation of occupied burrows supporting a breeding pair of burrowing owls shall be conducted outside of the breeding season pursuant to the California Fish and Game Code and the MBTA.

Facts in Support of the Finding: According to Section 4.4 of the DEIR, one non-listed special status species, grasshopper sparrow, was observed on the site during the burrowing owl survey. Fourteen other non-listed special status species, including burrowing owl, have a low to moderate potential to occur on the site based on existing habitat quality. None of these species is listed as Threatened or Endangered under State or Federal law, all are relatively widespread, and the site does not contain high quality habitat for any of them. Therefore, any impacts to these species by the Project would not be considered significant. Neither additional surveys nor additional conservation measures for these species will be required for the proposed Project, with the exception of burrowing owl.

The planning area may support habitat for bird species protected under the California Fish and Game Code and Migratory Bird Treaty Act (MBTA). If clearing and grubbing activities take place during the general bird nesting season (February 1 through August 31), potential impacts to bird species protected under the California Fish and Game Code and MBTA may occur, therefore **Mitigation Measure 4.4.6.1A** is required.

The Project site also contains habitat suitable to support the burrowing owl. Although burrowing owl was not found on the site during the focused survey, the species is highly mobile, so there is a potential that at some future date prior to Project development, this species may occupy the site. This is a potentially significant impact requiring **Mitigation Measures 4.4.6.1B and 4.4.6.1C.** Implementation of the above-listed mitigation measures would reduce impacts to migratory bird species and non-listed sensitive species to a less than significant level. (DEIR, pgs. 4.4-25 to 4.4-27).

b. Riparian Habitat or Other Sensitive Natural Communities

Potential Significant Impact: The EIR evaluated and concluded that the Project has the potential to permanently affect 0.36 acre of riparian/riverine habitat and to temporarily affect 0.35 acre of riparian/riverine habitat.

Finding: Implementation of the following mitigation measures will reduce the potential adverse impacts to riparian habitat or other sensitive natural communities to less than significant:

4.4.6.2A *As outlined in the project's Determination of a Biologically Equivalent or Superior Preservation (DBESP) report, the project applicant shall compensate for the temporary and permanent impact on and loss of jurisdictional waters and streambeds by providing a minimum 2:1 off-site replacement of equivalent riverine/riparian habitat prior to project construction. Offsite restoration, enhancement, and/or land purchase mitigation for the drainage impacts will occur at an offsite location through one or more of the following: an USACE approved mitigation bank, through an in lieu fee mitigation program, and/or land purchase and conservation. CDFW and USFWS will need to provide concurrence that this mitigation is equivalent or superior to that proposed for impact through their review and acceptance of the DBESP.*

4.4.6.2B *Riparian/riverine resources that are temporarily impacted by project construction shall be returned to their preconstruction contours and hydroseeded, as outlined in the DBESP.*

Facts in Support of the Findings: According to Section 4.4 of the DEIR, the Project site consists of highly disturbed land from which most natural vegetation has been removed by regular disking for weed abatement and historical citrus cultivation. No special status species plants were recorded on site within the southern and western drainages due to the site's long-standing disturbances and the fact that on-site soils may not be capable of supporting most sensitive plant species.

However, implementation of the proposed Project would result in permanent impacts on 0.36 acre of riparian/riverine areas as a result of the construction of the detention basins, and drain outlets. In addition to permanent impacts, the proposed Project would result in temporary impacts on 0.35 acre of riparian/riverine areas associated with construction activities. Minimal intrusion into the drainages would be necessary and no construction is anticipated in the drainages themselves.

Following construction, temporary impact areas would be restored to their pre-construction contours and revegetated per a Habitat Mitigation and Monitoring Plan (HMMP) to be written for the Project site. The HMMP would be developed to address temporary impacts on riverine/riparian areas subject to jurisdiction under the MSHCP, waters of the United States subject to jurisdiction under Section 404 of the Clean Water Act (CWA), waters of the state subject to jurisdiction under Section 401 of the CWA, and jurisdictional streambeds subject to jurisdiction under Sections1600–1616 of the California Fish and

Game Code. Therefore, the proposed mitigation design is directed at providing adequate mitigation based on impacts on the largest jurisdictional area (namely, CDFW jurisdictional streambeds). Because implementation of the proposed Project would have impacts on riparian/riverine areas on site, mitigation would be required. Implementation of the **Mitigation Measures 4.4.6.2A and 4.4.6.2B** would reduce impacts to riparian habitat to a less than significant level. (DEIR, pgs. 4.4-29 to 4.4-27)

c. Jurisdictional Waters/Wetlands

Potential Significant Impact: The EIR evaluated and concluded that the Project has the potential to permanently affect 0.051 non-wetland waters of the United States (US) and 0.362 acre of CDFW jurisdictional area, and to temporarily affect 0.054 acre of non-wetland waters of the U.S. and 0.33 acre of CDFW jurisdictional area.

Findings: Implementation of the following mitigation measures will reduce the potential adverse impacts to jurisdictional waters and wetlands to less than significant:

4.4.6.3A *The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE, a Section 401/Porter-Cologne Water Quality Certification from the RWQCB, and a Section 1602 Streambed Alteration Agreement from the CDFW. Offsite restoration, enhancement, and/or land purchase mitigation of jurisdictional drainage impacts will occur at an off-site location through one or more of the following: an USACE approved mitigation bank, through an in-lieu fee mitigation program, and/or land purchase and conservation.*

Facts in Support of the Findings: According to Section 4.4 of the DEIR, there is a clear connection to drainages associated with the San Jacinto watershed, and all three drainages (western, southern, and eastern) located on or adjacent to the Project site are determined to be jurisdictional waters of the United States. Implementation of the proposed Project would result in permanent impacts to 0.051 acre (354 linear feet) of non-wetland waters of the US and waters of the State and 0.362 acre (440 linear feet) of state streambed associated with the eastern, southern, and western drainages. In addition to permanent impacts, the proposed Project would result in temporary impacts to 0.054 acre (332 linear feet) of non-wetland waters of the US and waters of the State and 0.33 acre (547 linear feet) of State streambed associated with construction activities. This is a significant impact requiring mitigation.

The proposed on-site restoration of temporary impact areas and the long-term enhancement of off-site riparian/riverine habitat managed by Santa Ana Water Authority provides adequate mitigation for identified impacts to on-site jurisdictional areas. Implementation of the recommended **Mitigation**

Measure 4.4.6.3A would reduce impacts to jurisdictional waters to less than significant levels. (DEIR, pgs. 4.4-29 to 4.4-30)

3. Cultural Resources

a. Prehistoric Cultural Resources

Potential Significant Impact: The EIR evaluated and concluded that the Project could have an adverse effect on significant archaeological resource pursuant to Section 15064.5.

Finding: Implementation of the following mitigation measures will reduce the impact to unique archaeological resources to less than significant:

4.5.6.1A *Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a Cultural Resources Monitoring Agreement has been secured for qualified Tribal representatives, and that a professional archaeological monitor meeting Secretary of Interior standards has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and Tribal representatives shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.*

4.5.6.1B *Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that appropriate Native American representative(s), Project Archaeologist, and the Tribal representative(s) shall be allowed to monitor and have received a minimum of 30 days advance notice of all mass grading and trenching activities. During grading and trenching operations, the Tribal representatives and the project archaeological monitor shall observe all mass grading and trenching activities per the Cultural Resources Monitoring Agreement. If the Tribal representatives suspect that an archaeological resource may have been unearthed, the archaeologist, in consultation with the tribal representative, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.*

4.5.6.1C *If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared and by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the Project site to the culturally affiliated Native American tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include the Pechanga Bands curatorial facility.*

4.5.6.1D *Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:*

"If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find."

4.5.6.1E *If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native*

American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.

Facts in Support of the Finding: Based on Section 4.5 of the DEIR, a reconnaissance pedestrian-survey for the Project site was conducted in November 2007. Although the Project site is located within the Moreno Hills Complex, no archaeological resources were identified on the Project site during the field survey, and the cultural resource assessment concluded the Project would have no significant impacts; however, there is a potential for Project grading to disturb previously undiscovered cultural resources. While there is no recorded or surface evidence that archaeological resources are present on site, the Project is located in an area with a high potential of containing prehistoric archaeological resources. Therefore, a potential exists that excavation and construction activities may uncover previously undetected prehistoric or historic cultural resources. This is a potentially significant impact under CEQA and requires mitigation. Adherence to the above **Mitigation Measures 4.5.6.1A** through **4.5.6.1E** would reduce potential impacts to archaeological resources to a less than significant level. (DEIR, pgs. 4.5-6 to 4.5-7)

b. Paleontological Resources

Potential Significant Impact: The EIR evaluated and concluded that the Project could have an adverse effect on significant paleontological resource or site or unique geologic feature.

Findings: Implementation of the following mitigation measures will reduce the impact to unique paleontological resource or unique geologic feature to less than significant:

4.5.6.2A *Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include the provision of a trained paleontological monitor during on-site soil disturbance activities. The monitoring for paleontological resources shall be conducted during the rough-grading phase of the project. In the event that paleontological resources are unearthed or discovered during excavation, Mitigation Measure 4.5.6.2C shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional action is required.*

4.5.6.2B *The paleontological monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples of soil shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.*

4.5.6.2C *If paleontological resources are unearthed or discovered during excavation of the project site, the monitoring for paleontological resources shall be conducted on a full-time basis for the duration of the rough-grading of the project site. The following recovery processes shall apply:*

- *Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.*
- *All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.*
- *A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.*
- *All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.*

4.5.6.2D *Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:*

"If any suspected paleontological resources are discovered during ground-disturbing activities, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call a qualified paleontologist to the site to assess the significance of the find. A qualified paleontologist shall evaluate the suspected resource. If the paleontologist determines that the find is not unique, construction shall be permitted to proceed. However, if the paleontologist determines that further information is needed to

evaluate significance, the City of Moreno Valley shall be notified and a treatment plan shall be prepared and implemented in consultation with the City to protect the identified paleontological resource(s) from damage and destruction."

Facts in Support of the Findings: According to Section 4.5 of the DEIR, the proposed Project site is located within an area that has a high potential to contain near-surface Pleistocene fossils.[11] The paleontological literature search indicated that there is potential for significant, nonrenewable resources that to encountered during onsite construction activities. Therefore, a paleontological resources impact mitigation program (PRIMP), including excavation monitoring by a qualified paleontologist, is recommended for earthmoving activities in Pleistocene sediments on the Project site with potential to contain significant, nonrenewable paleontological resources. Although no paleontological resources were identified on site during the field survey, because of the location of the Project site and associated sensitivity for paleontological resources, the potential exists that paleontological resources maybe uncovered during construction. Adherence to the **Mitigation Measures 4.5.6.2A through 4.5.6.2D** will reduce potential impacts to paleontological resources to a less than significant level. (DEIR, pgs. 4.5-7 to 4.5-8)

4. <u>Hydrology, Drainage, and Water Quality</u>

a. Construction-Related Water Quality Impacts

Potential Significant Impact: The EIR evaluated and concluded that the Project could violate water quality standards or waste discharge requirements during construction phases of the Project in form of increased soil erosion, sedimentation, or storm water discharges.

Findings: Implementation of the following mitigation measures will reduce the impact to construction-related water quality to less than significant:

4.7.6.1A *Prior to grading plan approval and the first issuance of a grading permit by the City, the project applicant shall provide evidence to the City that a Notice of Intent (NOI) has been filed with the Regional Water Quality Control Board for coverage under the State NPDES General Construction Permit for discharge of storm water associated with construction activities.*

4.7.6.1B *Prior to grading plan approval and the first issuance of a grading permit by the City, the project applicant shall submit to the City of Moreno Valley a Storm Water Pollution*

[11] Ibid.

Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. Additionally, the SWPPP shall identify structural and nonstructural BMPs to control sediment and nonvisible discharges from the site. BMPs to be implemented in the SWPPP may include (but shall not be limited to) the following:

- *Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs will be periodically inspected during construction, and repairs will be made when necessary as required by the SWPPP.*
- *No materials of any kind shall be placed in drainage ways.*
- *Materials that could contribute nonvisible pollutants to storm water must be contained, elevated, and placed in temporary storage containment areas.*
- *All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected per RWQCB standards to eliminate any discharge from the site. Stockpiles will be surrounded by silt fences.*
- *The SWPPP will include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.*
- *Additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary.*
- *The SWPPP will be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time.*

In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

4.7.6.1C *Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that the following provisions have been added to construction contracts for the project:*

- *The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and submitted to the City for inspection. In addition, the Contractor will also be required to maintain an inspection log and have the log on site to be reviewed by the City of Moreno Valley and the representatives of the Regional Water Quality Control Board.*

Facts in Support of the Findings: According to Section 4.7 of the DEIR, the construction and grading phases of the project site would require the disturbance of surface soils and removal of existing orange groves and vegetative cover. During the construction period, grading and excavation activities would result in exposure of soil to storm runoff, potentially causing erosion and sediment in runoff. If not managed through Best Management Practices (BMPs), the runoff could cause erosion and increased sedimentation in local drainage ways such as the Quincy Channel. The potential for chemical releases is present at most construction sites in the form of fuels, solvents, glues, paints, and other building construction materials. However, implementation of construction practices and adherence to existing water quality regulations and **Mitigation Measures 4.7.6.1A** through **4.7.6.1C** would reduce these impacts to a less than significant level. (DEIR, pgs. 4.7-21 to 4.7-23)

b. Operational-Related Water Quality Impacts

Potential Significant Impact: The EIR evaluated and concluded that the Project could violate water quality standards or waste discharge requirements during the operational phases of the project in the form of increased soil erosion, sedimentation, or urban runoff.

Findings: Implementation of the following mitigation measure will reduce the impact to operational-related water quality to less than significant:

4.7.6.2A *Prior to grading plan approval and the first issuance of a grading permit by the City, the project applicant shall receive approval from the City of Moreno Valley for a Final Water Quality Management Plan (F-WQMP). The F-WQMP shall specifically identify pollution prevention, site design, source control, and treatment control BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality to the maximum extent practicable. BMPs to be implemented in the F-WQMP may include (but shall not be limited to) the following:*

- *Required landscaped areas shall not use decorative concrete or impervious surfaces.*
- *Landscape plans shall incorporate native and drought-tolerant plants, trees, and shrubs. Landscaping shall be maintained weekly and maintenance contractor will properly dispose of all landscape wastes.*
- *Irrigation systems shall be inspected monthly by the landscape contractor to check for overwatering, leaks, or excessive runoff to paved areas. Timers will be used to prevent overwatering.*
- *Signage will be inspected and maintained twice a year for legibility.*
- *Outdoor Loading/Unloading truck docks shall be kept in a clean and orderly condition with weekly inspections, continuous monitoring and immediate clean up of spills.*
- *Parking area maintenance shall be swept or vacuumed at least quarterly, if there is any trash or debris in between the routine sweeping, it shall be swept or vacuumed immediately.*
- *Trash enclosures will be inspected and maintained weekly or as needed by maintenance contractor.*
- *On-site extended detention/sedimentation basins and sand filters will treat all of the site's runoff via vegetated swales and will be maintained and inspected at least twice a year and prior to October 1.*
- *Additional BMPs will be documented in the WQMP and utilized if necessary.*

In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

Facts in Support of the Findings: According to Section 4.7 of the DEIR, the proposed Project would result in the conversion of existing on-site permeable surfaces to impermeable surfaces, thereby altering the current drainage pattern. Upon development of the proposed on-site uses, storm runoff from the roadways, parking lots, and buildings may carry a variety of pollutants such as sediment, pathogens, petroleum products, commonly utilized construction materials, landscaping chemicals, and (to a lesser

extent) trace metals such as zinc, copper, lead, cadmium, and iron, which may lead to the degradation of storm water in downstream channels. These impacts to water quality are considered significant impacts that require mitigation. **Mitigation Measure 4.7.6.2A** has been identified to reduce impacts to water quality to less than significant.

The proposed Project would also incorporate on-site drainage that would have hydrodynamic infrastructure components that would meet City and County water quality requirements. Through the use of site design BMPs, source control BMPs, and treatment control BMPs, the resulting pollutant loads coming from the proposed Project would be reduced thereby ultimately reducing pollutants discharged from urban storm water runoff to surface water bodies. Because adherence to the requirements of the NPDES permit, which include implementation of the BMPs outlined in the WQMP, would be required by the City during the operation of the proposed Project, potential water quality impacts resulting from storm water and urban runoff would be reduced to a less than significant level. (DEIR, pgs. 4.7-23 to 4.7-26)

c. Drainage Capacity-Related Impacts

Potential Significant Impact: The EIR evaluated and concluded that the Project could create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

Findings: Implementation of the following mitigation measure will reduce the impact to drainage to less than significant:

4.7.6.3A *Prior to the approval of a rough grading plan, the project proponent shall receive approval on a project-specific Final Hydrology Study, with supporting engineering calculations, from the City Engineer. The Final Hydrology Study shall incorporate relevant requirements identified by the City, and/or site-specific geotechnical investigations.*

Facts in Support of the Findings: According to Section 4.7 of the DEIR, development and operation of the proposed Project would result in the generation of the additional storm water flows that would be above those generated in existing site conditions. With the construction and maintenance of adequate storm water drainage systems, through the adherence of **Mitigation Measure 4.7.6.3A**, impacts would be less than significant. In addition, the design and installation of the proposed drainage improvements will be required to adhere to applicable City and County standards. (DEIR, pgs. 4.7-26 to 4.7-28)

5. <u>Noise</u>

a. Short-Term Construction Noise

Potential Significant Impact: The EIR evaluated and concluded that noise levels from grading and other construction activities for the proposed Project may range up to 91 dBA at the closest residences southeast of the Project site for very limited times when construction occurs near the Project's boundary. Construction-related noise impacts from the proposed Project would be potentially significant.

Finding: Implementation of the following mitigation measures will reduce potential short-term construction noise impacts to less than significant:

4.9.6.1A *During all project site excavation and grading on site, the project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.*

4.9.6.1B *The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site.*

4.9.6.1C *The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest to the project site during all project construction.*

4.9.6.1D *During all project site construction activities at Building 6 (i.e., closest to existing residences), the construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 6:00 a.m. and 8:00 p.m. on weekdays and between the hours of 7:00 a.m. to 8:00 p.m. on weekends and holidays, unless written approval is obtained from the City Building Official or City Engineer for specific construction activities that must be conducted outside of the permitted time periods.*

Facts in Support of the Finding: According to Section 4.9 of the DEIR, two types of short-term noise impacts could occur during the construction of the Project. First, construction crew commutes and the transport of construction equipment and materials to the site for the proposed Project would incrementally increase noise levels on access roads leading to the site. The second type of short-term noise impact is related to noise generated during excavation, grading, and building erection on the Project site. Construction of the proposed Project is expected to require the use of scrapers, bulldozers, and water and pickup trucks. The site preparation phase, which includes excavation and grading of the site, tends to generate the highest noise levels, because the noisiest construction equipment is earthmoving equipment. Earthmoving equipment includes excavating machinery such as backfillers, bulldozers, draglines, and front loaders.

Earthmoving and compacting equipment includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve one or two minutes of full-power operation followed by three to four minutes at lower power settings. The maximum noise level generated by each scraper on the proposed Project site is assumed to be approximately 87 dBA L_{max} at 50 feet from the scraper. Each bulldozer would generate approximately 85 dBA Lmax at 50 feet. The maximum noise level generated by water and pickup trucks is approximately 86 dBA L_{max} at 50 feet from these vehicles. Each doubling of the sound sources with equal strength increases the noise level by three (3) dBA. Assuming that each piece of construction equipment operates at some distance from the other equipment, the worst-case composite noise level during this phase of construction would be 91 dBA L_{max} at a distance of 50 feet from the active construction area.

The nearest noise-sensitive receptor locations to the Project site are existing residences approximately 50 feet to the southeast. These nearest residents may be subject to short-term, intermittent, maximum noise reaching 91 dBA L_{max}, generated by construction activities on the Project site. This noise level would exceed the City's exterior noise standard of 60 dBA[12] CNEL for residential uses. However, no significant construction noise impacts would occur if construction of the proposed Project would occur within the permitted hours of 6:00 a.m. to 8:00 p.m. of any working day, and within the permitted hours of 7:00 a.m. and 8:00 p.m. on Sundays and Federal holidays. Compliance with the construction hours specified in the City's Municipal Code would result in construction noise impacts that are less than significant. While impacts would be considered less than significant as long as construction activities occur within the designated hours identified in the City's Municipal Code, mitigation measures have been identified to reduce the noise levels that would expose nearby sensitive receptors to noise levels in excess of the City's noise standards.

With adherence to the City's designated construction hours and with implementation of the proposed **Mitigation Measures 4.9.6.1A through 4.9.6.1D**, potential short-term construction noise impacts would be reduced below the level of significance. (DEIR, pgs. 4.9-25 to 4.9-27)

6. <u>Transportation</u>

a. Future Year 2035 with Project Conditions (Intersection) Traffic and Level of Service

Potential Significant Impact: The EIR evaluated and concluded that the Project could cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

[12] *Chapter 11.80.030 Table 11.80.030-2, City of Moreno Valley Municipal Code,* City of Moreno Valley.

Findings: Implementation of the following mitigation measures will reduce the impact related to future traffic LOS to less than significant:

4.11.6.4A. *Prior to issuance of a Certificate of Occupancy the project applicant shall construct the following traffic improvements:*

- *Redlands Boulevard/SR-60 Westbound Ramps. Install a traffic signal. This improvement is currently approved, and permitted by Caltrans. If not otherwise completed prior to project opening, the required traffic signal shall be constructed by the Applicant prior to issuance of the first Certificate of Occupancy.*
- *Redlands Boulevard/Fir Avenue/Eucalyptus Avenue. If not otherwise completed prior to project opening, prior to issuance of the first Certificate of Occupancy, the Applicant shall construct the following improvements: Install a traffic signal and add a northbound left-turn lane and a southbound left-turn lane.*

If the improvements are constructed by others prior to the Certificate of Occupancy, the applicant shall pay its fair share towards the improvements through the City's DIF program.

4.11.6.4B *Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program:*

- ***Moreno Beach Drive/SR-60 Eastbound Ramps.*** *The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location. This project is scheduled to go into construction by the end of this year and completed by the end of 2013.*
- ***Redlands Boulevard/SR-60 Westbound Ramps.*** *Install a traffic signal. This improvement is currently approved, and permitted by Caltrans. If not otherwise completed prior to project opening, the required traffic signal shall be constructed by the Applicant prior to issuance of the first Certificate of Occupancy.*
- ***Redlands Boulevard/Fir Avenue/Eucalyptus Avenue****. If not otherwise completed prior to project opening, prior to issuance of the first Certificate of Occupancy, the Applicant shall construct the following improvements: Install a traffic signal. This improvement is*

listed in the City's DIF program. Add a northbound left-turn lane and a southbound left-turn lane.

4.11.6.4C *Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program:*

- ***Moreno Beach Drive/SR-60 Eastbound Ramps.*** *The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.*
- ***Moreno Beach Drive/Cottonwood Avenue.*** *Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF would mitigate the significant impact at this location.*
- ***Moreno Beach Drive/Alessandro Boulevard.*** *Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF would mitigate the significant impact at this location.*
- ***Redlands Boulevard/SR-60 Westbound Ramps.*** *Install a traffic signal. This improvement is listed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. Add a northbound through lane. The Redlands Boulevard/SR-60 Interchange reconstruction would implement the northbound through lane. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.*
- ***Redlands Boulevard/SR-60 Eastbound Ramps.*** *The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF would mitigate the significant impact at this location.*
- ***Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.*** *Install a traffic signal. Add a westbound right-turn lane and provide overlap phasing for the westbound right turns. Add a westbound left-turn lane and an eastbound left-turn lane. These improvements are programmed in the City's DIF program. Add a northbound left-turn lane a southbound*

through lane and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.

- ***Redlands Boulevard/Eucalyptus Avenue.*** *Add a southbound right-turn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMFs would mitigate the significant impact at this location.*
- ***Redlands Boulevard/Alessandro Boulevard.*** *Add a southbound left-turn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMFs would mitigate the significant impact at this location.*

4.11.6.4D *Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program. At some locations, the DIF and TUMFs would not fully mitigate the projects impact. For these locations, additional improvements shall be implemented by the project applicant prior to the issuance of a certificate of occupancy for the project:*

- ***Nason Street/Eucalyptus Avenue.*** *Add a northbound right-turn lane. This improvement is programmed in the City's DIF; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 1.76%) toward restriping the westbound approach to provide dual left-turn lanes*
- ***Nason Street/Alessandro Boulevard.*** *Add an eastbound through lane and a westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 1.4%) toward modification of the traffic signal to provide overlap phasing for the eastbound right-turn lane.*
- ***Moreno Beach Drive/SR-60 Westbound Ramps.*** *The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/SR-60 Eastbound Ramps.*** *The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/Eucalyptus Avenue.*** *Convert the existing eastbound through lane to a left-turn lane and the eastbound right-turn lane to a shared through/right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 8.63%) toward modification of the traffic signal to provide right-turn overlap phasing for the westbound right turn.*

- ***Moreno Beach Drive/Cottonwood Avenue.*** *Add a southbound through lane. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/Alessandro Boulevard.*** *Add 2 southbound through lanes, 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/SR-60 Westbound Ramps.*** *Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact.*

- ***Redlands Boulevard/SR-60 Eastbound Ramps.*** *The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.*** *Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, and a westbound right-turn lane with overlap phasing. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, southbound left-turn lane, northbound through lane, northbound left-turn lane. These*

improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.

- ***Redlands Boulevard/Eucalyptus Avenue.*** *Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a northbound left-turn lane and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/Alessandro Boulevard.*** *Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.*

4.11.6.4E *Prior to issuance of building permits, the project applicant shall implement the following improvements, either through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program, or through a fair-share contribution to the City of Moreno Valley as noted below:*

- ***Nason Street/Eucalyptus Avenue.*** *Add a northbound right-turn lane and an eastbound right-turn lane. These improvements are programmed in the City's DIF; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in* ***Mitigation Measure 4.11.6.4D*** *would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.6%) toward modification of the traffic signal to provide right-turn overlap phasing for the eastbound and northbound right turns.*

- ***Nason Street/Alessandro Boulevard.*** *Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in*

Mitigation Measure 4.11.6.4D *would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.35%) toward the addition of an eastbound left-turn lane and modification of the traffic signal to provide overlap phasing for the westbound right-turn lane.*

- ***Moreno Beach Drive/SR-60 Westbound Ramps.*** *The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/SR-60 Eastbound Ramps.*** *The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/Eucalyptus Avenue.*** *Restripe eastbound approach to dual left-turn lanes and add a northbound through lane, a westbound through lane, and a southbound right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in* ***Mitigation Measure 4.11.6.4D*** *would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 5.17%) toward modification of the traffic signal to provide right-turn overlap phasing for the southbound right-turn lane.*

- ***Moreno Beach Drive/Cottonwood Avenue.*** *Add a southbound through lane, a northbound through lane, an eastbound left-turn lane, an eastbound through lane, a westbound through lane, and a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Moreno Beach Drive/Alessandro Boulevard.*** *Add 2 southbound through lanes, add 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Auto Mall Drive/Eucalyptus Avenue.*** *Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/SR-60 Westbound Ramps.*** *Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. Therefore, payment of the DIF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/SR-60 Eastbound Ramps.*** *The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.*** *Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, a westbound right-turn lane with overlap phasing, and a southbound right-turn lane with overlap phasing. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, a southbound left-turn lane, a northbound through lane, a northbound left-turn lane, and a northbound right-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the TUMF would also partially mitigate the significant impact at this location. In addition, the project shall pay a fair share (calculated to be 10.44%) of the cost of adding a southbound left-turn lane.*

- ***Redlands Boulevard/Eucalyptus Avenue.*** *Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a northbound left-turn lane, a northbound through lane, a southbound left-turn lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.*

- ***Redlands Boulevard/Cottonwood Avenue.*** *Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at*

this intersection. In addition, add a northbound through lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.

- ***Redlands Boulevard/Alessandro Boulevard.*** *Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, a southbound through lane, a westbound through lane, and an eastbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.*

4.11.6.4F *If the Encilia Avenue and Quincy Street Connection plan is implemented as part of the proposed project, then prior to issuance of building permits, the project applicant shall implement the following improvements: In addition to those identified in* ***Mitigation Measure 4.11.6.4E****, either through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program, or through a fair-share contribution to the City of Moreno Valley as noted below:*

- ***Moreno Beach Drive/Eucalyptus Avenue.*** *Restripe the southbound shared through/right-turn lane to a southbound through lane. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would mitigate the impacts of the project at this intersection.*

- ***Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.*** *Pay the fair share (calculated to be 10.84%) to add a southbound right-turn lane.*

- ***Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue.*** *Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program. In addition, add a northbound left-turn lane, northbound through lane, southbound left-turn lane, and a southbound through lane. These improvements are programmed in the TUMF program. Therefore, payment of the DIF and TUMF would fully mitigate the impact of the project at this intersection.*

- ***Moreno Beach Drive/Encilia Avenue.*** *Install a traffic signal, add a northbound through lane, southbound left-turn lane, and a southbound through lane. This improvement is*

programmed in the City's DIF program; therefore, payment of the DIF would mitigate the impacts of the project at this intersection.

Facts in Support of the Findings: Future Year (2035) with Project conditions considers the addition of traffic generated by the proposed project to Future Year (2035) Baseline conditions. The addition of project traffic to the Future Year (2035) scenario would result in conditions exceeding City and Caltrans LOS standards at twelve intersections.

All of the intersections that are forecast to experience a deficient LOS with the proposed project would also operate with a deficient LOS without the proposed project. Although the proposed project does not cause these intersections to operate at an unsatisfactory LOS, it does contribute to the worsening of the intersections' LOS and therefore mitigation would be required to offset the cumulative impact of the project.

Freeway mainline and ramp junctions were evaluated in the Future Year 2035 plus Project condition. Nine segments are forecast to operate at an unsatisfactory level of service in the Future Year 2035 Cumulative plus Project condition. The Traffic Study for the proposed Project also analyzes the Future Year 2035 plus Project conditions a.m. and p.m. peak hour ramp merge-diverge volumes and levels of service for the freeway segments on SR-60. Nine ramp junctions are forecast to operate at an unacceptable level of service in the future Year 2035 plus Project condition. (DEIR pgs. 4.11-25 to 4.11-27)

According to Section 4.11 in the DEIR, with the implementation of the recommended improvements, the minimum level of service standards would be maintained for the Future Year (2035) with Project scenario and impacts would be reduced to a less than significant level for all identified intersections. In addition, reconstruction of the interchanges at the location of the deficient freeway ramp intersections identified in **Mitigation Measure 4.11.6.2D** are already programmed into the TUMF program. It is anticipated that by future year (2035) improvement to the identified freeway ramps and intersections would be built through the TUMF process and coordination by Caltrans, WRCOG, and the City of Moreno Valley. Because the project would pay its fair-share cost associated with these improvements and because such improvements are anticipated to be constructed by the future year (2035), impacts associated with this issue are less than significant after the identified mitigation measures have been implemented. (DEIR, pg. 4.11-35)

b. General Plan Build Out With Project Conditions (Intersection) Traffic and Level of Service Impacts

Potential Significant Impact: The EIR evaluated and concluded that the Project could cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

Findings: Implementation of **Mitigation Measure 4.11.6.4E** will reduce the impact related to General Plan buildout to less than significant.

Facts in Support of the Findings: General Plan Build Out with project conditions considers the addition of traffic generated by the proposed project to General Plan Build Out baseline conditions. An intersection LOS analysis was conducted to determine General Plan Build Out intersection performance. The addition of project traffic to the General Plan Build Out scenario would result in conditions exceeding City and Caltrans LOS standards at 13 intersections.

All of the intersections that are forecast to experience a deficient LOS with the proposed project would also operate with a deficient LOS without the proposed project. Although the proposed project does not cause these intersections to operate at an unsatisfactory LOS, it does contribute to the worsening of the intersections' LOS and therefore mitigation would be required to offset the cumulative impact of the project. (DEIR, pg. 4.11-28)

According to Section 4.11of the DEIR, with the implementation of the recommended improvements, the minimum level of service standards would be maintained for the General Plan Build Out with Project scenario and impacts would be reduced to a less than significant level for all identified intersections. However, as noted previously, improvements to the freeway intersections and infrastructure are under the authority of Caltrans. In addition, the deficient freeway ramp intersections identified in **Mitigation Measure 4.11.6.2E** are already programmed into the TUMF program. It is anticipated that by the General Plan Build Out, improvements to the identified freeway ramps and intersections would be built through the TUMF process and coordination by Caltrans, WRCOG, and the City of Moreno Valley. Because the project would pay its fair-share cost associated with these improvements and because such improvements are anticipated to be constructed by the future year (2035), impacts associated with this issue are less than significant after the identified mitigation measures have been implemented. (DEIR, pg. 4.11-37)

7. Utilities and Service Systems

a. Storm Water Drainage Requirements

Potential Significant Impact: The EIR evaluated and concluded that the Project could result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Findings: Implementation of the following mitigation measures will reduce the impact to storm water drainage to less than significant:

4.7.6.3A *Prior to the approval of associated project rough grading plan, the project proponent shall receive approval on a project-specific Final Hydrology Study, with supporting engineering calculations, from the City Engineer. The Final Hydrology Study shall incorporate relevant requirements identified by the City, and/or site-specific geotechnical investigations.*

Facts in Support of the Findings: According to Section 4.12 of the DEIR, the proposed Project would route storm water flows from the Project site into Quincy Channel after flows are routed through a combination of water quality basins and sand filters. Due to the installation of impervious surfaces on the Project site, the post-development flows would be higher than the pre-development flows. To avoid a significant impact to the existing drainage capacity, the post-development flows coming from the proposed Project site are required to be equal to or less than pre-development flows.[13] To reduce flows to below or equal to pre-development conditions, the on-site storm water flows would be routed to the on-site detention basins[14] before flows are routed off site. While the increase in impervious surfaces attributable to the proposed Project would contribute to a greater volume and higher velocity of storm water flows, the proposed Project's water quality basins would accept and accommodate runoff that would result from project construction at pre-project conditions.

As identified in the Preliminary Hydrology Calculations[15] prepared for the Project, to adequately contain and store the greatest volume that would be generated, the Project site would require a minimum storage volume of 13.6 acre-feet. The proposed amount of storage area (20.3 acre-feet) is greater than the required amount of storage area. Based on this, it appears there is excess capacity of 6.7 acre-feet (20.3 acre-feet – 13.6 acre-feet = 6.7 acre-feet) of storage area available from the on-site detention basins; therefore, the proposed Project appears to have adequate drainage capacity that would result in post-development flows being reduced to pre-development flows before leaving the Project site. However, to ensure that impacts associated with on-site drainage capacity are reduced to a less significant level, the

[13] As part of the MS4 Permit issuance requirements, projects must identify any Hydrologic Conditions of Concern and demonstrate that changes to hydrology are minimized to ensure that post-development runoff rates and velocities from a site do not adversely affect downstream erosion, sedimentation, or stream habitat.

[14] A detention basin is an area where excess storm water is stored or held temporarily and then slowly drains when water levels in the receiving channel recede. In essence, the water in a detention basin is temporarily detained until additional room becomes available in the receiving channel.

[15] *Preliminary Hydrology Calculations for ProLogis Park Moreno Valley-Eucalyptus TPM 35679*, Thienes Engineering, November 4, 2008.

Mitigation Measure 4.7.6.3A has been identified to reduce potential impacts to less than significant levels. (DEIR, pgs. 4.12-16 to 4.12-17)

8 Global Climate Change

a. Greenhouse Gas Emissions

Potential Significant Impact: The EIR evaluated and concluded that the Project could have an adverse effect due to the generation of greenhouse gas emissions (GHGs).

Findings: Implementation of the following mitigation measures will reduce the impact related to greenhouse gas emissions to less than significant:

4.13.6.1A *Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that building features have been incorporated in building plans as required by Title 24 of the California Code of Regulations. These features include but are not limited to the following:*

- *Exterior windows shall utilize window treatments for efficient energy conservation.*
- *Per CALGreen Code requirements, water-efficient fixtures and appliances, including but not limited to low-flow faucets, dual-flush toilets minimizing water consumption by 20 percent from the Building Standards Code baseline water consumption shall be used.*
- *Per CALGreen Code requirements, a Commissioning Plan shall be prepared and all building systems (e.g., heating, ventilation, and air-conditioning [HVAC], irrigation systems, lighting, and water heating) shall be commissioned by the Commissioning Authority.*
- *Per CALGreen Code, restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.*

4.13.6.1B *Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been incorporated into the design and construction of the project:*

- *Use of locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project.*

- *Use of "Green Building Materials," such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project.*

- *Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption, and therefore, GHG emissions.*

- *Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants.*

- *Design the project building to exceed the California Building Code's (CBC) Title 24 energy standard, including, but not limited to, any combination of the following:*

    - *Increase insulation such that heat transfer and thermal bridging is minimized.*

    - *Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.*

    - *Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment.*

- *Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping.*

- *Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings.*

- *Install light-colored "cool" roof) and cool pavements.*

- *Install energy-efficient heating and cooling systems, appliances and equipment, and control systems.*

- *Install solar or light-emitting diodes (LEDs) for outdoor lighting for auto parking areas.*

4.13.6.1C *Prior to the issuance of occupancy permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been be incorporated into the operation of the project:*

- *The project applicant shall use less than 3,900 Global Warming Potential (GWP) hydrofluorocarbon (HCF) refrigerants or natural refrigerants (ammonia, propane, carbon dioxide [CO_2]) for refrigeration and fire suppression equipment.*

- *Provide vegetative or man-made exterior wall shading devices for east-, south-, and west facing walls with windows.*

- *Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate:*

    - *Install drought-tolerant plants for landscaping.*

    - *Use reclaimed water for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water.*

    - *Install water-efficient irrigations systems, such as weather-based and soil-moisture-based irrigation controllers and sensors for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance.*

- *Provide employee education about reducing waste and available recycling services.*

Facts in Support of the Findings: Future development that could occur on the proposed Project site could generate GHG emissions during construction and operation activities. It is anticipated that the majority of energy consumption (and associated generation of GHG emissions) would occur during the project's operation (as opposed to its construction). The total GHG emissions over the entire construction process are expected to be 2,700 metric tons. Based on a comparison of the proposed Project to the South Coast Air Quality Management District tiered interim GHG significance criteria, the most applicable screening threshold listed is the Industrial at 10,000 ton per year (tpy) CO_2e. The long-term project operational GHG emissions for the proposed Project are 79,000 tpy CO_2e and exceed this threshold; therefore, the project operational GHG emissions are significant. In order to ensure that the proposed Project complies with and would not conflict with or impede the implementation of reduction goals identified in AB 32, the Governor's EO S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor, **Mitigation Measures 4.13.6.1A** through **4.13.6.1C** shall be implemented. The mitigation measure would contribute to a reduction in GHG emissions from energy, mobile, and water

usage sources. With implementation of the identified mitigation measures, the proposed Project's GHG emissions would be reduced to less than significant levels.

C. ENVIRONMENTAL IMPACTS NOT FULLY MITIGATED TO A LEVEL OF LESS-THAN-SIGNIFICANT

The Moreno Valley City Council finds the following environmental impacts identified in the EIR remain significant even after application of all feasible mitigation measures: aesthetics (individually and cumulative), agricultural resources (individually and cumulative), air quality (individually and cumulative), cumulative population and housing, and transportation. In accordance with CEQA Guidelines Section 15092(b)(2), the City Council of the City of Moreno Valley cannot approve the Project unless it first finds (1) under *Public Resources Code* Section 21081(a)(3), and CEQA Guidelines Section 15091(a)(3), that specific economic, legal, social technological, or other considerations, including provisions of employment opportunities to highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the EIR; and (2) under CEQA Guidelines section 15092(b), that the remaining significant effects are acceptable due to overriding concerns described in the CEQA Guidelines Section 15093 and, therefore, a statement of overriding considerations is included herein.

1. Aesthetics (Individual and Cumulative Impacts)

a. Scenic Vistas

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could have adverse effects on one or more scenic vistas, notably views of the Box Springs Mountains, the Badlands, Moreno Peak, and the Russell Mountains.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts to scenic vistas will remain significant and unavoidable.

Facts in Support of the Finding: According to Section 4.1 of the DEIR, the nearest sensitive permanent visual receptor to the Project would be the existing single-family residences to the southeast across future Encilia Avenue. In general, views for the residences southeast of the site will change from vacant land to industrial buildings with extensive landscaping including rows of citrus trees to help provide a visual buffer. Permanent views for residences north of SR-60 and transient views for travelers on SR-60 will change as the tops of the proposed industrial buildings will partially block views of the mountains to the

south. Despite the provision of ornamental landscaping and citrus trees along the northern, western, and southern boundaries, implementation of the proposed Project would obstruct background views of the distant Box Springs Mountains for residences southeast of the Project, foreground and midground views of travelers on SR-60, and background views of the Mount Russell Range for residences north of SR-60 and along Pettit Street. This obstruction of views is a significant visual impact of the proposed Project. The sizes, heights, and general locations of buildings on the site are limited by the types of uses being proposed as part of this Project. Therefore, there is no feasible mitigation available to reduce impacts related to the loss of this viewshed. Since there is no feasible mitigation available to reduce adverse effects on scenic vistas, impacts associated with this issue would remain significant and unavoidable. (DEIR, pgs. 4.1-9 to 4.1-17)

b. Scenic Resources and Scenic Highways

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could have adverse effects on one or more scenic vistas, including views of the Box Springs Mountains and the Badlands for both residents and travelers on SR-60.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts to scenic vistas and scenic highways will remain significant and unavoidable.

Facts in Support of the Finding: According to Section 4.1 of the DEIR, the City of Moreno Valley identifies SR-60 as a local scenic road.[16] According to the City's General Plan, the man-made environment is equally important as natural landforms in terms of scenic values (e.g., buildings, landscaping and signs). Agricultural uses, such as citrus groves, are one example of a man-made environment that constitutes a visually pleasing feature.

Existing views for motorists traveling eastbound and westbound on SR-60 consist of noise attenuation walls, commercial and residential development, landscaping, parking lots, open space, and orange groves in addition to the mountains and badlands in the distance. Development of the proposed Project would alter the existing view by introducing large industrial buildings adjacent to the freeway. Existing eastbound views on SR-60 would be altered with the development of the proposed Project. Motorists would still view noise attenuation walls, urban development, landscaping, and scattered trees as they look

[16] *Conservation Element, Figure 7-2 Major Scenic Resources,* City of Moreno Valley General Plan, adopted July 11, 2006.

to the south, although these views would be of short duration for motorists traveling at normal freeway speeds.

The proposed Project would have highly reflective surfaces at the taller (43 feet) glass veneered office towers, but would not result in development along ridge lines. The proposed Project would result in an increased number of large bulk structures, but would include colors and materials that are compatible with the existing environment. The proposed ornamental landscaping and citrus trees would provide some visual screening. However, the proposed Project would result in the obstruction of most of the Mount Russell Range for motorists traveling on SR-60, so the proposed buildings would obstruct the view of a scenic feature. The proposed Project meets criteria in both the moderate and major visual intrusion categories. In an overabundance of caution, the worst-case scenario is utilized. Therefore, it is anticipated that based on Project design features, the proposed Project would have a major visual intrusion (i.e., significant impact) for motorists traveling on SR-60. Incorporation of the proposed building façades and ornamental landscaping design features will soften the visual appearance of the buildings from SR-60; however, the obstruction of local views will still be significant, and there are no feasible mitigation measures available that would reduce these impacts to less than significant levels. Therefore, impacts associated with this issue would remain significant and unavoidable. (DEIR, pgs. 4.1-17 to 4.1-19)

c. Existing Visual Character or Quality of Site and its Surroundings

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could have adverse effects that change the general character of the Project site (e.g., loss of open area), the components of the visual settings (e.g., landscaping and architectural elements), and the visual compatibility between proposed site uses and adjacent land uses.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts to the existing visual character of the site will remain significant and unavoidable.

Facts in Support of the Finding: The significance of visual impacts is inherently subjective as individuals respond differently to changes in the visual characteristics of an area. Development of the proposed Project would change the existing character of the Project site from open space to a more urbanized setting with large industrial buildings. The change in the character of the site would constitute a significant alteration of the existing visual character of the Project site.

According to Section 4.1 of the DEIR, the proposed Project features a variety of architectural elements including façade accents such as corner treatments and roof trim. The Project also provides variation in wall planes that serve to avoid an institutional appearance and break up the bulk of the buildings. This variation would create shadow lines at various times of the day. The proposed ornamental landscaping would replace the scattered weedy vegetation. Landscaping on the site would be provided in accordance with City Municipal Code Chapter 9.17, which requires the installation of landscaping on site and the planting of one tree for every 30 linear feet of building dimension that is visible from the parking lot or public right-of-way. As part of conditions of approval for the proposed Project, orange trees would be planted on the northern portion of the Project site adjacent to SR-60 and along the perimeter of the proposed Project site adjacent to the public right-of-way or residential zoning.

Since the Project site is currently vacant, suburban development of any type would cause a fundamental change in the visual characteristics of the Project site. In addition, the site is currently planned for industrial, business park, single-family, and multifamily uses, which would be different in appearance from the proposed industrial warehouse buildings. Of these uses, the lower density housing (R2) is currently designated adjacent to the existing residences southeast of the Project site.

The proposed Project would replace the existing vacant parcel and citrus groves with development that is visually compatible with the existing commercial development to the west and the existing and the

approved Ridge industrial development to the east, but it will not be compatible with the residential uses to the southeast or farther to the north across SR-60.

Incorporation of the proposed building façades and landscaping design features will soften the visual appearance of the buildings from both SR-60 and nearby residences; however, the fundamental change in visual character of the area will still be significant. Even with compliance with the City's General Plan and Municipal Code development guidelines for industrial development, including the 250-foot buffer between industrial and residential land uses, the anticipated fundamental change in views expected in this area will be significant. Due to the heights and masses of buildings needed to accommodate the proposed land uses, no feasible mitigation is available that would reduce these potential impacts to less than significant levels. Therefore, impacts associated with this issue would remain significant and unavoidable. (DEIR, pgs. 4.1-19 to 4.1-21)

d. Cumulative Aesthetics Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could in connection with past, present, and probable future projects adversely affect one or more scenic vistas.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this cumulative impact to a level of less than significant. Accordingly, Project-related cumulative impacts to scenic vistas will remain significant and unavoidable.

Facts in Support of the Finding: The development of the proposed Project would partially obstruct views of surrounding mountain ranges from current vantage points near the Project structures. However, vistas would not be completely obstructed from viewpoints through parking circulation areas, openings between rows of buildings or trees, or at the end of vehicular rights-of-way. Development of lands within the City, particularly along SR-60, would result in the cumulative conversion from open space to a more urbanized land use. The proposed Project would continue a recent development trend in the City to expand industrial uses along the south side of SR-60 east of the City's Auto Center. This development trend has not yet been incorporated into the City's General Plan. The proposed Project, in conjunction with other cumulative projects, would be developed in a manner consistent with existing development trends in the City. Since other cumulative projects in the area would include similar distribution uses, it can be anticipated that such uses would have a similar design and massing as the proposed Project. Since the proposed Project would obstruct views of the surrounding mountains, it can be reasonable to conclude that similar warehouse distribution uses would also obstruct views of the surrounding mountains. In

addition, General Plan Policy 7.7.4 in the Conservation Element requires the designation of SR-60 as a local scenic roadway. Therefore, the proposed Project, in combination with other cumulative projects in the eastern portion of the City and along SR-60 would have a cumulatively significant and unavoidable impact on aesthetics (i.e., views and scenic resources) in this portion of the City. (DEIR, pgs. 4.1-21 to 4.1-22)

2. Agricultural Resources (Individual and Cumulative Impacts)

a. Conversion of State Designated Farmland

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could impact 82.5 acres of Prime Farmland.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts to state designated farmland will remain significant and unavoidable.

Facts in Support of the Finding: Section 4.2 of the DEIR identifies several potential agricultural conservation measures contained in the City's General Plan that include: enrolling productive agricultural land into a Williamson Act Contract; providing protection to ongoing agricultural operations from complaints and nuisance complaints from adjacent new development; protecting productive agricultural land subject to conversion through the purchase of or transfer of its development rights; purchasing conservation easements on existing agricultural land to ensure that the land is never converted to urban uses; and donating funds to a regional or statewide program that promotes and implements the use of agricultural land conservation easements.

The potential agricultural conservation measures identified in the DEIR are not considered to be feasible by the City for the following reasons:

Williamson Act Contracts: Williamson Act contracts are entered into voluntarily by property owners and the City cannot force owners to participate in this program. In addition, Williamson Act contracts will result only in temporary preservation of agricultural land since property owners have the option of non-renewal of these contracts at any time after the ten-year contract period ends.

Protecting Existing Agricultural Operations: Providing protection for ongoing agricultural activities from new developments, such as buffers between agricultural operations and new development or requiring the

notification and disclosure of agricultural activities to the purchasers adjacent properties, will not permanently protect agricultural land.

Transfer of Development Rights, Conservation Easements, or Agricultural Conservation Bank: The purchase or transfer of development rights, purchase of conservation easements, or donation of funds to assist in the conservation of agricultural land would need to be implemented to ensure the preservation of agricultural land. As stated previously, the City anticipates the conversion of agricultural land within the City and does not set aside land for permanent preservation. The current General Plan does not include any agricultural designations. The City allows agricultural uses in all land use designations as an interim use until such time as the land is developed per the vision identified in the General Plan. One of the goals stated in the City's recent General Plan is the "…orderly conversion of agricultural lands." For this reason, the City expects that the majority of the land within the City will be converted to urban uses, although some agriculture will continue as interim uses, as allowed by the City's Development Code for all zoning categories. The existing and continued reduction in productive agricultural operations within the City is produced by several factors including; urbanization in the City and Inland Empire resulting in dramatically increasing land prices; high water and labor costs; environmental regulation (e.g., insects, odors, groundwater contamination, and solid waste removal); and competition from Kern County and the Central Valley with lower land costs and reduced regulations. (DEIR, pgs. 4.1-10 to 4.1-14)

The City has determined that these measures are economically infeasible and that they are contrary to the City's vision (as stated in its General Plan) for the Project site and alternative mitigation has not been identified, and impacts related to this issue remain significant and unavoidable. (DEIR, pgs. 4.2-6 to 4.2-9)

b. Conversion of Farmland to a Non-Agricultural Use

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would result in the development of industrial uses on land that has historically been utilized for citrus production.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts from the conversion of farmland to a non-agricultural use will remain significant and unavoidable.

Facts in Support of the Finding: According to Section 4.2 of the DEIR, the Project site has historically been in agricultural production and was most recently used to grow citrus. The conversion of the Project site to a non-agricultural use is a result of various economic and demographic factors. Increased cost for

water and a continuing demand for housing and other development in the City and region are the primary reasons for this agricultural land conversion. A LESA model was also used to evaluate the site. It was determined that the Project LESA score is 85.3, which is considered significant. The Project does not include design features that would prevent the existing agricultural operations in the area from continuing. The Project would convert land that was previously used for agriculture and the development of the proposed Project may contribute to the conversion of adjacent lands. However, the Project is a logical extension of development in the City and does not create leapfrog development or islands of agricultural land that would be difficult to farm. The City recognizes development pressures within the City, and that these pressures will increase as the City continues to build out. Additionally, while the Project would not directly cause the conversion of adjacent agricultural land to non-agricultural uses because in has lied fallow for several years, it would contribute to development pressure within the City that could potentially lead to the conversion of agricultural land off site. However, as stated in the previous discussion of these Findings regarding the conversion of state designated farmland, the City has determined the agricultural conservation measures identified by the City are economically infeasible and that they are contrary to the City's vision (as stated in its General Plan) for the Project site and alternative mitigation has not been identified. Therefore, impacts associated with this issue remain significant and unavoidable. (DEIR, pgs. 4.1-9 to 4.1-10)

c. Cumulative Agricultural Resource Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would have a significant cumulative impact on agricultural resources in Riverside County.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts to cumulative state designated farmland will remain significant and unavoidable.

Facts in Support of the Finding: According to Section 4.2 of the DEIR, the Project-related impacts to Prime Farmland and the conversion of agricultural land to a non-agricultural use cannot be mitigated through a local or regional program to mitigate impacts to agricultural resources. As stated previously, the City does not maintain a General Plan or zoning designation for agricultural uses and there are no Project-level feasible mitigation measures that would help reduce cumulative impacts. The cumulative effect of development in the region will continue to result in the conversion of agricultural lands to non-agricultural uses. Because agricultural land, including Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance are finite resource, the conversion of approximately 122.8

acres of farmland to industrial uses, combined with planned and future development in the City and region, represents a significant cumulative impact to agricultural operations and resources. As stated in the previous discussion of these Findings regarding the conversion of state designated farmland and conversion of agricultural land to a non-agricultural land use, the City has determined the agricultural conservation measures identified by the City are economically infeasible and that they are contrary to the City's vision (as stated in its General Plan) for the Project site and alternative mitigation has not been identified. Therefore, cumulative impacts to agricultural resources are considered significant and unavoidable. (DEIR, pg. 4.1-11)

2. Air Quality (Project-Specific and Cumulative Impact)

a. Air Quality Management Plan Consistency

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project has the potential to conflict with implementation of regional Air Quality Management Plan and the SIP.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that **Mitigation Measures 4.3.6.2A** through **4.3.6.2M** and **4.3.6.3A** through **4.3.6.3C** are incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, the proposed Project will not be consistent with AQMP and the SIP and therefore impacts are considered significant and unavoidable.

Facts in Support of the Finding: An Air Quality Management Plan (AQMP) describes air pollution control strategies to be taken by counties or regions classified as nonattainment areas. The AQMP's main purpose is to bring the area into compliance with the requirements of Federal and State air quality standards. The AQMP uses the assumptions and projections by local planning agencies to determine control strategies for regional compliance status. Therefore, any projects causing a significant impact on air quality would impede the progress of the AQMP. CEQA requires that projects resulting in a General Plan Amendment be analyzed for consistency with the AQMP.

For a Project in the Basin to be consistent with the AQMP, the pollutants emitted from the Project must not exceed the South Coast AQMD significant threshold or cause a significant impact on air quality. One measurement tool in determining consistency with the AQMP is to determine how a Project accommodates the expected increase in population or employment. The proposed Project site is located in an urbanizing area of the City of Moreno Valley along SR-60, which accommodates traffic in the area. In addition, the proposed warehouse uses would be within walking distance of existing homes and

commercial areas in the local vicinity. The proposed Project would add jobs resulting from the development of the warehouse uses to the City, with the potential to minimize the VMT traveled within the Project site and community.

The SCAQMD also has the following consistency criteria: the proposed Project cannot result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP; and the proposed Project cannot exceed the assumptions in the AQMP in 2010 or increments based on the year of Project build-out phase.

Implementation of the proposed Project would require a zone change from Business Park (BP), Business Park Mixed Use (BPX), Multi-Family Residential (R-15), Suburban Residential (R-5), and Residential Agriculture (RA-2) to Light Industrial for the entire 122.8 acres. Since the proposed Project will require a General Plan Amendment, the Project has not been considered in preparation of the General Plan and therefore it is uncertain if it is consistent with the AQMP.

Because the Project site is located in a nonattainment air basin for ozone, PM_{10} and $PM_{2.5}$, the proposed Project's emission of ozone precursors (CO, ROG, and NO_X), PM_{10} and $PM_{2.5}$ would contribute to the existing nonattainment status in the Basin. Thus, according to the SCAQMD Consistency Criterion No. 1, the proposed Project in not consistent with the AQMP.

The proposed Project would have significant impacts. **Mitigation Measures 4.3.6.2A** through **4.3.6.2M** and **Mitigation Measures 4.3.6.3A** through **4.3.6.3C** shall be implemented as part of the proposed Project. The proposed Project would be considered to be consistent only after the City of Moreno Valley General Plan Amendment is approved. Once the City's General Plan Amendment and the required zoning changes are approved, the proposed Project would be included in the next SCAG and SCAQMD AQMP projections. When that occurs, the proposed Project would be consistent with the regional AQMP and the SIP. However, until that occurs, the Project is inconsistent with the regional AQMP and the impacts are considered significant and unavoidable. (DEIR, pgs. 4.3-21 to 4.3-22)

b. Equipment Exhaust from Construction-Related Activities

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project has the potential to exceed applicable daily thresholds that may affect sensitive receptors.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that Mitigation

Measures 4.3.6.2A through 4.3.6.2M are incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, the proposed Project will have a significant impact due to equipment exhaust from construction related activities and therefore impacts are considered significant and unavoidable.

4.3.6.2A *Prior to the issuance of a grading permit, the Project developer shall require by contract specifications that contractors shall place construction equipment staging areas at least 200 feet away from sensitive receptors. Contract specifications shall be included in the proposed Project construction documents, which shall be reviewed by the City.*

4.3.6.2B *Prior to the issuance of a grading permit, the Project developer shall require by contract specifications that contractors shall utilize power sources (e.g., power poles) or clean-fuel generators. Contract specifications shall be included in the proposed Project construction documents, which shall be reviewed by the City.*

4.3.6.2C *Prior to the issuance of a grading permit, the Project developer shall require by contract specifications that contractors shall utilize California Air Resources Board (CARB) Tier II Certified equipment or better during the rough/mass grading phase for the following pieces of equipment: rubber-tired dozers and scrapers. Contract specifications shall be included in the proposed Project construction documents, which shall be reviewed by the City.*

Project start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emission standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devises used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations.

Post January 1, 2015: All off-road diesel–powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devises used by the contractor shall achieve emission reductions that are no less than what would be achieved by a

Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations.

A copy of each unit's certified tier specifications, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

4.3.6.2D *All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.*

4.3.6.2E *The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.*

4.3.6.2F *The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less to reduce PM_{10} and $PM_{2.5}$ fugitive dust haul road emissions. Speed limit signs (15 mph maximum) shall be posted at entry points to the Project site, and along any unpaved roads providing access to or within the Project site and/or any unpaved designated on-site travel routes.*

4.3.6.2G *Groundcover shall be replaced, and/or non-toxic soil stabilizers shall be applied (according to manufacturers' specifications) to any inactive construction areas (previously graded areas inactive for ten days or more).*

4.3.6.2H *The contractor shall minimize pollutant emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and by not allowing construction equipment to be left idling for more than five minutes (per California law).*

4.3.6.2I *The contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board (CARB) (diesel fuel with sulfur content of 15 ppm by weight or less).*

4.3.6.2J *Grading plans, construction specifications and bid documents shall also include the following requirements:*

- *Off-road construction equipment shall utilize alternative fuels where feasible e.g., biodiesel fuel (a minimum of B20), natural gas (CNG), liquefied natural gas (LNG), propane, except for equipment where use of such fuels would void the equipment warranty;*

- *Gravel pads shall be provided at all access points to prevent tracking of mud onto public roads;*

- *Install and maintain trackout control devices at all access points where paved and unpaved access or travel routes intersect;*

- *The contractor or builder shall designate a person or person(s) to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site;*

- *The contractor or builder shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The contact person shall take corrective action within 24 hours;*

- *High-pressure injectors shall be provided on diesel construction equipment if feasible;*

- *Engine size of construction equipment shall be limited to the minimum practical size;*

- *Substitute gasoline-powered for diesel powered construction equipment where gasoline powered equipment is available;*

- *Use electric construction equipment where it is practical to use such equipment;*

- *Install catalytic converters on gasoline-powered equipment where this type of equipment is available;*

- *Ride-sharing program for the construction crew shall be supported by contractor(s) via incentives or other inducement;*

- *Documentation shall be provided to the City of Moreno Valley indicating that construction workers have been encouraged to carpool or otherwise reduce VMT to the greatest extent practical, including providing information on available park and ride programs;*

- *Lunch vendor services shall be allowed on site during construction to minimize the need for off-site vehicle trips; and*
- *All forklifts used during construction and in subsequent operation of the Project shall be electric or natural gas powered.*

4.3.6.2K *Throughout Project construction, a construction relations officer/community liaison, appointed by the Applicant, shall be retained on site. In coordination and cooperation with the City, the construction relations officer/community liaison shall respond to any concerns related to PM_{10} (fugitive dust) generation or other construction-related air quality issues.*

4.3.6.2L *All Project entrances shall be posted with signs which state:*

- *Truck drivers shall turn off engines when not in use;*
- *Diesel delivery trucks servicing the Project shall not idle for more than three (3) minutes; and*
- *Telephone numbers of the building facilities manager and CARB, to report violations.*

These measures shall be enforced by the on-site facilities manager (or equivalent).

4.3.6.2M *During Project grading and construction, the various Project contractors shall adhere to the control measures listed in Tables 1 and 2.*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	***Control Measures***	***Guidance***
Backfilling	• *Stabilize backfill material when not actively handling; and* • *Stabilize backfill material during handling; and* • *Stabilize soil at completion of*	• *Mix backfill soil with water prior to moving; and* • *Dedicate water truck or high capacity hose to backfilling equipment; and*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	***Control Measures***	***Guidance***
	activity.	• *Empty loader bucket slowly so that no dust plumes are generated; and* • *Minimize drop height from loader bucket.*
Clearing and grubbing	• *Maintain stability of soil through pre-watering of site prior to clearing and grubbing; and* • *Stabilize soil during clearing and grubbing activities; and* • *Stabilize soil immediately after clearing and grubbing activities.*	• *Maintain live perennial vegetation where possible; and* • *Apply water in sufficient quantity to prevent generation of dust plumes.*
Clearing forms	• *Use water spray to clear forms; or* • *Use sweeping and water spray to clear forms; or* • *Use vacuum system to clear forms.*	• *Use of high pressure air to clear forms may cause exceedance of Rule requirements.*
Crushing	• *Stabilize surface soils prior to operation of support equipment; and* • *Stabilize material after crushing.*	• *Follow permit conditions for crushing equipment; and* • *Pre-water material prior to loading into crusher; and* • *Monitor crusher emissions opacity; and* • *Apply water to crushed material to prevent dust*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	***Control Measures***	***Guidance***
		plumes.
Cut and fill	• *Pre-water soils prior to cut and fill activities; and* • *Stabilize soil during and after cut and fill activities.*	• *For large sites, pre-water with sprinklers or water trucks and allow time for penetration; and* • *Use water trucks/pulls to water soils to depth of cut prior to subsequent cuts.*
Demolition – mechanical/ manual	• *Stabilize wind erodible surfaces to reduce dust; and* • *Stabilize surface soil where support equipment and vehicles will operate; and* • *Stabilize loose soil and demolition debris; and* • *Comply with AQMD Rule 1403.*	• *Apply water in sufficient quantities to prevent the generation of visible dust plumes.*
Disturbed soil	• *Stabilize disturbed soil throughout the construction site; and* • *Stabilize disturbed soil between structures.*	• *Limit vehicular traffic and disturbances on soils where possible; and* • *If interior block walls are planned, install as early as possible; and* • *Apply water or a stabilizing agent in sufficient quantities to prevent the generation of*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	***Control Measures***	***Guidance***
		visible dust plumes.
Earthmoving activities	• *Pre-apply water to depth of proposed cuts; and* • *Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 ft in any direction; and* • *Stabilize soils once earthmoving activities are complete.*	• *Grade each Project phase separately, timed to coincide with construction phase; and* • *Upwind fencing can prevent material movement on site; and* • *Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes.*
Importing/ exporting of bulk materials	• *Stabilize material while loading to reduce fugitive dust emissions; and* • *Maintain at least 6 inches of freeboard on haul vehicles; and* • *Stabilize material while transporting to reduce fugitive dust emissions; and* • *Stabilize material while unloading to reduce fugitive dust emissions; and* • *Comply with CVC Section 23114.*	• *Use tarps or other suitable enclosures on haul trucks; and* • *Check belly-dump truck seals regularly and remove any trapped rocks to prevent spillage; and* • *Comply with track-out prevention/mitigation requirements; and* • *Provide water while loading and unloading to reduce visible dust plumes.*
Landscaping	*Stabilize soils, materials, slopes*	• *Apply water to materials to*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	*Control Measures*	*Guidance*
		stabilize; and • *Maintain materials in a crusted condition; and* • *Maintain effective cover over materials; and* • *Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slopes; and* • *Hydroseed prior to rain season.*
Road shoulder maintenance	• *Apply water to unpaved shoulders prior to clearing; and* • *Apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance.*	• *Installation of curbing and/or paving of road shoulders can reduce recurring maintenance costs; and* • *Use of chemical dust suppressants can inhibit vegetation growth and reduce future road shoulder maintenance costs.*
Screening	• *Pre-water material prior to screening; and* • *Limit fugitive dust emissions to opacity and plume length standards; and*	• *Dedicate water truck or high capacity hose to screening operation; and* • *Drop material through the screen slowly and minimize*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	***Control Measures***	***Guidance***
	• *Stabilize material immediately after screening.*	*drop height; and* • *Install wind barrier with a porosity of no more than 50 percent upwind of screen to the height of the drop point.*
Staging areas	• *Stabilize staging areas during use; and* • *Stabilize staging area soils at Project completion.*	• *Limit size of staging area; and* • *Limit vehicle speeds to 15 miles per hour; and* • *Limit number and size of staging area entrances/exits.*
Stockpiles/ bulk material handling	*Stabilize stockpiled materials, and stockpiles within 100 yards of off-site occupied buildings must not be greater than 8 ft in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.*	• *Add or remove material from the downwind portion of the storage pile; and* • *Maintain storage piles to avoid steep sides or faces.*
Traffic areas for construction activities	• *Stabilize all off-road traffic and parking areas; and* • *Stabilize all haul routes; and* • *Direct construction traffic over established haul routes.*	• *Apply gravel/paving to all haul routes as soon as possible to all future roadway areas; and* • *Barriers can be used to ensure vehicles are only used on established parking areas/haul routes.*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	***Control Measures***	***Guidance***
Trenching	• *Stabilize surface soils where trencher or excavator and support equipment will operate; and* • *Stabilize soils at the completion of trenching activities.*	• *Pre-watering of soils prior to trenching is an effective preventive measure. For deep trenching activities, pre-trench to 18 inches, soak soils via the pre-trench and resuming trenching; and* • *Washing mud and soils from equipment at the conclusion of trenching activities can prevent crusting and drying of soil on equipment.*
Truck loading	• *Pre-water material prior to loading; and* • *Ensure that freeboard exceeds 6 inches (CVC 23114).*	• *Empty loader bucket such that no visible dust plumes are created; and* • *Ensure that the loader bucket is close to the truck to minimize drop height while loading.*
Turf overseeding	• *Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and plume length standards; and* • *Cover haul vehicles prior to exiting the site.*	• *Haul waste material immediately off site.*
Unpaved roads/parking	• *Stabilize soils to meet the applicable performance standards; and*	• *Restricting vehicular access to established unpaved travel paths and parking lots can*

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	*Control Measures*	*Guidance*
lots	• *Limit vehicular travel to established unpaved roads (haul routes) and unpaved parking lots.*	*reduce stabilization requirements.*
Vacant land	*In instances where vacant lots are 0.10 ac or larger and have a cumulative area of 500 sf or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and/or off-road vehicle trespassing, parking and/or access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees, or other effective control measures.*	

ac = acre(s) *AQMD = Air Quality Management District*

CVC = California Vehicle Code *ft = feet* *sf = square feet*

Air Quality Measure 4.3.6.2M Table 2: Contingency Control Measures for Fugitive Dust (During High Winds in Excess of 25 mph)

Fugitive Dust Source Category	*Control Measures*
Earthmoving	• *Cease all active operations; or* • *Apply water to soil not more than 15 minutes prior to moving such soil.*
Disturbed surface areas	• *On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than 4 consecutive days: apply water with a mixture of chemical stabilizer diluted*

Air Quality Measure 4.3.6.2M Table 2: Contingency Control Measures for Fugitive Dust (During High Winds in Excess of 25 mph)

Fugitive Dust Source Category	***Control Measures***
	to not less than $^{1}/_{20}$ of the concentration required to maintain a stabilized surface for a period of 6 months; or • *Apply chemical stabilizers prior to wind event; or* • *Apply water to all unstabilized disturbed areas 3 times per day. If there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of 4 times per day; or* • *Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; or* • *Utilize any combination of these control actions such that, in total, these actions apply to all disturbed surface areas.*
Unpaved roads	• *Apply chemical stabilizers prior to wind event; or* • *Apply water 2 times per hour during active operation; or* • *Stop all vehicular traffic.*
Open storage piles	• *Apply water 2 times per hour; or* • *Install temporary coverings.*
Paved road track-out	• *Cover all haul vehicles; or* • *Comply with the vehicle freeboard requirements of Section 23114 of the CVC for both public and private roads.*
All categories	• *Executive Officer and the USEPA as equivalent to the methods specified in this table may be used.*

Air Quality Measure 4.3.6.2M Table 2: Contingency Control Measures for Fugitive Dust (During High Winds in Excess of 25 mph)

Fugitive Dust Source Category	*Control Measures*

CVC = California Vehicle Code

USEPA = United States Environmental Protection Agency

Facts in Support of the Finding: Grading and other construction activities produce combustion emissions from various sources such as site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. The use of construction equipment on site would result in localized exhaust emissions. Activity during peak grading days typically generates a greater amount of air pollutants than other Project construction activities.

Section 4.3 of the DEIR indicates construction equipment/vehicle emissions during proposed on-site grading periods would exceed the SCAQMD daily thresholds for ROG and NO_X. Although construction of the structures uses different types of equipment on site than during grading periods, similarities do exist in terms of equipment exhaust emissions and fugitive dust emissions. While it is anticipated that total emissions during construction would be below the peak grading day emissions, construction emissions of ROG and NO_X would still exceed the SCAQMD daily threshold. This is a significant impact requiring **Mitigation Measures 4.3.6.2A** through **4.3.6.2M.** The use of low-NO_X diesel fuel in construction equipment typically reduces NO_X emissions by 16 percent.[17] Use of this fuel would reduce NO_X emissions but not below SCAQMD thresholds. However, there is no reasonable way to ensure that that retrofitted diesel-powered equipment, low- NO_X diesel fuel, and alternative fuel sources would be available during the construction period; therefore, it is not possible to quantify reductions in NO_X emissions that would result from **Mitigation Measures 4.3.6.2A** through **4.3.6.2M**. Because no additional feasible mitigation is available to reduce construction-related NO_X emissions, this impact remains significant and unavoidable. Furthermore, there is no feasible mitigation to reduce the ROG emissions during architectural coating phase to less than the daily threshold. Thus, the emissions during construction of NO_X and ROG will remain significant. (DEIR, pgs. 4.3-22 to 4.3-29)

c. Architectural Coating Impacts

[17] http://www.aqmd.gov/ceqa/igr/2006/feb/10-01.pdf, site accessed December 30, 2011.

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could potentially exceed applicable daily thresholds for VOC.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that Mitigation Measure 4.2.6.4A is incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of this mitigation measures, impacts related to architectural coatings are considered significant and unavoidable.

4.3.6.4A *The Project applicant shall use "Low-Volatile Organic Compounds" paints, coatings, and solvents with a VOC content lower than required under Rule 1113 (not to exceed 150 grams/liter; 1.25 pounds/gallon). High Pressure Low Volume (HPLV) applications of paints, coatings, and solvents shall be consistent with South Coast Air Quality Management District Rule 1113. Alternatively, the Project applicant shall use materials that do not require painting or are pre-painted.*

Facts in Support of the Finding: Architectural coatings contain volatile organic compounds (VOC) that are similar to ROG and are part of the O_3 precursors. Rule 1113 is applicable to any person who applies or solicits the application of any architectural coating within the Basin. Rule 1113 sets limits on the amount of VOC emissions allowed for all types of architectural coatings, along with a time table for tightening the emissions standards in the future.

According to Section 4.3 of the DEIR, approximately 344 pounds of ROG would be generated during the architectural coating phase of the Project. Manual applications such as paintbrush, hand roller, trowel, spatula, dauber, rag, or sponge have 100 percent transfer efficiency. Construction of the Project using the required HVLP spray method reduces the daily VOC emissions to 224 pounds per day during the architectural coatings application period. The amount of VOC generated per day from the application of architectural coating even with the use of the required HVLP spray method (224 pounds) during the application of architectural coatings would exceed the SCAQMD VOC threshold of 75 lbs/day. Emissions associated with architectural coatings can be reduced by using precoated/natural-colored building materials, water-based or low VOC coating or by using coating transfer or spray equipment with high transfer efficiency. Adherence to SCAQMD Rule 1113 and **Mitigation Measure 4.3.6.4A** would reduce the Project's architectural coatings emissions impact. However, even with adherence to SCAQMD Rule 1113, the SQAQMD VOC threshold would still be exceeded. Therefore, impacts associated with this issue would remain significant and unavoidable. (DEIR, pg. 4.3-31)

d. Long-Term Project-Related Emissions Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could potentially exceed applicable daily thresholds for operational activities.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that Mitigation Measures 4.3.6.5A and 4.3.6.5B are incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, long term construction emissions-related air quality impacts are considered significant and unavoidable.

4.3.6.5A *Prior to issuance of building permits, the Project applicant shall provide evidence to the City that applicable (as determined by the City) Transportation Demand Management (TDM)/Transportation Control Measure (TCM) strategies such as preferential parking for employee vanpooling/carpooling, bicycle parking facilities (such as bicycle lockers and racks), bus turnouts, and other strategies are incorporated into the design of the proposed Project.*

4.3.6.5B *Prior to issuance of building permits, the Project applicant shall provide evidence to the City that energy-efficient and low-emission methods and features of building construction shall be incorporated into the Project design. These methods and features may include (but are not limited to) the following:*

- *Construction of buildings that exceed statewide energy requirements beyond 20 <u>10</u> percent of that identified in Title 24<u>, Part 6 Energy Efficiency Standards:</u>*
    - *Use of low-emissions water heaters;*
    - *Use of central water-heating systems;*
    - *Use of energy-efficient appliances;*
    - *Use of increase insulation;*
    - *Use of automated controls for air conditioners;*
    - *Use of energy-efficient parking lot lighting; and*
    - *Use of lighting controls and energy-efficient lighting.*

- *Utilize low-VOC interior and exterior coatings during Project repainting.*
- *Provide on-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the amount of vehicle trips.*
- *Installation of skylights and energy-efficient lighting that exceeds California Title 24 standards where feasible, including electronic dimming ballasts and computer-controlled daylight sensors in the buildings.*
- *Shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building shall be planted at the proposed Project site. These strategies will minimize the heat island effect and thereby reduce the amount of air conditioning required.*
- *Strategies to be considered include fans to assist natural ventilation, centralized water and space conditioning systems, high efficiency individual heating and cooling units, and automatic setback thermostats.*
- *Reduction of energy demand associated with potable water conveyance through the following methods:*
    - *Incorporating drought-tolerant plants into the landscaping palette; and*
    - *Use of water-efficient irrigation techniques.*

- *Energy-efficient low-pressure sodium parking lot lights or lighting equivalent as determined by the City, shall be used;*
- *Buildings shall be oriented north-south where feasible;*
- *Implement an on-site circulation plan in parking lots to reduce vehicle queuing;*
- *Develop a trip reduction plan to achieve 1.5 average vehicle ridership (AVR) for businesses with fewer than 250 employees or multitenant worksites;*
- *Include bicycle parking facilities such as bicycle lockers and racks;*
- *Include showers for bicycling employees use; and*
- *Construct on-site pedestrian facility improvements such as building access that is physically separated from street and parking lot traffic and walk paths.*

Facts in Support of the Finding: Although implementation of **Mitigation Measures 4.3.6.5A** through **4.3.6.5B** may reduce vehicle trips associated with the proposed Project, it is not possible to quantify the reduction in the amount of emissions that may occur. Considering the volume of emissions generated and current commuter habits, it is unlikely the implementation of TDMs/TCMs will result in a reduction of operational Project emissions to below existing SCAQMD thresholds. Application of Leadership in Energy and Environmental Design (LEED) standards and green building design principles could reduce emissions from building operations such as heating and cooling; however, such standards and principles would not reduce emissions of CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ to below SCAQMD thresholds. No other feasible mitigation measures have been identified to reduce the operational emissions of CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ to a less than significant level. Because the Project site is located in a nonattainment air basin for criteria pollutants, the addition of air pollutants resulting from operation of the proposed Project would contribute to the continuation of nonattainment status in the Basin. In the absence of mitigation to reduce the proposed Project's emission of contribution of CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ to below SCAQMD thresholds, long-term air quality impacts resulting from the operation of the proposed Project would remain significant and unavoidable. (DEIR, pgs. 4.2-26 to 4.2.28)

e. Project-Related Localized Operational Emissions Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could potentially exceed applicable long-term operational daily thresholds.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that **Mitigation Measures 4.3.6.6A** and **4.3.6.6B** are incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, long term operational-related emission impacts are considered significant and unavoidable.

4.3.6.6A *Prior to issuance of the first building permit, building and site plan designs shall ensure that the Project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 10 percent until January 1, 2014. For building permits issued after that date, new state energy standards require a 20 percent reduction from 2008 Title 24, Part 6 Energy Efficiency Standards. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City. The following design features shall be used to fulfill this requirement:*

- *Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City.*
- *Increase in insulation such that heat transfer and thermal bridging is minimized.*
- *Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.*
- *Incorporate dual-paned or other energy efficient windows.*
- *Incorporate energy efficient space heating and cooling equipment.*
- *Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City. Automatic devices to turn off lights when they are not needed shall be implemented.*
- *To the extent that they are compatible with landscaping guidelines established by the City, shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the Project site.*
- *Paint and surface color palette for the Project shall emphasize light and off-white colors which reflect heat away from the buildings.*
- *All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.*
- *To reduce energy demand associated with potable water conveyance, the Project shall implement the following:*
    - *Landscaping palette emphasizing drought-tolerant plants;*
    - *Use of water-efficient irrigation techniques; and,*
    - *U.S. EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.*
- *The Project shall provide secure, weather-protected, on-site bicycle storage/parking.*
- *The Project shall provide on-site showers (one for males and one for females). Lockers for employees shall be provided.*
- *The Project will establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants,*

and offer transit and/or other incentives to reduce greenhouse gas (GHG) emissions. A plan will be submitted by the TMA to the City within two months of Project completion that outlines the measures implemented by the TMA, as well as contact information.

- *The Project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the Project site plan.*
- *The Project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the Project building plans.*
- *Lease/purchase documents shall identify that tenants are encouraged to promote the following:*
    - *Implementation of compressed workweek schedules.*
    - *SmartWay partnership;*
    - *Achievement of at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long-haul trips carried by SmartWay 1.0 or greater carriers.*
    - *Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long-haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by SmartWay 1.0 or greater carriers.*
    - *Use of fleet vehicles conforming to 2010 air quality standards or better.*
    - *Installation of catalytic converters on gasoline-powered equipment.*
    - *Inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets.*
    - *Establishment and use of carpool/vanpool programs, complemented by parking fees for single-occupancy vehicles.*
    - *Provision of preferential parking for EV and CNG vehicles.*

- *Use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance.*
- *Use of electric (instead of diesel or gasoline-powered) yard trucks.*
- *Use of SmartWay 1.25 rated trucks.*
- *Each facility operator shall provide regular sweeping of onsite parking and drive areas using street sweepers that comply with applicable SCAQMD Rules.*
- *Each facility operator shall maintain a log of all trucks entering the facility to ensure that, on average, the daily truck fleet meets applicable air quality emission standards. This log shall be available for inspection by City staff at any time.*
- *Each facility operator shall prohibit all vehicles from idling in excess of five minutes in all onsite areas.*
- *Each facility operator shall ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained and certified in diesel health effects and technologies, such as by requiring attendance at CARB-approved courses.*
- *Each facility operator which upon occupancy does not already operate 2077 and newer trucks shall in good faith be required to apply for funding to replace or retrofit their trucks such as Carl Moyer, VIP, Prop 1B or similar funds. Should funds be awarded, the tenant shall be required to accept and use them.*

4.3.6.6B *The Project shall be designed to facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills by providing easily accessible areas that are dedicated to the collection and storage of recyclable materials including paper, cardboard, glass, plastics, and metals. Locations of proposed recyclable materials collection areas are subject to review and approval by the City. Prior to Final Site Plan approval, locations of proposed recyclable materials collection areas shall be delineated on the Project site plan.*

f. Cumulative Air Quality Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project could potentially result in a cumulatively considerable net increase of criteria pollutants for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related impacts cumulative air quality impacts will remain significant and unavoidable.

Facts in Support of the Finding: Included in Section 4.3 of the DEIR, the Project would contribute criteria pollutants to the area during Project construction. A number of individual projects in the area may be under construction simultaneously with the proposed Project. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction would result in substantial short-term increases in air pollutants. This would be a contribution to short-term cumulative air quality impacts.

The traffic study included vehicular trips from all present and future projects in the Project vicinity; therefore, the CO hot spot concentrations calculated at these intersections include the cumulative traffic effect. Based on this, no significant cumulative CO impacts would occur.

Long-term operation of the Project would exceed the standards for CO, ROC, NO_X, PM_{10}, and $PM_{2.5}$. The Basin is in nonattainment for PM_{10} and ozone at the present time; therefore, the construction and operation of the proposed Project would exacerbate nonattainment of air quality standards for PM_{10} and ozone within the Basin and contribute to cumulative air quality impacts. Therefore, long-term cumulative air quality impacts are considered to be significant and unavoidable.

The Health Risk Assessment (HRA) conducted for the proposed Project identified the increase in health risks to the nearby sensitive receptors from the proposed Project's air pollutant emissions. This HRA identified that the Project's incremental increase is only a very small fraction of the ambient condition. Therefore, the concentration of diesel particulates at the Project site is below the established risk threshold. Individuals living and working in southern California may be exposed to levels of diesel emissions that are cumulatively significant; however, that circumstance is not created by the Project.

It is reasonable to anticipate that advancements in truck/transportation technology would reduce the amount of particulate matter in future years. However, a determination of the amount and extent of that reduction in diesel particulate matter from these types of activities is not available at this time. Therefore, in an overabundance of caution, because other cumulative projects in the area would also contribute diesel particulates in the area and because the Riverside area has a level of particulate matter that is above the SCAQMD's recommended cancer risk threshold of 10 in one million, regional impacts associated with

diesel particulate matter are considered cumulatively considerable and the proposed Project will make a significant contribution to that cumulative impact. (DEIR, pgs. 4.3-37 to 4.3-38)

4. Land Use and Planning (Individual and Cumulative)

b. Conflict with Applicable Land Use Plans, Policies, or Regulations

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would potentially conflict with various land use plans, policies, or regulations.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce bring the Project into compliance with all land use plans. Accordingly, Project-related conflicts with land use plans will remain significant and unavoidable.

Facts in Support of the Finding: According to Section 4.8 of the DEIR, a discussion of the proposed Project's consistency with the 2007 AQMP has been analyzed in Section 4.3 (Air Quality) of this EIR. "Since the proposed Project will require a General Plan Amendment, the Project has not been considered in preparation of the City's General Plan and therefore is inconsistent with the AQMP. Amendments to the City of Moreno Valley General Plan, zoning reclassification, and plan approval are required before the affected portion of the proposed Project can be implemented. This is a significant impact requiring mitigation." That section of this EIR concluded that, despite the recommended mitigation, Project air quality impacts related to the AQMP would remain significant.

The Project proposes the development of warehouse uses, which would result in an inconsistency with the existing residential zoning on the southern portion of the site, and the BP zone on the northern portion of the site. The development that would occur with the zone change has the potential to create indirect environmental impacts since the zone change would permit more intense and larger industrial/warehousing uses on the Project site, requiring a discretionary action based on an environmental determination of the Project. These environmental impacts are analyzed through this EIR for each of the environmental topics. The baseline for comparative analysis of environmental impacts would be the existing condition of the Project site. Currently, there is no existing development on the Project site, which represents the worst-case scenario on which the EIR analysis is based. With implementation of the zone change, the proposed Project would be consistent with zoning requirements identified by the City.

According to the latest development plans, the closest loading and unloading operations of the proposed Project (e.g., truck courts) would be located 395 feet northwest of the nearest single-family residence (see plans in Appendix K). In addition, the reconfigured roadways surrounding the Project site would discourage industrial traffic through the residential areas to the southeast. Despite these design characteristics, the fundamental change from residential/business park uses to industrial adjacent to residential represents an incremental adverse effect on the "quality of life" of existing residents in this area, which represents a potentially significant land use compatibility impact. This impact requires the City Council to approve a Zone Change to bring the proposed zoning designations into consistency with the Zoning Map and Municipal Code.

The Compass Growth Vision plan provides a framework for local and regional decision-making regarding growth, transportation, land use, and economic development. The main objective of the Compass Growth Vision is to manage the forecast growth while improving future living conditions for all people within the SCAG area, including live, work, and play activities.

The proposed Project may not be fully consistent with the growth principles of the Compass Growth Vision plan. The nature of the proposed Project allows the transport of commodities from a single area rather than multiple areas, minimizing vehicle trip generation. Conversely, trucks from the proposed Project may increase localized and freeway congestion. The Project eliminates a planned transition of land uses that may incrementally reduce livability in this portion of the City. The proposed Project does support increased prosperity by providing additional (mainly "blue collar") employment opportunities close to existing housing within the City of Moreno Valley. The proposed Project is located in an area where existing infrastructure (freeway, sewer, electrical, water, etc.) is present. The development of the proposed Project will augment existing services available in the City and region. In these ways, the Project is only partially consistent with the principles of the Compass Growth Vision. (DEIR, pgs. 4.8-5 to 4.8-17)

a. Cumulative Land Use and Planning

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would have a cumulative impact to land use and planning issues.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant as there are no known feasible mitigation measures that could reduce this impact to a level of less than significant. Accordingly, Project-related cumulative impacts to land use and planning will remain significant and unavoidable.

Facts in Support of the Finding: Implementation of the proposed Project represents establishment of new land uses within the currently undeveloped Project site that would result in an intensification of permitted land uses associated with a land use change from Business Park and Residential to Light Industrial uses, changes to the General Plan Circulation Element, and the loss of the Primary Animal Keeping Overlay (PAKO) associated with the RA-2 zone. The proposed Project is generally consistent with regional plans and planning efforts, although it is not fully consistent with the SCAG's RTP and Compass Blueprint Plan because it eliminates some housing in favor of industrial employment uses. However, it will incrementally improve the City's long-standing jobs/housing ratio, which is also a regional goal of the various SCAG plans. It is also not consistent with existing General Plan land use designations, objectives and policies, nor is it consistent with existing zoning designations on the site. For these reasons, a General Plan Amendment and Zone Change are proposed for consideration by the City.

In addition, the proposed Project represents a fundamental change in community character for this portion of the City (i.e., mixed residential and business park to industrial warehouse buildings), which can represent an incremental adverse change in terms of public perception. This change would be particularly acute if both the proposed Project and the approved West Ridge Commerce Centre (an industrial Project just east of the proposed Project) were built within a relatively short period of time, as they would both follow relatively closely the completion of the Sketchers Logistics Center (another warehouse Project) east of both the proposed Project and the West Ridge Project, on the east side of Redlands Boulevard. Furthermore, the addition of industrial space from the proposed Project and the adjacent West Ridge (industrial) Project may create an over-supply of warehousing space in the City, based on current economic conditions.

The proposed changes in land use will also result in a loss of up to 584 (R-15) multi-family residential units. However, this was determined to be a less than significant Project impact on local housing because the City's Housing Element identifies over twice as much potential affordable housing as the City's RHNA allocation, so it will not make a significant contribution to a cumulatively considerable impact on regional housing.

Similar to the proposed Project, some of the cumulative projects within the Project vicinity would also require amendments to the existing General Plan and zoning, which may in turn cause additional cumulative impacts. Therefore, planned industrial development in the City may contribute to a cumulatively considerable impact or change in the overall character of the surrounding area, and the proposed Project would make a significant contribution to that change in terms of consistency with adopted land use plans. No feasible mitigation is available to reduce this significant contribution.

However, the Project would not make a similar cumulatively considerable land use impact relative to dividing an established community or conflicting with an approved habitat conservation plan. (DEIR, pgs. 4.8-17 to 4.8-18)

5. <u>Transportation</u>

a. Existing (2011) With Project Conditions (Intersection) Traffic and Level of Service Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that **Mitigation Measure 4.11.6.4A** is incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, existing (2011) with Project LOS impacts are considered significant and unavoidable.

Facts in Support of the Finding: As indicated in Section 4.11 of the DEIR, with the addition of Project traffic, the following intersections are forecast to operate at unsatisfactory levels of service: Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); and Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (p.m. peak hour).

The Project would contribute to the worsening of the already unsatisfactory LOS at the intersection of Redlands Boulevard/SR-60 Westbound Ramps and would create a significant impact at the intersection of Redlands Boulevard/Eucalyptus Avenue-Fir Avenue. Therefore, mitigation is required at both intersections.

Also, the following segments are forecast to operate at an unsatisfactory level of service in the Existing plus Project condition: SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours); SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. peak hour); and SR-60 Westbound: Perris Boulevard to Nason Street (a.m. peak hour).

The Project would add to the existing unsatisfactory LOS on these three freeway segments; therefore, the addition of Project traffic would be considered a cumulative impact. Neither the Project applicant nor the City has jurisdiction over Caltrans facilities; therefore, implementation of improvements to the freeway mainline cannot be guaranteed. Review of the SCAG Regional Transportation Improvement Plan (RTIP)

indicates that there are no projects programmed on SR-60 within the study area. Furthermore, Caltrans does not have a mechanism for development projects to contribute to improvements on State Highways. Therefore, the cumulative impact to these three segments of SR-60 would be significant and unavoidable. (DEIR, pgs. 4.11-19)

b. Opening Year 2016 With Project Conditions (Intersection) Traffic and Level of Service Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that **Mitigation Measure 4.11.6.4B** is incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, existing (2016) with Project LOS impacts are considered significant and unavoidable.

Facts in Support of the Finding: Opening Year (2016) with Project conditions considers the addition of traffic generated by the proposed Project to Opening Year (2016) without Project conditions. Section 4.11 of the DEIR indicates that the following intersections would operate at unsatisfactory LOS: Moreno Beach Drive/SR-60 Westbound Ramps (p.m. peak hour); Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); and Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (p.m. peak hour). The Project would have a significant impact at all three intersections, and therefore mitigation would be required.

Freeway mainline and ramp junctions were evaluated in the Opening Year (2016) plus Project condition. The following segments are forecast to operate at an unsatisfactory level of service in the Opening Year (2016) plus Project condition: SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours); SR-60 Eastbound: Heacock Street to Perris Boulevard (p.m. peak hour); SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. peak hour); and SR-60 Westbound: Perris Boulevard to Nason Street (a.m. peak hour).

The Project would add to the existing unsatisfactory LOS on these four freeway segments; therefore, the addition of Project traffic would be considered a cumulative impact. Neither the Project applicant nor the City has jurisdiction over Caltrans facilities; therefore, implementation of improvements to the freeway mainline cannot be guaranteed. Review of the RTIP indicates that there are no projects programmed on

SR-60 within the study area. Furthermore, Caltrans does not have a mechanism for development projects to contribute to improvements on State Highways. Therefore, the cumulative impact to these three segments of SR-60 would be significant and unavoidable.

c. Opening Year 2016 Cumulative With Project Conditions (Intersection) Traffic and Level of Service Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that **Mitigation Measure 4.11.6.4C** is incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, existing (2016) cumulative with Project LOS impacts are considered significant and unavoidable.

Facts in Support of the Finding: According to Section 4.11 of the DEIR, an intersection LOS analysis was conducted to determine Opening Year (2016) Cumulative intersection performance. The addition of Project traffic to the Opening Year (2016) Cumulative scenario would result in conditions exceeding the established LOS standard at the following intersections: Moreno Beach Drive/SR-60 Eastbound Ramps (p.m. peak hour); Moreno Beach Drive/Cottonwood Avenue (p.m. peak hour); Moreno Beach Drive/Alessandro Avenue (p.m. peak hour); Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours); Redlands Boulevard/Fir Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours); Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (p.m. peak hour); and Redlands Boulevard/Alessandro Boulevard (p.m. peak hour).

While these intersections are forecast to exceed satisfactory levels of service in Opening Year (2016) Cumulative with Project conditions, with the exception of the intersection of Redlands Boulevard/Eucalyptus Avenue-Fir Avenue and Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue, these intersections already exceeded established LOS standards in the Opening Year (2016) Cumulative without-Project condition. Because the proposed Project would contribute to and would cause intersections to operate at unsatisfactory levels, mitigation is required.

Freeway mainline and ramp junctions were evaluated in the Opening Year 2016 Cumulative plus Project condition. The following segments are forecast to operate at an unsatisfactory level of service in the

Opening Year 2016 Cumulative plus Project condition: SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours); SR-60 Eastbound: Heacock Street to Perris Boulevard (a.m. and p.m. peak hours); SR-60 Eastbound: Perris Boulevard to Nason Street (a.m. and p.m. peak hours); SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. and p.m. peak hours); SR-60 Westbound: Perris Boulevard to Nason Street (a.m. and p.m. peak hours); and SR-60 Westbound: Nason Street to Moreno Beach Drive (a.m. peak hour).

The Project would add to the existing unsatisfactory LOS on these six freeway segments; therefore, the addition of Project traffic would be considered a cumulative impact. Review of the RTIP indicates that there are no projects programmed on SR-60 within the study area. Furthermore, neither the Project applicant nor the City has jurisdiction over Caltrans facilities; therefore, implementation of improvements to the freeway mainline cannot be guaranteed. Furthermore, Caltrans does not have a mechanism for development projects to contribute to improvements on State Highways. Therefore, the cumulative impact to these segments of SR-60 would be significant and unavoidable.

d. Cumulative Transportation Impacts

Significant Unavoidable Impact: The EIR evaluated and concluded that the Project would have a cumulative significant impact to transportation.

Finding: Based on the entire record before us, this Council finds that this impact is potentially significant but will be reduced to the extent feasible through mitigation measures. The Council finds that Mitigation **Measure 4.11.6.4C** is incorporated into the MMRP for the Project, and will be implemented as specified therein. However, the Council finds that even with application of these mitigation measures, cumulative transportation impacts are considered significant and unavoidable.

Facts in Support of the Finding: Cumulative impacts associated with traffic volumes are determined based the addition of traffic volumes from approved and pending projects in the area and projected traffic growth to existing traffic volumes. The cumulative analysis forecasts that, with the development of the proposed Project and the cumulative projects, eight intersections would require improvements in order to maintain the City's LOS standard of D.

Those intersections are as follows: Moreno Beach Drive/SR-60 Eastbound Ramps (p.m. peak hour); Moreno Beach Drive/Cottonwood Avenue (p.m. peak hour); Moreno Beach Drive/Alessandro Avenue (p.m. peak hour); Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours); Redlands Boulevard/Fir Avenue-

Eucalyptus Avenue (a.m. and p.m. peak hours); Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (p.m. peak hour); and Redlands Boulevard/Alessandro Boulevard (p.m. peak hour).

Although the suggested improvements are consistent with the City's General Plan, the Project will be responsible for contributing its fair share toward the funding of the future improvements via payment of the City's DIF. Of these eight affected intersections, five intersections are under the jurisdiction of the City of Moreno Valley.

Three intersections are under the jurisdiction of Caltrans. The improvements identified in **Mitigation Measure 4.11.6.4C** would reduce impacts at these intersections to a less than significant level. However, since the affected freeway ramp intersections are under the jurisdiction of Caltrans, neither the Project proponent nor the City has control over the specific timing of when the improvements would be constructed. It is anticipated that by opening year (2016), improvements at these intersections would not be constructed, as they are not currently planned for near-term construction. Therefore, this cumulative impact in opening year (2016) remains significant and unavoidable until such time as the improvements to this interchange are constructed by Caltrans, WRCOG, and the City of Moreno Valley through the TUMF process.

Because TUMF provides a mechanism for collecting fees from all development projects in the area that would contribute traffic to the existing roadway network, fees for the improvements to the affected freeway intersections would be collected. Therefore, it is anticipated that since these freeway intersection improvements are programmed into the TUMF program, such improvements would be constructed by future year (2035) and would be able to accommodate future year (2035) traffic levels, resulting in a less than significant cumulative impact.

D. ADEQUACY OF THE RANGE OF PROJECT ALTERNATIVES

The EIR analyzed four alternatives to the Project as proposed, and evaluated these alternatives for their ability to meet the Project's objectives as described in Section II.B above. CEQA requires the evaluation of a "No Project Alternative" to assess a maximum net change in the environment as a result of implementation of the Project. The No Project Alternative, referred to as the No Project/Existing Zoning Alternative, makes a reasoned assessment as to the future development of the subject site should the Project under consideration not be developed yet the site would be developed in a similar manner to the proposed Project and consistent with existing zoning for the site. A Reduced Intensity Alternative, a Commercial Center (mixed retail/office) Alternative, and an Off-site Alternative were also selected for analysis. CEQA requires the evaluation of alternatives that can reduce the significance of identified impacts and "feasibly attain most of the basic objectives of the proposed Project." Thus, in order to develop a range of reasonable alternatives, the Project Objectives must be considered when this Council is evaluating the alternatives.

1. Alternative 1 – No Project/Existing Zoning Alternative

Description: The No Project/Existing Zoning Alternative (hereinafter referenced as the "No Project" Alternative), considers the environmental conditions that would occur if the subject site were developed consistent with its existing Specific Plan 208 zoning designation, consisting of an underlying land use of Business Park/Industrial. To allow for quantified comparison of potential impacts, the No Project Alternative was assumed to result in the development of approximately 1,420,000 square feet of industrial warehouse uses on approximately 63 acres and approximately 180,000 square feet of commercial service uses on approximately 8 acres as would be allowed under the existing zoning and land use designations. The commercial service component of this alternative would be located along the frontage of Perris Boulevard while the industrial warehouse uses would occupy the remaining portion of the site. (DEIR, pg. 6-12)

Impacts: The No Build Alternative, as referenced in Section 6.0 of the DEIR, would result in similar impacts when compared to the proposed Project. Similar to the Project, the No Build Alternative would result in less than significant impacts in the following areas: Aesthetics; Williamson Act Contracts/Agricultural Zoning and Forestry Resources; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use; Mineral Resources; Noise; Population and Housing; Public Services; Recreation and Parks; and Utilities and Service Systems. The Project's significant and unavoidable agricultural impacts, air quality impacts, climate change and GHG impacts, and transportation impacts would also occur in the same manner as the

proposed Project. However, under the No Build Alternative, potential air quality, climate change, and traffic/transportation impacts would be greater than the proposed Project because of the higher trip generation potential of the commercial uses.

Objectives: Under the No Build Alternative, the subject site would develop in a similar manner as the proposed Project, and most of the Project Objectives would be achieved. However, the objectives specifically oriented towards warehouse and industrial uses would be met at a reduced level due to the commercial component included in this Alternative.

Finding: Under the No Build Alternative, the Project site would be developed with approximately 1,420,000 square feet of industrial warehouse uses on approximately 63 acres and approximately 180,000 square feet of commercial service uses on approximately 8 acres. This Alternative would result in the same significant and unavoidable impacts associated with agricultural resources, air quality, climate change and greenhouse gases, and traffic that have been identified within the DEIR. However, potential air quality, climate change, and traffic/transportation impacts would be greater than the proposed Project because of the higher trip generation potential of the commercial uses. Because the No Build Alternative results in an increase in potential significant and unavoidable impacts in comparison to the proposed Project, the City Council hereby rejects the No Build Alternative.

2. Alternative 2 – Reduced Intensity Alternative

Description: The Reduced Intensity Alternative assumes the same general land use type as the Project, but at a development intensity scoped to reduce the extent of regional threshold exceedances for air pollution and greenhouse gas emissions that would otherwise result from the Project. In that the same type of development is proposed, most if not all the Project Objectives would be achieved to a certain extent but at a reduced level. Implementation of the Reduced Intensity Alternative would yield approximately 1,212,100 square feet of development, a reduction of approximately 25 percent or approximately 434,033 square feet, when compared to the approximately 1,616,133 square-foot Project analyzed in the EIR.

Impacts: Under the Reduced Intensity Alternative, impacts related to agricultural resources would be similar to the proposed Project as the same amount of land would be disturbed. Similarly, impacts related to short-term construction-related air quality would be similar to the proposed Project as the same amount of land would be disturbed and the same mix of equipment would be utilized. Because of the decrease in vehicle trips achieved under this alternative, impacts to the operation of local roadways and intersections would be proportionally reduced from what was identified for the proposed Project; however, long-term

traffic impacts to state freeway segments and merge/diverge areas would remain significant and unavoidable. Long-term operational-related air quality impacts would be reduced in magnitude when compared to the Project but would remain significant and unavoidable. Impacts associated with the generation of greenhouse gas emissions would also be reduced proportionate to the reduction in building area in comparison to the proposed Project, but would remain significant and unavoidable.

Objectives: The Reduced Intensity Alternative would, to some degree, realize the Project Objectives. However, because the scale of the development would be diminished under this Alternative, the resulting generation of sales tax, the number of jobs created, and potential second tier economic benefits to the City and region (e.g. wholesale/retail support sales; temporary and long-term construction jobs, and facilities maintenance employment opportunities) would likely be reduced when compared to the Project.

Finding: Under the Reduced Intensity Alternative, a light industrial warehouse/ distribution facility reduced by approximately 25 percent (or 434,033 square feet) would be realized as compared to the Project. The City Council hereby finds that the Reduced Intensity Alternative will not avoid or substantially reduce the significant and unavoidable agricultural resources impacts, construction and operational air quality impacts, and cumulative greenhouse gas impacts identified in the EIR. This Alternative would not meet Project Objectives to the same extent as the Project. Furthermore, the scale of the reduction in intensity would not maximize or realize the economic potential of the site. Based on the reduced scope of development, the Reduced Intensity Alternative would diminish capacities and capabilities to satisfy existing and projected unmet market demands within the trade area. The Reduced Intensity Alternative would also result in comparatively fewer opportunities to provide jobs, as compared to the Project. Therefore, the City Council rejects the Reduced Intensity Alternative on the basis that it fails to avoid or substantially reduce the significant and unavoidable impacts of the Project and does not meet the Project Objectives as well as the Project. The City Council also finds that each of these considerations constitutes a ground for rejecting this alternative that is independently sufficient to support the City Council's rejection of this alternative.

3. Alternative 3 - Commercial Center (Mixed Commercial/Office)

Description: As identified in Section 6.0 of the DEIR, the Commercial Center Alternative would result in the development of commercial service and office uses on the Project site. Although business and professional offices, financial institutions, and medical clinics are permitted in SP208, they are permitted only in the industrial support areas while commercial service-oriented uses are a permitted throughout the SP208 Industrial designation. For this reason, the General Plan and zoning designations for the site would need to be amended to accommodate the business and professional offices. Permitted commercial service

uses include, but are not limited to, Automotive Sales/Rental/Leasing & Accessories, Automotive/Truck Repair, Business Supply/Equipment Sales/Rental & Services, and Repair Services. Approximately 760,000 square feet of commercial service uses would be developed on approximately 35 acres. The balance of the site (35 acres) would be developed with up to approximately 760,000 square feet of office uses.

Impacts: As identified in Section 6.0 of the DEIR, the Commercial Center Alternative would result in similar impacts for the following eight environmental issues: Agriculture and Forestry Resources; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; and Mineral Resources. Because of the increase in vehicle trips under this alternative, impacts to the operation of local roadways and intersections would be proportionally greater than what was identified for the proposed Project. Long-term traffic impacts to state freeway mainline segments and merge/diverge areas would remain significant and unavoidable. Under the Commercial Center Alternative, impacts related to short-term construction emissions would be similar to the proposed Project as the same amount of land would be disturbed and the same mix of equipment would be utilized. Long-term operational-related air quality emissions would be increased in magnitude because of the increase in vehicle trips when compared to the Project and would remain significant and unavoidable. Traffic-related noise would be increased in magnitude but would be similarly mitigated like the proposed Project and would remain less than significant.

Objectives: Under this alternative, some of the proposed Project objectives are not met as warehouse uses would not be built. However, development of this alternative would provide new employment opportunities for residents of Moreno Valley, but not within the industrial employment sector.

Findings: Under the Commercial Center Alternative, development of commercial service and office uses would occur. This Alternative would have similar impacts that have been identified within the DEIR. However, the Commercial Center Alternative would result in an increase in trip generation in comparison to the proposed Project, and would result in an increase in the severity of the significant and unavoidable impacts to construction and operational air pollution emissions, climate change and greenhouse gas emission, and traffic. The City Council finds that the Commercial Center Alternative would fulfill some but not all of the Project Objectives. Moreno Valley residents would have more opportunities for employment but a warehouse would not be built. Because the Commercial Center Alternative will not fulfill the primary objective of the Project and the severity of significant and unavoidable impacts would be increased in comparison to the proposed Project, the Council hereby rejects the Commercial Center Alternative.

4. Alternative 4 - Off-Site Location

Description: As identified in Section 6.0 of the DEIR, this alternative would result in the same intensity of development of approximately 1,616,133 square feet of warehouse uses on approximately 70.3 acres. The alternative Project site identified by the City is bounded by Kramaria Street (extended) to the north, vacant and partially developed property and March Air Reserve Base to the west, Indian Street to the east, and the Perris Valley Storm Drain and vacant land to the south. The off-site location is approximately 1.0 miles northwest of the Project site and is within the same Industrial Area Specific Plan as the proposed Project. This alternative off-site property is not owned or under the control of the applicant. The off-site location is currently zoned SP 208 I and is designated Business Park in the City's General Plan, identical to the proposed Project development of this site would not require soil import, inherently reducing impacts form air pollution emissions during construction.

Impacts: Section 6.0 of the DEIR, identifies nine environmental issues that would have similar impacts as the proposed Project. These issues are: Cultural Resources; Geology and Soils; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Recreation; and Utilities and Service Systems. With the Off-Site Location Alternative, impacts related to air quality and traffic impacts would be similar to those identified with the proposed Project. Short-term construction and long-term air quality operational and climate change/greenhouse gas emissions impacts under this alternative would remain significant and unavoidable and would result in similar conditions as identified for the proposed Project. Additionally, due to adjacent sensitive receptors, potential impacts to these receptors would be greater in magnitude when compared to the proposed Project. Similarly, noise impacts would be greater in magnitude due to the adjacent sensitive receptors. Operational traffic would result in increased traffic on vanity roadways and may impact different intersection and roadways in comparison to the proposed Project. Under this Alternative, impacts to agricultural resources would be eliminated.

Objectives: The Off-Site Alternative would meet most of the Project objectives. The location of the Off-Site Alternative further north of Harley Knox Boulevard would not meet the Project objectives of locating distribution services near transportation corridors and clustering such uses near the state highway system.

Finding: Under the Off-Site Alternative, development of the warehouse would occur in a different location. This Alternative would have similar impacts that have been identified within the DEIR. And most of the objectives of the proposed Project would be met, would not meet the Project objectives of locating distribution services near transportation corridors and clustering such uses near the state highway system. The Council finds that the Off-Site Alternative would have similar impacts to all environmental

issues except for agriculture because this Alternative would eliminate the significant and unavoidable impacts to agricultural resources.. Because the Off-Site Alternative will not substantially reduce the environmental impact of the Project and it would not meet the Project objectives of locating distribution services near transportation corridors and clustering such uses near the state highway system, the Council hereby rejects the Off-Site Alternative.

5. Alternatives Considered and Rejected

A variety of additional alternatives were considered as part of the DEIR's Alternatives Analysis. (DEIR, pgs. 6-3 through 6-5) Three possible alternatives were considered and rejected because they could not accomplish the basic objectives of the Project or they were considered infeasible. Per the *CEQA Guidelines* (Section 15126.6(c)), factors that may be considered when addressing the feasibility of alternatives include failure to meet most of the stated Project objectives, infeasibility, or inability to avoid significant environmental effects. The purpose of the proposed Project is to provide for and expand employment and revenue opportunities within the City of Moreno Valley. The proposed Project would expand employment options in a location that is convenient to existing transportation corridors, convenient to existing and future City residents and would augment the City's economic base. The following provides and discussion of the three development scenarios that were considered and rejected as potential alternatives to implementation of the proposed Project based on Section 15126.6 of the *CEQA Guidelines* because they did not feasibly attaining most of the basic objectives of the Project while reducing or avoiding any of the significant effects of the proposed Project:

- No Build Alternative: No development would take place within the Project limits and no impacts would occur. However, disallowing development of the site, as suggested by this alternative, would not fulfill the primary objectives of the proposed Project and the site would likely be developed in accordance with existing zoning should the Project not move forward. Retention of the Project site in its current condition would not expand employment opportunities to residents of the City. Retaining the site in its current undeveloped condition would not generate the revenue (e.g., property tax) that could augment the City's current revenue stream. Therefore, the No Build Alternative was rejected from further consideration in the EIR.

- Residential Alternative: The Residential Alternative would develop the 71-acre Project site with approximately 355 single-family units based on the City's R5 zone. The R5 zone was utilized as this is the zoning designation of the nearest residential uses to the north along Perris Boulevard and north of the Perris Valley Storm Drain channel. A zone change, General Plan Amendment, and Specific Plan Amendment would be required for this alternative to change the Project site

from its existing Business Park/Light Industrial (BP) General Plan designation and Industrial Area Plan (SP208 I) zoning designation to a residential R5 designation. Furthermore, a Specific Plan Amendment would be required to remove the Project site from the underlying Industrial Specific Plan 208. Since the Residential Alternative consists only of residential uses, employment-generating opportunities would not occur aside from temporary construction work, which would be filled predominantly by those already residing in the area. The residential uses would produce demand for public services that would exceed the amount of municipal revenues it would generate. The Project's full potential to utilize the area's close proximity to various freeways and transportation corridors would not be realized as only residential uses would occur under the Residential Alternative. Additionally, the development of the entire 71-acre Project site under this alternative would result in the placement of the residential uses within an area planned for industrial uses which could result in additional adverse impacts such as exposure to air pollutants, noise, and land use incompatibilities. This alternative has been rejected because it would result in greater impacts and would not satisfy the basic City employment generating objectives for development of the Project site.

- Mixed Commercial/Residential Alternative: The Mixed Commercial/Residential Alternative would develop the 71-acre Project site with approximately 690,000 square feet of Community Commercial uses and 532 multiple-family units. A zone change, General Plan Amendment, and Specific Plan Amendment would be required for this alternative to change the Project site from its existing Business Park/Light Industrial (BP) General Plan designation and SP208 I zoning designation to a residential designation and commercial designation. Additionally, a Specific Plan Amendment would be required to remove the Project site from the underlying Industrial Specific Plan 208. While the commercial component of this Alternative would utilize the Project site's close proximity to nearby transportation corridors, the development of the remainder of the site with residential uses would not provide the varied employment and service uses and revenue associated with the proposed Project. The development of approximately half of the Project site under this alternative with residential uses would result in the placement of the residential uses adjacent to SP208 I industrial/business park uses which could potentially result in additional adverse impacts such as exposure to air pollutants, noise, and land use incompatibilities. The residential component of this alternative would produce demand for public services that would exceed the amount of municipal revenues it would generate, and there would be little to no employment opportunities created. Therefore, the mixed commercial/residential alternative would not meet the Project objectives of providing new employment and revenue generation options in close proximity to local consumers to the same degree as the proposed Project. The employment

opportunities and economic benefits derived from the proposed Project are superior to the Mixed Commercial/Residential Alternative. This alternative has been rejected because it would result in greater impacts and would not satisfy the basic City employment generating objectives for development of the Project site.

6. Environmentally Superior Alternative

As explained by Section 6.0 in the DEIR, Alternative 2 (Reduced Intensity Alternative) reduces the severity of Project related air quality impacts. However, long-term air quality impacts, would remain significant after mitigation for this alternative for ROG, NO_x, PM_{10} and $PM_{2.5}$. In a similar manner, Alternative 2 would reduce the volume of daily traffic trips when compared to the proposed Project; however, such impacts to state freeway mainline segments and merge/diverge areas would remain significant and unavoidable until freeway improvements are completed by the state. Alternative 2 would also reduce the quantity of greenhouse gas emission when compared to the proposed Project; however, impacts to Climate Change would remain significant and unavoidable. The remaining environmental issues would ultimately be similar to the proposed Project through adherence to existing standards and mitigation measures. Based on the analysis in Section 6.0 and the summary contained in Table 6.K, Alternative 2, the Reduced Intensity Alternative, is the environmentally superior alternative. The amount of development under this alternative would be reduced when compared to the proposed Project; however, the Alternative 2 would not satisfy several of the Project objectives because it would reduce the level at which it meets the employment generating Project objectives. Because the Reduced Intensity Alternative allows the development of warehouse uses and the provision of new employment opportunities, it meets many of the City's stated Project objectives, while at the same time reduces the impacts associated with the proposed Project. However, because of the lower industrial density, the Alternative fails to meet several key employment generating objectives related to density efficiencies in the same manner as the proposed Project.

E. GROWTH-INDUCING IMPACTS

CEQA requires a discussion of ways in which the proposed Project could be growth inducing. Specifically, CEQA Guidelines Section 1512602(d) states than an EIR must describe the ways in which the proposed Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.

Section 5.0 of the DEIR identifies the extent to which the new jobs created by a Project are filled by existing residents is a factor that tends to reduce the growth inducing effect of a Project.

Construction of the proposed Project will create short-term construction jobs. Due to the existing high unemployment levels that exist in the City, the potential exists for these short-term positions to be filled by workers who, for the most part, reside in the City or neighboring communities to the Project area. Therefore, construction of the proposed Project will not generate a permanent increase in population within the Project area.

As previously identified, the proposed Project is expected to employ 646 people. These full-time positions are also anticipated to be filled by workers who, for the most part, reside in the Project area due to high unemployment levels that exist in the City. Operations of the proposed Project will not generate a permanent increase in population within the Project area.

The area surrounding the Project site is governed by the City of Moreno Valley General Plan and the area is guided by Specific Plan 208. Specific Plan 208 guides land use within the Project area to ensure that new development and redevelopment is implemented consistent with the land use policies, controls, and standards contained in Specific Plan 208. Any development of remaining undeveloped land adjacent to the Project site would require its own discretionary approvals and is not reliant on the proposed Project. However, development of the Project site may lead to indirect growth in the Specific Plan area by making available the extension of infrastructure such as water, sewer, drainage, etc. This growth has been planned for and is guided by Specific Plan 208.

The proposed Project would occur within an area currently designated for industrial uses. The proposed Project would not require a General Plan Amendment nor does it require a change in the underlying zoning designation. In addition, the Project reflects the City of Moreno Valley's vision for the area and is consistent with Specific Plan 208. Land uses surrounding the Project site would be in conformance with the City's General Plan and Specific Plan 208. Impacts to population and housing are less than significant; see Section 13 Population and Housing of the Initial Study (Appendix A of the DEIR).

The proposed Project would not eliminate a constraint for development of an approved Project within the City of Moreno Valley. There are no projects in the City of Moreno Valley or surrounding cities that have been approved but are conditioned or dependent on additional improvements at the Project site. Specific Plan 208 guides land uses surrounding the Project site to ensure compatibility between existing operations and adjacent surrounding development. Additionally, the proposed Project would not add capacity to urban services or infrastructure that would be utilized by other Project proponents in the surrounding area.

The proposed Project would not result in any significant pressure to redevelop the area around the Project site at a higher density. As previously stated, the development of remaining undeveloped land adjacent to the Project site is independent and not reliant on the proposed Project. Therefore, implementation of the proposed Project would not result in redevelopment of adjacent lands at a higher intensity than already prescribed in the City of Moreno Valley's General Plan and Specific Plan 208.

F. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Public Resources Code Section 21100(b)(2)(B) and CEQA Guidelines Sections 15126(c), 15126.2(c), and 15127, require that for certain types or categories of projects, an EIR must address significant irreversible environmental changes that would occur should the Project be implemented. As presented at CEQA Guidelines Section 15127, the topic of Significant Irreversible Environmental Changes needs to be addressed in EIRs prepared in connection with any of the following activities:

(a) The adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency;

(b) The adoption by a local agency formation commission of a resolution making determinations; or

(c) A Project which will be subject to the requirements for preparing of an environmental impact statement pursuant to the requirements of the National Environmental Policy Act of 1969, 42 U.S.C. Sections 4321-4347.

The Project does not trigger any of the conditions cited in Guidelines §15127. Nonetheless, this EIR analysis addresses any significant irreversible environmental changes which would be involved in the proposed action should it be implemented [Guidelines, Sections 15126(e) and 15127]. An impact would fall into this category if:

- The Project would involve a large commitment of nonrenewable resources;
- The primary and secondary impacts of the Project would generally commit future generations of people to similar uses;
- The Project involves uses in which irreversible damage could result from any potential environmental incidents associated with the Project; and/or

- The proposed consumption of resources is not justified (e.g., the Project could waste energy).

Determining whether the proposed Project may result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed in such a way that there would be little possibility of restoring them. The Project site is generally fallow agricultural land with the site historically used for sod farming operations. However, as identified within the City's General Plan, the City anticipates the eventual conversion of agricultural uses to urban uses and the proposed Project would permanently alter the site by converting predominantly agricultural uses to urban uses. This is a significant irreversible environmental change that would occur as a result of Project implementation. Because no significant mineral resources were identified within the Project limits, no significant impacts related to these issues would result from development of the Project site. Natural resources in the form of construction materials would be utilized in the construction of the proposed Project and energy resources in the form of electricity and natural gas would be used during the long-term operation of the Project; however, their use is justified in supporting the City's planned use of the site and is not expected to negatively impact the availability of these resources.

In addition, this industrial warehouse Project, in concert with the other built or approved industrial warehouse projects, will fundamentally change the character and land use pattern of this portion of the City. Many of the Project-specific impacts are addressed, as outlined above, but the change in the use of the land from agricultural to industrial represents a substantial irreversible change for this area. However, this is an intended change a verified by the City's General Plan land use designations and zoning for the area. (DEIR pgs. 5-2 and 5-3)

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Moreno Valley City Council adopts this Statement of Overriding Considerations with respect to the significant unavoidable impacts associated with adoption of the Project as addressed in the EIR, specifically:

1. Aesthetics - Scenic Vistas;
2. Aesthetics - Scenic Resources and Scenic Highways;
3. Aesthetics - Existing Visual Character or Quality of Site and its Surroundings;
4. Aesthetics – Cumulative;
5. Agricultural Impacts - Conversion of State Designated Farmland;
6. Agricultural Impacts - Conversion of Farmland to a Non-Agricultural Use;
7. Agricultural Impacts - Cumulative;
8. Air Quality Impact - Air Quality Management Plan Consistency;
9. Air Quality Impact - Equipment Exhaust from Construction-Related Activities;
10. Air Quality Impact - Architectural Coatings;
11. Air Quality Impact - Long-Term Project-Related Emissions;
12. Air Quality Impact - Project-Related Localized Operational Emissions;
13. Air Quality Impact - Cumulative;
14. Land Use and Planning Impact - Conflict with Applicable Land Use Plans, Policies, or Regulations;
15. Land Use and Planning - Impact Cumulative;
16. Transportation Impact - Existing With Project Conditions (Intersection) Traffic and Level of Service;
17. Transportation Impact - Opening Year With Project Conditions (Intersection) Traffic and Level of Service;
18. Transportation Impact - Opening Year 2016 Cumulative With Project Conditions (Intersection) Traffic and Level of Service; and
19. Transportation Impact – Cumulative.

The Moreno Valley City Council hereby declares that, pursuant to CEQA Guidelines Section 15093, the City Council has balanced the benefits of the proposed Project against any significant and unavoidable environmental impacts in determining whether to approve the proposed Project. If the benefits of the proposed Project outweigh the unavoidable adverse environmental impacts, those impacts are considered "acceptable."

The City Council hereby declares that the EIR has identified and discussed significant effects that may occur as a result of the Project. With the implementation of the mitigation measures discussed in the EIR, these impacts can be mitigated to a level of less than significant except for the unavoidable and significant impacts discussed in Section V(C) herein.

The City Council hereby declares that it has made a reasonable and good faith effort to eliminate or substantially mitigate the potential impacts resulting from the Project.

The City Council hereby declares that to the extent any mitigation measures recommended to the City are not incorporated, such mitigation measures are infeasible because they would impose restrictions on the Project that would prohibit the realization of specific economic, social, and other benefits that this City Council finds outweigh the unmitigated impacts.

The City Council further finds that except for the Project, all other alternatives set forth in the EIR are infeasible because they would prohibit the realization of the Project objectives and/or specific economic, social or other benefits that this City Council finds outweigh any environmental benefits of the alternatives or the other alternatives do not substantively reduce the severity of unavoidable and significant impacts.

The City Council hereby declares that, having reduced the adverse significant environmental effects of the Project, to the extent feasible by adopting the proposed mitigation measures, having considered the entire administrative record on the Project and having weighed the benefits of the Project against its unavoidable significant impact after mitigation, the City Council has determined that the social, economic and environmental benefits of the Project outweigh the potential unavoidable significant impacts and render those potential significant impacts acceptable based on the following considerations:

- The Project will provide development consistent municipal standards, codes and policies;
- The Project provides development that improves and maximizes economic viability of a vacant site by transitioning the Project site into a productive light industrial use;

- The Project creates additional employment-generating opportunities for the City of Moreno Valley and surrounding communities; and

- The Project provides adequate infrastructure and public amenities, including upgrading and widened streets, signal upgrades and utility improvements.

As the CEQA Lead Agency for the proposed action, the City of Moreno Valley has reviewed the Project description and the alternatives presented in the EIR, and fully understands the Project and Project alternatives proposed for development. Further, this Council finds that all potential adverse environmental impacts and all feasible mitigation measures to reduce the impacts from the Project have been identified in the Draft EIR, the Final EIR and public testimony. This Council also finds that a reasonable range of alternatives was considered in the EIR and this document, Section V(E) above, and finds that approval of the Project is appropriate.

This Council has identified economic and social benefits and important policy objectives, Section V above, which result from implementing the Project. The Council has balanced these substantial social and economic benefits against the unavoidable significant adverse effects of the Project. Given the substantial social and economic benefits that will accrue from the Project, this Council finds that the benefits identified herein override the unavoidable environmental effects.

California Public Resource Code 21002 provides: "In the event specific economic, social and other conditions make infeasible such Project alternatives or such mitigation measures, individual projects can be approved in spite of one or more significant effects thereof." Section 21002.1(c) provides: "In the event that economic, social, or other conditions make it infeasible to mitigate one or more significant effects of a Project on the environment, the Project may nonetheless be approved or carried out at the discretion of a public agency…" Finally, California Administrative Code, Title 4, 15093 (a) states: "If the benefits of a proposed Project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered „acceptable.□"

The City Council hereby declares that the foregoing benefits provided to the public through approval and implementation of the Project outweighs the identified significant adverse environmental impacts of the Project that cannot be mitigated. The City Council finds that each of the Project benefits outweighs the unavoidable adverse environmental impacts identified in the EIR and, therefore, finds those impacts to be acceptable.

Facts in Support of the Finding (Overriding Considerations). The ProLogis project has four overriding considerations: (1) development consistent with City standards; (2) economic viability; (3) employment generation; and (4) infrastructure improvements.

(1) Consistency with City Goals. The City's Development Review process will assure the proposed development is consistent with the City's General Plan, zoning, and Municipal Code upon approval of the requested General Plan Amendment, Zone Change, and other development applications. The analysis in the DEIR indicates the ProLogis project is generally consistent with the following development goals of the City's General Plan and the requirements of the City zoning code and municipal code for the five environmental issues that were determined to be significant even after implementation of proposed mitigation:

- **DEIR Section 4.1 Aesthetics - Consistency with General Plan Policies.** The project is consistent with Objective 2.5 and Policy 2.5.1 by providing industrial uses near SR-60 and within the FAR limits outlined. The project does not appear to be fully consistent with Policies 2.5.2 and 2.5.3 because it places industrial uses adjacent to lower density residential uses without the typical buffering land uses (e.g., higher density residential or business park). The project is consistent with Policy 2.5.4 as it precludes industrial traffic through residential areas by eliminating Quincy Street south of the new Eucalyptus Avenue road alignment and eliminating the new Encilia Avenue (old Eucalyptus Avenue) west of the Quincy Channel. The project is generally consistent with Objective 2.10 and Policies 2.10.1 through 2.10.5 by providing detailed architectural and landscaping themes for the proposed buildings and grounds, including adjacent to SR-60. The project is consistent with Policies 2.10.7 and 2.10.8 relative to lighting, although the tower accent features at the corners of the buildings may produce new off-site glare. The project appears to be consistent with Policy 2.10.9 as its fences and walls will incorporate landscaping and materials designed to reduce graffiti (see design details in DEIR Appendix K). The project may not be fully consistent with Policy 2.10.11 in terms of buffering for nearby residential uses, although it does comply with the new Municipal Code requirement of a 250-foot buffer between industrial and residential uses. Policies 2.10.12 and 2.10.13 require screening for parking areas and the project is consistent with that policy.

- **DEIR Section 4.1 Aesthetics -Consistency with Municipal Code Requirements.** The previous analysis indicates the project is not consistent with Objective 7.7 and Policies 7.7.4 and 7.7.5 as it does not fully preserve significant views and vistas, including those along SR-60. Signage will be consistent with Municipal Code requirements so it is consistent with Policy 7.7.3. Finally, the

project appears to be consistent with the various Municipal Code requirements for the proposed land uses outlined in Section 4.1.2 related to landscaping, setbacks, parking, storage, etc.

- **DEIR Section 4.2 Agriculture – Consistency with General Plan Policies -** The Moreno Valley General Plan policies and zoning designations support agriculture only as an interim use, and no land in the City is designated solely for agricultural use or for agricultural preservation. Despite this, the proposed zone change would conflict with the existing zone and Primary Animal Keeping Overlay (PAKO) designation for this portion of the project site; however, this change would remove less than one percent of the PAKO-designated land and would not represent a significant loss of land under this overlay designation. Based on the recent trends of urban development in the City, development pressures will eventually lead to the conversion of agricultural land in the City to suburban uses.

The City's General Plan recognizes that these conversions will eventually occur, and the proposed project is a demonstration of that trend. The proposed project would result in the conversion of Prime Farmland, development of this site and the surrounding area is consistent with the long-term vision of the City as outlined in the General Plan. The Moreno Valley General Plan policies support agriculture as an interim use, and no land in the City is designated for agricultural preservation.

- **DEIR Section 4.3 Air Quality – Consistency with General Plan Policies –** Chapter 9 of the City's General Plan defines goals and policies related to air quality within the City of Moreno Valley. The specific policies of the General Plan that are relevant to the proposed project are as follows:

  - ***Objective 6.7:*** *Reduce mobile and stationary source air pollutant emissions.*
  - ***Policy 6.7.1:*** *Cooperate with regional efforts to establish and implement regional air quality strategies and tactics.*
  - ***Policy 6.7.5:*** *Require grading activities to comply with South Coast Air Quality Management District's Rule 403 regarding the control of fugitive dust.*
  - ***Policy 6.7.6:*** *Require building construction to comply with the energy conservation requirements of Title 24 of the California Administrative Code.*

The proposed project site is located in an urbanizing area of the City along SR-60 which accommodates traffic in the area. In addition, the proposed warehouse uses would be within walking distance of existing homes and commercial areas in the local vicinity. The proposed project will incrementally reduce overall vehicle miles traveled (VMT) in the region by introducing employment into an area (i.e., the City of Moreno Valley) with a low jobs/housing ratio as monitored by the Southern California Association of Governments (SCAG). This reduction in VMT will consequently reduce air pollutant emissions so the project is consistent with City General Plan Objective 6.7 and Policies 6.7.1. Mitigation Measures 4.3.6.2A through 2M to control dust, and Mitigation Measure 4.3.6.5B requires the project to exceed Title 24 energy conservation requirements, so the project is consistent with General Plan Policies 6.7.5 and 6.7.6.

- **DEIR Section 4.8 Land Use and Planning – Consistency with General Plan Policies –** Section 9.2.2 Community Development of the General Plan contains the following goals and objectives;
    - *Goal 2.1: A pattern of land uses which organizes future growth, minimizes conflicts between land uses, and which promotes the rational utilization of presently underdeveloped and undeveloped parcels.*
    - *Goal 2.2: An organized, well-designed, high quality, and functional balance of urban and rural land uses that will meet the needs of a diverse population, and promote the optimum degree of health, safety, well-being, and beauty for all areas of the community, while maintaining a sound economic base.*
    - *Objective 2.1: Balance the provision of urban and rural lands within Moreno Valley by providing adequate land for present and future urban and economic development needs, while retaining the significant natural features and the rural character and lifestyle of the northeastern portion of the community.*
    - *Objective 2.5: Promote a mix of industrial uses which provide a sound and diversified economic base and ample employment opportunities for the citizens of Moreno Valley with the establishment of industrial activities that have good access to the regional transportation system, accommodate the personal needs of workers and business visitors; and which meets the service needs of local businesses.*
    - *Policy 2.5.1: The primary purpose of areas designated Business Park/Light Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not*

exceed a Floor Area Ratio of 1.00 and the average floor area ratio should be significantly less.

- *Policy 2.5.2: Locate manufacturing and industrial uses to avoid adverse impacts on surrounding land uses.*
- *Policy 2.5.3: Screen manufacturing and industrial uses where necessary to reduce glare, noise, dust, vibrations and unsightly views.*
- *Policy 2.5.4: Design industrial development to discourage access through residential areas.*

In addition, General Plan Section 9.6.2 Safety Element contains the following applicable objective:

- *Objective 6.6: Promote land use patterns that reduce daily automotive trips and reduce trip distance for work, shopping, school, and recreation.*

The City's adopted General Plan Land Use Map designations for the existing project area largely reflect the existing land use pattern. The northern portion of the proposed project site is designated Business Park/Light Industrial, while the southern area, south of proposed Eucalyptus Avenue, is designated Residential in the City's General Plan. The primary purpose of areas designated Business Park/Light Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities.[18] The proposed project is not consistent with the current General Plan and zoning, and includes a General Plan Amendment (and related Zone Change) so the project will be consistent with the General Plan. Impacts relative to the City's Primary Animal Keeping Overlay (PAKO) are addressed in the discussion of DEIR Section 4.2 Agriculture.

General Plan Objective 2.1 and Policy 2.5.1 require a transition of buffer of land uses between residential and industrial uses. In this area, the R5 and R15 zone areas in the southern portion of the site act as a buffer from the BP uses near the freeway and the RA2 residential uses. It should be noted that, while there is an existing transition of land uses from BP to R2 in the vicinity of the project site, it is not the function of either the R-5 or R-15 zones to act as a buffer between non-residential land uses and low density residential uses.

The project provides light industrial uses close to freeway access that will generate short- and long-term employment for the City while minimizing conflicts with existing residential land uses

to the southeast through planned changes in the circulation network, so it is consistent with Land Use Goals 2.1 and 2.2, Objectives 2.1 and 2.5, Policies 2.5.1 through 2.5.4, and Safety Objective 6.6. In addition, the proposed project is generally consistent with SR-60 East Corridor Study and can accommodate limited expansions of the Moreno Valley Auto Mall if necessary in the next two years.

- Relative to the City's Housing Element, the proposed project would result in the loss of potential housing units as the General Plan Amendment (GPA) and Zone Change (ZC) request a change to industrial uses. Development of the site as proposed could eliminate as many as 681 housing units from the site, with 80 percent of those units (548) at a density that is generally accepted as helping to promote housing affordability (15 units per acre) on a regional level. The loss of the (max) potential 548 units (R-15 land) from the proposed project would reduce the total potential affordable units from 20,894 to 20,346 or still 2.7 times the RHNA number. The proposed project would not reduce the City's potential pool of affordable housing to below its RHNA number; therefore, it would not create a significant impact related to the City's Housing Element.

- **DEIR Section 4.8 Land Use and Planning – Consistency with the Municipal Code.** Section 9.05, Industrial Districts, of the City Municipal Code requires a minimum 250-foot buffer between residential uses and truck activity areas of industrial uses. The site plan of the proposed project provides a buffer of almost 400 feet from the closest residence to the southeast, so the project is consistent with this adopted land use buffer requirement.
- **DEIR Section 4.11 Transportation – Consistency with General Plan Policies –** The project is consistent with Community Development Policy 2.2.17 because the proposed amendment to the Circulation Element will prevent industrial traffic from traveling through existing residential areas southeast of the site. The project is also consistent with most of the relevant policies of the Circulation Element, including: providing adequate emergency access (Policy 5.1.1); minimizing traffic conflicts (Policies 5.1.2, 5.5.3, and 5.5.4); providing adequate off-street parking (Policy 5.1.3), ADA and Title 24 consistency (Policy 5.1.5); promoting through access (Policies 5.1.6, 5.2.2, 5.3.1, and Objective 5.5); mitigating project-related traffic impacts (Policy 5.5.8); allow for bicycle, pedestrian, and non-vehicular access options (Objective 5.8 and Policy 5.8.4, Objective 5.10 and Policy 5.10.1, Objective 5.11 and Policies 5.11.1 and 5.11.2); and using safe

[18] Moreno Valley General Plan. *Chapter 9 Goals and Objectives. Policy 2.5.1*. Pg. 9-7.

project design procedures (Policies 5.5.5, 5.5.9, and 5.5.10) plus applicable Municipal Code requirements.

The project is not fully consistent with Objective 5.2 which requires Level of Service C or roadways or Level of Service D on local freeway segments, but will make improvements, pay City Development Impact Fees, and make contributions to the County's Traffic Uniform Mitigation Fee (TUMF) program to offset project impacts, which is consistent with City Policies 5.3.5, 5.3.6, and 5.3.7).

(2) Economic Viability. ProLogis estimates the project would result in a property tax increase from $282,058 in 2013 to $1.4 million at project buildout, representing an increase of $1.2 million. Although a fiscal/economic study was not prepared for the ProLogis project, a comprehensive fiscal study was recently prepared by David Taussig and Associates (DTA[19]) for 41 million square feet of logistics warehousing proposed east of the ProLogis project site. This study indicated that logistics warehousing in Moreno Valley generates a surplus of City revenues versus costs. Since the ProLogis project is also logistics warehousing, it is reasonable to assume similar ratios of revenues and costs as outlined in the DTA study. Based on data in the DTA study, the ProLogis project could be expected to generate a surplus of approximately $330,000 per year to the City at buildout.[20] This estimate is supported by data from a similar fiscal study prepared for a recent warehouse project in the City of Perris[21]. That study estimated 1.7 million square feet of warehousing would generate an annual surplus of $216,500 which would equal $331,000 if a similar cost/revenue ratio was applied to the proposed ProLogis project[22].

(3) Employment Generation. ProLogis estimates the project would generate a need for approximately 1,400 temporary construction—related workers[23] and approximately 600 permanent full-time employee positions at buildout of the proposed warehousing.

(4) Traffic and Infrastructure Improvements. The DEIR[24] indicated that the ProLogis project would produce an estimated 4,408 or 37 percent fewer Passenger Car Equivalent or PCE trips per day

19 "Fiscal and Economic Impact Study for the World Logistics Center Specific Plan." David Taussig and Associates, Inc. January 15, 2013.

20 The DTA 2013 study estimated a surplus of $6 million for 41 million square feet of logistics warehousing in the City, so the ProLogis project (2.25 million square feet) would generate a surplus of approximately $330,000 using similar data and assumptions.

21 Andrew Chang and Company, LLC. Stratford Ranch Industrial Development, Fiscal and Economic Impacts, City of Perris. September 2012..

22 $216,500 for 1.7 million square feet (Stratford Ranch) is equal to $331,000 for 2.6 million square feet (ProLogis).

23 Estimate of construction-related employees generated by the ProLogis Ontario project, May 2014.

24 ProLogis trip generation on DEIR Table 4.11.E, page 4.11-15, and existing zoning trip generation outlined on Table 6.B, page 6-9.

compared to the site as presently zoned (7,527 trips for ProLogis compared to 11,935 trips under current zoning). Note the PCE calculation takes into account large trucks in the vehicle mix.

ProLogis estimates the proposed project would pay approximately $4.5 million for onsite road improvements including mainly Eucalyptus Avenue as an arterial street. In addition, ProLogis will provide $9.2 million in Development Impact Fees (DIFs) to the City and other agencies in the following categories:

* Moreno Valley Unified School District school impact fees
* Arterial Streets
* Traffic Signals
* Interchange Improvements
* Fire Facilities
* Police Facilities
* City Hall
* Corporate Yard
* Maintenance Equipment
* Transportation Uniform Mitigation Fee (TUMF-separate from DIF)(see below)
* Multi-Species Habitat Conservation Plan (MSHCP-County)
* Riverside County Area Drainage Fee
* Stephen's Kangaroo Rat Habitat Conservation Plan Fee (SKR HCP)
* SR-60/Moreno Beach Drive/Redlands Blvd. Improvement Fee
* Fair Share for DIF and TUMF improvements per project traffic study
* Santa Ana Watershed Authority (SAWA) mitigation for Quincy Channel impacts
* Eastern Municipal Water District (various – water, sewer, landscaping, etc.)

The ProLogis project will also make a variety of improvements (e.g., utilities, streets) both onsite and in the surrounding area, and offsite improvements, or contributions to needed roadway and intersection improvements, are shown below as summarized from the project Traffic Impact Assessment[25] and as outlined in Mitigation Measures 4.11.6.4A-4F:

Make Improvements or Fully Fund Before Project Opening

- Redlands Boulevard/SR-60 Westbound Ramps – Install traffic signal.

[25] LSA Associates, Inc. April 24, 2012 as summarized in the ProLogis Draft EIR Section 4.15, Transportation and Traffic.

- Redlands Boulevard/Fir Avenue/Eucalyptus Avenue – Install a traffic signal, add a northbound left-turn lane, and add a southbound left-turn lane.
- Moreno Beach Drive/SR-60 Eastbound Ramps – TUMF fee includes interchange.

Make a Fair Share Contribution (Year 2016 Impacts)

- Moreno Beach Drive/SR-60 Eastbound Ramps – TUMF fee contributes to a planned interchange upgrade.
- Moreno Beach Drive/Cottonwood Avenue – DIF fee contributes to the addition of a southbound though lane.
- Moreno Beach Drive/Alessandro Blvd. – DIF fee contributes to the addition of a southbound through lane.
- Redlands Blvd./SR-60 Westbound Ramps – DIF and TUMF fees contribute to installation of a traffic signal and add a northbound through lane.
- Redlands Blvd./SR-60 Eastbound Ramps – TUMF fee contributes to improvement costs.
- Redlands Blvd./Fir Avenue/Eucalyptus Avenue – DIF fee contributes to installation of a traffic signal, adding a westbound right-turn lane, and adding an eastbound left-turn lane. TUMF fee will cover installation of a northbound left-turn lane and a southbound through lane.
- Redlands Blvd./Eucalyptus Avenue – TUMF fee contributes to the addition of a southbound right-turn lane.
- Redlands Blvd./Alessandro Blvd. – TUMF fee contributes to the addition of a southbound left-turn lane.

Make a Fair Share Contribution (Year 2035 Impacts)

- Nason Street/Eucalyptus Avenue – DIF fee will contribute to installation of a northbound right-turn lane and restriping the westbound approach to provide dual left-turn lanes.
- Nason Street/Alessandro Blvd. – DIF fee will contribute to installation of an eastbound through lane, westbound through lane, and overlap phasing for the eastbound right-turn lane.
- Moreno Beach Drive/SR-60 Westbound Ramps – TUMF fee contributes to improvements.
- Moreno Beach Drive/SR-60 Eastbound Ramps – TUMF fee contributes to improvements.
- Moreno Beach Drive/Eucalyptus Avenue – DIF fee contributes to traffic signal and various lane improvements/restriping.

- Moreno Beach Drive/Cottonwood Avenue – DIF fee contributes to addition of a southbound lane.
- Moreno Beach Drive/Alessandro Blvd. – DIF fee contributes to various lane improvements and restriping.
- Redlands Blvd./SR-60 Westbound Ramps – DIF fee contributes to installation of a traffic signal.
- Redlands Blvd./SR-60 Eastbound Ramps – TUMF fee contributes to various interchange improvements at this location.
- Redlands Blvd./Fir Avenue/Eucalyptus Avenue – DIF and TUMF fees contribute to installation of a traffic signal and various lane improvements.
- Redlands Blvd./Eucalyptus Avenue – DIF and TUMF fees contribute to installation of a traffic signal and various lane improvements.
- Redlands Blvd./Alessandro Blvd. - DIF and TUMF fees contribute to installation of a traffic signal and various lane improvements.

- **Make a Fair Share Contribution (General Plan Buildout Impacts)(In addition to 2035)**
  - Nason Street/Eucalyptus Avenue – DIF fee will contribute to installation of a northbound right-turn lane and eastbound right-turn lane.
  - Nason Street/Alessandro Blvd. – DIF fee will contribute to installation of an eastbound left-turn lane and traffic signal improvements,
  - Moreno Beach Drive/Eucalyptus Avenue – DIF fee contributes to various lane improvements/restriping.
  - Moreno Beach Drive/Cottonwood Avenue – DIF fee contributes to addition of a southbound lane.
  - Moreno Beach Drive/Alessandro Blvd. – DIF fee contributes to various lane improvements and restriping.
  - Auto Mall Drive/Eucalyptus Avenue – DIF fee contributes to installation of a traffic signal.
  - Redlands Blvd./Alessandro Blvd. - DIF and TUMF fees contribute to installation of various lane improvements.

If the Encilia Avenue/Quincy Street Connection is Approved, the project will make the following improvements:

- Moreno Beach Drive/Eucalyptus Avenue – DIF fee will contribute to installation of various lane improvements and restriping.

- Redlands Blvd./Fir Avenue/Eucalyptus Avenue – Fair share contribution toward the addition of a southbound right-turn lane.
- Redlands Blvd./Encilia Avenue/Eucalyptus Avenue – DIF and TUMF fees contribute to installation of a traffic signal and various lane improvements.
- Moreno Beach Drive/Encilia Avenue - DIF fee contributes to installation of a traffic signal and various lane improvements.

VII. CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT

The Moreno Valley City Council finds that it has reviewed and considered the FEIR in evaluating the Project, that the FEIR is an accurate and objective statement that fully complies with CEQA and the CEQA Guidelines, and that the FEIR reflects the independent judgment of the City Council.

The City Council declares that no new significant information as defined by CEQA Guidelines Section 15088.5 has been received by the City Council after the circulation of the DEIR that would require recirculation. All of the information added to the FEIR merely clarifies, amplifies or makes insignificant modifications to an already adequate DEIR pursuant to CEQA Guidelines Section 15088.5(b).

The City Council hereby certifies the EIR based on the following findings and conclusions:

A. Findings

1. CEQA Compliance

As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the Findings and supporting documentation. The City Council determines that the Findings contain a complete and accurate reporting of the environmental impacts and mitigation measures associated with the Project, as well as complete and accurate reporting of the unavoidable impacts and benefits of the Proposed Project as detailed in the Statement of Overriding Considerations. The City Council finds that the EIR was prepared in compliance with CEQA and that the City Council complied with CEQA□s procedural and substantive requirements.

2. Significant Unavoidable Impacts/Statement of Overriding Considerations

The Project will have significant adverse impacts even following adoption of all feasible mitigation measures which are required by the City Council. The following significant environmental impacts have been identified in the FEIR and will require mitigation but cannot be mitigated to a level of insignificance as set forth in Section V(C) of these Findings:

- *Aesthetics Impacts (Scenic Vistas; Scenic Resources and Scenic Highways; Existing Visual Character or Quality of Site and its Surroundings; and Cumulative Impacts)* as a result of substantial change in visual characteristics of the proposed project compared to the existing site and the fact that the site was planned for Business Park and Residential uses and no feasible mitigation measures are available.

- *Agricultural Impacts (Conversion of State Designated Farmland; Conversion of Farmland to a Non-Agricultural Use; and Cumulative Impacts)* due to loss of 82.5 of Prime Farmland and Former Agriculture Activities and there is not an established regional mitigation program available.

- *Air Quality Impacts (Air Quality Management Plan Consistency; Equipment Exhaust from Construction-Related Activities; Architectural Coatings; Long-Term Project-Related Emissions; Project-Related Localized Operational Emissions; and Cumulative Impacts;)* due to the size and type of project, the proposed project would exceed SCAQMD thresholds and available mitigation would not reduce impacts to less than significant levels.

- *Land Use and Planning Impacts (Conflicts with Applicable Land Use Plans, Policies, or Regulations; and Cumulative Impacts)* due to the proposed project not being consistent with current General Plan land use and zoning designation

- *Transportation Impacts (Existing With Project Conditions (Intersection) Traffic and Level of Service; Opening Year With Project Conditions (Intersection) Traffic and Level of Service; Opening Year Cumulative With Project Conditions (Intersection) Traffic and Level of Service; and Cumulative Impacts.)* due to various mitigation measures being under the jurisdiction of Caltrans and so implementation cannot be guaranteed by the Lead Agency (City).

The City Council has eliminated or substantially reduced environmental impacts where feasible as described in the Findings, and the City Council determines that the remaining unavoidable significant adverse impacts are acceptable due to the reasons set forth in the preceding Statement of Overriding Considerations.

3. Conclusions

a. All potentially significant environmental impacts from implementation of the proposed Project have been identified in the EIR and, with the implementation of the mitigation measures defined herein and set forth in the MMRP, will be mitigated to a less-than-significant level, except for the impacts identified in Section V(C) above.

b. Other reasonable alternatives to the proposed Project that could feasibly achieve the basic objectives of the proposed Project have been considered and rejected in favor of the proposed Project.

c. Environmental, economic, social and other considerations and benefits derived from the development of the proposed Project override and make infeasible any alternatives to the proposed Project or further mitigation measures beyond those incorporated into the proposed Project.

VII. ADOPTION OF MITIGATION MONITORING AND REPORTING PROGRAM

Pursuant to *Public Resources Code* Section 21081.6, the City Council hereby adopts, as conditions of approval of the Project, the Mitigation Monitoring and Reporting Plan (MMRP) set forth in Section 4.0 of the Final EIR. In the event of any inconsistencies between the mitigation measures as set forth herein and the MMRP, the MMRP shall control, except to the extent that a mitigation measure contained herein is inadvertently omitted from the MMRP, in which case such mitigation measure shall be deemed as if it were included in the MMRP.

Final

ENVIRONMENTAL IMPACT REPORT

PROLOGIS EUCALYPTUS INDUSTRIAL PARK

STATE CLEARINGHOUSE NO. 2008021002

(former "ProLogis Moreno Valley Eucalyptus Project")

CITY OF MORENO VALLEY

RIVERSIDE COUNTY, CALIFORNIA

LSA

Original February 12, 2014
Revised April 2, 2014

Final
ENVIRONMENTAL IMPACT REPORT

PROLOGIS EUCALYPTUS INDUSTRIAL PARK

STATE CLEARINGHOUSE NO. 2008021002

(former "ProLogis Moreno Valley Eucalyptus Project")

CITY OF MORENO VALLEY

RIVERSIDE COUNTY, CALIFORNIA

Lead Agency:

City of Moreno Valley
Comm. & Econ. Dev. Department
Planning Division
14177 Frederick Street
Post Office Box 88005
Moreno Valley, California 92552
Attn: Jeff Bradshaw, Associate Planner
(951) 413-3224

Prepared by:

LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507
(951) 781-9310

LSA Project No. PLO1101

LSA

Original February 12, 2014
Revised April 2, 2014

TABLE OF CONTENTS

1. INTRODUCTION 3
1.1 CONTENT AND FORMAT 3
1.2 PUBLIC REVIEW OF THE DRAFT EIR 3
1.3 POINT OF CONTACT 4
1.4 PROJECT SUMMARY 4
2. RESPONSE TO COMMENTS 7
2.1 LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES COMMENTING ON THE Draft EIR 8
2.2 FORMAT OF RESPONSES TO COMMENTS 9
A. LETTERS FROM FEDERAL AND STATE AGENCIES 10
LETTER A-1: CALIFORNIA STATE CLEARINGHOUSE 10
RESPONSE TO LETTER A-1 12
LETTER A-2: CALIFORNIA DEPARTMENT OF FISH AND GAME 13
RESPONSE TO LETTER A-2 18
LETTER A-3: CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION 23
RESPONSE TO LETTER A-3 28
LETTER A-4: PECHANGA BAND OF LUISEÑO INDIANS 31
RESPONSE TO LETTER A-4 37
LETTER A-5: MORONGO BAND OF MISSION INDIANS 42
RESPONSE TO LETTER A-5 44
B. LETTERS FROM REGIONAL AGENCIES 45
LETTER B-1: EASTERN MUNICIPAL WATER DISTRICT 45
RESPONSE TO LETTER B-1 46
LETTER B-2: EASTERN MUNICIPAL WATER DISTRICT 47
RESPONSE TO LETTER B-2 48
LETTER B-3: SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT 49
RESPONSE TO LETTER B-3 57
LETTER B-4: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT 70
RESPONSE TO LETTER B-4 72
C. LETTERS FROM LOCAL AGENCIES 73
LETTER C-1: CITY OF RIVERSIDE 73
RESPONSE TO LETTER C-1 76
D. LETTERS FROM PRIVATE ORGANIZATIONS AND INDIVIDUALS 78

LETTER D-1: LOZEAU DRURY, LLP 78
RESPONSE TO LETTER D-1 80
LETTER D-2: SIERRA CLUB 81
RESPONSE TO LETTER D-2 97
LETTER D-3: JOHNSON & SEDLACK 120
RESPONSE TO LETTER D-3 148
LETTER D-4A: LOZEAU DRURY, LLP, RICHARD DRURY 188
RESPONSES TO LETTER D-4A 217
LETTER D-4B: LOZEAU DRURY, LLP, MEMORANDUM FROM JAMES CLARK, PH.D. .. 225
RESPONSES TO LETTER D-4B 240
LETTER D-4C: LOZEAU DRURY, LLP, MEMORANDUM FROM MATTHEW HAGEMANN (S.W.A.P.E.) 241
RESPONSES TO LETTER D-4C 248
RESPONSES TO LETTER D-4D: LOZEAU DRURY APPENDICES 249

3. EIR ERRATA AND ADDITIONS 251
4. MITIGATION MONITORING AND REPORTING PROGRAM 289
   - 4.1 INTRODUCTION 289
   - 4.2 MITIGATION MONITORING AND RESPONSIBILITIES 289
   - 4.3 MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST 290

APPENDICES

Appendix A Attachments to Johnson & Sedlack Comment Letter dated September 4, 2012
Appendix B SB 18 Consultation Documentation
Appendix C Regional Agriculture Reports
Appendix D Attachments to Lozeau Drury LLP Letter dated August 31, 2012
Appendix E General Plan Info on Agriculture

1. INTRODUCTION

The Final Environmental Impact Report (EIR) for the proposed ProLogis Eucalyptus Industrial Park (formerly known as the "ProLogis Moreno Valley Eucalyptus Project") project is composed of the Draft EIR State Clearinghouse No. 2008021002 and Appendices; the Response to Comments; and the Findings, Statement of Overriding Considerations, Staff Reports, and Resolutions. Specifically, this document portion of the EIR includes the Comments and Responses volume of the Final EIR, EIR modifications or errata, and the Mitigation Monitoring and Reporting Program (MMRP). The purpose of this document is to respond to all comments received by the City of Moreno Valley (City) regarding the environmental information and analyses contained in the Draft EIR. Additionally, any corrections to the text and figures of the Draft EIR, generated either from responses to comments or independently by the City, are stated in this volume of the Final EIR. The Draft EIR text has not been modified to reflect these clarifications. The reason for the delay of more than a year in processing the Final EIR is that the City enacted an entitlement moratorium on new development along the SR-60 corridor in the eastern portion of the City, including the ProLogis site, while the City completed a land use alternatives study of this corridor. That report was officially received by the City on January 14, 2014, and the City rescinded the entitlement moratorium as of January 23, 2014.

1.1 CONTENT AND FORMAT

Subsequent to this introductory section, Section 2.0 contains copies of each comment letter received on the Draft EIR, along with annotated responses to each comment contained within the letters. Section 3 of this document contains corrections and errata to the Draft EIR. Section 4.0 contains the MMRP.

1.2 PUBLIC REVIEW OF THE DRAFT EIR

As required by the California Environmental Quality Act (CEQA) Guidelines Section 15087, a Notice of Completion (NOC) of the Draft EIR State Clearinghouse No. 2008021002 for the Eucalyptus Industrial Park project was filed with the State Clearinghouse on July 17, 2012, and the Notice of Availability (NOA) of the Draft EIR was filed with the Riverside County Clerk on July 18, 2012.

The Draft EIR was circulated for public review for a period of 48 days, from July 18, 2012 to September 4, 2012. Copies of the Draft EIR were distributed to all Responsible Agencies and to the State Clearinghouse in addition to various public agencies, citizen groups, and interested individuals. Copies of the Draft EIR were also made available for public review at the City Planning Department, at one area library, and on the internet.

A total of fourteen (14) comment letters were received. Ten of the comment letters received were from Federal, State, regional, or local agencies. Four comment letters were received from private organizations or conservation groups – no letters were received from individuals. All 14 letters have been responded to within this document. In particular, comments that address environmental issues are responded to in Section 2.0.

It should be noted that one of the comment letters submitted by a private organization, Lozeau Drury LLP dated August 31, 2012, was inadvertently left out of the original Final EIR document issued on February 12, 2014. This letter has been added to the Final EIR and the document has been revised as of March 31, 2014 including responses to the Lozeau Drury letter.

1.3 POINT OF CONTACT

The Lead Agency for this Project is the City of Moreno Valley. Any questions or comments regarding the preparation of this document, its assumptions, or its conclusions, should be referred to:

Jeff Bradshaw, Associate Planner
City of Moreno Valley, Planning Division
14177 Frederick Street
Moreno Valley, California 92553
Phone: (951) 413-3224
e-mail: jeffreyb@moval.com

1.4 PROJECT SUMMARY

The following information is summarized from the Project Description in the Draft EIR. For additional detail in regard to Project characteristics and Project-related improvements, along with analyses of the Project's potential environmental impacts, please refer to Draft EIR Sections 3.0 and 4.0, respectively.

1.4.1 Project Location/Existing Conditions

The project site is located in the City of Moreno Valley, Riverside County. The approximately 122.8-acre site is generally located south of the Sr-60 Freeway between Redlands Boulevard and Moreno Beach Drive in the eastern portion of the City. The Quincy Channel forms the eastern boundary of the site. During preparation of the Draft EIR, one of the existing onsite conditions was the presence of hundreds of citrus trees in the central and northern portions of the site, which were left over from historical agricultural use of the property. During the entitlement moratorium described before Section 1.1, ProLogis decided to remove the citrus trees due to the high ongoing cost of maintaining and harvesting them, and the potential fire danger if the trees became too dry from not enough watering. This minor change in existing conditions is being documented in this FEIR and does not change any of the conclusions of the DEIR regarding significant impacts or mitigation measures. The trees were removed in the winter of 2013 so it was not during the spring breeding season for bird species in the area. This will be described in more detail in Section 4.4 of this document,

1.4.2 Proposed Project

The proposed development would result in the construction and operation of approximately 2,244,638 square feet of distribution warehouse uses in 6 buildings on an approximately 122.8-acre site. The buildings range in size from 106,106 to 862,035 square feet. The buildings will be constructed with a total of 326 vertical-lift dock-high roll up doors on the long sides of each building to allow access for the loading and unloading of products from diesel truck/trailers. Each building also includes business office space for the management of each warehouse. A total of 372 truck trailer parking stalls and 1,110 vehicle parking stalls will be provided, with truck and vehicle parking provided at each warehouse sufficient for the anticipated trucks and vehicles for that particular building, in accordance with City standards for light industrial uses. The project provides 15 to 24 percent landscaping for each warehouse building area, with a total average of 18 percent compared to 10 percent minimum required by the City's Municipal Code.

1.4.3 Project Objectives

The purpose of the proposed project is to provide a new facility specializing in warehouse distribution services. Upon development, the proposed project will achieve the following:

- Provide industrial warehouse facilities that meet the substantial and unmet demands of businesses located in the City and County;
- Provide new industrial development that is attractive and minimizes conflicts with the surrounding existing uses;
- Provide a variety of new employment opportunities for the citizens of Moreno Valley and surrounding communities;
- Encourage warehouse distribution services that take advantage of the area's close proximity to various freeways and transportation corridors;
- Encourage new development consistent with the capacity and municipal service capabilities;
- Provide infrastructure improvements to meet phased project needs in an efficient and cost-effective manner;
- Cluster industrial warehouse uses near access points to the state highway system to reduce traffic congestion on surface streets and to reduce air pollutant emissions from vehicle sources;
- Develop land uses that provide the City with a positive revenue/cost ratio and provide needed infrastructure in a timely fashion;
- Address community circulation, both vehicular and pedestrian, utilizing available capacity within the existing circulation system, and provide fair share improvements to various future-year deficient intersection or road segments; and
- Reduce peak hour vehicle trips, energy and water consumption compared to existing General Plan land uses.

1.4.4 Required Permits and Discretionary Actions

The following discretionary actions are anticipated to be taken by the City of Moreno Valley as part of the proposed project:

- General Plan Amendment to amend the Land Use Element resulting in a change of land use designations for the southern portion of the project site (approximately 71.3 acres) from Residential 15, Residential 5, and Residential Agriculture to Business Park.
- General Plan Amendment to amend the Circulation Element including (1) elimination of undeveloped Quincy Street from Eucalyptus Avenue to Encilia Avenue; and (2) realignment of Encilia Avenue from its current alignment such that its westerly terminus is located at Moreno Beach Drive instead of the current General Plan westerly terminus at Eucalyptus Avenue. The segment between Quincy Channel and Moreno Beach Drive would be classified as a Collector.
- Change of Zone resulting in a change from Business Park (BP), Business Park Mixed-Use (BPX), Residential 15 (R15), Residential 5 (R5), and Residential Agriculture (RA-2) to Light Industrial (LI) on the project site.

- Modification of the Primary Animal Keeping Overlay (PAKO) zone district per the recommended change of zone.
- Modification of the Master Plan of Trails to eliminate trail segment along the west side of the Quincy Channel north of the future Eucalyptus Avenue and add a segment along the north side of Eucalyptus Avenue from the Quincy Channel to the west boundary of the project site.
- Approval of a Master Plot Plan and five related Plot Plans.
- Tentative Parcel Map approval.
- Certification of the Environmental Impact Report.
- Final Parcel Map, public improvement agreement, and related securities approval.
- Issuance of an encroachment permit for any construction work done in any City-controlled ROW. Encroachment permit issuance requires approval of improvement plans, public improvement agreement execution with securities posted, and satisfying those conditions of approval required prior to grading.
- Approval of a Storm Water Pollution Prevention Plan (SWPPP) to accommodate site runoff during construction.
- Approval of a Preliminary Water Quality Management Plan (P-WQMP) and Final Water Quality Management Plan (F-WQMP) to mitigate for post-construction runoff flows (non-discretionary).
- Issuance of a Grading Permit that requires approval of a grading plan, approval of the final drainage study, approval of the F-WQMP, obtaining an Notice of Intent and Water Discharge Identification Number, obtaining a WQMP#, and satisfying those conditions of approval required prior to grading (non-discretionary).
- Issuance of a Building permit. The comprehensive building permit includes building, plumbing, mechanical, and electrical permits (non-discretionary).

The following approvals and permits are required by other agencies:

- Approval from the City and Riverside County Flood Control and Water Conservation District (RCFCWCD) to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened.
- Approval of Quincy Channel improvements from the RCFCWCD.
- A Section 404 Permit from the U.S. Army Corps of Engineers (USACE).
- A Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB).
- A Section 1602 Streambed Alteration Agreement from the California Department of Fish and Game (CDFG).
- Encroachment permits from Caltrans for any construction work done in any State-controlled ROW (i.e., SR-60).

2. RESPONSE TO COMMENTS

A total of thirteen (13) comment letters on the Draft EIR were received with 10 of them from Federal, State, regional, or local agencies and 3 letters from private organizations or individuals. All 13 letters have been responded to within this document. Comments that address environmental concerns have been specifically addressed. Comments that (1) do not address the adequacy or completeness of the Draft EIR; (2) do not raise environmental issues; or (3) do request the incorporation of additional information not relevant to environmental issues, do not require a response, pursuant to Section 15088(a) of the State CEQA Guidelines.

Section 15088 of the State CEQA Guidelines, Evaluation of and Response to Comments, states:

a) The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The lead agency shall respond to comments received during the noticed comment period and any extensions and may respond to late comments.

b) The written response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular, major environmental issues raised when the lead agency's position is at variance with recommendations and objections raised in the comments must be addressed in detail, giving the reasons that specific comments and suggestions were not accepted. There must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice.

c) The response to comments may take the form of a revision to the draft EIR or may be a separate section in the final EIR. Where the response to comments makes important changes in the information contained in the text of the draft EIR, the lead agency should either:

    1. Revise the text in the body of the EIR; or

    2. Include marginal notes showing that the information is revised in the responses to comments.

Information provided in this volume of the Final EIR clarifies, amplifies, or makes minor modifications to the Draft EIR. No significant changes have been made to the information contained in the Draft EIR as a result of the responses to comments, and no significant new information has been added that would require recirculation of the document.

An Errata section to the EIR (Section 3.0) has been prepared to make minor corrections and clarifications to the Draft EIR as a result of City review and comments received during the public review period. Therefore, this Response to Comments document, along with the Errata is included as part of the Final EIR for consideration by the Planning Commission prior to a vote to certify the Final EIR.

2.1 LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES COMMENTING ON THE DRAFT EIR

The persons, organizations, and public agencies that submitted comments regarding the Draft EIR through September, 2012, are listed below. A total of thirteen (13) comment letters were received. Ten of the comment letters were from Federal, State, regional, or local agencies, while three were from private organizations or individuals. Each comment letter received is indexed with a letter and number below.

Comment Letters Received Regarding the Draft EIR

A FEDERAL AND STATE AGENCIES

A-1 California Office of Planning and Research, State Clearinghouse (September 4, 2012)
Scott Morgan, Director State Clearinghouse

A-2 California Department of Fish and Game (August 28, 2012)
Jeff Brandt, Senior Environmental Specialist

A-3 California Native American Heritage Commission (July 20, 2012)
Dave Singleton, Program Analyst

A-4 Pechanga Band of Luiseno Indians (September 4, 2012)
Anna Hoover, Cultural Analyst

A-5 Morongo Band of Mission Indians (September 10, 2012)
Franklin Dancy, Director of Planning

B. REGIONAL AND COUNTY AGENCIES

B-1 Eastern Municipal Water District (September 4, 2012)
Jayne Joy, Director of Environmental and Regulatory Compliance

B-2 Eastern Municipal Water District (September 4, 2012)
Maroun El-Hage, Senior Civil Engineer, New Business Development

B-3 South Coast Air Quality Management District (September 4, 2012)
Ian McMillan, Program Supervisor, Intergovernmental Review

B-4 Riverside County Flood Control and Water Conservation District (September 17, 2012)*
Henry Olivo, Engineering Project Manager

C. LOCAL AGENCIES

C-1 City of Riverside (September 4, 2012)
Steve Hayes, City Planner

D. PRIVATE ORGANIZATIONS AND INDIVIDUALS

D-1 Lozeau Drury LLP (August 29, 2012)
Richard Drury et al, Attorneys for LIUNA Local Union 1184

D-2 Sierra Club, San Gorgonio Chapter (September 4, 2012)
George Hague, Conservation Chair
Moreno Valley Chapter

D-3 Johnson & Sedlack (September 4, 2012)
Ray Johnson, AICP, Esq.

D-4 Lozeau Drury LLP (August 31, 2012)
Richard Drury et al, Attorneys for LIUNA Local Union 1184

It should be noted that this letter actually consists of four related documents, one main letter from Mr. Drury, two supporting memoranda from other individuals (Dr. Clark and Mr. Hageman), and a number of appendices as attached materials. Each of these has a separate response.

2.2 FORMAT OF RESPONSES TO COMMENTS

Aside from the courtesy statements, introductions, and closings, individual comments within the body of each letter have been identified and numbered. A copy of each comment letter and the City's responses are included in this section. Brackets delineating the individual comments and an alphanumeric identifier have been added to the right margin of the letter. Responses to each comment identified are included on the page(s) following each comment letter. Responses to comments were sent to the agencies that provided comments.

In the process of responding to the comments, there were minor revisions to the Environmental Impact Report. None of the comments or responses constitutes "significant new information" (*CEQA Guidelines* Section 15073.5) that would require recirculation of the Environmental Impact Report.

A. LETTERS FROM FEDERAL AND STATE AGENCIES

LETTER A-1: CALIFORNIA STATE CLEARINGHOUSE

Letter A-1

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

September 4, 2012

Jeff Bradshaw
City of Moreno Valley
14177 Frederick Street
PO Box 88005
Moreno Valley, CA 92552

Subject: ProLogis Eucalyptus Industrial Park EIR (formerly Prologis Park Moreno Valley Eucalyptus Project)
SCH#: 2008021002

Dear Jeff Bradshaw:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on August 31, 2012, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

1

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

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Document Details Report
State Clearinghouse Data Base

SCH# 2008021002
Project Title ProLogis Eucalyptus Industrial Park EIR (formerly Prologis Park Moreno Valley Eucalyptus Project)
Lead Agency Moreno Valley, City of

Type EIR Draft EIR

Description The proposed project consists of construction and operation of a warehouse facility with six individual warehouses of varying sizes with a total of 2,244,638 sf on 122.8 acres. The project includes construction of parking and driving areas, detention basins, erosion protection and a bridge over Quincy Channel, offsite road and utility improvements, and landscaping along the perimeter and roadway frontages.

Lead Agency Contact

Name Jeff Bradshaw
Agency City of Moreno Valley
Phone 951 413 3206 **Fax**
email
Address 14177 Frederick Street
PO Box 88005
City Moreno Valley **State** CA **Zip** 92552

Project Location

County Riverside
City Moreno Valley
Region
Lat / Long 33° 55' 54" N / 117° 9' 24" W
Cross Streets Eucalyptus Avenue/Redlands Boulevard
Parcel No. 488-330-011, -012, -013, -0137, -018, -019, -020, and -021
Township 3S **Range** 3W **Section** 2 **Base** SBB&M

Proximity to:

Highways SR-60
Airports None
Railways None
Waterways Quincy Channel
Schools Valley View HS
Land Use Various

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 6; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 8; Native American Heritage Commission; State Lands Commission; Air Resources Board, Major Industrial Projects; Regional Water Quality Control Board, Region 8

Date Received 07/18/2012 **Start of Review** 07/18/2012 **End of Review** 08/31/2012

Note: Blanks in data fields result from insufficient information provided by lead agency.

RESPONSE TO LETTER A-1

California Governor's Office of Planning and Research, State Clearinghouse

Response to Comment A-1. The City recognizes the receipt of comments from State agencies and the State Clearinghouse's acknowledgement that it has complied with review requirements for environmental documents.

LETTER A-2: CALIFORNIA DEPARTMENT OF FISH AND GAME

AUG-29-2012 14:02 FROM:DEPT OF FISH GAME 9094812945 TO:919514133210 P.2/6

Letter A-2

State of California -The Natural Resources Agency
DEPARTMENT OF FISH AND GAME
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
(909) 484-0459
http://www.dfg.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director

August 28, 2012

Mr. Jeff Bradshaw
City of Moreno Valley
14177 Frederick St.
P.O. Box 88005
Moreno Valley, CA 92552

Re: ProLogis Eucalyptus Industrial Park Draft Environmental Impact Report
City of Moreno Valley, County of Riverside, SCH# 2008021002

Dear Mr. Bradshaw:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the ProLogis Eucalyptus Industrial Park Draft Environmental Impact Report (DEIR). The Department is responding as a Trustee Agency for fish and wildlife resources [Fish and Game Code sections 711.7 and 1802 and the California Environmental Quality Act Guidelines (CEQA) section 15386] and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines section 15381), such as a Lake and Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*), and/or a California Endangered Species Act (CESA) Incidental Take Permit (Fish and Game Code Sections 2080 and 2080.1).

Project Description and Location

The Proposed Project involves the construction of a six building warehouse facility covering an area of 2,244,635 square feet (sf). The project requires a change of land use of 71.2 acres from residential to business park and an overall zone change of 122.8 acres to light industrial. Also included in the Project is the elimination of Quincy Street from State Route 60 (SR-60) south to Cottonwood Avenue, and the completion of Eucalyptus Avenue east to Fir Avenue. The Project site is located in the eastern portion of the City of Moreno Valley, south of SR-60, east of Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel. The major cross streets are Moreno Beach Drive to the west and Redlands Boulevard to the east. A Notice of Preparation for the Project was submitted to the State Clearinghouse in 2008. 1

Western Riverside Multiple Species Habitat Conservation Plan (MSHCP)

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including rare, threatened, and endangered plant and animal species, pursuant to the CESA, and administers the Natural Community Conservation Plan Program (NCCP Program). On June 22, 2004, the Department issued NCCP approval and Take Authorization for the Western Riverside County MSHCP per Section 2800, *et seq.*, of the California Fish and Game Code. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and the incidental take of covered species in association with activities covered under the permit. 2

Conserving California's Wildlife Since 1870

R:\PLO1101_ProLogis_EIP_MoVal\PDF_LSA\2012 DEIR\RTC\Letter_A-2.cdr (09-20-12)

Letter A-2

In order to be considered a covered activity, Permittees must demonstrate that proposed actions are consistent with the MSHCP and its associated Implementing Agreement.

The proposed Project occurs within the MSHCP area and is subject to the provisions and policies of the MSHCP. The Project is located in the City of Moreno Valley, County of Riverside. The City of Moreno Valley is the lead agency and is signatory to the implementing agreement of the MSHCP. Compliance with approved habitat plans, such as the MSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the DEIR discuss any inconsistencies between a proposed Project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the MSHCP as a result of this Project is necessary to address CEQA requirements. Included in the appendices is the "MSHCP Consistency Analysis and Burrowing Owl Habitat Assessment and Focused Survey for the Eucalyptus Industrial Development." 2

The Project is located in the Reche Canyon/Badlands Area Plan of the MSHCP and does not involve a Criteria Cell. The site is not adjacent to any conservation areas. MSHCP survey requirements for this area include surveys for burrowing owl. Vegetation on the site consists of ruderal, agriculture, non-native grasslands, "disturbed" mule fat, non-native woodland, unvegetated streambed and channel upland vegetation. There is a riparian stream just prior to the eastern Project boundary, and a riparian stream on the west, and southeast. Burrowing owl surveys were conducted over five days in July of 2011 and no birds were found, but suitable habitat was observed on the site.

Analysis of the Potential Project-Related Impacts on Biological Resources

CEQA Section 21068 defines "significant" as: "...a substantial, or potentially substantial, adverse change in the environment." This particular Project has the potential to have significant environmental impacts on Cooper's hawk, red-tailed hawk, coyote, desert cottontail, southern California black walnut, bladder pod, and mule fat. The Project is located in the MSHCP survey area for the burrowing owl. 3

Burrowing Owl

The site was suitable for burrowing owl, even though none were found. The applicant should submit a copy of the burrowing owl pre-construction survey (with SCH #) to the Department and notify the Department if a DBESP will be required. 4

Proposed mitigation

The mitigation proposed for upland species is to pay into the Stephens' kangaroo Habitat Conservation Plan and to pay the development fees to the MSHCP. 5

Department Concerns

The Department is concerned about three issues: 1) stream and riparian vegetation impacts, 2) the potential presence of burrowing owl, and, 3) the cumulative impact of the Project on SR-60 traffic and nearby roadways (particularly Gilman Hot Springs Road and Lamb Canyon Road). The Department recommends that the traffic analysis be revised and 6

the Department's concerns addressed in the Final Environmental Impact Report or a subsequent CEQA document. 6

Lake and Streambed Alteration Agreement

The applicant conducted a jurisdictional delineation of State and Federal waters. There is an unnamed, eroded channel that originates in the northwest, trends southeast and exits the Project site heading south. Quincy Channel traverses the eastern boundary of the site on a north to south alignment. The applicant has filed a Determination of Biologically Equivalent or Superior Preservation (DBESP) with the Resource Conservation Agency (RCA) of the MSHCP.

Although the proposed Project is within the MSHCP, a Notification of Lake or Streambed Alteration is still required by the Department, should the site contain jurisdictional waters. Additionally, the Department's criteria for determining the presence of jurisdictional waters are more comprehensive than the MSHCP criteria in Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools). The Department is responsible for assessing and evaluating impacts to jurisdictional waters; typically accomplished through reviewing jurisdictional (JD) reports, supporting information, and conducting site visits. Following review of a JD, the Department may request changes to the JD. The Department may also recommend that additional project avoidance and/or minimization measures be incorporated, or request additional mitigation for project-related impacts to jurisdictional areas. The Department recommends submitting a notification early on, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Streambed Alteration Agreement notification package, please go to http://www.dfg.ca.gov/habcon/1600/forms.html. 7

The applicant completed a JD of State and Federal Waters and included the document as an Appendix. A jurisdictional delineation was conducted in 2011and the impact analysis determined that there will be 0.362 acres of permanent impact and 0.33 acres of temporary impact to jurisdictional streams. The applicant is proposing to mitigate for 0.362 acres of permanent impacts at a 2:1 ratio or with payment of in-lieu fees to the Santa Ana Watershed Association for arundo donax removal. The JD will be reviewed by the Department to ensure consistency with the Department's regulatory policies. Any mitigation measures required by the resource protection policies of the MSHCP should be included in the CEQA document.

The Department opposes the elimination of ephemeral, intermittent, and perennial streams, channels, lakes, and their associated habitats. The Department recommends avoiding the stream and riparian habitat to the greatest extent possible. Any unavoidable impacts need to be compensated with the creation and/or restoration of in-kind habitat either on-site or off-site at a minimum 3:1 replacement-to-impact ratio, depending on the impacts and proposed mitigation. Additional mitigation requirements through the Department's Streambed Alteration Agreement process may be required depending on the quality of habitat impacted, proposed mitigation, project design, and other factors.

Analysis of Traffic Impacts

The Traffic section of the DEIR states that the project would contribute to the worsening of the unsatisfactory Level of Service (LOS) at the Redlands Boulevard/SR-60 westbound ramps and a significant impact at the intersection of Redlands Boulevard/Eucalyptus Avenue-Fir Avenue. Additionally, the SR-60 Eastbound (Pigeon Pass Road to Peacock 8

Street, AM and PM peak hours), SR-60 Westbound (Poacock Street to Perris Boulevard, AM peak hour), and SR-60 westbound (Perris Boulevard to Anson Street, AM peak hour) are forecast to operate at an unsatisfactory level of service with the proposed Project. The traffic study also notes that there are no projects proposed for the SR-60.

The traffic section of the DEIR is limited to projects within a five mile radius and how the proposed development and other development within the five mile radius would affect local traffic conditions. The Department would like to point out that SR-60 is a major west to east linkage connecting State Route 91 (SR-91) to the Interstate 10 (I-10), as well as extending from the City of Los Angeles to the SR-91, Interstate 215 (I-215) and Interstate 15 (I-15) interchanges. There is already heavy congestion on the westbound SR-60.

The Department is interested in existing and projected future traffic flow along SR-60. Specifically, the Department is interested in an analysis of how the Project and other proposed development (which cumulatively includes 13,483,062 sf of development), will ultimately use SR-60. The analysis should include the cumulative impacts associated with future projected traffic flow along SR-60 from these developments. The Department would like to stress that the 13,483,062 sf figure does not include the World Logistics project which would add 41 million sf of warehouse facilities. This omission alone dictates that the traffic study should be revised and recirculated. The scale of these projects suggests that the Project facilities are not for local use only, but are designed as regional warehousing centers to serve the Counties of Riverside, Orange, Los Angeles, and San Bernardino. Therefore an analysis of local intersection impacts is not adequate to describe the regional impacts of these facilities on the SR-60. The analysis also does not include the Villages of Lakeview Specific Plan that involves 11,350 dwelling units near the intersection of Gilman Hot Springs Road and Ramona Expressway, or proposed residential development near the intersection of Lamb Canyon Road and SR-60.

8

The Department is concerned that traffic congestion on SR-60 will result in an increase in traffic on area surface streets, particularly Gilman Hot Springs Road and the Ramona Expressway. Both of these roads provide access to the Department's San Jacinto Wildlife Area (SJWA), where major development projects are proposed, but are not included in the current traffic study. The Department is very concerned about the potential cumulative impacts of commercial/industrial/warehouse facilities on nearby conserved lands. Of particular importance to the Department are the potential direct and indirect effects of the Project on the adjacent SJWA, Lake Perris Recreation Area, and Badlands area, and potential increased use of Davis Road, lighting, noise, windblown trash, vehicular emissions, traffic, and surface road runoff.

The Badlands area and the SJWA represent a substantial investment ($80+ million) by the State in acquiring habitat for native plants, animals, and migratory waterfowl. The SJWA is a important and historic migratory stopover for waterfowl, game birds, and non-game birds in Southern California. The SJWA is also a regional destination point for bird watching. A key component of the SJWA is waterfowl and upland game hunting.

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In summary, we believe the DEIR is inadequate in describing project related traffic impacts and identifying appropriate mitigation for purposes of CEQA. We appreciate the opportunity to comment on the referenced DEIR and we recommend that the DEIR be revised to

10

Letter A-2

address the Department's concerns. If you should have any questions pertaining to these comments, please contact Robin Maloney-Rames at (909) 980-3818.

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Sincerely,

Jeff Brandt
Senior Environmental Scientist

RESPONSE TO LETTER A-2

California Department of Fish and Game

Response to Comment 1. The commenter accurately characterizes the responsibilities of the Department and the characteristics of the proposed project.

Response to Comment 2. The commenter accurately summarizes both the CEQA requirement for an analysis of the proposed project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the MSHCP policies and procedures applicable to the proposed project. The commenter also outlines the MSHCP requirement for a burrowing owl survey, and that the surveys conducted for the project showed no burrowing owl sign or observations, but the site was determined to contain suitable habitat.

Response to Comment 3. The commenter provides the definition for significant impact under CEQA but then applies it incorrectly to the project site. The detailed biological surveys prepared for the project site, as well as the Section 4.4 of the EIR on biological resources, concludes that the proposed project would not have significant impacts on the species listed by the commenter due to the lack of existing native vegetation on the site, the fact that the has been regularly disturbed by disking for weed abatement (i.e., fuel modification for fire protection), and a substantial portion of the site supports citrus trees that are not commercially harvested. Development of this site would remove an incremental amount of land that now provides foraging for the two raptor species (i.e., Cooper's hawk and red-tailed hawk) but the site does not contain any large trees that are suitable for raptor roosting or perching (i.e., the citrus trees make these activities difficult for raptors). Impacts to cottontail, bladder pod, and mule fat must be considered only incremental as a result of the loss of 122.8 acres of vacant disturbed land that supports mainly weedy non-native vegetation. The commenter provided no empirical evidence or data to support the contention that impacts to these species should be considered significant under CEQA. Finally, impacts to the drainages that support southern California black walnut were assessed and appropriate onsite and offsite mitigation will be provided, as outlined in Mitigation Measure 4.4.6.3A on 4.4-30 of the Draft EIR. These conclusions are supported by the technical studies prepared by ICF International based on the proposed warehouse development project.

ICF International also reviewed this comment and wished to add the following:

> "Cooper's hawk, coyote, and southern California black walnut are fully covered species under the MSHCP and as such any potential impacts to them would be fully mitigated through the project being consistent with the MSHCP. Red-tailed hawk, desert cottontail, bladder pod, and mule fat are all widely distributed species with no threat to their continued existence in western Riverside County. The removal of 121.29 acres of foraging habitat for red-tailed hawk is judged to be less than significant under CEQA. The nesting bird mitigation measure will ensure no direct take of individuals would occur. The removal of 121.29 acres of occupied habitat for desert cottontail is judged to be a less than significant impact under CEQA. This species if widely distributed throughout western Riverside County, including many areas of development. The removal of a few bladder pod and less than an acre of occupied mule fat habitat is also judged to a less than significant impact given these species' wide distribution w/in the county. Agreed, the project site occurs within the survey area of burrowing owl and a survey following MSHCP protocol was performed and the species was absent."

Response to Comment 4. ICF International has prepared and is processing a Determination of Biologically Equivalent or Superior Preservation (DBESP) report for review and approval by Riverside Conservation Authority (RCA) and California Department of Fish and Game (CDFG), according to the

procedures established by the MSHCP. The applicant will be preserving the Quincy Channel along the east side of the project, and will mitigate for the loss of the two minor drainage features along the western and southern portions of the site, as outlined on page 4.4-30 of the Draft EIR.

As outlined in Mitigation Measures 4.4.6.1A through C in the Draft EIR, a pre-construction survey for burrowing owl will be prepared and processed through CDFG prior to grading the site.

Response to Comment 5. As required by law, the developer will pay the established SKR mitigation and MSHCP development impact fee. ICF International adds that this is for those species covered by both the SKR HCP and the MSHCP. For species with potential for occurrence and/or confirmed present, the proposed impacts were judged less than significant under CEQA and no mitigation was necessary.

Response to Comment 6. It is understandable CDFG is concerned about impacts to stream and riparian vegetation and burrowing owl. However, the commenter does not explain why the CDFG, which is a responsible and trustee agency for biological resources in the state, is concerned with traffic issues or the traffic study. However, we believe Response 8 adequately addresses the CDFG's concerns.

In addition, ICF International adds the following information to this response:

1) Stream and riparian vegetation impacts – the project will impact stream and riparian vegetation that is protected under the WRC MSHCP, Clean Water Act Sections 401 and 401, and CDFG 1600 code. The project must, under the WRC MSHCP, provide mitigation for impacts (permanent and temporary) such that the compensation is equivalent or superior in preservation to that proposed for impact. A Determination of Equivalent or Superior Preservation (DBESP) report will be submitted to USFWS and CDFG to ensure the compensatory mitigation is at a minimum adequate per the WRC MSHCP. This is stated in the EIR. Under CEQA is it judged that a minimum mitigation ratio at 2:1 would provide equivalent or superior mitigation for that being impacted. Under the MSHCP, USFWS and CDFG concurrence is necessary and the mitigation ratio may be determined to be higher than 2:1. In addition, it is stated in the CEQA document that impacts to federal and state jurisdictional waters/streambeds would require permits/agreements under CWA 401 and 404 and CDFG 1600 code and that under CEQA, impacts would need to be mitigated at a 2:1 ratio to make impacts less than significant. The mitigation ratio determined during the permit/agreement processing may be determined to be higher or lower and the project proponent would be required to fulfill the higher mitigation ratio. Mitigation Measure 4.4.6.3 will be revised to read "….shall be mitigated at a minimum of a 2:1 ratio."

2) The potential presence of burrowing owl – as indicated in the EIR, a focused survey was performed for this species and the species was found absent. A pre-construction survey for burrowing owl is required and stated in the EIR and is to occur within 30 days prior to ground disturbance activities. This is consistent with the WRC MSHCP. Additionally, the EIR states that if burrowing owl is found that the species would be excluded from the site through appropriate measures that USFWS and CDFG approve. These measures ensure that burrowing owl is not directly impacted by the project, that the project is consistent with the WRC MSHCP and that the project is consistent with USFWS and CDFG protocol.

Response to Comment 7. The commenter summarizes the results of the jurisdictional delineation prepared for the project by ICF International. The project will protect in place the entire Quincy Channel along the eastern boundary of the project site. The City is aware the Department opposes the elimination of minor drainage channels, as outlined in their comment, but there are times when small eroded ephemeral drainage courses must be channelized or incorporated into the overall drainage management of a site to provide effective erosion and flood control. The two smaller

ephemeral drainages along the eastern and southwestern portions of the site will be removed, but their loss will be compensated by offsite mitigation as outlined in Mitigation Measure 4.4.6.3A in the Draft EIR. The Department's subsequent Streambed Alteration Agreement process will allow for the effective transition and ultimate loss of these small drainages with minimum offsite compensation of 2:1 (note: subsequent regulatory permitting may require a different compensation ratio).

ICF International would like to add the following information to this response:

1) The project proponent plans on submitting an application to CDFG in the near future to ensure CDFG is involved early on in the permitting process.

2) The measures indicated in the CDFG comment are being incorporated into the revised DBESP. Finally, the EIR indicates that impacts to stream and riparian habitat will be mitigated at a ratio of 2:1 to provide sufficient mitigation under CEQA. The project has attempted to reduce impacts to all jurisdictional waters/streambeds. The project will install two storm drains and a bridge. The storm drains are necessary to continue supporting water volumes reaching the natural streams and the bridge is a requirement to maintain appropriate movement into and out of the project site. The ability to support on-site mitigation is limited due to the small amount of Quincy Channel that is owned by the project proponent and which is to be dedicated to the City of Moreno Valley as a condition of project approval. As such, all compensatory mitigation will occur off-site at a minimum ratio of 2:1. It is understood that further coordination with CDFG through the Streambed Alteration Agreement program will be necessary and that under the Streambed Alteration Agreement; the mitigation ratio may be higher or lower than 2:1 (as noted above).

3) Based on a pre-application MSHCP project meeting with CDFG, USFWS, RCA, and RWQCB that occurred on October 10, 2012, the following minor changes and clarifications will be added to the indicated mitigation measures, mainly to incorporate temporary impacts into the compensation for permanent impacts:

4.4.6.2A *As outlined in the project's Determination of a Biologically Equivalent or Superior Preservation (DBESP) report, the project applicant shall compensate for the temporary and permanent impact on and loss of jurisdictional waters and streambeds by providing a minimum 2:1 off-site replacement of equivalent riverine/riparian habitat prior to project construction. ~~(0.36 acre impact = 0.72 acre replacement). This off-site replacement shall be accomplished through the contribution of in-lieu fees to the Santa Ana Watershed Association (SAWA) for its efforts in removal of invasive plants and restoration of riparian habitat adjacent to the tributaries of the San Jacinto River or within the Santa Ana River watershed. Documentation of acceptance of the SAWA contribution shall be provided to the City prior to issuance of a grading permit.~~ Offsite restoration, enhancement, and/or land purchase mitigation for the drainage impacts will occur at an offsite location through one or more of the following: an USACE approved mitigation bank, through an in lieu fee mitigation program, and/or land purchase and conservation. DFG and USFWS will need to provide concurrence that this mitigation is equivalent or superior to that proposed for impact through their review and acceptance of the DBESP.*

4.4.6.2B ~~*The project applicant shall retain qualified personnel to prepare and implement a Habitat Mitigation and Monitoring Plan (HMMP) to oversee restoration of temporarily affected areas (0.35 acre of riverine/riparian habitat) to their pre-construction contours and vegetation. The HMMP will be approved by USACE and CDFG prior to the City issuing any occupancy permits.*~~ *Riparian/riverine resources that are temporarily impacted by project construction shall be returned to their preconstruction contours and hydroseeded, as outlined in the DBESP.*

NOTE: The DBESP replaces the need for a separate Habitat Mitigation and Monitoring Plan.

4.4.6.3A ~~*The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE and a Section 1602 Streambed Alteration Agreement from the CDFG Direct temporary impacts to more than 0.1 acre of jurisdictional area that are regulated by the USACE, CDFG, and RWQCB shall be mitigated at a 2:1 ratio, including enhancement and/or creation of wetlands or the contribution of in-lieu feed to the Santa Ana Watershed Association (SAWA) for its efforts in removal of invasive plants and restoration of off-site riparian habitat, as outlined in Mitigation Measure 3.3.6.2A.*~~ *The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE, a Section 401/Porter-Cologne Water Quality Certification from the RWQCB, and a Section 1602 Streambed Alteration Agreement from the CDFG. Offsite restoration, enhancement, and/or land purchase mitigation of jurisdictional drainage impacts will occur at an off-site location through one or more of the following: an USACE approved mitigation bank, through an in-lieu fee mitigation program, and/or land purchase and conservation.*

NOTE: These mitigation measures have been revised to be consistent with the revised DBESP report, and so there will not be any conflicts between the implementation measures of the DBESP and the mitigation measures of the EIR.

Response to Comment 8. This comment states that the Traffic Impact Analysis (TIA) only looks at projects within a 5-mile radius. The 2035 conditions analyzed in the TIA were based on the RivTAM model, which includes General Plan land uses for Cities in Riverside County and SCAG forecasts outside Riverside County. Therefore, the comment that the Draft EIR only evaluates projects within a 5-mile radius is incorrect.

The commenter is interested in how the project and other proposed development will affect traffic flow on the SR-60. The analysis of 2035 conditions is based on reasonable absorption rates for General Plan Buildout of the County and based on SCAG forecasts. The background without project conditions for Year 2035 includes potential projects that are consistent with the approved General Plans.

The commenter notes that the World Logistics Center is not included as a cumulative project. Please note that the baseline used to prepare the cumulative conditions analysis in the EIR is based on the past, present and reasonably foreseeable projects at the time the Notice of Preparation (NOP) for the Draft EIR is issued. The NOP was distributed to state, regional, and local agencies on February 4, 2008. At that time, the World Logistics Center was not a planned project, so this project was not included directly as a cumulative project for opening year conditions. However, the traffic model utilized to prepare the traffic analysis does include the approved Moreno Highlands Specific Plan, which is located on the same site as the currently proposed World Logistics Center project. Furthermore, the Moreno Highland Specific Plan generates more trips than the World Logistics Center. As a result, although the World Logistics Center is not included as a cumulative project, as noted in the comment, the 2035 analysis does evaluate the effects of a larger project than the World Logistics Center.

Similarly, although the analysis does not include the Villages at Lakeview as a cumulative project directly, it is included as a Community Development zone in the RIVTAM model, which was used to forecast future volumes. The Community Development land use designation includes all uses proposed in the now rescinded EIR for the Villages at Lakeview project. The commenter also mentions a residential development near the intersection of Lamb Canyon Road and SR-60. It should be noted that Lamb Canyon Road does not intersect SR-60 and therefore it is unclear exactly where this developed uses is located or the exact size of the developed uses. However, LSA believes that the commenter is referring to a development off of SR-79 in the City of Beaumont. It is unlikely that a

residential development located approximately 16 miles from the proposed project would add cumulatively considerable trips to the project study area. Therefore inclusion of the referenced project in the cumulative project list would not be required.

The commentator is concerned about traffic on surface streets due to increased congestion on the SR-60, especially on Gilman Springs Road and Ramona Expressway. As noted in previous comments, the 2035 conditions analyzed in the TIA were based on the RivTAM model, which includes General Plan land uses for cities in Riverside County and SCAG forecasts outside Riverside County. Traffic models route trips based on available capacity and traffic volumes on roadways using the least cost approach. Using this approach, the RivTAM model also forecasts potential diversion of trips due to congested conditions on freeways. Therefore, the 2035 conditions analyzed in the DRAFT EIR accurately represent the future traffic that could be expected on area surface streets, including Gilman Hot Springs Road and the Ramona Expressway. The commenter also states that these two roadways provide access to the San Jacinto Wildlife Area (SJWA), but are not included in the traffic study. Based on local agency guidelines, intersections where the project would add more than 50 peak hour trips were included in the study area. The project would add fewer than 10 peak hour trips to Gilman Hot Springs Road and Ramona Expressway and as a result, these facilities were not included in the study area. The comment claims that potential cumulative impacts on nearby conserved lands, particularly potential direct and indirect effects of the project on the adjacent SJWA, Lake Perris Recreation Area, and Badlands Area, and potential increased use of Davis Road are not discussed in the DRAFT EIR because the project would add an insignificant number of vehicle trips in these areas. It should be noted that Davis Road is not on the City's Circulation Plan or the County of Riverside's Circulation Element. The road is not open to through traffic, and is currently gated. The gate is controlled/maintained by the California Department of Fish and Game. Even if Davis Road were open to through traffic, the small number of trips that would likely be added by the project or diverted from other facilities is minimal and is therefore not required to be analyzed.

Response to Comment 9. The commenter provides brief information on the SJWA and the resources with which the Department is concerned. This comment provides factual information about the Badlands area and the SJWA and does not require a response. The Badlands and the SJWA will not be significantly adversely impacted by the proposed project, as it is not proximate to either of these areas and only a small amount of project-related traffic is expected to use Gilman Springs Road which is adjacent to both areas.

Response to Comment 10. Based on the information in Responses to Comments A-2, Nos.7-9 above, the analysis of traffic impacts provided in the Draft EIR is based on local agency standards, relevant provisions of CEQA, data obtained the most recent version of RivTAM, and standard traffic engineering principles. The comment does not provide any additional information to reinforce the claim that the Draft EIR is inadequate in describing project related traffic impacts and in identifying mitigation measures.

LETTER A-3: CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION

Letter A-3

STATE OF CALIFORNIA — Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net

RECEIVED
JUL 23 2012
CITY OF MORENO VALLEY
Planning Division

July 20, 2012

Mr. Jeff Bradshaw, Associate Planner
City of Moreno Valley Community Development Department:
Planning Division
14177 Frederick Street; P.O. Box 88005
Moreno Valley, CA 92552

Re: SCH#2008021002; CEQA Notice of Completion: draft Environmental Impact Report (DEIR) for the **PROLOGIS EUCALUPTUS INDUSTRIAL PARK;** located in the City of Moreno Valley; Riverside County, California.

Dear Mr. Bradshaw:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604). 1

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC recommends that the lead agency request that the NAHC do a Sacred Lands File search as part of the careful planning for the proposed project. 2

The NAHC "Sacred Sites,' as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you 3

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make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to CA Public Resources Code § 5097.95, the NAHC requests cooperation from other public agencies in order that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources. 3

Furthermore, the NAHC if the proposed project is under the jurisdiction of the statutes and regulations of the National Environmental Policy Act (e.g. NEPA; 42 U.S.C. 4321-43351). Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.' 4

Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254(r) and may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity. 5

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for inadvertent discovery of human remains mandate the processes to be followed in the event of a discovery of human remains in a project location other than a 'dedicated cemetery'. 6

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects. 7

Finally, when Native American cultural sites and/or Native American burial sites are prevalent within the project site, the NAHC recommends 'avoidance' of the site as referenced by CEQA Guidelines Section 15370(a). 8

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If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

Native American Contact
Riverside County
July 20, 2012

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resources Manager
P.O. Box 1477 Luiseno
Temecula , CA 92593
(951) 770-8100
pmacarro@pechanga-nsn.gov
(951) 506-9491 Fax

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 391820 Cahuilla
Anza , CA 92539
(951) 659-2700
(951) 659-2228 Fax

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105
(951) 763-4325 Fax

Morongo Band of Mission Indians
Michael Contreras, Cultural Heritage Prog.
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
(951) 201-1866 - cell
mcontreras@morongo-nsn.gov
(951) 922-0105 Fax

San Manuel Band of Mission Indians
Carla Rodriguez, Chairwoman
26569 Community Center Drive Serrano
Highland , CA 92346
(909) 864-8933
(909) 864-3724 - FAX
(909) 864-3370 Fax

San Manuel Band of Mission Indians
Ann Brierty, Policy/Cultural Resources Departmen
26569 Community Center. Drive Serrano
Highland , CA 92346
(909) 864-8933, Ext 3250
abrierty@sanmanuel-nsn.gov
(909) 862-5152 Fax

Soboba Band of Mission Indians
Scott Cozaet, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto , CA 92581
carrieg@soboba-nsn.gov
(951) 654-2765
(951) 654-4198 - Fax

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Rroad Cahuilla
Banning , CA 92220 Serrano
(951) 849-8807
(951) 755-5200
(951) 922-8146 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2008021002; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the Prologis Eucalyptus Industrial Park Project; located in the City of Moreno Valley; Riverside County, California.

Letter A-3

Native American Contact
Riverside County
July 20, 2012

Serrano Nation of Indians
Goldie Walker
P.O. Box 343 Serrano
Patton , CA 92369

SOBOBA BAND OF LUISENO INDIANS
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto , CA 92581
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137

Cahuilla Band of Indians
Chairperson
PO Box 391760 Cahuilla
Anza , CA 92539
tribalcouncil@cahuilla.net
915-763-5549

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183 Luiseño
Temecula , CA 92593
ahoover@pechanga-nsn.gov
951-770-8104
(951) 694-0446 - FAX

Ernest H. Siva
Morongo Band of Mission Indians Tribal Elder
9570 Mias Canyon Road Serrano
Banning , CA 92220 Cahuilla
siva@dishmail.net
(951) 849-4676

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2008021002; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the Prologis Eucalyptus Industrial Park Project; located in the City of Moreno Valley; Riverside County, California.

RESPONSE TO LETTER A-3

California Native American Heritage Commission

Introduction to Responses. The City has implemented the guidance received from the Native American Heritage Commission (NAHC) regarding the structure of the relationship with concerned Native American tribes and individuals during project development. In particular, the relationship with the tribes and the City regarding this project site have been ongoing since 2008, beginning with a request for a Sacred Lands File Search, and continued by providing copies of reports and other documents to interested tribes. Most recently, the City met with the Pechanga Tribe's Cultural Resources Analyst on October 9, 2012 to further discuss the SB 18 consultation process.

Response to Comment 1. The comment is introductory and states that the NAHC is the State "trustee agency" pursuant to Public Resources Code Section 21070 for the protection and preservation of the State's Native American resources. The comment also states that the letter contains state and federal statutes relating to Native American historic properties of religious and cultural significance. The second paragraph is also introductory in nature and outlines the NAHC's authority and role as a commenting agency. The NAHC's introduction in this comment is noted, and no further response is required.

Response to Comment 2. The comment states that CEQA requires that any project that causes a substantial adverse change in the significance of a historical resource, which includes archaeological resources, is a "significant effect" requiring the preparation of an EIR. A Draft EIR was prepared for the proposed project and circulated for public review on July 18, 2012. Based on the *Phase I Cultural Resources Assessment* prepared for the proposed project (Draft EIR Appendix D), the site contained no cultural or historic resources. Consequently, construction and grading of the proposed project site will not affect significant cultural or paleontological resources, resulting in less than significant impacts.

In the second part of the paragraph, the commenter recommends the NAHC Sacred Lands File (SLF) be searched, and such a search was conducted during the Cultural Resource Assessment and found that no Native American cultural resources were identified within the project area. Similarly, the Draft EIR determined that there were no cultural resources (historic or prehistoric) identified on the project site as a result of records searches or during on site reconnaissance. The comment does not contain any substantive statements or questions about the Draft EIR or the analysis therein. Therefore, no further response is necessary.

Response to Comment 3. The comment states that NAHC Sacred Sites are confidential and exempt from the Public Records Act pursuant to California Government Code Section 6254. The City acknowledges the sensitivity and confidentiality of the information contained in the cultural resources report. No records maps have been made public nor will they be made public in association with the City's consideration of the proposed project.

In the second paragraph, the comment states that pursuant to California Public Resources Code Section 5097.95, the NAHC requests that pertinent project information be provided to Native American consulting parties, and that Native American consultation is a matter of environmental justice. The comment letter states that early consultation with Native American Tribes in the area of the project site is the best way to avoid unanticipated discoveries once a project is underway. The letter includes a list of Native American contacts and recommends obtaining their recommendations concerning the proposed project.

Appendix D of the Draft EIR contains the *Phase I Cultural Resource Assessment* prepared for the proposed project in which Native American consultation was conducted. The NAHC was contacted to

determine whether any sacred sites were listed on the Scared Lands Files for this area of Moreno Valley containing the project site. In response to the Sacred Land Record Search request, the NAHC identified fourteen Native American contacts that may have knowledge of cultural resources in the project area.

Letters were sent to all the Native American contacts provided by the NAHC in 2008. The letters notified the parties of the proposed project and requested that the tribes respond with information concerning cultural resources that might be affected.

Response to Comment 4. The comment states that consultation with Tribes and interested Native American consulting parties on the NAHC list should be conducted in compliance with the requirements of federal National Environmental Policy Act (NEPA), Sections 106 and 4(f) of the National Historic Preservation Act, and the Native American Grave Protection and Repatriation Act (NAGPRA), as appropriate.

Although the project is not a federal undertaking as defined under Section 106 of the National Historic Preservation Act (NHPA) or 36 Code of Federal Regulations (CFR) Part 800 regulations implementing Section 106, and does not use federal funds, it will require a federal Clean Water Act Section 404 permit. Therefore, the project falls under the regulatory oversight of Section 106. As described in Response to Comment A-3, No. 3 above, the City conducted consultation with thirteen local tribes and interested Native American individuals for the project. Consultation included providing those parties with pertinent project and location information.

The project is not a federal transportation project, so it also does not fall under the jurisdiction of Section 4(f) of the Department of Transportation Act of 1966. There is also no federal involvement in the project that would trigger the requirements of NAGPRA.

Response to Comment 5. The comment states that historic properties of religious and cultural significance are confidential and protected by California Government Code Section 6254. The comment further states that the confidentiality of such resources may also be protected by section 304 of the NHPA. The City acknowledges the sensitivity and confidentiality of any identified resources. The SLF and any associated records maps are not for public distribution. In addition, because the project is not a federal undertaking, it is not regulated under Section 304 of the NHPA.

Response to Comment 6. The comment identifies State laws regarding the accidental discovery of human remains. In compliance with these laws, in the unlikely event human remains are encountered during project grading, the County Coroner and the City Planning Division would be notified immediately, and no further disturbance would occur until the County Coroner makes a determination of origin and disposition. If the remains are determined to be Native American, the County Coroner would notify the NAHC, which will determine and notify the most likely descendant (MLD). Implementation of state law reduces potential impacts related to the discovery of human remains on the proposed project site to a less than significant level, and no additional mitigation is required.

Response to Comment 7. The comment states that effective consultation, in the opinion of the NAHC, is the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors. The City agrees that effective consultation is desired. The City has reached out to Native American tribes through the consultation process (as detailed in the Draft EIR in Appendix D).The comment does not contain any substantive statements or questions about the Draft EIR or the analysis therein. Therefore, no further response is necessary.

Response to Comment 8. The comment states that the NAHC recommends avoidance when a project would damage or destroy Native American cultural resources. The comment further states that documentation and data recovery of such resources is required pursuant to the CEQA Guidelines. Based on the *Phase I Cultural Resources Assessment* (Draft EIR Appendix D) prepared

for the proposed project, the site has a low potential for containing archeological resources due to the lack of such resources previously discovered in the surrounding area and the disturbed nature of the project site. Consequently, construction and grading of the proposed project site will have a low probability of damaging archeological resources. Impacts to archeological resources are considered to be less than significant.

LETTER A-4: PECHANGA BAND OF LUISEÑO INDIANS

Letter A-4

PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Scearce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

September 4, 2012

VIA E-MAIL and USPS

Mr. Jeff Bradshaw
Associate Planner
City of Moreno Valley
Community Development Department
14177 Frederick Street
Moreno Valley, CA 92552

Re: Pechanga Tribe Comments on the Draft EIR for the Prologis Park Moreno Valley Eucalyptus Project

Dear Mr. Bradshaw:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). The Tribe requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project. 1

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project. The Tribe has reviewed the Cultural Resources Section of the Draft Environmental Impact Report and is very concerned that the City did not address any of the Tribes comments and seems to have ignored the other comments provided by Native American tribes. Both Pechanga and Soboba requested monitoring during grading activities as the City itself in the Initial Study indicated that the possibility of uncovering cultural resources during earthmoving activities was high. Further, the Tribe was not afforded the opportunity to consult with the City per SB18 requirements and as we had requested in our March 4, 2008 comment letter. This violates state law. Additionally, as written, the proposed mitigation measures are inadequate and insufficient to mitigate for unanticipated discoveries of cultural resources. Additional information is provided in our comments below. 2

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

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THE CITY OF MORENO VALLEY MUST INCLUDE INVOLVEMENT OF AND CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW PROCESS

It has been the intent of the Federal Government[1] and the State of California[2] that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the City of Moreno Valley consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

On this Project, the Tribe was not asked by the City of Moreno Valley for a consultation meeting. Although there was some confusion regarding the original SB18 notification in 2007, an additional SB18 consultation letter was submitted in 2008 and the Tribe responded with a request to consult in our March 4, 2008 letter. Further, LSA Associates sent out an additional consultation letter in 2011 and the Tribe again notified the City that consultation was desired. The Tribe received no further communication from the City until receipt of this DEIR document July 26, 2012. The Tribe believes that would adequate consultation have occurred, the proposed mitigation measures would be adequate and respectful of tribal requests. Further, under SB 18, the City cannot proceed with approving this Project until consultation requests by Tribes have been fulfilled. As such, moving ahead with a Planning Commission hearing at this stage would be in violation of California State law. 3

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area. 4

The Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology,

[1] See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.
[2] See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

history and ethno-history; and through recorded ethnographic and linguistic accounts. Many anthropologists and historians who have presented boundaries of the Luiseño traditional territory include this region in their descriptions (Drucker 1937; Heiser and Whipple 1957; Kroeber 1925; Smith and Freers 1994), and such territory descriptions correspond with what was communicated to the Pechanga people by our elders. While historic accounts, anthropological and linguistic theories are important in determining traditional Luiseño territory; the Tribe asserts that the most critical sources of information used to define our traditional territories are our songs, creation accounts and oral traditions.

Luiseño history originates with the creation of all things at *'éxva Teméeku*, known today as the City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño god *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore after visiting many of the hot springs located within Luiseño and Cahuilla territory. From Elsinore, the people spread out, establishing villages and marking their territories. The first people also became the mountains, plants, animals and heavenly bodies.

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area, which comprises the Project property. The Tribe has been named the Most Likely Descendent (Cal. Pub. Res. C. §5097.98) on Projects in the nearby vicinity of the proposed Project and has specific knowledge of cultural resources and sacred places near the Project site. The Tribe submitted information regarding cultural affiliation to the City in previous comment letters for this Project. We would also like the City and the DEIR consultant to know that the Project is <u>not</u> located within Cahuilla territory. The Tribe has previously submitted archaeological, ethnographic, ethnohistoric, oral traditions and song and linguistic information showing that Moreno Valley was indeed Luiseño territory. We would be happy to provide this information again to the City and DEIR preparers so that the cultural affiliation portions of the Cultural section of the DEIR can be updated.

The Tribe welcomes the opportunity to meet with the City of Moreno Valley to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction, if so desired. In addition, the Tribe is once again requesting face-to-face, government-government consultation under SB 18, as is our legally protected right.

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PROJECT IMPACTS TO CULTURAL RESOURCES

The Project is located in a highly sensitive region of Luiseño territory and the Tribe believes that the possibility for recovering subsurface resources during ground-disturbing activities is high. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what

5

the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location. 5

The Tribe has reviewed the 2012 Draft Environmental Impact Report for the Prologis Industrial Park Project. In addition to not consulting with the Tribe as required by law, the City has failed to adopt appropriate and protective mitigation measures for any unknown cultural resources, under both the letter and the spirit of CEQA. Based upon the Archaeological Study, there are over 65 cultural sites within a one-mile radius and the Project is located within the Moreno Hills Complex, a well documented habitation site. Habitation sites are of the utmost importance to the Tribe because they are the last physical remains of where the ancestors lived. They contain information and data that are reflective of every aspect of tribal culture. It is well known that native village and habitation complexes enveloped large areas of land, sometimes several square miles. The Tribe agrees that the high number of recorded sites indicates a high prehistoric use area as well as the potential for identification of subsurface cultural resources on this Project. By not providing for archaeological and tribal monitoring during earthmoving, the City is a willing participant in the destruction of irreplaceable cultural sites. The Tribe has continually argued that it is vital to require an archaeological and tribal monitor at the onset of grading and for other activities such as trenching and off-site development because relying on untrained construction crews to identify cultural resources is not only inappropriate, but also untenable since they are not professional cultural resource personnel. Construction crews would not be able to identify cremations, for example or be able to distinguish human from animal bone, or how to identify what is an artifact (manipulated by human hands) or an ecofact (a product of nature). 6

Additionally, while the Tribe understands that the Project has been under citrus groves and agriculture for many years, this does not negate the possibility for cultural resources to be identified below the plow zone, approximately 16 to 24 inches. Both the Soboba and Pechanga tribes have informed the City that the possibility for cultural resources to be identified during earthmoving activities is high and yet the City and DEIR Consultant ignored our comments. The City is well aware of the Highland Fairview project, upon which cultural resources were discovered, despite the use of the land for agricultural purposes and despite the project archaeologist assuring that no resources were on the property. Further, we know of a situation in San Diego County where as many as 14 individual burials were located in what had been a long-time orange tree grove – in fact, one of the burials, a cremation, was discovered entangled with the roots of an orange tree. Thus, agricultural activities rarely touch deeply buried cultural deposits – they typically only affect those artifacts or features that lay within the plow zone. As such, the potential for subsurface resources remains a very real concern for Pechanga. 7

As the City knows from our long history together, the Pechanga Tribe involves itself in these matters because its contributions and knowledge of the natural/cultural resources is not focused on the archaeological or scientific importance of the resources, but rather in the cultural and sociological significance of the sites and places to our People. The Pechanga Tribe contends that despite the lack of identification of surface artifacts during the survey, subsurface sites and 8

resources, i.e. inadvertent finds, may be found throughout the development of this entire Project. As such, we request that the City take into account the Pechanga Tribe's cultural view of any such resources. 8

Since the DEIR has now been completed and distributed for public review without tribal consultation - in contravention to SB 18 – it is the Pechanga Tribe's position that this DEIR does not meet standard requirements for cultural resources impact analysis and may not meet state legal requirements for environmental review. Without consultation prior to finalization of the mitigation measures, the City is in danger of putting itself in a position of adopting deferred and arguably inadequate mitigation, which may not be permissible pursuant to CEQA. Furthermore, without consultation prior to finalization of the mitigation measures, Pechanga is unable to meaningfully participate in the CEQA process and we are being denied the rights guaranteed to Tribes by SB 18 – mainly, early and meaningful consultation to address concerns regarding impacts, both direct and indirect, to tangible and intangible cultural resources. 9

The Pechanga Tribe is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work. 10

The Tribe believes that the proposed mitigation measures as written are not sufficient, given the sensitivity of the area which was acknowledged in the archaeological study and the Initial Study, but which was inadequately addressed in the DEIR. Although the DEIR addresses procedures for inadvertent finds, the Tribe is concerned with the lack of specificity of the mitigation measures and the lack of a requirement for both archaeological and tribal monitors for the duration of the Project. While the Tribe understands that the Property has been subjected to previous disturbances, as the Project site lies within such a culturally-sensitive area, the Tribe believes that the possibility exists for the recovery of subsurface resources during earthmoving activities. 11

The Tribe has multiple concerns with the mitigation measures as they are drafted. We believe that it is premature and potentially negatively impacts the Tribe's rights under both SB 18 and the CEQA process to comment on specific mitigation measures until we are able to have our legally protected SB 18 consultation with the City. Had this occurred before the DEIR was released for review, we are certain that more protective measures would have been included that would satisfy both the Tribe and the City's concerns. That has not happened and as such, we are expressly reserving our right to provide comments on the proposed mitigation measures until <u>after</u> the City completes its legally mandated SB 18 consultation with Pechanga. 12

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. 13

The Pechanga Tribe looks forward to working together with the City of Moreno Valley in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov within the next two weeks so we can schedule our legally required SB 18 consultation to discuss the issues at hand. Thank you. 14

Sincerely,

Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel
John Terrell, Planning Official

RESPONSE TO LETTER A-4

PECHANGA BAND OF LUISEÑO INDIANS

Response to Comment 1. The City acknowledges the Pechanga Band ("Tribe") is a federally recognized Indian Tribe. The City will continue to notify the Tribe regarding the CEQA process for this project, and the Tribe will be notified of any hearings regarding this project. As requested, the Tribe's comments and the City's responses are incorporated into this Final EIR document and administrative record.

Response to Comment 2. According to its records, the City did contact the Tribe for consultation under SB 18 when the applicant first started processing the project in 2007-08, and the City sent a copy of the project cultural resources report at that time. The City received no further correspondence or emails regarding the project, so it believed the SB 18 consultation process for the ProLogis project was completed at that time. On July 25, 2011 a letter inquiring about additional consultation was sent to Mark Macarro and the commenter with Pechanga and no response was received (Paul Macarro is the Director of Cultural Resources). A second letter was sent on August 9, 2011 to which the commenter responded that she would work directly with the City regarding further consultation. Jeff Bradshaw with the City contacted Ms. Hoover ("commenter") but received no follow-up from the Tribe for additional input or consultation. The revised cultural resources study was mainly an update of the original study to "bring it current" and contained no new additional information. At that time, Mr. Bradshaw considered this second round of SB 18 communication with the tribe completed as well. Separate from the SB 18 process, the Tribe has provided comments to the City during the Notice of Preparation (NOP) period and the Notice of Completion (NOC) sent out for the project under CEQA. The commenter is incorrect that the City has not incorporated concerns and comments from the Tribe into the CEQA document, or has somehow neglected the SB 18 consultation process. The City met with the Anna Hoover, Cultural Analyst for the Tribe regarding SB 18 on October 9, 2012 to address any pending questions regarding the City's participation in the SB 18 consultation process on this project (see Appendix B in this document).

Response to Comment 3. Although there appears to be some confusion regarding the actual completion of the SB 18 consultation process, the City and the Tribe can still continue to consult effectively on the proposed project, following the guidance from the NAHC which states that "To be effective, consultation on specific projects must be the result of an ongoing relationships between the Native American tribes and lead agencies, project proponents, and their contractors." The City believes the EIR reflects the intent and desire of the Tribe regarding monitoring of grading activities on the project site, as outlined in the tribe's comment letter received during the Notice of Preparation (NOP) period and included in Appendix A of the Draft EIR. Mitigation Measures 4.5.6.1A through 4.5.6.1E in the Draft EIR state the following:

4.5.6.1A *If cultural resources are found during grading, the applicant shall immediately retain a qualified archaeological monitor to oversee subsequent ground-altering activities (e.g., removal of debris, de-vegetation, and grading). This monitor shall ensure that any buried or previously unidentified resources are adequately identified, recorded, and evaluated in accordance with applicable standards. The archaeological monitor shall be trained in both prehistoric and historic archaeology and have the authority to temporarily redirect any ground disturbing activities affecting potentially significant cultural resources.*

4.5.6.1B *Prior to the issuance of a grading permit, the local Native American representatives (Soboba, Morongo, and Pechanga) shall be notified in writing of the pending activities. If any evidence of Native American resources is discovered during grading, the archaeological monitor identified in* ***Mitigation Measure 4.5.6.1A*** *shall invite one or more Native American monitors to participate in the monitoring program. The Native American*

monitor shall work with the archaeological monitor to aid in the identification of resources and assist in the preliminary evaluation of any Native American resources.

4.5.6.1C *If cultural artifacts and resources are discovered during ground disturbance activities and are historic in nature (not Native American in origin), the archaeological monitor shall make recommendations for the appropriate handling and evaluation of the resources. If cultural artifacts and resources are discovered during ground disturbance activities are determined to be of Native American origin (but not involving burials or grave goods), the archaeological monitor/consultant shall notify the applicant, City, and local Native American representatives and complete consultation for the handling of the resources. All archaeological decisions shall be at the discretion of the professional archaeologist, taking the Native American concerns into account. Work may continue on other parts of the project site while historic or unique archaeological mitigation takes place (14 Cal. Code Regs. 15065.5(f)).*

4.5.6.1D *As a condition of approval, the property owner shall make all cultural resources (e.g., artifacts) discovered on site available for curation at a facility identified by the City (e.g., the UCR Archaeological Research Unit, the Western Center for Archaeology and Paleontology, or the Ya'i Heki' Regional Indian Museum). All artifacts shall be inventoried and prepared for curation per standard professional requirements. If neither repository is available to accept the collections, the cultural resources shall be temporarily curated at a facility identified through consultation with all stakeholders.*

4.5.6.1E *Should resources determined to be of sacred or religious significance to Native Americans be identified within the project area, the resources shall be protected from adverse impacts until consultation between the applicant, City, the Most Likely Descendant (MLD) as determined by the Native American Heritage Commission, and the archaeological consultant, occurs. At that time, the responsibility for the care and disposition of the cultural resources shall be the determined and recorded to the satisfaction of all parties involved.*

These measures are consistent with the information provided in the Pechanga NOP comment letter. However, the City desires to work cooperatively with the tribe to the greatest extent possible. Therefore, the wording of all these mitigation measures will be modified as shown below:

4.5.6.1A *Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a Cultural Resources Monitoring Agreement has been secured for qualified Tribal representatives, and that a professional archaeological monitor meeting Secretary of Interior standards has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and Tribal representatives shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.*

4.5.6.1B *Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that appropriate Native American representative(s), Project Archaeologist, and the Tribal representative(s) shall be allowed to monitor and have received a minimum of 30 days advance notice of all mass grading and trenching activities. During grading and trenching operations, the Tribal representatives and the project archaeological monitor shall observe all mass grading and trenching activities per the Cultural Resources Monitoring Agreement. If the Tribal representatives suspect that an archaeological resource may have been unearthed, the archaeologist, in consultation with the tribal representative, shall immediately halt and redirect grading operations in a*

100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.

4.5.6.1C *If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared and by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the Project site to the culturally affiliated Native American tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include the Pechanga Bands curatorial facility.*

4.5.6.1D *Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:*

"If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find."

Based on input from the tribe, the City believes these modifications will better protect any potential undiscovered cultural resources if they are present on the site. In addition, Measure 4.5.6.1B clearly allows tribal monitors to be present onsite during grading if they so desire, consistent with the City's current practices for allowing such monitoring.

In addition, although DEIR Section 4.5.5.2, *Human Remains*, concludes potential impacts of the project will be less than significant with compliance with state law, Mitigation Measure 4.5.6.1E has been added at the request of the tribe to help assure there will be no significant impacts related to the potential discovery of human remains during grading:

4.5.6.1E *If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48*

hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.

Finally, the commenter is correct that the CEQA process cannot be completed before the SB 18 process is completed. However, the City believes the SB 18 consultation process can still be completed prior to final action on the project as specified by state law.

It should also be noted the tribe requested the following language be added to the mitigation for potential impacts to paleontological resources, so the City has agreed to add the following as Mitigation Measure 4.5.6.2D:

4.5.6.2D *Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:*

"If any suspected paleontological resources are discovered during ground-disturbing activities, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call a qualified paleontologist to the site to assess the significance of the find. A qualified paleontologist shall evaluate the suspected resource. If the paleontologist determines that the find is not unique, construction shall be permitted to proceed. However, if the paleontologist determines that further information is needed to evaluate significance, the City of Moreno Valley shall be notified and a treatment plan shall be prepared and implemented in consultation with the City to protect the identified paleontological resource(s) from damage and destruction."

Response to Comment 4. The City acknowledges that the tribe has legitimate legal and cultural interests in the project site and surrounding areas, and appreciates the tribal history upon which these interests are based. The City believes it did participate in the SB 18 consultation process in good faith on this project twice, but the City is willing to consider additional input from the tribe regarding this property integral to the CEQA process at this point in time. On October 9 2012, Jeff Bradshaw met with Anna Hoover, Cultural Analyst with the tribe, to receive additional input from the tribe relative to this project. In any case, all of this information will be presented to the City Council for their review prior to any final action on the project, consistent with the requirements of SB 18 and CEQA.

Response to Comment 5. The project cultural resource assessment, and Section 4.5 of the Draft EIR, both acknowledge the existence of Native American resources and sites in the surrounding area. However, the study did not identify any resources actually on the project site, and the site has been previously and regularly disturbed by agricultural and weed abatement activities. In an effort to respond to remaining concerns expressed by the tribe, and based on evidence from mitigation at site on other projects in the region, the City has modified the text of Mitigation Measures 4.5.6.1A trough 4.5.6.1E as shown in Response 3 above. The City understands the Tribe's ongoing and currently stated desire to have private development fund Native American monitoring on construction sites. However, the City's repeated position on this issue is not to require private funding of such monitoring, but rather to encourage private landowners to collaborate with Native American tribes regarding monitoring (i.e., private funding is not required but optional). In addition, the revised mitigation measures cited above do require ongoing coordination with the local tribes, including Pechanga.

Response to Comment 6. As outlined in the previous Response to Comment A-4, No.3, the City believes the mitigation measures included in the Draft EIR do reflect the concerns raised by the tribe during the SB 18 and EIR Notice of Preparation processes. In addition, the City believes it has participated in the SB 18 process to an appropriate degree, as described in the previous Responses to Comments A-4, No. 2 and 4 above. Appendix B of this Final EIR includes additional

correspondence and documentation from the City regarding the SB 18 process with the Pechanga tribe on this project.

Response to Comment 7. In response to the tribe's concerns about excavation of the project site, the City has modified the wording of Mitigation Measures 4.5.6.1A through 4.5.6.1E to provide for monitoring of all grading activities. In addition, the modified measures provide a way for local tribes to participate in the monitoring process.

Response to Comment 8. In response to the tribe's concerns, the City has modified the wording of Mitigation Measure 4.5.6.1A to provide for monitoring of all grading activities, and Mitigation Measure 4.5.6.1B provides a way for local tribes like Pechanga to participate in the monitoring process.

Response to Comment 9. As previously explained in Responses 2 and 4 above, the City has participated twice in the SB 18 process on this project, but is certainly willing to accept additional input from the tribe regarding potential impacts and mitigation language within the context of the CEQA process. The mitigation in the EIR, including the text changes to Measures 4.5.6.1A through 4.5.6.1E, do not defer mitigation and are clear as to what will be done and when during the development process if the project is approved. The City believes the tribes have provided input on this project under both SB 18 and CEQA, and the City will strive to implement the project mitigation as outlined.

Response to Comment 10. Section 4.5 of the EIR does evaluate the direct, indirect, and cumulative impacts of the project on cultural resources, and did incorporate information from the City's SB 18 consultation process and the letter from the Pechanga tribe received during the EIR's Notice of Preparation period (see Draft EIR Appendix A). In addition, Appendix B if this Final EIR includes additional correspondence and documentation from the City regarding the SB 18 process with the Pechanga tribe on this project.

Response to Comment 11. The City believes Section 4.5 of the EIR adequately addresses potential impacts of the project on cultural resources, and recommends mitigation measures commensurate with the level of impact expected. In addition, Mitigation Measures 4.5.6.1A through 4.5.6.1E provide additional protection for any undiscovered cultural resources that may exist on the site. The City believes the revised measures are specific, implementable, and do not defer mitigation. It is the City's long-standing policy to encourage but not require private developers to allow and/or fund monitoring of grading by Native American tribal representatives. That continues to be the City's policy on this project as well.

Response to Comment 12. As outlined in the previous responses above, the City believes it has and is participating in the SB 18 and CEQA processes as required by state law, and in a reasonable and fair manner with the Tribe. Please see Response to Comment A-4, No. 11 for additional information in this regard. However, it would not be in the interest of the Tribe to withhold additional comment on the EIR, expecting the City to delay action on the proposed project, based solely on its contention that the City had somehow failed to complete the SB 18 process – the City disagrees with that conclusion. The City encourages the Tribe to provide additional comments if necessary on the EIR and mitigation measures, noting that Measures 4.5.6.1A through 4.5.6.1E have been modified in response to concerns expressed by the Tribe.

Response to Comment 13. The City encourages the Tribe to participate fully in the CEQA process, and see Responses to Comments A-4, Nos. 11 and 12 regarding the related SB 18 process.

Response to Comment 14. The City also looks forward to continuing discussion with the tribe on this project. It should be noted that the City met with the Anna Hoover, Cultural Analyst with the tribe, on October 9 2012 regarding SB 18 which should address any lingering questions about the City's participation in the SB 18 consultation process on this project.

LETTER A-5: MORONGO BAND OF MISSION INDIANS

Letter A-5

MORONGO BAND OF MISSION INDIANS

A SOVEREIGN NATION

RECEIVED
SEP 12 2012
CITY OF MORENO VALLEY
Planning Division

September 10, 2012

Jeff Bradshaw, Associate Planner
City of Moreno Valley
Community & Economic Development Department
14177 Frederick Street
Moreno Valley, CA 92553

SUBJECT: **Notice of Availability**
Prologis Eucalyptus Industrial Park Project)
Draft Environmental Impact Report

Dear Mr. Bradshaw:

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced project. The Tribe greatly appreciates the opportunity to review the project and, respectfully, offer the following comments.

The project is outside of the Tribe's current reservation boundaries but within an area that may be considered a traditional use area or one in which the Tribe has cultural ties (e.g. Cahuilla/Serrano territory). Because the project involves a Zone Change, General Plan Amendment, master Plot Plan, Tentative Parcel Map, Plot Plans, and Environmental Impact Report for the Prologis Eucalyptus industrial Park Project the Morongo Band of Mission Indians asks that you impose specific conditions regarding cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications as follows: 1

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. 2

- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period. 3

  If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians 4

12700 PUMARRA ROAD - BANNING, CA 92220 - 951-849-4697 - FAX: 951-849-4425

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("Tribe")[1]. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.). 4

If I may be of further assistance with regard to this matter, please do not hesitate to contact me at your convenience.

Very truly yours,

MORONGO BAND OF MISSION INDIANS

Franklin A. Dancy,
Director of Planning

[1] The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

RESPONSE TO LETTER A-5

MORONGO BAND OF MISSION INDIANS

Response to Comment 1. The Draft EIR contained measures the City believes are sufficient to protect undiscovered cultural resources, including Native American artifacts. However, the City wishes to cooperate with the tribe to the extent practical, so the language of the mitigation measures related to archaeological and paleontological resources, have been modified to better address the tribe's concerns as outlined in Response to Comment A-4-3 in the previous letter from the Pechanga Tribe.

Response to Comment 2. This action is required under State law, but the City understands the tribe's desire to have the requirement reiterated in the mitigation measure. Therefore, Mitigation Measure 4.5.6.1E has been modified to address this concern as outlined in Response to Comment 3 in Letter A-4 from the Pechanga Band.

Response to Comment 3. All of the cultural mitigation measures were modified as shown to respond to this and similar comments by the Pechanga Band (see Response to Comment 3 in Letter A-4).

Response to Comment 4. The text of Mitigation Measure 4.5.6.1C was changed as shown in Response to Comment 3 in Letter A-4 from the Pechanga Band to better address the tribe's concerns.

B. LETTERS FROM REGIONAL AGENCIES

LETTER B-1: EASTERN MUNICIPAL WATER DISTRICT

Letter B-1

EASTERN MUNICIPAL WATER DISTRICT
SINCE 1950

Board of Directors

President and Treasurer
Joseph J. Kuebler, CPA

Vice President
Philip E. Paule

Ronald W. Sullivan
Randy A. Record
David J. Slawson

General Manager
Paul D. Jones II, P.E.

Director of The Metropolitan Water District of So. Calif.
Randy A. Record

Board Secretary and Assistant to the General Manager
Rosemarie V. Howard

Legal Counsel
Lemieux & O'Neill

September 4, 2012

City Of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553

Re. **NOA of DEIR, Prologis Eucalyptus Industrial Park**
PA07-0081,82,83,84,142,158,159,160,161,162,&186

Attn. Jeff Bradshaw, Associate Planner, City Of Moreno Valley

Dear Mr. Bradshaw:

Thank you for the opportunity to review the Notice of Availability (NOA) for the above referenced project. The project is generally described as General Plan Amendment and Zone Change from existing Business Park, to Business Park Mixed-Use, R15, R5, and RA-2 land use designations to Light Industrial for 116.99-net acres. The land use changes are required for development of six distribution warehouse facilities totaling 2,244,419 square feet with building sizes that range from 160,106 square feet to 862,035 square feet. The applicant also proposes Tentative Parcel Map No. 35679 to subdivide the project into six parcels corresponding to the six warehouse facilities. Eastern Municipal Water District (EMWD) offers the following comments:

The subject project requires water, sewer and recycled water services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service, which is still not yet developed by the project proponent. To that end, EMWD requires dialog with the project proponent, to develop the EMWD Plan of Service, as clarified in the attached letter. 1

Again, EMWD appreciates the opportunity to comment on this project. Please forward the Final Environmental Impact Report to the attention of Helen Stratton at the mailing address shown on page one. If you have questions concerning these comments, please feel free to contact Helen Stratton at 951 928-3777, Ext. 4545, or Maroun El-Hage Ext. 4468. 2

Sincerely,

Jayne Joy
Director of Environmental and Regulatory Compliance

JJ:hs
Cc: Maroun El-Hage
Encls.

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet : www.emwd.org

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RESPONSE TO LETTER B-1

EASTERN MUNICIPAL WATER DISTRICT #1

Response to Comment 1. The EIR acknowledges that the project requires water, sewer, and recycled water service from EMWD. The City and the developer are aware that a Plan of Service will be needed if the project receives entitlement approval from the City.

Response to Comment 2. The Final EIR document, including the Response to Comments, will be sent to the EMWD since they commented on the Draft EIR, in accordance with CEQA Guidelines Section 15088(b).

LETTER B-2: EASTERN MUNICIPAL WATER DISTRICT

Letter B-2

EASTERN MUNICIPAL WATER DISTRICT
SINCE 1950

September 4, 2012

Board of Directors

President and Treasurer
Joseph J. Kuebler, CPA

Vice President
Philip E. Paule

Ronald W. Sullivan
Randy A. Record
David J. Slawson

General Manager
Paul D. Jones II, P.E.

Director of The Metropolitan Water District of So. Calif.
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Board Secretary and Assistant to the General Manager
Rosemarie V. Howard

Legal Counsel
Lemieux & O'Neill

City Of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553

Re. NOA of DEIR, Prologis Eucalyptus Industrial Park
PA07-0081,82,83,84,142,158,159,160,161,162,&186

Attn. Jeff Bradshaw, Associate Planner, City Of Moreno Valley

In order to receive water, sewer or recycled water service(s) from Eastern Municipal Water District (EMWD), the following information will be helpful to the project proponent:

EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

1

Following the Due Diligence meeting, to proceed with this project, a Plan Of Service (POS) will need to be developed by the developer's engineer, and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

1- Technical evaluation of the project's preliminary design
2- Defined facility requirements, i.e. approved POS
3- Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

2

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M/S., P.E.
Senior Civil Engineer
New Business Development
(951) 928-3777 x4468
El-hagem@emwd.org

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet : www.emwd.org

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RESPONSE TO LETTER B-2

EASTERN MUNICIPAL WATER DISTRICT

Response to Comment 1. The developer will prepare a Project Questionnaire (NDB-058) and contact the District to schedule a "due diligence" meeting.

Response to Comment 2. As indicted in the responses to the District's first letter (B-1), the City and the developer are aware that a Plan of Service will be needed if the project receives entitlement approval from the City.

LETTER B-3: SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 www.aqmd.gov

Letter B-3

E-MAILED: September 4, 2012 September 4, 2012

Mr. Jeff Bradshaw, Associate Planner, jeffreyb@moval.org
Planning Department
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553

Draft Environmental Impact Report (Draft EIR) for the Proposed ProLogis Eucalyptus Industrial Park Project (SCH. NO. 2008021002)

The South Coast Air Quality Management District (AQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final EIR.

In the project description, the lead agency proposes construction of six warehouse distribution facility buildings totaling 2,244,419 square feet with 326 total loading docks. Building sizes will range from 160,106 to 862,035 square feet on a total 122.8 acre site. Operations at the proposed industrial park will include approximately 1,989 trucks operating 24 hours per day and 7-days per week. Construction is planned to begin in the fall of 2012 and be completed as early as the last quarter of 2013, with a possible opening year by 2016.

In the Air Quality Section, the Draft EIR quantified the project's construction and operation air quality impacts and found that those impacts exceeded the AQMD's recommended significance thresholds. As stated in the Draft EIR, air quality in our basin exceeds federal and state standards and presents numerous health risks to those living and working here. The AQMD staff appreciates that the project therefore includes mitigation measures that have the potential to reduce emissions including building energy efficiency measures, carpooling programs, and encouragement of alternative fueled vehicles. However, the project's air quality impacts remain substantially above AQMD thresholds after mitigation. This is due, in part, to the lack of enforceability of some mitigation measures. The AQMD staff recommends that the lead agency strengthen the project's mitigation measures and additionally provide further clarity to portions of the air quality analysis. Details are provided in the attached comments. 1

Pursuant to Public Resources Code Section 21092.5, please provide the AQMD with written responses to all comments contained herein prior to the adoption of the Final Environmental Impact Report. The AQMD staff is available to work with the Lead 2

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Letter B-3

2

Agency to address these issues and any other air quality questions that may arise. Please contact Gordon Mize, Air Quality Specialist – CEQA Section, at (909) 396-3302, if you have any questions regarding these comments.

Sincerely,

Ian MacMillan
Program Supervisor, Inter-Governmental Review
Planning, Rule Development & Area Sources

Attachment
IM:GM

SBC120718-01
Control Number

Operational Mitigation Measures

1. AQMD staff commends the lead agency for encouraging the use of alternatively fueled technologies to reduce the significance CO, VOC, NOx, PM10, and PM2.5 impacts. However, these measures are not enforceable and thus it is unclear how likely they will be implemented because tenants are only "encouraged to promote" them. AQMD staff recognizes that requiring warehouse tenants to place engine technology restrictions on their vendors presents unique challenges. Further, requiring standards for one development and not another can yield competitive inequalities. The AQMD staff therefore encourages the lead agency to work with our agency to develop a common set of measures that are enforceable and that reduce emissions to the maximum extent feasible for the many warehouse projects under consideration in the city.

   Some of these measures could include:

   Requiring all on-site vehicles (hostlers, forklifts, etc.) to utilize zero or near-zero emission technology
   Requiring the installation of sufficient alternative fueling infrastructure (e.g., electric charging, CNG/LNG, hydrogen, etc.) for trucks on-site or within close proximity to the site to facilitate the use of these technologies
   Providing a phase-in schedule and goals for the introduction of zero or near-zero technology trucks (e.g., 10% by 2020, 20% by 2025, etc.) that visit warehouses
   Prohibiting the placement of loading docks or major truck routes within 500 feet of sensitive receptors

   Should any of these measures be found infeasible, other measures should be considered that will reduce air quality impacts. The measures listed below have been used by other lead agencies including the City of Banning[1], Riverside County[2], City of San Bernardino[3], and the San Pedro Bay Ports[4], among others.

   At project start, all heavy duty trucks entering the property must meet or exceed 2010 engine emission standards specified in California Code of Regulations Title 13, Article 4.5, Chapter 1, Section 2025.

   - If the above clean truck requirement is infeasible, a phase-in schedule should be put forth that will feasibly achieve emission reductions as soon as possible, and faster than existing regulations. Should an alternative schedule be found necessary, the AQMD staff should be consulted prior to approving the schedule.

1

2

[1] Banning Business Park http://banning.ca.us/archives/30/July%2013,%202010%20City%20Council%20Agenda.pdf
[2] Mira Loma Commerce Center http://www.rctlma.org/online/content/conditions_of_approval.aspx?PERMITNO=pp17788
[3] Palm/Industrial Distribution Center http://www.ci.san-bernardino.ca.us/civica/filebank/blobdload.asp?BlobID=11793
[4] Clean Trucks Program http://www.cleanairactionplan.org/cleantrucks/

The facility operator will maintain a log of all trucks entering the facility to ensure that on average, the daily truck fleet meets the quantities and emission standards listed in the Draft EIR. This log should be available for inspection by city staff at any time. 3

Prohibit all vehicles from idling in excess of five minutes, both on warehouse property and on streets in the General Plan Amendment area. 4

The facility operator will ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and technologies [for example, by requiring attendance at CARB approved courses (such as the free, one-day Course #512)]. 5

Limit the daily number of trucks allowed at each facility to levels analyzed in the Final EIR. If higher daily truck volumes are anticipated to visit the site, the lead agency should commit to re-evaluating the additional impacts through CEQA prior to allowing this higher activity level. 6

Limit project operations to non-refrigerated warehouse types of trucks and appurtenances (e.g., transportation refrigeration units, TRUs) included in the project description and analyzed in the Final EIR. If this equipment and associated higher emissions are anticipated to visit the site, the lead agency should commit to re-evaluating project impacts through CEQA prior to allowing this higher activity level. 7

Require at least a portion of the fleet to utilize alternative fueled technologies. 8

At a minimum, require tenants upon occupancy that do not already operate 2007 and newer trucks to apply in good faith for funding to replace/retrofit their trucks, such as Carl Moyer, VIP, Prop 1B, or other similar funds. Should funds be awarded, the tenant should also be required to accept and use them. 9

Design the warehouse/distribution center such that any check-in point for trucks is well inside the facility property to ensure that there are no trucks queuing outside of the facility. 10

Restrict overnight parking in residential areas. Establish overnight parking within the warehouse/distribution center where trucks can rest overnight. 11

Due to the large roof area associated with this project, consider installing solar roof panels to reduce emissions from fossil fuel based electrical generating technologies providing electrical power to the project site. At a minimum, buildings should be designed to allow the installation of solar panels at a later date. 12

Use street sweepers that comply with SCAQMD Rules 1186 and 1186.1. 13

Trucking Support Services

2. The project is projected to accommodate nearly 2,000 trucks on a daily basis. In addition to the project's 2.24 million square feet of warehousing, there are several other warehouse projects in the area, including a recently proposed 40+ million square foot project. The trucks from all of these warehouse operations do not currently have any facilities in this portion of the city to serve their specific needs. Trucking support services can include truck repair, fueling, and overnight parking, hotels, restaurants, banking, etc. If these services are not easily accessible to this 14

project or surrounding projects, then truckers may have no choice but to make extra trips into the surrounding neighborhoods to find these services. In other parts of the basin, these extra trips and idling in surrounding neighborhoods has led to increased emissions affecting local residents. The lead agency should address how these trucking services will be provided to truckers serving this project and the other nearby projects. Potential measures to consider include:

Establish area(s) within the facility for repair needs.
Post signs outside of the facility providing a phone number where neighbors can call if there is a specific issue.
Develop, adopt and enforce truck routes both in and out of city, and in and out of facilities.
Have truck routes clearly marked with trailblazer signs, so trucks will not enter residential areas.
Identify or develop secure locations outside of residential neighborhoods where truckers that live in the community can park their truck, such as a Park & Ride.
Provide food options, fueling, truck repair and or convenience store on-site to minimize the need for trucks to traverse through residential neighborhoods.
Improve traffic flow by signal synchronization.
Design the warehouse/distribution centers to ensure that truck traffic within the facility is located away from the property line(s) closest to its residential or sensitive receptor neighbors. 14

Equipment Not Included in Air Quality Analysis

3. The Draft EIR includes a Health Risk Assessment (HRA) that evaluates the impact from two sources, trucks and employee cars. Although the lead agency has proposed encouraging the promotion of near-zero emission yard trucks, it isn't clear if all applicable on-site equipment are accounted for and included in the health risk assessment. Equipment that is commonly found at warehouses that is not included in the HRA or the air quality analysis includes hostlers (e.g., yard trucks), diesel generators, and transportation refrigeration units (TRU's). The Final EIR should estimate the emissions from these equipment types or specifically prohibit their use onsite. 15

Health Risk Assessment Calculations

4. Several parameters used to determine potential health risks for the proposed project require further explanation or recalculation in the Final EIR. In addition to the comments below, details that should be provided in the Final EIR include the EMFAC modeling output and the dispersion modeling output. Should you have any questions regarding these parameters, please call AQMD staff at (909) 396-3244. AQMD staff notes the following items that are unclear in the HRA: 16

    - The HRA assumes that 2025 is a representative year from EMFAC2007 for the entire 70 year span of the project. Further justification is needed to 17

Letter B-3

validate this assumption, especially considering the significantly higher emissions that are expected in the years preceding 2025, and the relatively unchanged emissions in the years following 2025. 17

- No emissions are calculated for onsite travel such as trucks traveling from Eucalyptus to building dock doors and back. Hostlers, diesel generators, and TRU's are also not included. 18
- The project description states that operations will occur 24 hours per day, 7 days per week while the HRA states that emissions will only occur 12 hours per day. 19
- The HRA assumes that half the trucks will travel east, while the other half travel west on Eucalyptus when exiting/entering the project site. The traffic study within the Draft EIR states that only 33% will travel west while the preponderance travel east. 20
- The HRA assumed that 12.5% of heavy duty trucks, 30% of medium duty trucks, and 80% of light duty trucks will use gasoline instead of diesel fuel. These values should be justified when considering the kinds of trucks that typically serve warehouses. AQMD staff recommends a default assumption of 100% diesel fueled trucks serving warehouses without further justification. 21
- The derivation of emission rates is unclear. For example, the HRA Emission Rate Worksheet shows a rate of 8.7E-05 g/s for heavy duty diesel trucks. AQMD staff was not able to reproduce this rate. For example, running EMFAC2007 at 70°, 50% humidity, year 2025, with a SCAQMD fleet yields an emission rate of 9.27E-05 g/s. 22
- It is not clear how the idling emission rate was derived. 23
- The effects of building downwash was included, however no mention was made that downwash does not work with volume sources in either the AERMOD or ISC dispersion model. In addition, if downwash is used in the final analysis, the building heights should match those found elsewhere in the Draft EIR. The HRA states that heights of 65 feet were used, however this is considerably taller than any building heights described in Appendix K. 24

On-Site Truck Idling Emissions

5. In the health risk effects analysis, the lead agency assumes that 1,246 heavy duty diesel trucks will operate daily at the project site. On page 4.3-17 in the Air Quality Section, the lead agency used only five minutes of idling in the emissions estimate for the health risk assessment. Although state regulations only allow five minutes of idling at any one time, trucks may idle for five minute periods several times on-site (e.g., queuing to enter the site, at the loading dock, exiting the site, etc.). AQMD staff therefore recommends an assumption of 15 minutes for on-site idling. If less than 15 minute of idling is used in the HRA, a mitigation measure should be added that requires the project proponent to limit *total* onsite idling time to the time used in the health risk assessment. 25

Truck Categorization

6. In the air quality analysis, the lead agency used the truck trip rate of 1.96 trips per 1,000 square feet of land use to estimate operational air quality impacts instead of the default CalEEMod land use model trip rate of 2.59. In addition, the lead agency assumed, as specified in the Transportation chapter of the Draft EIR, the vehicle fleet mix used to estimate truck emissions based on values recommended in the Fontana Truck Study. This study includes data for 2-axle, 3-axle, and 4+ axle trucks. Although EMFAC2007 also includes emission factors based on truck size, the splits are based however on vehicle weight, not axle. For the regional criteria pollutant calculations, the Draft EIR assumes that 2-axle and 3-axle trucks correspond to EMFAC2007 LDT1 and LDT2 vehicle classifications. LDT1 and LDT2 are for pickup trucks and are not typical of the higher emitting 2-axle and 3-axle trucks that would make deliveries at a warehouse. Based on guidance in Appendix E in the CalEEMod User Guide, 2-axle trucks should use the LHD1 classification, and 3-axle trucks should use MHD in the Final EIR. AQMD staff notes that these classifications were used for the Health Risk Assessment. — 26

Construction Mitigation Measures

7. In the Draft EIR, the lead agency has determined that project regional construction impacts exceed the AQMD recommended significance thresholds. AQMD staff therefore recommends the following changes and additional mitigation measures during the projected 12 month construction period in addition to the measures proposed starting on page 4.3-23 to further reduce ROG and NOx impacts, if applicable and feasible. — 27

Recommended change:

4.3.6.2D All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 miles per hour per SCAQMD guidelines in order to limit fugitive dust emissions. — 28

Recommended addition:

Limit the amounts of daily soil disturbance to the amounts analyzed in the EIR. Prohibit truck idling in excess of five minutes, both on- and off-site. — 29

Further, other lead agencies in the region including LA County Metro, the Port of Los Angeles, and the Port of Long Beach have also enacted the following mitigation measures. AQMD staff recommends the following measures to further reduce air quality impacts from construction equipment exhaust: — 30

Project start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In

addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. 30

Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. 31

A copy of each unit's certified tier specification, BACT documentation, and CARB or AQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. 32

For additional measures to reduce off-road construction equipment, refer to the mitigation measure tables located at the following website: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html . 33

Average Vehicle Ridership

8. Mitigation measure 4.3.6.5B lists as one of the measures the development of trip reduction plans that will achieve 1.5 average vehicle ridership for businesses with fewer than 100 employees. Because AQMD's rule 2202 has been modified[5] to only apply to businesses with at least 250 employees, the mitigation measure should be modified to include businesses with fewer than 250 employees, rather than 100 employees. 34

[5] http://www.aqmd.gov/rules/reg/reg22/r2202.pdf

RESPONSE TO LETTER B-3

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

Introduction Letter (Pages 1-2)

Response to Comment 1. The following responses address the South Coast Air Quality Management District's (District) specific comments on the air quality analysis in the Draft EIR, including the mitigation measures. The City believes the recommended mitigation measures are feasible and enforceable on future tenants of this project. The project air study does not support the commenter's contention that the main reason the project air emissions exceed the AQMD's daily thresholds is because the mitigation measures cannot be enforced. However, the City desires to address the District's recommendations to the extent feasible, so the applicant has agreed to allow the following modifications to Mitigation Measure 4.3.6.6A to incorporate the District's recommendations to eliminate "encouraged" with stronger enforceable language.

4.3.6.6A *Prior to issuance of the first building permit, building and site plan designs shall ensure that the project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of ~~20~~ 10 percent until January 1, 2014. For building permits issued after that date, new state energy standards require a 20 percent reduction from 2008 Title 24, Part 6 Energy Efficiency Standards. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City. ~~Any combination of~~ The following design features ~~including but not limited to the following list~~ shall be used to fulfill this requirement:*

- *Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City.*
- *Increase in insulation such that heat transfer and thermal bridging is minimized.*
- *Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.*
- *Incorporate dual-paned or other energy efficient windows.*
- *Incorporate energy efficient space heating and cooling equipment.*
- *Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City. Automatic devices to turn off lights when they are not needed shall be implemented.*
- *To the extent that they are compatible with landscaping guidelines established by the City, shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the project site.*
- *Paint and surface color palette for the project shall emphasize light and off-white colors which reflect heat away from the buildings.*
- *All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.*
- *To reduce energy demand associated with potable water conveyance, the project shall implement the following:*
    - *Landscaping palette emphasizing drought-tolerant plants;*

- *Use of water-efficient irrigation techniques; and,*
- *U.S. EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.*

- *The project shall provide secure, weather-protected, on-site bicycle storage/parking.*
- *The project shall provide on-site showers (one for males and one for females). Lockers for employees shall be provided.*
- *The project will establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce greenhouse gas (GHG) emissions. A plan will be submitted by the TMA to the City within two months of project completion that outlines the measures implemented by the TMA, as well as contact information.*
- *The project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan.*
- *The project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the project building plans.*
- *Lease/purchase documents shall identify that tenants are encouraged to promote the following:*
  - *Implementation of compressed workweek schedules.*
  - *SmartWay partnership;*
  - *Achievement of at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long-haul trips carried by SmartWay 1.0 or greater carriers.*
  - *Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long-haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by SmartWay 1.0 or greater carriers.*
  - *Use of fleet vehicles conforming to 2010 air quality standards or better.*
  - *Installation of catalytic converters on gasoline-powered equipment.*
  - *Inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets.*
  - *Establishment and use of carpool/vanpool programs, complemented by parking fees for single-occupancy vehicles.*
  - *Provision of preferential parking for EV and CNG vehicles.*
  - *Use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance.*
  - *Use of electric (instead of diesel or gasoline-powered) yard trucks.*

- *Use of SmartWay 1.25 rated trucks.*
- *Each facility operator shall provide regular sweeping of onsite parking and drive areas using street sweepers that comply with applicable SCAQMD Rules.*
- *Each facility operator shall maintain a log of all trucks entering the facility to ensure that, on average, the daily truck fleet meets applicable air quality emission standards. This log shall be available for inspection by City staff at any time.*
- *Each facility operator shall prohibit all vehicles from idling in excess of five minutes in all onsite areas.*
- *Each facility operator shall ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained and certified in diesel health effects and technologies, such as by requiring attendance at CARB-approved courses.*
- *Each facility operator which upon occupancy does not already operate 2077 and newer trucks shall in good faith be required to apply for funding to replace or retrofit their trucks such as Carl Moyer, VIP, Prop 1B or similar funds. Should funds be awarded, the tenant shall be required to accept and use them.*

Response to Comment 2. The AQMD will receive a copy of the Final EIR, with the Response to Comments, at least 10 days prior to action on the project and EIR, as required under Section 15088(b) of the State CEQA Guidelines.

Technical Evaluation (Pages 3-8)

Response to Comment 1. The recommendations made by the SCAQMD are beyond the scope of this project-level EIR. Fleet-related requirements such as these are the responsibility of state-level agencies (e.g., California Air Resources Board)."

(1) Onsite vehicles to zero or near-zero emission technology – Mitigation Measure 4.3.6.6A requires the inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets.

(2) Alternative fueling infrastructure – These technologies do not yet represent a significant share of the warehousing truck fleet, so it is burdensome to require one particular project to provide this infrastructure when it is not known what user will locate to this site, or to what degree the future user can control their truck fleet (i.e., large corporate user may have total control, smaller user fleets may be independent truckers who cannot afford the modifications to their trucks to accommodate these fuels.

(3) Phase-in of zero or near-zero technology – Response to Comment B-3, No. 2 below indicates that Mitigation Measure 4.3.6.6A encourages the future user of the site to participate in the SmartWay program. It should be noted that the end-user of the building is not know at this time and there is the possibility that participation in the SmartWay program may not be feasible.

(4) Loading docks or truck routes more than 500 feet from sensitive receptors – The Draft EIR clearly describes that the closest loading dock would be 664 feet from to the existing residential uses southeast of the site (Draft EIR page 4.3-17, 4th paragraph). In addition, Eucalyptus Avenue, the project's truck route both east and west to the freeway, would be 1,500 feet at its closest point to the residential uses.

Response to Comment 2. This mitigation might be appropriate if the project warehouses were being built and used by one large warehousing company that had its own truck fleet, but it is infeasible to apply this measure to a "speculation" project where the eventual end user is not known at this time. However, the City desires to address the District's recommendations to the extent feasible, so the applicant has agreed to allow the following modifications to Mitigation Measure 4.3.6.6A to incorporate the District's recommendations:

4.3.6.6A *Prior to issuance of the first building permit, building and site plan designs shall ensure that the project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of ~~20~~ 10 percent until January 1, 2014. For building permits issued after that date, new state energy standards require a 20 percent reduction from 2008 Title 24, Part 6 Energy Efficiency Standards. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City. ~~Any combination of~~ The following design features ~~including but not limited to the following list~~ shall be used to fulfill this requirement:*

- *Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City.*
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- *Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.*
- *Incorporate dual-paned or other energy efficient windows.*
- *Incorporate energy efficient space heating and cooling equipment.*
- *Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City. Automatic devices to turn off lights when they are not needed shall be implemented.*
- *To the extent that they are compatible with landscaping guidelines established by the City, shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the project site.*
- *Paint and surface color palette for the project shall emphasize light and off-white colors which reflect heat away from the buildings.*
- *All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.*
- *To reduce energy demand associated with potable water conveyance, the project shall implement the following:*
    - *Landscaping palette emphasizing drought-tolerant plants;*
    - *Use of water-efficient irrigation techniques; and,*
    - *U.S. EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.*
- *The project shall provide secure, weather-protected, on-site bicycle storage/parking.*
- *The project shall provide on-site showers (one for males and one for females). Lockers for employees shall be provided.*
- *The project will establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate*

carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce greenhouse gas (GHG) emissions. A plan will be submitted by the TMA to the City within two months of project completion that outlines the measures implemented by the TMA, as well as contact information.

- *The project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan.*
- *The project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the project building plans.*
- *Lease/purchase documents shall identify that tenants are encouraged to promote the following:*
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    - *SmartWay partnership;*
    - *Achievement of at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long-haul trips carried by SmartWay 1.0 or greater carriers.*
    - *Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long-haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by SmartWay 1.0 or greater carriers.*
    - *Use of fleet vehicles conforming to 2010 air quality standards or better.*
    - *Installation of catalytic converters on gasoline-powered equipment.*
    - *Inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets.*
    - *Establishment and use of carpool/vanpool programs, complemented by parking fees for single-occupancy vehicles.*
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    - *Use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance.*
    - *Use of electric (instead of diesel or gasoline-powered) yard trucks.*
    - *Use of SmartWay 1.25 rated trucks.*
    - *Each facility operator shall provide regular sweeping of onsite parking and drive areas using street sweepers that comply with applicable SCAQMD Rules.*
    - *Each facility operator shall maintain a log of all trucks entering the facility to ensure that, on average, the daily truck fleet meets applicable air quality emission standards. This log shall be available for inspection by City staff at any time.*

- *Each facility operator shall prohibit all vehicles from idling in excess of five minutes in all onsite areas.*
- *Each facility operator shall ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained and certified in diesel health effects and technologies, such as by requiring attendance at CARB-approved courses.*
- *Each facility operator which upon occupancy does not already operate 2077 and newer trucks shall in good faith be required to apply for funding to replace or retrofit their trucks such as Carl Moyer, VIP, Prop 1B or similar funds. Should funds be awarded, the tenant shall be required to accept and use them.*

In addition, the City will consider application of these actions on future truck-intensive projects in the area. The District also recommended additional mitigation measures that are addressed in the following Responses to Comments B-3, Nos. 3 through 14.

Response to Comment 3. Truck log – this item has been added to Mitigation Measure 4.3.6.6.A (see Response to Comment B-3, No. 2 and Final EIR, Section 3.0, *EIR Errata and Additions*).

Response to Comment 4. Idle limits - this item has been added to Mitigation Measure 4.3.6.6A (see Response to Comment B-3, No. 2 and Final EIR, Section 3.0, *EIR Errata and Additions*).

Response to Comment 5. Log monitor training - this item has been added to Measure 4.3.6.6A (see Response to Comment B-3, No. 2 and Final EIR, Section 3.0, *EIR Errata and Additions*).

Response to Comment 6. The traffic levels projected in the EIR are considered to be conservative and protective of the environment and public health. Realistically, it is anticipated that the project traffic generation might also be considerably less than indicated in the Draft EIR, depending on the actual user(s) that locate within this project. The City believes the items outlined in Mitigation Measure 4.3.6.6A, including all the recommended additions described in Responses to Comments B-3, Nos. 2-5 and 11-13 are adequate to reduce project emissions. However, considering the volume of emissions generated and current commuter habits, it is unlikely the implementation of TDMs/TCMs described in the EIR will result in a reduction of operational project emissions to below existing localized operation emissions thresholds. Long-term air quality impacts resulting from the operation of the proposed project would remain significant and unavoidable.

Response to Comment 7. Again, the traffic levels projected in the EIR are considered to be conservative and protective of the environment and public health. The City believes the items outlined in Mitigation Measure 4.3.6.6A, including all the recommended additions described in Responses to Comments B-3, Nos. 2-5 and 11-13 are adequate to reduce project emissions to the extent practical.

Response to Comment 8. This measure would be onerous and difficult if not impossible to implement for a particular warehouse project, especially one such as this where the ultimate end user is not known. The City believes the items outlined in Mitigation Measure 4.3.6.6A, including all the recommended additions described in Responses to Comments B-3, Nos. 2-5 and Nos. 11-13 are adequate to reduce project emissions to the extent practical.

Response to Comment 9. Measure 4.3.6.6A require the project applicant to encourage the use of the SmartWay program for the leasee to reduce truck emissions over the long-term. The City believes the items outlined in Mitigation Measure 4.3.6.6A including all the recommended additions described in Responses to Comments B-3, Nos. 2-5 and 11-13 are adequate to reduce project emissions to the extent practical.

4.3.6.6A *Prior to issuance of the first building permit, building and site plan designs shall ensure*

that the project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of ~~20~~ 10 percent until January 1, 2014. For building permits issued after that date, new state energy standards require a 20 percent reduction from 2008 Title 24, Part 6 Energy Efficiency Standards. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City. ~~Any combination of~~ The following design features ~~including but not limited to the following list~~ shall be used to fulfill this requirement:

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subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan.

- *The project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the project building plans.*
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    - *Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long-haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by SmartWay 1.0 or greater carriers.*
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    - *Each facility operator shall ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained and certified in diesel health effects and technologies, such as by requiring attendance at CARB-approved courses.*

- *Each facility operator which upon occupancy does not already operate 2077 and newer trucks shall in good faith be required to apply for funding to replace or retrofit their trucks such as Carl Moyer, VIP, Prop 1B or similar funds. Should funds be awarded, the tenant shall be required to accept and use them.*

Response to Comment 10. The project site plan has already been checked by City staff for this component and there is sufficient stacking distance within the project.

Response to Comment 11. No residential areas are immediately accessible to the project site from the two main freeway access points (i.e., along Eucalyptus Avenue west to Redlands Boulevard and west to Moreno Beach Drive). Overnight parking of trucks in residential areas is prohibited by the City.

Response to Comment 12. The roofs of all buildings within the proposed project will be capable of supporting photovoltaic solar panels. As shown below, ProLogis has a strong history of installing solar panels on its warehouse projects:

Description	Bldg Size (SF)	Megawatts (Mw)
Ontario Airport #2	562,089	2.55
Ontario Airport #3	369,086	1.41
Ontario Airport #4	680,925	2.85
Ontario Airport #5	241,367	0.773
Rialto I-210 DC #2	1,197,051	8.6
Rialto I-210 DC #3	543,400	2.62
Vista Rialto DC #1	436,650	
Kaiser DC #2	577,905	2.25
Kaiser DC #5	757,765	4.5
Kaiser DC #6	544,768	1.94
Kaiser DC #7	872,380	4.688
Transpark DC #1	849,054	3.86
Redlands DC #1	467,853	3.4
Redlands DC #2	259,572	1.75
Redlands DC #3	446,050	3.2
Redlands DC #4	683,269	5.0176
Redlands DC #5	699,350	4.9
Redlands DC #6	600,306	3.09
San Bernardino DC #1	758,139	4.85
Redlands DC #10 (to start Q4 '12)		
	12,860,449	**68.67**

Response to Comment 13. This item (street sweeping) has been added to Mitigation Measure 4.3.6.6A to require compliance with applicable SCAQMD rules (refer to Response to Comment B-3, No. 2 above).

Response to Comment 14. The recommendations regarding "Trucking Support Services" are all beyond the scope of this project-level EIR. As stated in the comment, these measures are suggested as City requirements that would be applied to any truck-intensive projects in the City.

Response to Comment 15. The combination of the very conservative assumptions required of all health risk assessments with the very small amount of emissions from yard trucks (the project does not plan to use any diesel generators nor allow TRUs during normal operations) compared to the

large emissions from the many heavy-duty haul trucks idling and driving around mean that the HRA as published, which shows health risk levels less than half of the significance thresholds, adequately analyzes the risks to public health from the project operations.

Response to Comment 16. The HRA modeling only allows for one emission rate for the diesel engines to represent the entire 70-year period from opening year (2013) until 2083. The available emissions factors model (EMFAC) only has factors thru 2040. Thus, there is no information available about how the diesel emissions will change from 2040 until 2083. It is pure guesswork to predict how the diesel emissions will change over this period. To assume that the emissions during this 43 year period will not change at all is a very conservative assumption – there is a real possibility that all diesel engines will have been replaced by an alternative power source before 2083 resulting in zero diesel particulate emissions. Selecting the best year between 2083 and 2013 to represent the average is somewhat arbitrary – the median is 2048, outside the range of available factors. EMFAC incorporates expectations of technological improvements that would result in lower emissions over the period from the 1990s thru 2040, however it does not include everything – for instance it does not include the law just passed in August 2012 that sets the average mileage of cars and light trucks to 54.5 miles per gallon by 2025. While this does not include the heavy-duty trucks the HRA is focused on, it is an indication that there will be aggressive regulations in the future reducing these diesel emissions below what is in the EMFAC model. While using the emissions factors for 2040 as an average is not optimal due to the higher existing emissions, using 2013 factors as an average is unreasonably conservative also. In our best engineering judgment, 2025 is the best set of emissions factors to represent this complicated issue.

It should be noted that all of the details for calculating health risks of the proposed project were provided in Appendix B of the Draft EIR, including the EMFAC and dispersion modeling outputs. In addition, “active” CalEEMod and supporting computer files were sent to the AQMD during the EIR review period to allow for replication and verification of the HRA report results.

Response to Comment 17. Refer to Response to Comment B-3, No. 16 above.

Response to Comment 18. Refer to Response to Comment B-3, No. 16 above. The emissions for trucks idling at the load bays and for vehicle operating on the roadways were explicitly modeled. The emissions for the trucks moving the short distances from the loading docks to the driveways were included in the modeling, just without explicit emissions sources (those emissions were included with the roadway sources). Since there are no sensitive receptors between where the trucks are traveling from the loading docks to the driveway and the roadway sources, this simplification of the modeling results in the same health risk levels as a more detailed modeling with the additional emissions sources. There are no diesel generators planned and TRUs will not burn diesel fuel because any refrigerated trucks will plug in and their TRUs run off that electricity. There are also no plans for onsite diesel-powered hostlers or other diesel-powered equipment.

Response to Comment 19. The project is expected to operate 24 hour per day. Modeling the actual number of trucks that are planned to operate over 24 hours as if they operated over 12 hours results in much higher hourly emissions. Thus, the HRA is protective of human health in case there is a change in the project operations to only operate 12 hours per day.

Response to Comment 20. The vast majority (over 90 percent) of the project’s diesel particulate emissions are from the trucks idling on the project site, so adjusting the amount of trucks traveling east and west will have only a very minor effect on the HRA results. The HRA assumed a relatively equal split for east-west trip distribution so the results would not be biased relative to the closest sensitive receptor to the project site (i.e., residential southeast of site) that could otherwise result from an unequal distribution of projected versus actual project trips.

Response to Comment 21. While assuming that 100% of the trucks will be diesel is certainly worst case, it overstates the real-world condition that some trucks use gasoline. The HRA is a careful balance of assumptions, some already very conservative (such as assuming people live in one place for 70 years and stay in that house 24 hours a day for 350 days out the year). The fuel use percentages are from the URBEMIS model. These are percentages there to best represent the real-world operations for projects modeled using the URBEMIS model. Since it is not known what the actual warehouse operator will use, using this published representative fuel use percentages is the best method to model the future use. The carcinogenic health risk at the nearest residences for individuals living there for 70 years was identified in the DEIR as 4.33 in 1 million. Changing the percentage of trucks using diesel from the URBEMIS parameters to 100% would certainly increase the estimate carcinogenic health risk.

Response to Comment 22. The PM_{10} emissions factor from EMFAC2007 at 50°, 50% humidity, 2025, SCAQMD fleet for HDT traveling at 40mph is 0.095 g/mile/truck. To derive the corresponding project emissions rate in g/sec, the g/mile rate is adjusted by the distance covered between volume sources per second. Thus, 0.095 g/mi is multiplied by 117 meter source spacing. And, since this is to convert from trucks per day to emissions per second, the result is divided by 86,400 sec/day. So, 0.095 * 117 * 0.0006214 meters/mile / 86,400 = 8.0E-08 g/s/truck. With 1,246 trucks per day that are 87.5% diesel, this becomes 8.7E-05 g/s.

Response to Comment 23. The idling emissions factors were from EMFAC2007 for HDT at 0.396 g/hr. The following table lists the derivation of the individual emissions rates:

Idling Emissions of Diesel Particulate

	No. of diesel trucks per day	Minutes Idling	Idling Emission Factor	Number of Sources	Emission Rates per Source		
					g/s	lb/hr	lb/yr
Building 1	89	5	0.396	3	9.9E-06	7.9E-05	0.7
Building 2	594	5	0.396	12	1.7E-05	1.3E-04	1.2
Building 3	84	5	0.396	3	9.4E-06	7.5E-05	0.7
Building 4	234	5	0.396	5	1.6E-05	1.3E-04	1.1
Building 5	269	5	0.396	6	1.5E-05	1.2E-04	1.0
Building 6	224	5	0.396	6	1.2E-05	9.5E-05	0.83

For example, for Building 1:89 * 87.5% / 24 * 5 min / 60 * 0.396 / 3,600 / 3 sources

Response to Comment 24. All of the emissions sources in proximity to the project building that could be affected by the building downwash are point sources, which do work correctly with building downwash. The building height used was an estimate made before the project design had progressed far enough to include the building heights described in the DEIR. The HRA has not been updated to use the planned building heights for two reasons – using a higher building height results in greater building wake affects and higher health risk levels, so is conservative. Secondly, the effects of building wake affects diminish quickly the further the residence of concern is downwind. At the distance of the nearest residence the building wake affect is making a negligible difference

Response to Comment 25. The site is designed so that there will not be any queuing while entering the site, the trucks will proceed immediately from the loading docks immediately to their truck route and vice versa. While it is possible that there will be isolated trucks that stop briefly while in transit, it is expected that the number of occurrences will be so small as to not affect the health risk assessment.

Response to Comment 26. The project trip rate used in the air quality analysis matches what was used in the project traffic study. That study explains the project trip rate selection. The conversion of these factors between EMFAC and CalEEMod is difficult, due to the nomenclature differences. The air quality study used the fleet defaults built into the CalEEMod model to characterize the project operational emissions as the most representative of the expected emissions. As the HRA did not use the same fleet assumptions as the operational air quality analysis, as noted by SCAQMD staff, the HRA used the CalEEMod classifications. ~~these fleet EMFAC adjustments were different.~~

Response to Comment 27. As detailed in Responses 28-33, the mitigation measures have been modified to include all feasible SCAQMD mitigation language suggestions. Since the effectiveness of these mitigation measures is not included in the analysis, the analysis represents a worst-case post-mitigation analysis.

Response to Comment 28. Mitigation Measure 4.3.6.2D has been modified to incorporate this clarification as follows:

4.3.6.2D *All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.*

Response to Comment 29. Mitigation Measure 4.3.6.2D has been modified to include a provisions that grading shall be stopped when instantaneous gusts exceed 25 mph to help further minimize offsite dust impacts. Restricting the number of acres grading on any one day is not reasonable. The CalEEMod calculates a total grading disturbed area many times the size of the project site based on the idea that there are multiple graders, dozers, scrapers, etc. making multiple passes during any one day. This suggested measure to limit simultaneous disturbance of the site to 5 acres per day would not change the results of the air quality modeling and projected air emissions identified in the Draft EIR and in fact may increase emissions due to the grading inefficiencies created by this restriction. By grading a smaller area it prolongs the grading process and releases dust and vehicular emissions (grading construction workers going back and forth to the site over a greater period of time and grading equipment moving around the site) into the air basin over a longer period of time. In addition, the 120-acre project generally slopes at approximately 2% from north to south. Areas on the northern half of the project will have dirt removed (cut) while areas to the south will have dirt added (fill). To achieve this will require that dirt be moved over more than 5 acres per day. To limit the grading operation to any one 5 acre area per day area would result in the same dirt being deposited and picked up many times as it is “hop scotched” to its final location rather than transporting the dirt in one move. A 5-acre daily limitation would result in more, not less, grading equipment emissions. The grading contractor is motivated to move the dirt as efficiently as possible resulting in the lowest amount of equipment run time which also results in the lowest amount of emissions. There are also logistical considerations getting construction equipment and people back and forth to the site.

Response to Comment 30. The agencies mentioned have much more control over truck operations and activities within their respective jurisdictions compared to the City of Moreno Valley. However, the City and the applicant have agreed to add this requirement into Mitigation Measure 4.3.6.2C. The measure has been amended as follows as is included in Final EIR, Section 3.0, *EIR Errata and Additions:*

4.3.6.2C *Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize California Air Resources Board (CARB) Tier II Certified equipment or better during the rough/mass grading phase for the following pieces of equipment: rubber-tired dozers and scrapers. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.*

Project start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emission standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devices used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations.

Post January 1, 2015: All off-road diesel–powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devices used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations.

A copy of each unit's certified tier specifications, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

Response to Comment 31. The City and the applicant have agreed to include this requirement into Mitigation Measure 4.3.6.2C. The measure has been amended as indicated above in Response to Comment B-3, No. 30 and is included in Final EIR, Section 3.0, *EIR Errata and Additions.*

Response to Comment 32. The City and the applicant have agreed to include this requirement into Mitigation Measure 4.3.6.2C. The measure has been amended as indicated above in Response to Comment B-3, No. 30 and is included in Final EIR, Section 3.0, *EIR Errata and Additions.*

Response to Comment 33. Many of the activities listed in the referenced CEQA Handbook have already been incorporated or have been added to the project mitigation, as outlined in previous responses in this section regarding mitigation.

Response to Comment 34. Mitigation Measure 4.3.6.5B has been modified to include businesses with fewer than 250 employees, rather than 100 employees.

LETTER B-4: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Letter B-4

WARREN D. WILLIAMS
General Manager-Chief Engineer

1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

51183

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

RECEIVED
SEP 17 2012
CITY OF MORENO VALLEY
Planning Division

City of Moreno Valley
Community Development Department -
Planning Division
Post Office Box 88005
Moreno Valley, California 92552-0805

Attention: Jeff Bradshaw

Ladies and Gentlemen: Associate Planner

Re: ProLogis Eucalyptus Industrial Park

The District does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check city land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided. 1

The District has not reviewed the proposed project in detail and the following checked comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue: 2

____ No comment.

____ This project would not be impacted by District Master Drainage Plan facilities nor are other facilities of regional interest proposed.

X This project may involves District Master Plan facilities. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required. 3

____ This project proposes channels, storm drains 36 inches or larger in diameter or other facilities that could be considered regional in nature and/or a logical extension of the adopted _____ Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.

X This project is located within the limits of the District's Moreno Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit. 4

X An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information, contact the District's encroachment permit section at 951.955.1266. 5

X The Districts previous comments are still valid. 6

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt. 7

If this project involves a Federal Emergency Management Agency (FEMA) mapped flood plain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy. 8

If a natural watercourse or mapped flood plain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit. 9

Very truly yours,

HENRY OLIVO
Engineering Project Manager

Date: 9/10/2012

c: Riverside County Planning Department
Attn: Kristi Lovelady

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February 14, 2008

Mr. Jeff Bradshaw, Associate Planner
City of Moreno Valley
Community Development Department
14177 Frederick Street
Moreno Valley, CA 92552-0805

Dear Mr. Bradshaw:

Re: Notice of Preparation of a
Draft Environmental Impact Report for
ProLogis Park Moreno Valley Eucalyptus

This letter is written in response to the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for ProLogis Park Moreno Valley Eucalyptus. The proposed project includes a General Plan Amendment (GPA), a Change of Zone (CZ), a Tentative Parcel Map, Municipal Code Amendment, and a Plot Plan. The project site encompasses approximately 122 acres and is bounded in general by State Route 60, Quincy Street, Eucalyptus Avenue and Pettit Street in the city of Moreno Valley, County of Riverside.

The Riverside County Flood Control and Water Conservation District has the following comment: 6

> The proposed project is located within the Moreno Master Drainage Plan (MDP). When fully implemented, these MDP facilities will provide flood protection to relieve those areas within the plan of the most serious flooding problems and will provide adequate drainage outlets. The DEIR should address impacts to MDP facilities within the proposed project area. To obtain further information on the MDP and the proposed facilities, please contact Dale Anderson of the District's Planning Section at 951.955.1345.

Thank you for the opportunity to review the NOP and Initial Study. Please forward any subsequent environmental documents regarding the project to my attention at this office. Any questions concerning this letter may be referred to Art Diaz at 951.955.4643 or me at 951.955.1233.

Very truly yours,

TERESA TUNG
Senior Civil Engineer

c: TLMA
Attn: David Mares
Dale Anderson

AD:mcv
P8\117913

RESPONSE TO LETTER B-4

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Response to Comment 1. The City thanks the District for_clarifying its role in the project review process relative to flood control issues.

Response to Comment 2. The City does not infer the District's approval or endorsement of the proposed project.

Response to Comment 3. The City and the developer understand the project improvement review and approval process. The applicant will contact the District to coordinate the design and maintenance of the Quincy Channel as needed.

Response to Comment 4. The City and the applicant understand the project is within the Moreno Area Drainage Plan and the project will pay applicable fees in this regard.

Response to Comment 5. The applicant will obtain an encroachment permit from the District if necessary for work related to the Quincy Channel.

Response to Comment 6. The City and the applicant understand the District's NOP comments on the project are still valid.

Response to Comment 7. The City and the applicant understand that the project may require an NPDES permit from the Regional Water Quality Control Board.

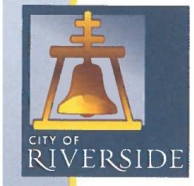
Response to Comment 8. The City and the applicant understand that a CLOMR and/or a LOMR may be required for this project – one or both will be obtained if necessary as part of the subsequent development review process if the project is approved.

Response to Comment 9. The City and the applicant understand that a 1602 Agreement will be needed with Fish and Game, a 401 Certification will be needed from the Regional Water Quality Control Board, and a 404 permit may be required from the U.S. Army Corps of Engineers. The applicant would obtain the necessary permits in this regard subsequent to approval of the proposed entitlements.

C. LETTERS FROM LOCAL AGENCIES

LETTER C-1: CITY OF RIVERSIDE

Letter C-1



Community Development
Department
Planning Division

September 4, 2012

Jeff Bradshaw
City of Moreno Valley
14177 Frederick Street
Moreno Valley CA, 92553

SUBJECT: Notice of Availability (NOA) of a Draft Environmental Impact Report for the Prologis Eucalyptus Industrial Park Project in Moreno Valley

Dear Mr. Bradshaw:

Thank you for the opportunity to review and comment on the Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) for the Prologis Eucalyptus Industrial Park Project proposed on approximately 122.8 acres generally located south of and adjacent to State Route (SR)-60, east of the Moreno Valley Auto Mall and adjacent to and west of the Quincy Channel. As described in the DEIR, the project consists of the development of six distribution warehouse facilities totaling 2,224,419 square feet. Associated with this project is a General Plan Amendment to change the land use designation of 71.3 acres of the project site from Residential (R15, R5, and R2) to Business Park (BP) so the entire site would then be designated Business Park (BP).

City of Riverside staff has reviewed the DEIR and offers the following comments:

- The proposed General Plan Amendment will change the land use designation of 71 acres from residential to a business park designation allowing for large warehouse distribution facilities which will result in a substantial increase in truck trips beyond what is currently anticipated in the Moreno Valley General Plan. The County Transportation Uniform Mitigation Fee (TUMF) model is based on the existing Moreno Valley General Plan and as such did not account for this major change of 71 acres to distribution warehousing facilities. As a result, payment of TUMF does not sufficiently mitigate traffic impacts of the proposed project. — 1

- The traffic analysis section of the DEIR is limited in scope as it only analyzes localized traffic impacts within Moreno Valley at 17 intersections, most of which are within a mile radius of the project site, yet the project involves a large warehouse development (over 2.2 million square feet) that will generate substantial truck traffic. Taken together, passenger vehicle and truck traffic is equivalent to over 7,500 passenger vehicle trips a day in terms of traffic impact. The DEIR needs to analyze project impacts regionally, — 2

3900 Main Street • Riverside, CA 92522 • 951.826.5371 • fax 951.826.5981 • www.riversideca.gov

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considering cumulative impacts of significant truck traffic that will be added with the proposed project along with traffic that will be generated by other projects in Moreno Valley including the proposed RPT Centerpointe West Project (1.28 million square-foot warehouse development) and the a pending EIR for the World Logistics Center – over 40 million square feet of warehouse distribution facilities. These cumulative impacts to the City of Riverside have not been fully analyzed and are potentially significant. 2

- Another regional impact that has not been appropriately evaluated in the DEIR includes the impacts generated by vehicles (those that would normally travel west along the SR-60 Freeway toward I-125/SR-91 interchange). Motorists will find the "path of least resistance" when the freeways are congested and take routes on City of Riverside arterials such as Van Buren and Alessandro Boulevards to get to the SR-91 Freeway. The DEIR shows that project trips will travel south from the project site to Cottonwood Street and Alessandro Boulevard then travel west towards the I-215 Freeway and Riverside. Beyond the I-215 Freeway, a percentage of these project trips will utilize Alessandro or Van Buren Boulevards to access SR-91 Freeway. As a result, the DEIR needs to fully evaluate the spill-over effect on these streets within the City of Riverside to determine how much traffic will be added along these two key corridors, the level of impact to the City of Riverside and identify appropriate mitigation. Specific mitigation or fair share contribution toward mitigation (beyond TUMF) may be needed to address impacts to the City of Riverside. 3

- The DEIR finds that segments of the SR-60 Freeway (both westbound and eastbound) currently operate at an unacceptable level of service (LOS). The project is cumulatively significant and will worsen the existing unacceptable LOS on freeway segments. The DEIR also states that "neither the project applicant nor the City of Moreno Valley have jurisdiction over the Caltrans facilities; therefore, implementation of improvements to the freeway mainline cannot be guaranteed. Additionally, the RTIP has no projects programmed on the SR-60 within the study area and Caltrans does not have a mechanism for development projects to contribute to improvements on State highways. Given this significant unavoidable impact which cannot be mitigated, the impacts will spill over onto other roadways including City of Riverside streets as discussed above, further emphasizing the need to further analyze and mitigate the spill-over impacts to the City of Riverside. 4

- In addition to primary concerns related to unmitigated traffic impacts to the City, as described above, the DEIR finds that the project will result in an excessive number of impact areas (a total of five including transportation/traffic) with significant unavoidable environmental impacts where a statement of overriding considerations is needed. The impact areas found to have significant impacts include Aesthetics, Agricultural Resources, Air Quality, Land Use and Planning, and Transportation/Circulation. These impacts are excessive and as a result the proposed General Plan Amendment to add 71 acres of warehouse distribution facilities is inappropriate and other project alternatives need to be further considered to reduce the number of significant impacts. 5

City of Riverside staff appreciates Moreno Valley's consideration of the comments provided in this letter. Please forward any updated environmental documents to the City of Riverside Planning Division for further review. Should you have any questions regarding this letter, please feel free to contact Doug Darnell, AICP Senior Planner, at (951) 826-5219 or ddarnell@riversideca.gov. 6

Sincerely,

Steve Hayes, AICP
City Planner

c: Ronald Loveridge, Mayor
Riverside City Council Members
Scott Barber, City Manager
Deanna Lorson, Assistant City Manager
Al Zelinka, FAICP, Community Development Director
Kristi Smith, Supervising Deputy City Attorney
Tom Boyd, Public Works Director
Steve Libring, Traffic Engineer
John Terell, Planning Official, City of Moreno Valley14177 Frederick Street Moreno Valley, CA 92553
LSA Associates, Inc., 1500 Iowa Avenue, Suite 200 Riverside, California 92507

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RESPONSE TO LETTER C-1

CITY OF RIVERSIDE

Response to Comment 1. The comment has accurately summarized the characteristics of the proposed project. It is correct that the project proposes a change in land use 71 acres of land from residential uses to warehousing uses. As noted on Page 18 of the traffic study, currently 5 percent of the project site is designated as R2 Residential, 2 percent as R5 Residential, 41 percent as R15 Residential, and the remaining 34 percent as Business Park/Light Industrial. Table E of the Traffic Study (DEIR Table 4.11.E on page 4.11-15 of the DEIR) illustrates a comparison between the trip generation of the site as presently zoned, and the trip generation of the proposed project. As can be seen in Table E, compared to the present zoning, the project produces 6,702 fewer trips per day, with 885 fewer trips in the a.m. peak hour and 939 fewer trips in the p.m. peak hour. Please note that these trips are PCE trips, so the effects of trucks have been included in the trip generation. Therefore, the commenter is mistaken in the statement that the project increases the number of trips. On the contrary, the proposed project actually reduces the future number of PCE trips compared to approved land uses on the site. The comment also asserts that payment of the TUMF does not sufficiently mitigate the traffic impacts of the proposed project. The Mitigation Measures identified in Section 4.11.6.4.E of the DEIR outline the specific improvements required to mitigate the direct and cumulative impacts of the project. This section also identifies where the required improvements are programmed into the DIF and TUMF. In cases where the improvements are not programmed, the project would be responsible to implement the improvements, as outlined in Section 4.11.6.4.E. As a result, the impacts of the project will be fully mitigated prior to issuance of the Certificate of Occupancy by the City, either through payment of the DIF, TUMF, or by a fair-share participation in improvements that are not included in these funding programs.

Response to Comment 2. The City selected the intersections for analysis in accordance with the guidelines established by the City's Traffic Impact Analysis Preparation Guide (i.e., 50 or more peak hour trips within a five mile radius) and as accepted and required by the City of Moreno Valley in their Traffic Impact Assessment (TIA) guidelines. It should be noted that this is the same criteria for selection of a study area in the City of Riverside Traffic Impact Analysis Preparation Guide. It should also be noted that the project does not add more than 50 trips at intersections farther than those included in the analysis. In addition, Response to Comment C-1, No. 1 above demonstrates the proposed project actually reduces the number of PCE trips that would be generated on the project site from the previously considered project. Since the World Logistics Center and RPT Centerpointe West projects were initiated after the NOP for this project went out, the trips from these two projects are not required to be and have not been included in this analysis. See also Response to Letter A-2, Comment No. 8.

Response to Comment 3. The comment states that the redistribution of traffic caused by the project was not appropriately analyzed in the DEIR - this statement is incorrect. The 2035 analysis was prepared using forecasts from the RivTAM traffic model, which distributes traffic according to the "path of least resistance", as requested in the comment. The select zone assignment prepared for the project shows that approximately 5 percent of project traffic, equating to fewer than 50 trips, would utilize Alessandro and Van Buren Boulevards in the City of Riverside. Changes in the distribution of traffic within the City of Riverside due to the influence of the project were not evaluated, as these roadways and intersections do not meet the criteria for inclusion into the project study area. An explicit analysis of "spill-over" traffic, as requested in the comment, is not required by the traffic study guidelines adopted by the Cities of Moreno Valley or Riverside, or the County of Riverside. The comment also asserts that the TUMF program may not adequately mitigate project impacts due to "spill-over" traffic. This comment is also incorrect. The TUMF Nexus Study prepared by Parsons Brinckerhoff in October 2009 relied upon traffic forecasts from the RivTAM traffic model. As noted previously, the RivTAM traffic model assigns traffic based on the "path of least resistance".

Additionally, the General Plan land use planned for the project site, and included in the RivTAM, would generate more trips than the proposed project. As a result, the forecasts prepared for the TUMF Nexus Study would be a more conservative estimate of "spill-over" traffic than would be experienced with the project, and the projects programmed in the TUMF would be adequate to mitigate project impacts.

Response to Comment 4. The RIVTAM traffic model was used to generate forecast traffic volumes for no project and with project condition. The methodology utilized by the RivTAM traffic model to assign trips to the roadway network minimizes travel time and delay for trip origins and destinations within the model network. As such, if a faster route was observed, then a significant diversion of trips should have been seen on these routes. However, significant diversion of traffic was not observed between the no-build and build conditions. Furthermore, the modeling indicated that diversion of trips on to surface streets under without and with project conditions are anticipated to be minimal (a maximum diversion of 7 peak hour PCE trips is forecast at on Alessandro Boulevard). Please note that compared to the present zoning, the project produces 6,702 fewer trips per day, with 885 fewer trips in the a.m. peak hour and 939 fewer trips in the p.m. peak hour, and based on the model runs, the trips on surface streets in the City of Riverside are generally lower under conditions where the proposed zone change is approved.

Response to Comment 5. The commenter is correct that the project involves a General Plan Amendment and Zone Change, and the Draft EIR does identify a number of significant impacts for the proposed project. The purpose of an EIR is to disclose potential impacts of the project to the public and to decision makers. Utilizing the information provided in the DEIR, the decision makers will determine whether the benefits of the project outweigh the environmental impacts of the project.

Response to Comment 6. The City of Moreno Valley will keep the City of Riverside informed regarding the review process for this project, and the City of Riverside will have an opportunity to review these responses prior to action on the ProLogis project.

D. LETTERS FROM PRIVATE ORGANIZATIONS AND INDIVIDUALS

LETTER D-1: LOZEAU DRURY, LLP

Letter D-1

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Oakland, Ca 94607
www.lozeaudrury.com
michael@lozeaudrury.com

August 29, 2012

Via email

Jeff Bradshaw
Associate Planner
City of Moreno Valley, Planning Division
14177 Frederick Street
Post Office Box 88005
Moreno Valley, CA 92553
Email: jeffreyb@moval.org

Re: Comment on Draft Environmental Impact Report for ProLogis Eucalyptus Industrial Park (State Clearinghouse No. 2008021002)

Dear Mr. Bradsahw:

I am writing on behalf of Laborers International Union of North America, Local Union No. 1184, and its members living in Riverside County ("LIUNA Local Union No. 1184") regarding the Draft Environmental Impact Statement ("DEIR") for the ProLogis Eucalyptus Industrial Park, State Clearinghouse No. 2008021002 ("Project").

On Tuesday, August 28, 2012, we made a request that the City of Moreno Valley ("City") extend the comment period for the DEIR due to substantial information requiring additional time for review and comment. You responded today, August 29, 2012 that you respectfully decline to grant the request for additional time.

Today, we sent you an email requesting Appendix L. Appendix L is referenced in the DEIR. In pertinent part, the DEIR states:

> **Mitigation Measures.** The potential mitigation measures identified by the City's General Plan have been deemed infeasible by the property owner under current economic conditions. In addition, supplementary analysis of the project site and local economic conditions indicates that continued citrus production and/or the raising of row crops would not be economically feasible on the project site (*see Appendix L*).

(DEIR, p. 4.2-8) (emphasis added). The DEIR does not contain an Appendix L.

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The current comment period closes on Tuesday, September 4, 2012, and the City has failed to provide access to a critical document referenced in the DEIR that is required by law to be made available to the public during the entire DEIR comment period. The City is in violation of CEQA's Section 21092(b)(1) requirement which mandates that "all documents referenced in the draft environmental impact report or negative declaration" be available for review and "readily accessible" during the entire comment period. PRC § 21092(b)(1). Even if the requested document were to be made available to the public today, there is insufficient time for the public to review and comment on this document at this time. 1

Accordingly, we request that the City extend the comment period for the ProLogis Eucalyptus Project until at least forty-five (45) days from the date that the City makes available all documents referred to in the DEIR.

Given the shortness of time before the current comment deadline, please contact me as soon as possible with your response to this request. Feel free to call me at (510) 836-4200 should you have any questions.

Sincerely,

Richard T. Drury
Christina Caro
Brooke O'Hanley
Lozeau Drury LLP
Attorneys for LIUNA Local Union No. 1184

RESPONSE TO LETTER D-1

LOZEAU DRURY, LLP (8/29/12)

Response to Comment 1. As explained to the commenter on the telephone and via email by Jeff Bradshaw on August 28, 2012, the reference to Appendix L was a typographical error – it should have referred to Appendix E which contains the material on "agricultural resources" requested by the commenter. The material in Appendix E is clearly labeled "Agricultural Resources" in the Table of Contents, so the Draft EIR does not need to be recirculated. This correction will be noted in Section 3 of this document (*EIR Errata and Additions*) as shown below. Appendix E was available along with the entire DEIR and all DEIR appendices for the duration of the 45-day public review period. In addition, the comment has not resulted in any change in the impact judgment contained in the DEIR regarding agricultural resources and that impacts were identified as significant and unavoidable.

Mitigation Measures. *The potential mitigation measures identified by the City's General Plan have been deemed infeasible by the property owner under current economic conditions. In addition, supplementary analysis of the project site and local economic conditions indicates that continued citrus production and/or the raising of row crops would not be economically feasible on the project site (see Appendix ~~L~~ E).*

LETTER D-2: SIERRA CLUB

Letter D-2

SIERRA CLUB
FOUNDED 1892

SAN GORGONIO CHAPTER

4079 Mission Inn Avenue
Riverside, CA 92501
(951) 684-6203 Fax (951) 684-6172
Membership/Outings (951) 686-6112

Regional Groups Serving Riverside and San Bernardino Counties:
Big Bear, Los Serranos, Mojave, Moreno Valley, Mountains, Tahquitz

Jeff Bradshaw
Associate Planner
P.O. Box 88005
Moreno Valley, CA 92552

September 3, 2012

RE: ProLogis Eucalyptus Industrial Park project's Draft Environmental Impact Report (DEIR).

The Sierra Club appreciates this opportunity to comment on this DEIR. We hope to read your responses in the FEIR which do fully answer our comments, concerns, suggestions and questions. Most of our concerns are about Global Warming, Climate Change, Greenhouse Gas Pollution and Air Pollutant emissions. These concerns can be read below and we expect this project to do everything possible to mitigate these problems in our non-attainment area. The Sierra Club understands that "the applicant has indicated the building will be designed to qualify for certification under the Leadership in Energy and Environmental Design (LEED) program, but there are no plans to submit the project to actual LEED certification." (p 3-12) We do not understand why you do not match the Gold LEED certification recently agreed to by the Alessandro Business Center warehouse in the City of Riverside or even the LEED Silver of nearby Skechers and West Ridge Commerce Center warehouses. In fact your words do not guarantee anything about even reaching the lowest level of LEED certification. The City needs to require you to hire a LEED expert and then require you to become LEED certified--hopefully higher than just certified. You could pay less than $1,000 this year and lock in current LEED standards for your building. Through the installation of solar panels and other verified LEED ideas you could avoid generating air pollutants with the electricity you consume. This warehouse and all warehouses need to be required to have their roofs built to accommodate the maximum number of solar panels. You are now able to sell excess energy back and earn money as well as do right for our non-attainment area. The DEIR states that "the proposed project would unavoidably contribute to the significant cumulative air quality impacts." (p 1-28) The DEIR also indicates that the "cumulative impacts associated with diesel particulate matter are considered significant and unavoidable". (p 1-29) The Sierra Club does not believe it is totally unavoidable. The fact you are given a cafeteria list of mitigations to chose from shows that there is more that could and should be done to protect the health of area residents. These need to be required of the project and not just implemented "where feasible" or some other weasel words like "will be considered". Why isn't there a requirement to exceed current Title 24 at time of construction by at least 25% instead of just "exceed" Title 24? Agreeing to require all of your

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off road construction equipment meet or exceed Tier III standards would also significantly help our non-attainment city and county. 2

Continuing to pave over Prime Agricultural lands as well as those of Local and State Importance must be mitigated. Having locally grown products also cuts down on the Climate Change problems mentioned in this letter. The FEIR must show the impacts of losing the citrus groves on Climate Chang/Green house Gas/ Air Quality or it will be inadequate. Recently a developer donated $100,000 to the Riverside Land Conservancy to help mitigate for the loss of Ag Lands. The San Jacinto Basin Resource Conservation District is another entity which would use your monetary donation to mitigate the loss of important Ag lands as well as the loss of lands for raptor foraging. It is therefore incorrect to say that it is "significant and unavoidable". (p 1-15) 3
The impact to Quincy Channel and other watercourses need to be dealt with at the site and not some far distance place. What will you do to reduce direct and indirect edge effects, habitat fragmentation, and reduced habitat quality during construction as well as at build out? You pay little attention to the loss of what could be Moreno Valley's last significant citrus grove with all its biological value and the FEIR needs to rectify that inadequacy. Please consider how your project will seriously mitigate your impacts to Agriculture, nesting and foraging. The San Jacinto Wildlife Area and nearby lands -- which includes this project's--have more than 20 species of raptors. The Sierra Club would differ with the DEIR that the State-listed Swainson's hawk would not likely use the site, because we see them in this valley. The project's land should not be disced or graded for at least six months prior to doing the Burrowing Owl survey otherwise many will believe you are just making it difficult on this special animal as well as making it more likely it will be listed as endangered. The project's impacts on adjacent lands also need to be analyzed, because of the noise. vibration, fumes and lighting created during the construction as well as operation of this project will impact the Burrowing Owl. You should also make sure your parking provides significant drought tolerant shade trees - not palm trees- and ample reserved spaces for several forms of cars using alternative fuels. The parking lot for cars also needs to be made of porous material to help with ground water recharge and to lessen run off. 4 5 6 7 8 9 10

The Sierra Club did not see World Logistic Center on your Cumulative Project List (p 3-16). We do not believe all of your analysis have included this massive project. The FEIR will be inadequate unless this and all other projects are part of the analysis in each area of the FEIR. The projects distance from homes and land zoned for homes needs to be easily understood as well as all the paths trucks could take to the warehouse. This project is only across an intersection form existing homes. Most literature on toxic diesel emissions relate how sensitive receptors need to be at least 1,500 feet from warehouses, roads that diesel trucks use and diesel truck parking areas. How will you accomplish this with the existing residents. The FEIR needs to show all adjacent zoning within at least 2,000 feet. The Sierra Club believes that it will show many lands zoned for residential use which this project will make very unhealthy. What mitigations will be made to these residentially zoned lands and to the project to reduce the direct, indirect and cumulative impacts of more than 2,000,000 sq ft of warehousing? How will you protect the warehouse workers from the long term health affects of breathing toxic diesel emissions throughout their workday and employment? What equipment will you make sure is electric instead of diesel or gasoline in order to lessen pollution and better protect the workers--this includes gardening equipment? The FEIR needs to explain how noise barriers used during construction and use of the warehouse could lessen impacts identified. Impacts to our local 11 12 13 14

streets as well as our very crowded freeways need to be explained so the average citizen will understand. The FEIR-not just appendices- needs to show the length of trips the diesel trucks will be taking when driving to and from the warehouse as well as their routes. We need to know the maximum number of tucks which will use the warehouses/project each workday and not just after the first year, but when all the warehouses/project are being used to its maximum capacity during peak times of the year. Your traffic analysis will be inadequate unless it addresses the July 2012 judgement of the Friends of the Northern San Jacinto Valley and Sierra Club vs County of Riverside concerning the Villages of Lakeview project which is incorporated by reference. Judge Waters mentions the same five-mile radius used in this project was not adequate for traffic and related impact like air quality under CEQA. (p 7 Statement of Decision) The decision makers have a right to know the cumulative impacts before they vote, that the section of SR 60 passing through Moreno Valley will become a parking lot with significant pollution. How will this project's traffic impact the health of those living near SR60? The FEIR will be inadequate unless this project analyzes all the impacts caused to the Moreno Valley Auto Mall. Simply paying into a pot of money which may not be used in the impacted part of Moreno Valley does not mitigate your traffic.

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I. THE DEIR MUST ADEQUATELY ADDRESS THE IMPACTS OF GLOBAL WARMING AND CLIMATE CHANGE

As a potential significant impact, the Final EIR (FEIR) must more thoroughly evaluate alternatives and mitigation measures that would reduce the Project's greenhouse gas emissions. Curbing greenhouse gas emissions to limit the effects of climate change is one of the most urgent challenges of our time. Fortunately, the California Environmental Quality Act ("CEQA"), Cal. Pub. Res. Code ¤¤ 21000 et seq., 14 Cal. Code Regs. ¤ 15000 et seq. ("Guidelines"), set forth a clear and mandatory process to address the Project's greenhouse gas and global warming impacts. This letter sets forth how this analysis should be completed.

A. THE DEIR MUST ADEQUATELY SET FORTH THE THREAT OF GREENHOUSE GAS POLLUTION AND GLOBAL WARMING

The FEIR must discuss the grave threats posed by global warming to California and the world. Current scientific consensus on climate change has now determined that the link between greenhouse gas emissions and global warming is highly certain. In California, elected leaders, through Executive Order S-03-05 and the California Global Warming Solutions Act of 2006 (AB 32), have also squarely linked greenhouse gases with global warming.

In order to conform to CEQA's informational mandates and properly inform the public and decision makers of the significance of the Project's contribution to greenhouse gases, the DEIR must first adequately discuss the threat posed by greenhouse gas emissions and avoid minimizing or discounting the severity of global warming's impacts. *See* Guidelines ¤ 15151. *See, e.g., Laurel Heights Improvement Ass'n v. Regents of Univ. of Cal.* ("Laurel Heights I"), 47 Cal.3d 376, 392 (1988) (EIR is intended "to demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action."); Guidelines ¤ 15151 (requiring an FEIR be detailed, complete, and reflect a good faith effort at full disclosure). A discussion of global warming impacts need not be lengthy, but should, at a minimum, convey the magnitude of the threat posed by global warming to humans and the

18

environment. For the City's convenience, a scientific background on global warming and the specific threats posed to California is provided below. 18

i. Scientific Background on Climate Change

There is no longer credible scientific dispute that the climate is warming. In its most recent assessment, the Intergovernmental Panel on Climate Change ("IPCC") concluded that "[w]arming of the climate is unequivocal, as is now evident from observations of increases in global average air and ocean temperatures, widespread melting snow and ice, and rising mean sea level." (IPCC 2007a). Expressed as a global average, surface temperatures have increased by about 0.74°C over the last hundred years, with 11 of the 12 warmest years on record having occurred in the past 12 years (IPCC 2007a). In September 2007, Arctic sea ice plummeted to a record-low level not anticipated by most climate models until 2050, leading scientists to predict that the Arctic could be ice-free in summer by 2030 (National Snow & Ice Data Center 2007).[1] Other observed consequences of the warming climate include sea level rise, increased frequency of droughts, floods, and heat waves and substantial increases in the duration and intensity of hurricanes (IPCC 2007a).

The IPCC now states with "very high confidence" that most of the warming observed over the past 50 years is the result of human generation of greenhouse gases, including carbon dioxide, methane, and nitrous oxide[2] (IPCC 2007a). The rapid warming observed since the 1970s has occurred in a period when the increase in greenhouse gases has dominated over all other factors (IPCC 2007a). The largest known contribution to global warming is from carbon dioxide (IPCC 2007a). Fossil fuel combustion is responsible for more than 75% of human caused carbon dioxide emissions with the remainder due to land-use change (primarily deforestation) (IPCC 2007a). The global atmospheric concentration of carbon dioxide has increased from a pre-industrial value of about 280 parts per million (ppm) to 379 ppm in 2005, a level that has not been exceeded during the past 650,000 years (during which carbon dioxide concentrations remained between 180 and 300 ppm). (IPCC 2007a; Canadell et al. 2007). In 2006, carbon dioxide concentrations reached a new high of 381.2 ppm (World Metrological Organization 2007). As greenhouse gas concentrations increase, more heat reflected from the earth's surface is absorbed by these greenhouse gases and radiated back into the atmosphere and to the earth's surface.[3] Consequently, the higher the level of greenhouse gas concentrations, the larger the degree of warming experienced. 19

At current growth rates and continued reliance on fossil fuels, atmospheric concentrations of carbon dioxide would likely exceed 1,000 ppm by the end of the century, resulting in an average global temperature increase of more than 5°C (United Nations Foundation & Sigma XI 2007). This is equivalent to the change in temperature since the last ice age – an era in which Europe and North America was under more than one kilometer of ice (United Nations

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[1] Based on the startling loss of sea ice in 2007, some scientists have predicted that "the Artic Ocean could be nearly ice-free at the end of the summer by 2012." Seth Borenstein*, Ominous Arctic Melt Worries Experts*, Associated Press, Dec. 11, 2007.

[2] *IPCC, 2007: Summary for Policymakers*, *in* CLIMATE CHANGE 2007: THE PHYSICAL SCIENCE BASIS, CONTRIBUTION OF WORKING GROUP I TO THE FOURTH ASSESSMENT REPORT OF THE INTERGOVERNMENTAL PANEL ON CLIMATE CHANGE at 4 (Susan Solomon et al. eds., Cambridge Univ. Press 2007) at 2-3. "Very high confidence" is defined at "at least a 9 out of 10 chance of being correct." *Id.* at 3 n.7.

[3] Greenhouse gases have a warming effect because, when solar radiation is reflected by the earth, greenhouse gases capture this thermal radiation and reradiate it back to earth, much like the effect of a common garden greenhouse resulting in the "greenhouse effect."

Foundation & Sigma XI 2007). The growing consensus among climate scientists is that the threshold for dangerous climate change, whereupon a potential "tipping point" is reached and ecological changes become dramatically more rapid and out of control, is estimated at a temperature increase of around 2°C from pre-industrial levels, or an atmospheric concentration of carbon dioxide of approximately 450 ppm (United Nations Foundation & Sigma XI 2007; IPCC 2007c). In 2006, Dr. James E. Hansen, Director of the NASA Goddard Institute for Space Studies, and NASA's top climate scientist, stated: "In my opinion there is no significant doubt (probability > 99%) that . . . additional global warming of 2° C would push the earth beyond the tipping point and cause dramatic climate impacts including eventual sea level rise of at least several meters, extermination of a substantial fraction of the animal and plant species on the planet, and major regional climate disruptions" (Hansen et al. 2006). More recently however, given the recent unpredicted and extreme rate of loss of arctic ice observed in 2007, Dr. Hansen concluded that "the safe upper limit for atmospheric CO_2 is no more than 350 ppm" (McKibben 2007). Moreover, according to Hansen, just 10 more years of "business-as-usual" global emissions will make it difficult, if not impossible, to keep atmospheric concentrations of greenhouse gases at levels necessary to avoid a temperature increase above 2°C (Hansen et al. 2007).

Keeping the climate within the 2°C threshold requires significant reductions in the world's greenhouse gas emissions. To reach this objective, it is estimated that developed countries would have to target an emissions peak between 2012 and 2015, with 30 percent cuts by 2020 and 80 percent cuts from 1990 levels by 2050 (United Nations Foundation & Sigma XI 2007). In recognition of need for immediate action, California has committed itself though Executive Order S-3-05 and the California Global to reduce the state's emissions to 1990 levels by 2020 and by 80% reductions from 1990 levels by 2050. Ca. Health & Safety Code ¤ 38550; Cal. Executive Order S-3-05 (2005).

The costs of taking no action to reduce greenhouse gas emissions far outweigh the costs of stabilizing emissions. The Stern Review of the Economics of Climate Change, a comprehensive report commissioned by the British government, recently concluded that allowing current emissions trajectories to continue unabated would eventually cost the global economy between 5 to 20 percent of GDP each year within a decade, or up to $7 trillion, and warned that these figures should be considered conservative estimates (Stern 2006). By contrast, measures to mitigate global warming by reducing emissions were estimated to cost about one percent of global GDP each year, and could save the world up to $2.5 trillion per year (Stern 2006). The Stern Report determined that if no action is taken to control greenhouse gas emissions, each ton of CO_2 emitted causes damage worth at least $85 (Stern 2006).

19

ii. Impacts to California from Global Warming

Climate change poses enormous risks to California. Scientific literature on the impact of greenhouse gas emissions on California is well developed.[4] The California Climate Change Center ("CCCC") has evaluated the present and future impacts of climate change to California and the project area in research sponsored by the California Energy Commission and the California Environmental Protection Agency (Cayan et al. 2007). The severity of the impacts facing California is directly tied to atmospheric concentrations of greenhouse gases (Cayan et al. 2007; Hayhoe et al. 2004). According to the CCCC aggressive action to cut greenhouse gas

20

[4] Additional reports issued by California agencies are available at http://www.climatechange.ca.gov, and IPCC

emissions today can limit impacts, such as loss of the Sierra snow pack to 30%, while a businessas-usual approach could result in as much as a 90% loss of the snowpack by the end of the century. As aptly noted in a report commissioned by the California EPA:

Because most global warming emissions remain in the atmosphere for decades or centuries, the choices we make today will greatly influence the climate our children and grandchildren inherit. The quality of life they experience will depend on if and how rapidly California and the rest of the world reduce greenhouse gas emissions (Cayan et al. 2007).

Some of the types of impacts to California and estimated ranges of severity – in large part dependent on the extent to which emissions are reduced – are summarized as follows:

• A 30 to 90 percent reduction of the Sierra snowpack during the next 100 years, including earlier melting and runoff.
• An increase in water temperatures at least commensurate with the increase in air temperatures.
• A 6 to 30 inch rise in sea level, before increased melt rates from the dynamical properties of ice-sheet melting are taken into account.
• An increase in the intensity of storms, the amount of precipitation and the proportion of precipitation as rain versus snow.
• Profound impacts to ecosystem and species, including changes in the timing of life events, shifts in range, and community abundance shifts. Depending on the timing and interaction of these impacts, they can be catastrophic.
• A 200 to 400 percent increase in the number of heat wave days in major urban centers.
• An increase in the number of days meteorologically conducive to ozone (O_3) formation.
• A 55 percent increase in the expected risk of wildfires (Cayan et al. 2007).

By providing details as to the ranges of proposed impacts, and indicating that the higher-range of impact estimates are projected if greenhouse gas emissions continue to increase under a "business as usual" scenario, decision-makers and the public will be better informed of the magnitude of the climate crisis and the urgency with which it must be addressed.

Finally, the DEIR should also include a brief discussion of other laws to address climate change, including California's mandate to reduce emissions to 1990 levels by 2020 and goal of further reducing emissions to 80% below 1990 levels by 2050. Achievement of state mandated emissions reductions will be severely impeded if agencies across the state continue to approve *new* projects without incorporating measures to reduce the added emissions created by these.

20

B. The EIR the Project Must Include an Inventory and Analysis of the Project's Projected Greenhouse Gas Emissions

The first step in determining a project's greenhouse gas pollution impact is to complete a full inventory of all emissions sources. In conducting such an inventory, all phases of the proposed project must be considered. *See* 14 Cal. Code Regs. ¤ 15126. A basic requirement of CEQA is that "[a]n EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences." 14 Cal. Code Regs. ¤ 15151. The greenhouse gas inventory for a project must include a complete analysis of all of a project's substantial sources of greenhouse gas emissions, from building materials and construction emissions to operational energy use, vehicle trips, water supply and waste disposal.

21

A greenhouse gas inventory for the project must include the project's direct and indirect greenhouse gas emissions. *See* 14 Cal. Code Regs ¤ 15358(a)(1) (Indirect or secondary effects may include effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems.). Consequently, a complete inventory of a project's emissions should include, at minimum, an estimate of emissions from the following:

• Fugitive emissions of greenhouses gases, such as methane, from the proposed project;
• Emissions during construction from vehicles and machinery;
• Manufacturing and transport of building materials;
• Electricity generation and transmission for the heating, cooling, lighting, and other energy demands of the project;
• Water supply and transportation to the project;
• Vehicle trips and transportation emissions generated by the project;
• Wastewater and solid waste storage or disposal, including transport where applicable; and
• Outsourced activities and contracting.

Methodologies are readily available to inventory the emissions from the proposed project. In its recent white paper, CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act (Jan. 2008), the California Air Pollution Control Officers Association (CAPCOA) set forth methodologies for analyzing greenhouse gas pollution (CAPCOA 2008) The California Office of Planning and Research ("OPR") has also released technical guidance on the preferred approach for analyzing greenhouse gas emissions and climate change entitled "Technical Advisory, CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act Review" (California OPR 2008). OPR also provides references to methodologies to quantify greenhouse gas emissions. In addition to the methodologies set forth by CAPCOA and OPR, ICLEI's Clean Air/Climate Protection (CACP) software allows cities to calculate emissions reductions, track and quantify emission outputs, and develop emissions scenarios to inform the planning process.[5] As noted in the ICLEI Climate Action Handbook, "Expertise in climate science is not necessary" to conduct an emissions inventory and compare this inventory against a forecast year (ICLEI). "A wide range of government staff members, from public works to environment and facilities departments, can conduct an inventory" (ICLEI). ICLEI also provides technical assistance and training to local government using the CACP software. It is incumbent on the City to "disclose all it can" about project impacts and educate itself on methodologies that are available to measure project emissions. *Berkeley Keep Jets Over the Bay Comm. v. Board of Port Comm'rs ("Berkeley Jets")*, 91 Cal. App. 4th 1344, 1370 (2001).

As with any other project under CEQA, the baseline used for analyzing the impacts of a project is the existing on the ground environmental conditions at the time of the NOP. *See Environmental Planning & Information Council v. County of El Dorado (EPIC)*, 131 Cal.App.3d 350, 355 (1982) (effect of general plan amendment must be compared against actual

21

[5] ICELI's Clean Air/Climate Protection software is available at http://www.cacpsoftware.org/ ICLEI-Local Governments for Sustainability is an international association of more than 650 local governments. Cities, counties, towns and villages around the world are members of ICLEI. ICLEI's mission is to improve the global environment through local action. On the issue of global warming, for example, ICLEI provides resources, tools, peer networking, best practices, and technical assistance to help local governments measure and reduce greenhouse gas emissions in their communities.

environment, not assumptions in existing general plan). Accordingly, the DEIR should compare emissions from existing conditions with those that would result from the development of the project, as well as those that would occur under any proposed alternative scenarios. Because the Project envisions development over a long period, the EIR should also provide data on the trajectory for emissions in the planned community and under each proposed alternative in five-year increments.

Without a complete inventory, the DEIR cannot adequately inform the public and decision-makers about the Project's impacts. Similarly, without a complete inventory and analysis of greenhouse gas emissions that will result from the project, there is simply no way that The EIR can then adequately discuss alternatives, avoidance, and mitigation measures to reduce those impacts.

21

C. THE EIR MUST ADDRESS THE IMPACT GLOBAL WARMING WILL HAVE ON THE PROJECT

California's temperatures are expected to rise "dramatically" over the course of this century (Cayan 2007). These factors will impact the planned project, as well as exacerbate its own environmental impacts.

The rise in temperatures resulting from global warming will create a more conducive environment for air pollution formation (Cayan 2007). This will intensify the adverse effects the proposed project will already have on air quality in the project area and threaten residents' health (Cayan 2007).

Significantly for the state, as well as the project area, is global warming's impact on water supply. The IPCC specifically identified the American West as vulnerable, warning, "Projected warming in the western mountains by the mid-21st century is very likely to cause large decreases in snowpack, earlier snow melt, more winter rain events, increased peak winter flows and flooding, and reduced summer flows" (IPCC 2007b). Recently, researches found that an increase in atmospheric greenhouse gases has contributed to a "coming crisis in water supply for the western United States" (Barnett 2008). Using several climate models and comparing the results, the researches found that "warmer temperatures accompany" decreases in snow pack and precipitation and the timing of runoff, impacting river flow and water levels (Barnett 2008). These researchers concluded with high confidence that up to 60 percent of the "climate related trends of river flow, winter air temperature and snow pack between 1950-1999" are human-induced.

(Barnett 2008). This, the researchers wrote, is "not good news for those living in the western United States" (Barnett 2008).

The California Center on Climate Change has also recognized the problem global warming presents to the state's water supply and predicts that if greenhouse gas emissions continue under the business-as-usual scenario, this snowpack could decline up to 70-90 percent, affecting winter recreation, water supply and natural ecosystems (Cayan 2007). Global warming will affect snowpack and precipitation levels, and California will face significant impacts, as its ecosystems depend upon relatively constant precipitation levels and water resources are already under strain (Cayan 2007). The decrease in snowpack in the Sierra Nevada will lead to a decrease in California's already "over-stretched" water supplies (Cayan 2007). It could also potentially reduce hydropower and lead to the loss of winter recreation (Cayan 2007). All of this means "major changes" in water management and allocation will have to be made (Cayan 2007). Thus, global warming may directly affect the City's ability to supply clean, affordable water to the residents, or force the City to change how it will utilize water, and it may also impact other

22

activities outside the project area, such as agriculture.

Scientists indicate that climate change will also exacerbate the problem of flooding by increasing the frequency and magnitude of large storms, which in turn will cause an increase in the size and frequency of flood events (NRDC 2007). The increasing cost of flood damages and potential loss of life will put more pressure on water managers to provide greater flood protection (NRDC 2007). At the same time, changing climate conditions (decreased snowpack, earlier runoff, larger peak events, etc.) will make predicting and maximizing water supply more difficult (NRDC 2007). These changes in hazard risk and water supply availability must be considered during environmental review.

Water quality, in addition to water quantity and timing, will also be impacted. Changes in precipitation, flow, and temperature associated with climate change will likely exacerbate water quality problems (NRDC 2007). Changes in precipitation affect water quantity, flow rates, and flow timing (Gleick 2000). Shifting weather patterns are also jeopardizing water quality and quantity in many countries, where groundwater systems are overdrawn (Epstein 2005). Decreased flows can exacerbate the effect of temperature increases, raise the concentration of pollutants, increase residence time of pollutants, and heighten salinity levels in arid regions (Schindler 1997).

These are only examples of how global warming will impact the proposed project and intensify the environmental impacts the project will already have. It is not an exhaustive list. Thus, when assessing the impact of the Project on air quality, water supply, flood hazards, and biological resources, the EIR must take into account global warming. To ignore the impact of global warming on the Project and the resources impacted by the Project would significantly understate Project impacts.

22

D. THE PROJECT'S GREENHOUSE GAS IMPACTS ARE CLEARLY SIGNIFICANT

The greenhouse gas emissions generated by a project of this size and scope will have a clearly significant cumulative impact. An impact is considered significant where its "effects are individually limited but cumulatively considerable." Guidelines ¤ 15065(a)(3). Climate change is the classic example of a cumulative effects problem; emissions from numerous sources combine to create the most pressing environmental and societal problem of out time. *Ctr. for Biological Diversity*, 508 F.3d 508, 550 (9th Cir. 2007) ("the impact of greenhouse gas emissions on climate change is precisely the kind of cumulative impacts analysis that NEPA requires agencies to conduct."); *Kings County Farm Bureau v. City of Hanford*, 221 Cal. App. 3d 692, 720 (1990) ("Perhaps the best example [of a cumulative impact] is air pollution, where thousands of relatively small sources of pollution cause a serious environmental health problem."). While a particular project's greenhouse gas emissions represent a fraction of California's total emissions, courts have flatly rejected the notion that the incremental impact of a project is not cumulatively considerable because it is so small that it would make only a de minimis contribution to the problem as a whole. *Communities for a Better Environment v. California Resources Agency*. 103 Cal.App.4th 98, 117 (2002); see also *Kings County Farm Bureau,* 221 Cal. App. 3d at 720 ("[p]erhaps the best example of [a cumulative impact] is air pollution, where thousands of relatively small sources of pollution cause a serious environmental health problem.").

23

In addition. there is nothing speculative about the fact that higher levels of greenhouse gas pollution will lead to greater impacts, which is why the State of California has prioritized greenhouse gas pollution reductions under AB 32. Moreover, in the analogous context of the National Environmental Policy Act (NEPA), the Ninth Circuit has already rejected the argument

that "global warming is too speculative to warrant NEPA analysis." *Ctr. for Biological Diversity v. Nat'l Highway Traffic Safety Admin.*, 508 F.3d at 554.

In addition, lack of established significance thresholds does not excuse an agency from its obligation under CEQA to determine the significance of a Project's impacts. CEQA routinely calls for an agency to evaluate impacts in the absence of thresholds or to exercise its individual discretion in determining the significance of an impact. *See, e.g., Protect the Historic Amador Waterways*, 116 Cal. App. 4th at 1111 (agency required to assess potential impact not listed in CEQA checklist). The development of significance thresholds is "encouraged" and not a prerequisite for an impact analysis. Guidelines ¤ 15064.7. Indeed, as noted in the CAPCOA white paper on CEQA and Climate Change, "[t]he absence of a threshold does not in any way relieve agencies of their obligations to address GHG emissions from projects under CEQA" (CAPCOA 2008). In fact, CEQA may require additional analysis even if a project meets an adopted standard, if other evidence indicates the project may nonetheless have a significant impact. *See Berkeley Keep Jets Over the Bay Committee v. Board of Port Commissioners*, 91 Cal.App.4th 1344, 1380-82 (2001).

As the lead agency, CEQA requires the City to determine the significance of the Project's emissions with or without established significance thresholds. Guidelines ¤ 15064. CAPCOA provides various means by which a lead agency can determine the significance of project emissions (CAPCOA 2008). Importantly, a universally adopted methodology is *not* necessary to analyze project impacts. *Berkeley Keep Jets*, 91 Cal.App.4th at 1370 ("the fact that a single methodology does not exist…requires the [respondent] to do the necessary work to educate itself about the different methodologies that *are* available.").

"The determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data." Guidelines ¤ 15064(b). Any determination of whether there is a fair argument that the project may have a significant impact must include the consideration of the California Global Warming Solutions Act of 2006 (AB 32), wherein the State of California recognized that "global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California" and required that existing levels of greenhouse gases be reduced to 1990 levels by 2020. Health & Safety Code ¤¤ 38501(a), 38550. Because AB 32 establishes that existing greenhouse gas levels are unacceptable and must be substantially reduced within a fixed timeframe, any additional emissions that contribute to existing levels frustrate California's ability to meet its ambitious and critical emissions reduction mandate. Ignoring emissions from smaller sources would be neglecting a major portion of the greenhouse gas inventory.

In accordance with the scientific and factual data, the City should adopt a zero significance threshold for the Project's greenhouse gas emissions. As noted by the Ninth Circuit in *Center for Biological Diversity v. Nat'l Highway Traffic Safety Admin.*:

[W]e cannot afford to ignore even modest contributions to global warming. If global warming is the result of the cumulative contributions of myriad sources, any one modest in itself, is there not a danger of losing the forest by closing our eyes to the felling of the individual trees?

508 F.3d 508, 550 (9th Cir. 2007). Accordingly, the City must unequivocally consider Project emissions to be a potentially significant impact.

E. THE EIR MUST ANALYZE AND ADOPT ALL FEASIBLE MITIGATION MEASURES TO REDUCE THE PROJECT'S GREENHOUSE GAS EMISSIONS

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24

In addition to thoroughly evaluating project alternatives, because it is clear that the project's greenhouse gas emissions will cumulatively contribute to global warming, "the EIR must propose and describe mitigation measures that will minimize the significant environmental effects that the EIR has identified." *Napa Citizens for Honest Gov't v. Napa County Bd. of Supervisors*, 91 Cal.App.4th 342, 360 (2001). CEQA requires that agencies "mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so." Pub. Res. Code ¤ 21002.1(b). Mitigation of a project's significant impacts is one of the "most important" functions of CEQA. *Sierra Club v. Gilroy City Council*, 222 Cal.App.3d 30, 41 (1990). Therefore, it is the "policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures which will avoid or substantially lessen the significant environmental effects of such projects." Pub. Res. Code ¤ 21002. Importantly, mitigation measures must be "fully enforceable through permit conditions, agreements, or other measures" so "that feasible mitigation measures will actually be implemented as a condition of development." *Federation of Hillside & Canyon Ass'ns v. City of Los Angeles*, 83 Cal.App.4th 1252, 1261 (2000).
To the extent that the project moves forward as planned, there are many mitigation measures the City can consider, as described below. This is not an exhaustive list and the EIR should explore these and all other feasible mitigation measures that will reduce the project's greenhouse gas emissions (CAPCOA 2008; California Office of the Attorney General 2008).

24

i. Land Use Measures Reducing Traffic Flow

The development plan for the proposed project should incorporate public transit into the project design and should attempt to facilitate the use of public transit. (California Office of the Attorney General 2008). Additionally, the FEIR should analyze ways of including pedestrian and bicycle only streets and plazas within the development and create routes that will allow residents to reach the commercial center, schools and parks by public transportation, bicycling and walking.

25

ii. Land Use and Energy

The FEIR should consider mitigation measures that will ensure the planned community will use energy efficiently and conservatively. In doing so, it should analyze incorporating "green building" in the development. Green buildings are those buildings that lower energy consumption, use renewable energy, conserve water, harness natural light and ventilation, use environmentally friendly materials and minimize waste (Commission for Environmental Cooperation 2008).
Buildings create environmental impacts throughout their lifecycle, from the construction phase to their actual use to their eventual destruction (Commission for Environmental Cooperation 2008). In the United States, buildings account for 40 percent of total energy use, 68 percent of total electricity consumption, and 60 percent of total non-industrial waste (Commission for Environmental Cooperation 2008). Buildings also significantly contribute to the release of greenhouse gases. In the U.S. they account for 38 percent of total carbon dioxide emissions (Commission for Environmental Cooperation 2008). More specifically, residential buildings cause up to 1,210 megatons of carbon dioxide, while commercial building create approximately 1,020 megatons (Commission for Environmental Cooperation 2008). This is because buildings require a lot of energy for their day to day operations. Most of the coal-fired

26

power plants – one of the biggest sources of greenhouse gas emissions – slated for development in the United States will supply buildings with the energy they need. In fact, 76 percent of the energy these plants produce will go to operating buildings in the U.S. (Commission for Environmental Cooperation 2008).

Using green building techniques, however, can substantially reduce buildings' influence in increasing greenhouse gas emissions. Green buildings help reduce the amount of energy used to light, heat, cool and operate buildings and substitute carbon-based energy sources with alternatives that do not result in greenhouse gas emissions (Commission for Environmental Cooperation 2008). Currently green buildings can reduce energy by 30 percent or more and carbon emissions by 35 percent. (Commission for Environmental Cooperation 2008). The technologies available for green building are already in wide-use and include "passive solar design, high-efficiency lighting and appliances, highly efficient ventilation and cooling systems, solar water heaters, insulation materials and techniques, high-reflectivity building materials and multiple glazing (IPCC 2007c). Additionally, the U.S. Green Building Council (USGBC), a private, nonprofit corporation, has established a nationwide green building rating system, called Leadership in Energy and Environmental Design ("LEED"). The LEED standard supports and certifies successful green building design, construction and operations. It is one of the most widely used and recognized systems, and to obtain LEED certification from the USGBC, project architects must verify in writing that design elements meet established LEED goals.

Specific mitigation for the greenhouse gas emissions generated by the Project's energy consumption include, but are not limited to:

• Analyzing and incorporating the U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) or comparable standards for energy efficient building during pre-design, design, construction, operations and management.

• Designing buildings for passive heating and cooling, and natural light, including building orientation, proper orientation and placement of windows, overhangs, skylights, etc.;

• Designing buildings for maximum energy efficiency including the maximum possible insulation, use of compact florescent or other low-energy lighting, use of energy efficient appliances, etc.

• Reducing the use of pavement and impermeable surfaces;

• Requiring water re-use systems;

• Installing light emitting diodes (LEDs) for traffic, street and other outdoor lighting

• Limiting the hours of operation of outdoor lighting

• Maximizing water conservation measures in buildings and landscaping, using droughttolerant plants in lieu of turf, planting shade trees;

• Ensure that the Project is fully served by full recycling and composting services;

• Ensure that the Project's wastewater and solid waste will be treated in facilities where greenhouse gas emissions are minimized and captured.

• Installing the maximum possible photovoltaic array on the building roofs and/or on the project site to generate all of the electricity required by the Project, and utilizing wind energy to the extent necessary and feasible;

• Installing solar water heating systems to generate all of the Project's hot water requirements;

• Installing solar or wind powered electric vehicle and plug-in hybrid vehicle charging stations to reduce emissions from vehicle trips.

26

iii. Mitigation Related to Project Construction

27

• Utilize recycled, low-carbon, and otherwise climate-friendly building materials such as salvaged and recycled-content materials for building, hard surfaces, and non-plant landscaping materials;
• Minimize, reuse, and recycle construction-related waste;
• Minimize grading, earth-moving, and other energy-intensive construction practices;
• Landscape to preserve natural vegetation and maintain watershed integrity;
• Utilize alternative fuels in construction equipment and require construction equipment to utilize the best available technology to reduce emissions.

27

iv. Transportation Mitigation Measures

• Encourage and promote ride sharing programs through such methods as a specific percentage of parking spaces for ride sharing vehicles;
• Create a car sharing program within the planned community;
• Create a light vehicle network, such as a neighborhood electric vehicle (NEV) system;
• Provide necessary facilities and infrastructure to encourage residents to use low or zero-emission
vehicles, for example, by developing electric vehicle charging facilities and conveniently located alternative fueling stations;
Provide a shuttle service to public transit within and beyond the planned community;•
Incorporate bicycle lanes and routes into the planned community's street systems.

28

v. Carbon Offsets

After all measures have been implemented to reduce emissions in the first instance, remaining emissions that cannot be eliminated may be mitigated through offsets. Care should be taken to ensure that offsets purchased are real (additional), permanent, and verified, and all aspects of the offsets must be discussed in the FEIR. As demonstrated by the Office of the Attorney General offsets are a feasible CEQA mitigation measures[6] once all feasible mitigation measures have been adopted to reduce the Project's carbon footprint and produce energy using renewable sources.

29

II. THE EIR MUST CONSIDER A REASONABLE RANGE OF ALTERNATIVES

The EIR must consider a meaningful analysis of reasonable alternatives to the Project in order to lessen or avoid the Project's significant impacts. CEQA mandates that significant environmental damage be avoided or substantially lessened where feasible. Pub. Res. Code ¤ 21002; Guidelines ¤¤ 15002(a)(3), 15021(a)(2), 15126(d). A rigorous analysis of reasonable alternatives to the project must be provided to comply with this strict mandate. "Without meaningful analysis of alternatives in the EIR, neither courts nor the public can fulfill their proper roles in the CEQA process." *Laurel Heights Improvement Ass'n v. Regents of University of California*, 47 Cal.3d 376, 404 (1988). Moreover, "[a] potential alternative should not be excluded from consideration merely because it 'would impede to some degree the attainment of the project objectives, or would be more costly" even when that alternative includes Project development on an alternative site. *Save Round Valley Alliance v. County of Inyo*, 157 Cal. App.

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[6] The California Attorney General's Office has adopted CEQA settlements calling for the auditing, reduction, and offsetting of greenhouse gas emissions related with a Project demonstrating that offsets are a feasible way to reduce a Project's negative environmental effects on global warming. See http://ag.ca.gov/newsalerts/release.php?id=1466&category=global%20warming See generally http://ag.ca.gov/globalwarming/ceqa.php

4th 1437, 1456-57 (2007) (quotations omitted). In analyzing the no-project alternative, the EIR must discuss the need for this project andwhether the uses that would potentially utilize the Project can be accommodated in existing areas. As CAPCOA states in its white paper, one way local governments can avoid significant increases in greenhouse gas emissions and help solve the problem of global warming is to "facilitate more efficient and economic use of the lands" already developed within the community (CAPCOA 2008). Reinvesting in existing communities is "appreciably" more efficient than new development and may even result in a net reduction of greenhouse gases (CAPCOA 2008). The EIR should consider an alternative that relies more on higher-density mixed commercial/residential development projects on existing disturbed lands in order to support the reduction of vehicle trips, promote alternatives to individual vehicle travel, and encourage efficient delivery of services and goods (Office of the California Attorney General 2008).

An analysis of alternatives should also quantify the estimated greenhouse gas emissions, quantified impacts to biological resources, water resources including water quality and water availability, and traffic resulting from each proposed alternative. The no project alternative where the existing General Plan and zoning is implemented is the most appropriate use of these lands. Much more comparisons and analysis needs to be done with these alternatives. Where is the alternative which mentions agricultural uses in total or part? The quality of this land is such that even I could become a successful farmer.

30

CONCLUSION

Thank you for your attention to these comments. Moreno Valley needs to make sure that this and other environmental documents are also in Spanish. The 2010 census shows that 55% of our residents are Latino with almost 25% foreign born. It is a social justice issue which needs to be corrected. Since your Notice of Preparation (NOP) is more than four years old, the Sierra Club believes you should start again with a new NOP and recirculate the DEIR in English/Spanish. We look forward to working with the City to assure that the FEIR conforms to the requirements of CEQA and to make sure that all significant impacts to the environment are thoroughly analyzed, mitigated or avoided. I hope the FEIR will fully address the concerns found within this letter including the direct, indirect, cumulative and growth inducing impacts of this massive warehouse project as I did not see that within the DEIR. How will this project which is adjacent to lands zoned for housing impact Moreno Valley's General Plan and land use? The Sierra Club does not believe this General Plan amendment and zone change is in the best interest of our City. The Sierra Club wishes to be placed on the mailing list for all future meetings, notices and documents regarding this project. Please mail these to Sierra Club, San Gorgonio Chapter, Moreno Valley Group, 26711 Ironwood Ave, Moreno Valley, CA. 92555.

31

Thank you,

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Moreno Valley Group
San Gorgonio Chapter
Sierra Club
951.924.0816

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RESPONSE TO LETTER D-2

SIERRA CLUB

Response to Comment 1. The City believes the following responses address the comments submitted by the Sierra Club relative to this EIR on all the topics indicated. Short-term and long-term project specific and cumulative effects of the proposed project on air quality are evaluated in Section 4.3, *Air Quality* (pages 4.3-1 through 4.3-38) in the Draft EIR. Greenhouse gas emissions and climate change were evaluated in Section 4.13, *Global Climate Change* (4.13-1 through 4.13-22) in the Draft EIR. Where the proposed project's impacts were determined to be significant mitigation was provided to lessen those impacts. It was determined that even with the implementation of feasible mitigation measures the proposed project will have a significant and unavoidable impact on short-term construction air quality, long-term operational air quality impacts, cumulative air quality, and cumulative greenhouse gas emissions.

The concerns raised by the commenter have been responded to in the following Response to Comments 1 through 31. Any comments that were raised by the commenter that resulted in additions or revisions to the language in the Draft EIR are provided in Section 3.0, *Errata and Additions*, of this Final EIR.

Lastly, the commenter inaccurately suggests that the project should be required to obtain a LEED Silver or Gold rating as a form of mitigation of significant impacts associated with air pollution and greenhouse gas emissions. The process of obtaining a LEED rating is not mitigation. The specific green building features that are part of the LEED rating equation can reduce air pollution and greenhouse gas emissions impacts by minimizing and reducing the quantity of emissions associated with operations of a building. To clarify, Section 3.5.3, Green Building Construction, in the Project Description states that "The applicant has indicated the buildings will be designed to qualify for certification under the Leadership in Energy and Environmental Design (LEED) program, but there are no plans to submit the project for actual LEED certification at this time due to cost and time delay factors." (EIR page 3-12). The applicant will formally apply for LEED Certified status, but the ultimate determination of the level of compliance is up to the LEED organization and cannot be guaranteed with any certainty at this point in time, since the final engineering will not occur until after certification of the EIR.

Response to Comment 2. See Response No. 1 above regarding LEED certification. In addition, the applicant has agreed that the project will be constructed to accommodate solar photovoltaic panels in the future. Additional information in this regard is found in the responses to the comments by the South Coast Air Quality Management District (Letter B-3).

The opinions stated by the Sierra Club regarding the significance of project and cumulative air quality impacts are unsubstantiated. The air quality analysis in the EIR includes a detailed analysis showing that the cumulative impacts are unavoidable. The "cafeteria list" of mitigation measures listed in Mitigation Measure 4.3.6.5B is included to minimize the air quality impacts from the area and energy emissions. As described in EIR Section 4.3.6.5, page 4.3-34: "*Although implementation of Mitigation Measures 4.3.6.5A through 4.3.6.5B may reduce vehicle trips associated with the proposed project, it is not possible to quantify the reduction in the amount of emissions that may occur. Considering the volume of emissions generated and current commuter habits, it is unlikely the implementation of TDMs/TCMs will result in a reduction of operational project emissions to below existing SCAQMD thresholds. Application of Leadership in Energy and Environmental Design (LEED) standards and green building design principles could reduce emissions from building operations such as heating and cooling; however, such standards and principles would not reduce emissions of CO, ROG, NO_X, PM_{10}, and PM2.5 to below SCAQMD thresholds. No other feasible mitigation measures have been identified to reduce the operational emissions of CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ to a less than*

significant level." Further, the commenter mixed the short-term construction impacts with the long-term operational impacts – the majority of the comment above is about long-term operational impacts, however the last sentence is about short-term construction impacts and would not help reduce long-term emissions. The emissions control measures listed in Mitigation Measures 4.3.6.2A through 4.3.6.2M are adequate to reduce the short-term construction measures. However, the City and the applicant have agreed to add the Tier III requirement into Mitigation Measure 4.3.6.2C. The measure has been amended as follows as is included in Final EIR, Section 3.0, *EIR Errata and Additions:*

4.3.6.2C *Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize California Air Resources Board (CARB) Tier II Certified equipment or better during the rough/mass grading phase for the following pieces of equipment: rubber-tired dozers and scrapers. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.*

Project start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emission standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devices used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations.

Post January 1, 2015: All off-road diesel–powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devices used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations.

A copy of each unit's certified tier specifications, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

However, several air quality related mitigation measures have been modified as a result of discussion in the Final EIR (refer to Final EIR, Section 3.0 *EIR Errata and Additions*). The list of mitigations included in the Air Quality section are qualified by "where feasible" because the EIR can only require a project to implement feasible mitigation measures, and at this time it is not possible to determine mitigation measure feasibility. The determination will only be possible once operations have begun and will have to be determined by the project operator in cooperation with the City. Additionally, mandating that the construction process exceed Title 24 by a particular percentage makes the mitigation measure infeasible – there is no way to determine by what percentage the construction operations exceed Title 24.

The modified measures are also in the Mitigation Monitoring and Reporting Plan in Section 4.0 in the Final EIR to ensure they are implemented

Response to Comment 3. As documented in Section 4.2 of the Draft EIR, farming is no longer a viable economic activity in this portion of Riverside County, and the General Plans of the County and City both identify land uses that will a transition from historical agricultural land to appropriate suburban land uses. This proposed project represents a step in that anticipated transition.

This commenter also states that a developer recently donated $100,000.00 to the Riverside Land Conservancy to help mitigate for the loss of agricultural lands but fails to appropriately cite the

information and identify the basis for determining the amount of agricultural lands lost in relation to this monetary amount. In discussion with Gail Egenes, Executive Director of the Riverside Land Conservancy, the agency does not have any established program to purchase agricultural easements or lands. Also, in consultation with the National Conservation Easement Database, Riverside County does not have any established agricultural easements.[1]

Contributions to Riverside County Land Conservancy or the San Jacinto Basin Resource Conservation District by private land owners are laudable but are not required as part of a City or regional mitigation plan for loss of agricultural land. Therefore, the decision whether to make any contributions in this regard would be at the discretion of the developer in consultation with the City. For additional detailed analysis on this issue, see Responses 22 and 23 in the letter from Johnson & Sedlack (D-3). Since there is no feasible mitigation available, the impact has been identified as significant and unavoidable, and the City will have to adopt a Statement of Overriding Considerations as part of its Findings on the EIR prior to action on the project.

The project's greenhouse gas (GHG) emission assessment assumes the citrus groves are not present onsite, which we consider to be a "worst case" estimate of greenhouse gases related to the proposed project. The Draft EIR determined that GHG impacts would be less than significant with implementation of the proposed mitigation, and this information does not alter that conclusion.

The project site likely provides some amount of raptor foraging habitat, as outlined on page 4.4-2 of the Draft EIR. However, there are few large trees suitable for raptor perching and roosting (i.e., the citrus trees do not contribute much in this regard), and the site is proximate to human activity at its southeast and northwest corners, as well as SR-60 along its northern boundary. Therefore, the value of the project site for raptor foraging is marginal at best. The DEIR concluded project impacts on raptor foraging were less than significant with implementation of Mitigation Measure 4.4.6.1A to address impacts on nesting birds (DEIR page 4-29). In addition, any incremental cumulative impact on raptor foraging would be mitigated by the project's payment of the MSHP fee.

Response to Comment 4. Section 4.4 of the Draft EIR fully evaluates and minimizes impacts to the Quincy Channel, the main onsite drainage feature. The offsite mitigation for onsite impacts is mainly for removal of the two degraded erosional drainage channels along the west and southwest portions of the site. As shown on the project site plan (Figure 1.2 in the Draft EIR), the project would protect the Quincy Channel essentially intact (only 0.04 acre permanent impact and 0.03 acre temporary impact) along the eastern boundary of the project site. The impacts are outlined in Table 4.4.D of the EIR and the planned improvements are shown in Figures 1.2, 3.6.B, and 3.6.F, and Appendix K-3 A-1 Master Architectural Plan which shows the channel and bridge notes.

Response to Comment 5. There is no empirical evidence presented that would support the contention that the citrus groves on the project site provide significant biological habitat. The orchard property and the trees are subject to human disturbance on a regular basis, and are immediately adjacent to the SR-60 Freeway. The trees are maintained such that they provide minimal or no potential for roosting or perching by raptors, although some songbirds may utilize them and the fruit to some degree. A detailed biological assessment was prepared for the project to document consistency with the County's MSHCP, of which the City is a signatory. It came to a similar conclusion (i.e., the site has very low value as biological habitat).

Response to Comment 6. Impacts related to agriculture and raptor foraging are addressed in Sections 4.2 and 4.4 of the Draft EIR, and in Responses 3 and 5 above.

[1] http://nced.conservationregistry.org/browse/map, accessed October 4, 2012.

Response to Comment 7. The observation of Swainson's hawk in the general vicinity of the project site does not change the fundamental conclusion that impacts of the project on biological resources are less than significant with the proposed mitigation. Payment of the MSHCP impact fee will also help contribute to preservation of raptor foraging lands as habitat lands are purchased under the plan.

Response to Comment 8. The site would need to continue to be disked for weed abatement and fuel modification per City Fire Department requirements. Since the site is not actively tilled, this clearing would take place mainly once a year. Mitigation Measures 4.4.6.1B and 4.4.6.1C require a pre-construction burrowing owl survey and establish what actions must be taken if the burrowing owl is found on-site during the pre-construction surveys that are in accordance with the Burrowing Owl Consortium 1993 Burrowing Owl Survey Protocol and Mitigation Guidelines[1] and referred to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) survey instructions[2] to complete the pre-construction burrowing owl survey.

Response to Comment 9. All of the topics mentioned in the comment were addressed in the Draft EIR and are addressed in specific responses to this letter. Impacts to burrowing owl were addressed in Section 4.4 of the Draft EIR (biological resources), including mitigation for pre-construction surveys. The Draft EIR did look at direct and indirect impacts of the project relative to noise, vibration, odors (fumes?), and light during both construction and operation of the proposed warehouse buildings. Mitigation Measure 4.3.6.5B and 4.3.6.6A require the planting of shade trees in parking areas to reduce heat load on cars and buildings. Alternative fuels for onsite vehicles are addressed in Mitigation Measure 4.3.6.6A.

Response to Comment 10. There is no City-wide general requirement for parking areas of warehouse projects to use porous pavement, which create their own water quality issues with percolation of runoff directly from parking areas into the ground, rather than collecting runoff into detention basins, especially low flows which can have the most concentrated pollutants.

Response to Comment 11. CEQA requires an analysis of cumulative impacts from projects that are "on the books" at the time the baseline for the EIR is established (i.e., recently approved or proposed at the time of issuance of the Notice of Preparation). The cumulative project list does not include the World Logistics Center (WLC) because it was not a proposed project when the Notice of Preparation (NOP) was released for this project EIR (i.e., "baseline" conditions are typically established at the time the NOP is released). Even though that project is now on the City's "horizon", no traffic study or other technical information were available for evaluation relative to the cumulative impacts of this proposed project when the EIR for this project was prepared.

Response to Comment 12. The Draft EIR clearly identifies that…"The nearest existing sensitive land uses are single-family residences located approximately 50 feet southeast of the southern boundary of the project site, approximately 395 feet southeast of the proposed warehouse buildings, and approximately 664 feet southeast of the proposed loading docks." (Draft EIR page 4.3-17, 4th paragraph). The commenter may be confused by the terms used to characterize the spatial relationship of the project to the existing residences. The residences are 50 feet from the project's property line, but the Project Description (e.g., Figure 1.2 clearly shows there are several large detention basins in the southern portion of the site that will act as a buffer and separate truck activities of the project from the residences. As stated in the EIR and demonstrated on the project site plan, the residences would be 395 feet from the closest proposed warehouse building, and 664 feet from the closest proposed loading dock. As shown in the air quality analysis and health risk assessment of the EIR, this distance is sufficient to project the health of the residents near to the project.

[1] http://www2.ucsc.edu/scpbrg/burrowingowls.htm.
[2] http://www.tlma.co.riverside.ca.us/epd/documents/survey_protocols/burrowing_owl_survey_instructions.pdf.

All recommendations for locating warehouses some safe distance (which varies depending on the author) are all conditioned with the concept "unless a site-specific health risk assessment is performed." This EIR did include such a health risk assessment, which shows that, even with all the very conservative assumptions required, there will not be a significant health risk to any sensitive receptors (residents, schools, medical facilities, etc.) from project-related air emissions.

Response to Comment 13. The commenter is correct in pointing out there are other residential uses in the area. However, they are over 250 feet north across the SR-60 Freeway from the project site, and are not downwind of the site based on regional prevailing wind patterns As stated on page 4.3-17 of the DEIR, "…*receptors were placed in a general grid extending in all directions to characterize the risk level surrounding the project site. Meteorological data from the Perris area were utilized to represent the conditions at the project site*." These features of the HRA insure that the health risk levels to all individuals in the region of the project site were adequately considered. The SCAQMD's methodology for preparing health risk assessments requires an examination of impacts at the closest sensitive receptor to identify the worst case conditions. Therefore, it is neither required nor would it be helpful to show potential health risk levels of all residential zoning within 2,000 feet of the site.

As outlined in Response 12 above, the existing residences would be 664 feet from the closest truck loading dock, which would be the closest main source of truck-related air pollutants including diesel particulate matter. The project HRA used a worst case estimate of 25 meters (minimum 82.5 feet) to calculate potential health risks from new project warehousing, therefore, the actual exposure would likely be lower than that identified in the HRA, which showed that the project would create a maximum health risk of 1 additional cancer case in a million near the southwest corner of the site (or 10 times lower than the significance threshold of 10 in a million). As shown in Figure 4.3.3 of the Draft EIR, expected health risks further from the project site, including residences to the north across the freeway, are much less than 1 in a million." Therefore, existing housing north of the freeway would likely be exposed to a much higher health risk from ongoing traffic along SR-60 than would be generated by the proposed project.

Worker Health. A detailed health risk assessment (HRA) was prepared for the proposed project and included in Appendix B of the Draft EIR (LSA March 2012). The HRA examined the short-term and long-term potential health effects from project-related emissions of toxic air pollutants (TAP) in the exhaust of diesel-powered delivery trucks on existing surrounding sensitive receptors, including single- and multifamily residences. Onsite workers will be protected by the requirements established by the Occupational Safety and Health Administration (OSHA) and are not considered sensitive receptors in accordance to the California Air Resources Board (CARB). The CARB defines "sensitive" land uses, as homes, medical facilities, daycare centers, schools, and playgrounds but not on-site workers.

According to the HRA prepared for the proposed project, *"The operations expected to occur at this facility will not emit any toxic chemicals in any significant quantity other than vehicle exhaust. While there may be other toxic substances in use on site, compliance with State and federal handling regulations will bring emissions to below a level of significance. Due to the lack of data, precise evaluation of vehicle exhaust impacts is not feasible; however, based on the limited amount of TAC from vehicle exhaust associated with the project operations in relation to background levels, the impact is not expected to be significant."* (Section 5.4.2, *Operational Health Risk Impacts*, page 44).

The responsibility of the health of workers of the proposed project is to OSHA. The following is from the OSHA website (http://www.osha.gov/as/opa/worker/employer-responsibility.html):

Employer Responsibilities

Employers have certain responsibilities under the Occupational Safety and Health Act of 1970. The following list is a summary of the most important ones:

- Provide a workplace free from serious recognized hazards and comply with standards, rules and regulations issued under the OSHA Act.
- Examine workplace conditions to make sure they conform to applicable OSHA standards.
- Make sure employees have and use safe tools and equipment and properly maintain this equipment.
- Use color codes, posters, labels or signs to warn employees of potential hazards.
- Establish or update operating procedures and communicate them so that employees follow safety and health requirements.
- Provide medical examinations and training when required by OSHA standards.
- Post, at a prominent location within the workplace, the OSHA poster (or the state-plan equivalent) informing employees of their rights and responsibilities.
- Report to the nearest OSHA office within 8 hours any fatal accident or one that results in the hospitalization of three or more employees.
- Keep records of work-related injuries and illnesses. (Note: Employers with 10 or fewer employees and employers in certain low-hazard industries are exempt from this requirement.)
- Provide employees, former employees and their representatives access to the Log of Work-Related Injuries and Illnesses (OSHA Form 300).
- Provide access to employee medical records and exposure records to employees or their authorized representatives.
- Provide to the OSHA compliance officer the names of authorized employee representatives who may be asked to accompany the compliance officer during an inspection.
- Not discriminate against employees who exercise their rights under the Act.
- Post OSHA citations at or near the work area involved. Each citation must remain posted until the violation has been corrected, or for three working days, whichever is longer. Post abatement verification documents or tags.
- Correct cited violations by the deadline set in the OSHA citation and submit required abatement verification documentation.

With this OSHA protection, the employees of the proposed project will not be subject to unhealthful conditions.

The results of the conservative HRA modeling were shown in Table R (Table 4.3.F in the Draft EIR) for carcinogenic and chronic inhalation health risks at the sensitive receptors. Even with the conservative modeling technique used, assuming that an individual stays outdoors at his or her

residence 24 hours per day for 70 years, which is the State-required period of time that all HRAs must assess, the nearest sensitive receptor would be exposed to an unmitigated inhalation cancer risk of no more than 4.3 in 1 million, less than the State's threshold of 10 in a million. The highest worker exposure occurs at the east boundary of the facility just south of Eucalyptus Avenue (see Draft EIR Figure 4.3.1). Based on the conservative nature of the assumptions used in this study, the health risk levels cited in the DEIR in Table 4.3.F on page 3.4-17 are likely higher than are actually expected to occur. This assessment demonstrates that no significant health risk would occur from project-related truck traffic, and no mitigation is necessary. Much of the construction equipment used is not powered by electricity (i.e. grading equipment, bull dozers, etc.) is not available as electric equipment. Therefore, it is not practical to set a percentage requirement for the amount of construction equipment that must be powered by electricity. In addition, a percentage based requirement would not translate well to construction equipment. For example, it would not seem logical to base the calculation on the number of pieces of equipment since the size and emissions of equipment vary significantly.

Again, OSHA has programs that the project operator is required to comply with to project warehouse workers from the long term health effects of breathing toxic diesel emissions throughout their workday and employment.

Response to Comment 14. The noise impact analysis for the proposed project evaluated potential noise impacts from construction and project operations, and did not identify any significant noise impacts. Therefore, no noise barrier or other mitigation measures are required. For related discussion of noise impacts, see also Response to Comments 80 through 93 in Letter D-3 from Johnson & Sedlack. In addition, Mitigation Measure 4.3.6.6A was modified and Mitigation Measure 4.3.6.6B was added to address construction equipment and vehicles operating for the project (see Final EIR, Section 3.0, *EIR Errata and Additions*). Modifications are as follows:

4.3.6.6A *Prior to issuance of the first building permit, building and site plan designs shall ensure that the project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of ~~20~~ 10 percent until January 1, 2014. For building permits issued after that date, new state energy standards require a 20 percent reduction from 2008 Title 24, Part 6 Energy Efficiency Standards. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and review and approved by the City. The following design features~~, including but not limited to the following list,~~ shall be used to fulfill this requirement:*

- *Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City.*
- *Increase in insulation such that heat transfer and thermal bridging is minimized.*
- *Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.*
- *Incorporate dual-paned or other energy efficient windows.*
- *Incorporate energy efficient space heating and cooling equipment.*
- *Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City. Automatic devices to turn off lights when they are not needed shall be implemented.*
- *To the extent that they are compatible with landscaping guidelines established by the City, shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the project site.*

- *Paint and surface color palette for the project shall emphasize light and off-white colors which reflect heat away from the buildings.*
- *All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.*
- *To reduce energy demand associated with potable water conveyance, the project shall implement the following:*
    - *Landscaping palette emphasizing drought-tolerant plants;*
    - *Use of water-efficient irrigation techniques; and,*
    - *U.S. EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.*
- *The project shall provide secure, weather-protected, on-site bicycle storage/parking.*
- *The project shall provide on-site showers (one for males and one for females). Lockers for employees shall be provided.*
- *The project will establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce greenhouse gas (GHG) emissions. A plan will be submitted by the TMA to the City within two months of project completion that outlines the measures implemented by the TMA, as well as contact information.*
- *The project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan.*
- *The project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the project building plans.*
- *Lease/purchase documents shall identify that tenants are encouraged to promote the following:*
    - *Implementation of compressed workweek schedules.*
    - *SmartWay partnership.*
    - *Achievement of at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long-haul trips carried by SmartWay 1.0 or greater carriers.*
    - *Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long-haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidated trips carried by SmartWay 1.0 or greater carriers.*
    - *Use of fleet vehicles conforming to 2010 air quality standards or better.*
    - *Installation of catalytic converters on gasoline-powered equipment.*

- *Inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets.*
- *Establishment and use of carpool/vanpool programs, complemented by parking fees for single-occupancy vehicles.*
- *Provision of preferential parking for EV and CNG vehicles.*
- *Use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance.*
- *Use of electric (instead of diesel or gasoline-powered) yard trucks.*
- *Use of SmartWay 1.25 rated trucks.*
- *Each facility operator shall provide regular sweeping of onsite parking and drive areas.*
- *Each facility operator shall maintain a log of all trucks entering the facility to ensure that, on average, the daily truck fleet meets the quantities and emissions standards. This log shall be available for inspection by City staff at any time.*
- *Each facility operator shall prohibit all vehicles from idling in excess of five minutes in all onsite areas.*
- *Each facility operator shall ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained and certified in diesel health effects and technologies, such as by requiring attendance at CARB-approved courses.*
- *Each facility operator upon occupancy that do not already operate 2007 and newer trucks shall in good faith apply for funding to replace or retrofit their trucks such as Carl Moyer, VIP, Prop 1B or similar funds. Should funds be awarded, the tenant shall be required to accept and use them.*

Response to Comment 15. Many of the very detailed portions of the various environmental impact analyses are placed in the appendices so that the EIR is easier to read and understand. All details are available for the reviewer Trip lengths are not considered, as trip lengths to not affect the operation of traffic at various locations. The passenger vehicle and truck trip assignment figures provided in the DEIR show the number of passenger vehicle and truck trips at each intersection, and therefore indicate the routes that project trips are expected to utilize. The trip generation provided in the DEIR section would be for the project at its full capacity. The project trip generation analyzed in the analysis would be a typical weekday trip generation for the project. It is standard traffic engineering practice and the practice required by Cities and the County to analyze the project trips occurring during the weekday peak hours, as this is generally the period when the worst traffic is experienced on the adjacent streets. In addition, the trip generation analysis does not assume only some initial level of operation. The full operation of the project is analyzed so that the effects of the project on the existing environment are disclosed, as required by CEQA. Trips generated by the project under opening year are likely to be less than those included in the analysis. All of the details for calculating health risks of the proposed project were provided in Appendix B of the Draft EIR, including the EMFAC and dispersion modeling outputs. The details of the project traffic routing are discussed in detail in the traffic analysis and the truck trip length on DEIR page 4.3-32. In addition, "active" CalEEMod and supporting computer files were sent to the AQMD during the EIR review period to allow for replication and verification of the HRA report results. In addition, Mitigation Measure 4.3.6.6A was modified (see above) to address these types of equipment (see Final EIR, Section 3.0, *EIR Errata and Additions*).

Response to Comment 16. All of the details for calculating health risks of the proposed project were provided in Appendix B of the Draft EIR, including the EMFAC and dispersion modeling outputs. In addition, "active" CalEEMod and supporting computer files were sent to the SCAQMD during the EIR review period to allow for replication and verification of the HRA report results.

The Villages of Lakeview project included over 2,800 acres consisting of 11,350 dwellings, a mixed-use town center including some 500,000 square feet of retail, office and commercial uses, public facilities including four schools and a library, and nearly 1,000 acres of open space/conservation areas. The court found that the EIR analysis of traffic impacts was inadequate because it did not study how an additional 85,000 car trips would affect two local freeways. The only fault the court found in the project's relationship to the General Plan was that traffic congestion standards would be exceeded[1]. The proposed project reduces the intensity of the trip generation compared to the General Plan, and as shown in the analysis, doesn't change traffic congestion standards.

This EIR evaluates traffic impacts at intersections with more than 50 trips and freeway segments within a 5 mile radius where the project has more than 100 peak hour trips, as required by the traffic study guidelines adopted by the City of Moreno Valley as well as the County of Riverside. Please note that the 50 and 100 trip thresholds were not questioned in the Lakeview judgment. East of Redlands Boulevard, the project adds less than 100 peak hour trips to freeway facilities, therefore, the study area is consistent with the Friends decision. West of Pigeon Pass Road, project traffic is more than 100 trips. However, traffic volumes on the freeway west of Pigeon Pass Road are higher than those to the east of Pigeon Pass Road. Since the number of lanes is the same, and the segments east of Pigeon Pass Road are forecast to operate at unsatisfactory conditions under future conditions without the project, the segments to the west would also operate at unsatisfactory conditions (higher volumes and same capacity). Therefore, to the freeway segments west of Pigeon Pass Road, the project will not create a direct impact but add to unsatisfactory conditions.

It should also be noted that the referenced case is a Superior Court, not an appellate court decision and thus does not have the power of an appellate decision.

Response to Comment 17. It is not clear what the commenter is asking for. This project is not the Moreno Valley Auto Mall but if the commenter is asking if the cumulative impacts of the Moreno Valley Auto Mall in combination with this project (Eucalyptus Industrial Park) were considered, yes they were for both air quality and traffic on the SR-60. The DEIR includes (1) a description of the circulation system from both a local and regional perspective and list the pages; (2) screening criteria were used to determine the appropriate intersections and segments to include in the analysis, based on whether there was a potential or impacts and what the criteria were; and (3) that freeway impacts were studied in the EIR (list the pages) and the findings and pages on which the freeway analysis findings are listed. The EIR evaluates traffic impacts at intersections with more than 50 trips, and freeway segments within a 5 mile radius where the project has more than 100 peak hour trips. For freeway segments, the traffic analysis states that the project will add to unsatisfactory conditions but not create unsatisfactory conditions by itself. East of Redlands Boulevard, the project adds less than 100 peak hour trips to freeway facilities, therefore, the study area is consistent with the Friends decision. West of Pigeon Pass Road, since project traffic is more than 100 trips. However, traffic volumes on the freeway west of Pigeon Pass Road are higher than those to the east of Pigeon Pass Road. Since the number of lanes is the same, and the segments east of Pigeon Pass Road are forecast to operate at unsatisfactory conditions under future conditions without the project, the segments to the west would also operate at unsatisfactory conditions (higher volumes and same capacity). Therefore, to the freeway segments west of Pigeon Pass Road, the project will not create a direct impact but add to unsatisfactory conditions. Since the project does not create a direct

[1] From Courthouse News Service, May 29, 2012. http://www.courthousenews.com/2012/05/29/46884.htm accessed September 17, 2012.

significant impact at freeway segments where the project traffic is a higher percentage of the total freeway traffic, it can be said with certainty that the project will not create a direct impact at locations where the project traffic is a lower percentage of the total freeway traffic. Therefore, as described in the Response to Comment 13, as shown in Figure 4.3.3 of the DEIR, expected health risks further from the project site, including residences to the north along the freeway, are much less than 1 in a million.

A review of existing traffic volumes on the freeway reveals that the existing traffic volumes on segments beyond a 5-mile radius that were not analyzed and where the project has more than 100 peak hour trips are significantly higher than at the segments that were analyzed in the EIR. Since in 2035 all freeway segments analyzed operate at unsatisfactory levels of service in at least one peak hour, it can be said with certainty that segments with traffic volumes higher than those analyzed will also operate at unsatisfactory levels of service. Moreover, as the distance from the project site increases, project traffic on the freeway segments reduce. Since the project does not create a direct significant impact at freeway segments where traffic volumes are low and project contribution higher, it can be said with certainty that the project will not create a direct impact at locations where background traffic volumes are higher and project trips lesser. It is understood that the project will have a cumulative impact at all freeway segments where the background (without project) traffic volumes result in an unsatisfactory level of service. As stated in the DEIR Section 4.11.7, *Cumulative Impacts*, page 4.11-40, the addition of project traffic would be considered a cumulative impact. Review of the RTIP indicates that there are no projects programmed on SR-60 within the study area. Furthermore, neither the project applicant nor the City has jurisdiction over Caltrans facilities; therefore, implementation of improvements to the freeway mainline cannot be guaranteed. Furthermore, Caltrans does not have a mechanism for development projects to contribute to improvements on State Highways.

Response to Comment 18. The commenter states that global warming poses a grave threat to California and the Draft EIR is obligated to discuss the threats posed by greenhouse gas emissions for the public and decision makers. Page 4.13-1 through 4.13-6 in the Draft EIR (Section 4.13, *Global Climate Change*) provides the background information related to climate change requested in this comment.

The Draft EIR: discusses the existing greenhouse gas/climate change setting including the main gases of concern; provides the current emissions inventory at the global, US, and State levels; gives a detailed description of what global warming is and the effects that result, all of which could be considered the "threat of greenhouse gas pollution and global warming." The EIR attempts to present a non-sensational, balanced description based on the best information available. Section 4.13.2 describes the entire regulatory setting, including all applicable federal, State and City of Moreno Valley regulations and policies. The DEIR's GHG analysis is consistent with the requirements of CEQA (specifically CEQA Guidelines Section 15064.4, 15125(d), 15126.4(c), 15130(B).

Response to Comment 19. The comment summarizes international and national concerns about global climate change and greenhouse gas emissions which are also discussed in the DEIR in Section 4.13.1.1 on page 4.13-2.

Response to Comment 20. The comment summarizes concerns within the State of California about global climate change and greenhouse gas emissions which are also discussed in the DEIR in Section 4.13.1.1 on page 4.13-2.

Response to Comment 21. Section 4.13.6 of the Draft EIR includes a complete, detailed inventory and analysis of the project's short-term construction and long-term operational greenhouse gas emissions. The EIR states the project's greenhouse gas emissions and discusses the significance of these emissions without attempting to minimize the impact by subtracting whatever existing

greenhouse gas emissions there might be from the project site. Section 4.13.7 discusses the cumulative impacts of the project's greenhouse gas emissions.

The greenhouse gas impact study provided emissions from both construction and operation periods. During the construction period, emissions from both equipment exhaust and other area sources were calculated. During the operational period, emissions associated with vehicular (including automobiles and trucks) trips, water and energy usage, waste treatment, and other known sources have been calculated and identified in the study. If the commenter is suggesting that an exhaustive "life-cycle" inventory of the project's greenhouse gas emissions be prepared, the State Office of Planning and Research provided guidance on this issue and clarified that a life-cycle analysis is not required.[1]

Response to Comment 22. According to the greenhouse gas impact study, "*Global climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other significant changes in climate (such as precipitation or wind) that last for an extended period of time. The term "global climate change" is often used interchangeably with the term "global warming," but "global climate change" is preferred to "global warming" because it helps convey that there are other changes in addition to rising temperatures."* The Draft EIR did analyze the project's effects on greenhouse gas emissions which is a component of global climate change or global warming (Section 4.13 Global Climate Change, pages 4.13-1 through 4.13-22).

In addition the California Green Building Code requires mandatory measures to be implemented on all new construction projects that consist of a wide array of green measures concerning project site design, water use reduction, improvement of indoor air quality, and conservation of materials and resources. The "Cal Green Building Code" refers to compliance with Title 24, Part 6 energy efficiency measures. Additionally, it encourages 15 percent energy use reduction over the amount required in Part 6. The Cal Green Building Code prescribes a wide array of measures that would directly and indirectly result in reduction of GHG emissions from the Business as Usual Scenario. The mandatory measures that are applicable to nonresidential projects include site selection, energy efficiency, water efficiency, materials conservation and resource efficiency, and environmental quality measures.

The Climate Change technical report included in the EIR Appendix B does include a discussion of the impacts that climate change could have on the project. The conclusion is that there are not expected to be any significant impacts. If the commenter is suggesting that the DEIR should provide a more detailed analysis of global warming on the proposed project, there is a recent CEQA Case, *Ballona Wetlands Land Trust v. City of Los Angeles and Ballona Ecosystem Education Project v City of Los Angeles,* No.B231965 (Cal. Ct. App 2d Dist., November 9, 2011), where the opponents claimed that the EIR was inadequate because it did not analyze the effects of sea rise due to global warming on the project. The Court held that CEQA did not require the EIR to analyze this risk, concluding that "the purpose of an EIR is to identify the environmental effects of the project on the environment and not the significant effects of the environment on the project." The court reasoned: "[w]e believe that identifying the environmental effects of attracting development and people to an area is consistent with CEQA's legislative purpose and statutory requirements, but identifying the effects on the project and its users of locating the project in a particular environmental setting is neither consistent with CEQA's legislative purpose not required by CEQA statutes." Although an analysis of the effects of global climate change on the project is not required, one was provided on page 4.13-3 of the DEIR (Section 4.13.1.3, *Effects of Global Warming*).

Response to Comment 23. The opinion of the Sierra Club that "The project's greenhouse gas impacts are clearly significant" is noted, but contrary to the detailed climate change analysis included

[1] *Transmittal of the Governor's Office of Planning and Research's Proposed SB97 CEQA Guidelines Amendments to the Natural Resources Agency*, California Governor's Office of Planning and Research, April 13, 2009, page 2.

in the EIR. The EIR does include a detailed significance discussion and conclusion at the end of Sections 4.13.5, 4.13.6, and 4.13.7.

The SCAQMD and other air quality agencies agree that GHG and climate change should be assessed as a potentially significant "cumulative impact" rather than a "project-specific" impact. SCAQMD is considering the adoption of a numeric plan-level efficiency target of 6.6 MTCO2E per service population.

The intent of CEQA is to determine the significant effects of a project on the environment and provide feasible and reasonable mitigation to reduce impacts to less than significant. In instances where the impact of the project cannot be reduced to less than significant and it is determined the impact is significant and unavoidable, the Lead Agency, must adopt a Statement of Overriding Considerations that finds (1) under Public Resources Code Section 21081(a)(3), and CEQA Guidelines Section 15091(a)(3), that specific economic, legal, social technological, or other considerations, including provisions of employment opportunities to highly trained workers make infeasible the mitigation measures or project alternatives identified in the Final EIR; and (2) under CEQA Guidelines section 15092(b), that the remaining significant effects are acceptable due to overriding concerns described in the CEQA Guidelines Section 15093. CEQA does have a provision as stated above that an impact can be significant and unavoidable if the City makes findings as to why it is willing to accept the significant impact; therefore, it was not CEQA's intent to not allow any tolerance for impacts on the environment as long a good faith effort is made to reduce the impacts where reasonable.

In addition, the Draft EIR analyzed the cumulative effects of the project on greenhouse gas emissions (Section 4.13.7 Cumulative Impacts, page 4.13-25). The EIR further determined that, while it is not possible to determine whether the project individually will have a significant impact on global warming or climate change, it will contribute to cumulative GHG emissions in California. Cumulatively, the build out of the proposed project would contribute approximately 79,000 metric tons of CO_2e per year. The mitigation measures discussed in the project-level impact analysis of GHG emissions indicated the measures would substantially reduce the project's emissions of greenhouse gases, however, without the necessary science and analytical tools, it is not possible to determine with certainty whether the project's emissions of greenhouse gases will be cumulatively considerable, within the meaning of CEQA Guidelines Sections 15065(a)(3) and 15130. The CARB is currently in the process of designing regulations to monitor, limit, and ultimately reduce California GHG emissions but there are as yet no adopted standards for assessing the significance of cumulative impacts from projects.

Cumulatively, the emissions from electricity production would comprise approximately 2.8 percent of the project's total CO_2e emissions. Water usage and solid waste disposal emissions comprise approximately 14 percent of the project's total CO_2e emissions while the emissions from vehicle exhaust would comprise approximately 84 percent of the project's total CO_2e emissions. The emissions from vehicle exhaust are controlled by the State and Federal governments and are outside the control of the City. The remaining CO_2e emissions are primarily associated with building systems. The proposed project is required to comply with existing State and Federal regulations regarding the energy efficiency of buildings, appliances, and lighting, which would reduce the project's electricity demand. The new buildings constructed in accordance with current energy efficiency standards would be more energy efficient than older buildings.

The Draft EIR (Section 4.3) made a determination that the proposed project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases and no mitigation is required. However, it was determined that the proposed project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment and mitigation was proposed to reduce these project-specific effects to less that significant (Draft EIR, page 4.3-21 through 4.3-26).

With implementation of the strategies and programs described previously, the project is consistent with the strategies to reduce California's emissions to the levels proposed in Executive Order S-3-05. However, given the uncertainty of data and appropriate methodology to accurately analyze, and the inability to quantify the reduction achieved through implementation of strategies and programs previously identified, the proposed project's GHG emission contribution would result in a cumulative impact regarding global climate change and the cumulative impacts of the proposed project on global climate change are considered to be significant and unavoidable.

In summary, the City believes all known emissions during construction and operations of the proposed project have been identified and calculated. The preparer of the greenhouse gas impact study has followed the guidelines provided by the OPR and California Air Pollution Controls Officers Association (CAPCOA) and has provided an adequate analysis. It is the City's opinion that the study has disclosed the impacts of the proposed project adequately and mitigated the impacts of greenhouse gas emissions where applicable (Draft EIR Section 4.13, *Global Climate Change*, pages 4.13-1 through 4.13-26).

Response to Comment 24. Section 4.13.6 includes mitigation measures 4.13.6.1A, 4.13.6.1B, and 4.13.6.1C which include many feasible mitigation measures to be implemented to minimize greenhouse gas emissions. As stated in Response 23, all known emissions during construction and operations of the proposed project have been identified and calculated. The preparer of the greenhouse gas impact study has followed the guidelines provided by the OPR and CAPCOA and has provided an adequate analysis. It is the City's opinion that it has disclosed the impacts of the proposed project adequately and mitigated the impacts of greenhouse gas emissions where applicable (Draft EIR Section 4.13, *Global Climate Change*, pages 4.13-1 through 4.13-26).

Response to Comment 25. The proposed project would certainly take advantage of public transit (i.e., bus service) when it becomes available to the area, most likely along the realigned Eucalyptus Avenue. The project would be required to install bus turnouts as directed by the Riverside Transit Authority (RTA) (e.g., RTA Route 35) and future workers would no doubt take advantage of bus service in the project area. The closest existing RTA Bus Route in the area is Route 35 with a bus stop at the WalMart Super Center at Moreno Beach Drive west of the project site and within walking distance.[1]. The commenter requests that the project create routes to facilitate access to commercial centers, schools and parks for residents, however, this is an industrial project, not a residential development, so there will not be residents who need access to those facilities.

The project provides for the relocation of the Quincy Channel multi-purpose trail and will provide sidewalks along Eucalyptus Avenue, as required by the City. When completed, Eucalyptus Avenue will be wide enough (72-foot curb-to-curb) to allow bicycles to travel safely east and west to the rest of the City. Pedestrians will also be able to travel west along Eucalyptus Avenue to the shopping and services along and off of Moreno Beach Drive.

Response to Comment 26. The comment states the "FEIR should consider mitigation measures that will ensure the planned community will use energy efficiently and conservatively." The proposed project is a logistics distribution warehouse not a planned community with a residential component. As stated in the Draft EIR, page 3-2: "The proposed project includes the construction and operation of a warehouse facility comprising six buildings consisting of a total of approximately 2,244,638 square feet." Nonetheless, the project will be required to comply with the state's new Green Building Code, which has significantly increased energy, water, and resource conservation features required of new buildings over previous building codes" Second, the project Mitigation Measures, as presented in the Draft EIR and as modified in this Final EIR, will substantially reduce energy, water, and other resource consumption by this project. Many of these measures will also help reduce the potential

[1] http://www.riversidetransit.com/home/images/stories/DOWNLOADS/ROUTES/035.pdf accessed December 17, 2012.

production of excessive air pollution and greenhouse gas emissions related to this project, as outlined in Sections 4.3 Air Quality and 4.13 Global Climate Change of the Draft EIR. For example, Mitigation Measure 4.3.6.5A requires that the project implement transportation demand management strategies such as preferential parking for employee vanpooling/carpooling, bicycle parking facilities (such as bicycle lockers and racks), bus turnouts, and other strategies to reduce vehicle miles traveled. Mitigation Measure 4.3.6.5B requires that the project applicant incorporate twenty-one (21) energy-efficiency and low-air pollution emission methods into the project design and building construction including but not limited to:

- *Low-emissions water heaters;*
- *Central water-heating systems;*
- *Energy-efficient appliances;*
- *Increased insulation;*
- *Automated controls for air conditioners;*
- *Energy-efficient parking lot lighting;*
- *Lighting controls and energy-efficient lighting;*
- *Low-VOC interior and exterior coatings during project repainting;*
- *On-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the amount of vehicle trips;*
- *Installation of skylights and energy-efficient lighting that exceeds California Title 24 standards where feasible, including electronic dimming ballasts and computer-controlled daylight sensors in the buildings;*
- *Shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building shall be planted at the proposed project site;*
- *Fans to assist natural ventilation, centralized water and space conditioning systems, high efficiency individual heating and cooling units, and automatic setback thermostats. Incorporating drought-tolerant plants into the landscaping palette; and*
- *Use of water-efficient irrigation techniques;*
- *Energy-efficient low-pressure sodium parking lot lights or lighting equivalent as determined by the City;*
- *Buildings shall be oriented north-south where feasible;*
- *Implement an on-site circulation plan in parking lots to reduce vehicle queuing;*
- *Develop a trip reduction plan to achieve 1.5 average vehicle ridership (AVR) for businesses with fewer than 100 employees or multitenant worksites;*
- *Include bicycle parking facilities such as bicycle lockers and racks;*
- *Include showers for bicycling employees use; and*
- *Construct on-site pedestrian facility improvements such as building access that is physically separated from street and parking lot traffic and walk paths.*

Mitigation Measure 4.13.6.1A requires that the project applicant incorporate four (4) energy-efficiency and water-efficiency methods into the project design including but not limited to:

- *Utilize exterior window treatments for efficient energy conservation;*

- *Utilize water-efficient fixtures and appliances, including but not limited to low-flow faucets, dual-flush toilets minimizing water consumption by 20 percent from the Building Standards Code baseline water consumption;*
- *Prepare a Commissioning Plan that includes commissioning by a Commissioning Authority for all building systems (e.g., heating, ventilation, and air-conditioning [HVAC], irrigation systems, lighting, and water heating); and*
- *Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff;*

Mitigation Measure 4.13.6.1B requires that the project applicant incorporate twelve (12) energy-efficiency methods into the project design and construction including but not limited to:

- *Use locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project;*
- *Use "Green Building Materials," such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project;*
- *Limit unnecessary idling of construction equipment;*
- *Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment;*
- *Design the project building to exceed the California Building Code (CBC) Title 24 energy standard, including, but not limited to, any combination of the following:*
    - *Increase insulation such that heat transfer and thermal bridging is minimized.*
    - *Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.*
    - *Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment.*
- *Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping;*
- *Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings.*
- *Install light-colored "cool" roof and cool pavements.*
- *Install energy-efficient heating and cooling systems, appliances and equipment, and control systems.*
- *Install solar or light-emitting diodes (LEDs) for outdoor lighting.*

Mitigation Measure 4.13.6.1C requires that the project applicant incorporate six (6) greenhouse gas emission and waste reduction methods into project operations including but not limited to:

- *Use less than 3,900 Global Warming Potential (GWP) hydrofluorocarbon (HCF) refrigerants or natural refrigerants (ammonia, propane, carbon dioxide [CO2]) for refrigeration and fire suppression equipment;*
- *Provide vegetative or man-made exterior wall shading devices for east-, south-, and west facing walls with windows;*

- *Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate:*
    - *Install drought-tolerant plants for landscaping.*
    - *Use reclaimed water for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water.*
    - *Install water-efficient irrigations systems, such as weather-based and soil-moisture-based irrigation controllers and sensors for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance.*
- *Provide employee education about reducing waste and available recycling services.*

Information on the project's LEED certification is presented in the previous Response to Comments D-2, Nos. 1 and. 2. The other measures suggested in this comment have already been evaluated in this EIR, and most have already been incorporated into the project Mitigation Measures. For example, the project will provide an alternative fuel station, shading of parking areas, energy efficient lighting both inside and outside, etc. The City believes compliance to at least 10 percent less than current energy codes included in the Green Building Code, and the project mitigation measures as proposed in the Draft EIR and as modified in this Final EIR, are sufficient and reduce the energy use of this project to the greatest extent practical and feasible, as required under CEQA.

The comment suggests that thirteen (13) additional measures to reduce greenhouse gas emission be included. The Draft EIR already incorporates or includes eight of the measures and the remaining six measures are not included or are infeasible. An explanation of these measures including where they are already included or incorporated in the Draft EIR or why they are not included or are infeasible is provided in Table A as follows:

Table A: Comparison of Sierra Club Suggested Measures to Project EIR Mitigation Measures

Suggested Mitigation Measure to Reduce Greenhouse Gas Emissions	Response
1. Analyzing and incorporating the U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) or comparable standards for energy efficient building during pre-design, design, construction, operations and management.	**Included.** The project description (see Draft EIR p 3-14) recognizes the trend towards "Green Building" in the state, and the applicant for the proposed project will apply for the Leadership in Energy and Environmental Design (LEED) Core & Shell rating program. LEED is a voluntary, consensus-based standard to support and certify successful green building design, construction, and operations.
2. Designing buildings for passive heating and cooling, and natural light, including building orientation, proper orientation and placement of windows, overhangs, skylights, etc.	**Included.** A similar mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on pages 4.3-33 and 4.3-34.
3. Designing buildings for maximum energy efficiency including the maximum possible insulation, use of compact florescent or other low-energy lighting, use of energy efficient appliances, etc.	**Included.** Similar mitigation measures are already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on pages 4.3-33 and 4.3-34 and **Mitigation Measure 4.3.6.6A** on pages 4.3-35 and 4.3-36 and Section 4.13 Global Climate Change of the Draft EIR under **Mitigation Measures 4.13.6.1A**, **4.13.6.1B**, and **4.13.6.1C** on pages 4.13-20 and 4.13-21.
4. Reducing the use of pavement and impermeable surfaces.	**Included where appropriate.** Impermeable surfaces will be installed were appropriate, but it is not feasible to use impermeable surfaces in the truck parking area since a soft permeable surface will not support the weight of a large truck.

Suggested Mitigation Measure to Reduce Greenhouse Gas Emissions	Response
5. Requiring water re-use systems.	**Infeasible.** Reclaimed water is not available to this area of the City yet, so a "purple" pipe system is not required to be installed as part of this project.
6. Installing light emitting diodes (LEDs) for traffic, street and other outdoor lighting.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.13.6.1B** on page 4.13-21.
7. Limiting the hours of operation of outdoor lighting.	**Not Included.** The future facility operator is not known at this time since the developer is building a spec building. The City cannot burden the future, unknown operator with this limitation provided the operation complies with all applicable City ordinances regarding night lighting. **.**
8. Maximizing water conservation measures in buildings and landscaping, using drought tolerant plants in lieu of turf, planting shade trees.	**Included.** Similar mitigation measures are already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-34 and Section 4.13 Global Climate Change of the Draft EIR under **Mitigation Measures 4.13.6.1A**, **4.13.6.1B**, and **4.13.6.1C** on pages 4.13-20 and 4.13-21.
9. Ensure that the Project is fully served by full recycling and composting services.	**Included.** A similar mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6B** on page 4.3-37. **Infeasible.** The proposed industrial warehouse project will not generate any compost materials, with the exception of trimmings from landscape vegetation and scraps from employee meals. The landscape service provided will be responsible for removal of trimmed vegetation to an off-site receiving facility. Scraps from employee meals will not be generated in enough quantities to warrant an on-site composting facility, so such a system is not required to be installed as part of this project.
10. Ensure that the Project's wastewater and solid waste will be treated in facilities where greenhouse gas emissions are minimized and captured.	**Infeasible.** The site is served by public entities for wastewater and solid waste. Neither the City nor the project proponent has control over those facilities.
11. Installing the maximum possible photovoltaic array on the building roofs and/or on the project site to generate all of the electricity required by the Project, and utilizing wind energy to the extent necessary and feasible.	**Partially Included.** The proposed project does not have a specific end user at this point, but the building design will allow for future installation of solar photovoltaic for the entire building and solar hot water heating for the office area.
12. Installing solar water heating systems to generate all of the Project's hot water requirements.	**Not Included.** The proposed project does not have a specific end user at this point, but the building design will allow for future installation of solar photovoltaic and solar hot water heating for the office area.
13. Installing solar or wind powered electric vehicle and plug-in hybrid vehicle charging stations to reduce emissions from vehicle trips.	**Included.** A similar mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6B** on page 4.3-36.

Response to Comment 27. The commenter is confusing the proposed project, which involves industrial warehouses, with a residential project. All known emissions during construction and operations of the proposed project have been identified and calculated (Draft EIR Section 4.13, Global Climate Change, pages 4.13-1 through 4.13-26). Feasible mitigation measures, including several identified in the list provided by the commenter, have been already included as mitigation for the project and are identified in the Draft EIR. In addition, the mitigation measures shown as "Incorporated" in the Table C have been added to the Final EIR (Section 3.0 Errata and Additions) as

suggested by the commenter. The changes to the Draft EIR do not result in the identification of a new or more severe significant impact and has no material effect on the findings of the EIR. Table B below contains each of the greenhouse gas reduction measures suggested for inclusion by the commenter and if it is already included, if will be added mitigation as part of the Final EIR, or if will not be included and why.

The comment suggests that five (5) additional measures to reduce air quality and greenhouse gas emissions during project construction be included. The Draft EIR already incorporates or includes two of the measures and the remaining three measures are not included or are infeasible. An explanation of these measures including where they are already included or incorporated in the Draft EIR or why they are not included or are infeasible is provided in Table B as follows:

Table B: Comparison of Sierra Club Suggested Measures to Project EIR Mitigation Measures

Mitigation Related to Construction	
1. Utilize recycled, low-carbon, and otherwise climate-friendly building materials such as salvaged and recycled-content materials for building, hard surfaces, and non-plant landscaping materials.	**Included.** A similar mitigation measure is already included in Section 4.13 Global Climate Change of the Draft EIR under **Mitigation Measure 4.13.6.1B** on page 4.13-20.
2. Minimize, reuse, and recycle construction-related waste.	**Not Included.** The project is required to comply with Policy 6.7.6 of the Chapter 9 of the City's General Plan: Require building construction to comply with the energy conservation requirements of Title 24 of the California Administrative Code. The applicant will attempt to divert at least 50% of construction waste, and would apply for LEED credit if they achieve that goal.
3. Minimize grading, earth-moving, and other energy-intensive construction practices.	**Infeasible.** The entire site must be graded to accommodate the building structures and parking lots.
4. Landscape to preserve natural vegetation and maintain watershed integrity.	**Infeasible.** The site contains very little natural/native vegetation, only associated with the Quincy Channel, which will be preserved onsite**.**
5. Utilize alternative fuels in construction equipment and require construction equipment to utilize the best available technology to reduce emissions.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measures 4.3.6.2B** and **4.3.6.2J** on page 4.3-24.

Response to Comment 28. Many of these proposed measures appear to apply to a residential "planned community" rather than an industrial warehouse project, so it is assumed they were mistakenly excerpted from another document (e.g., shuttle service, car sharing service, encouraging residents to use low or zero emission vehicles, etc.).

Measure 4.3.6.5A requires ridesharing, and the project will provide a vehicle charging station (Measure 4.3.6.6A). In addition, the project will take advantage of transit when transit services are extended through the project along Eucalyptus Avenue by the RTA.

It should be noted that the commenter made very similar comments on the Vogel Industrial Project EIR recently processed by the City, and many of the mitigation measures incorporated into that project were incorporated into this project. However, Table C, below summarizes the measures recommended by the commenter compared to the actual measures provided in the Draft EIR and this Final EIR.

The comment suggests that six (6) additional measures to reduce air quality and greenhouse gas emissions from project vehicles be included. The Draft EIR already incorporates or includes two of the measures and the remaining four measures are not included or are infeasible. An explanation of

these measures including where they are already included or incorporated in the Draft EIR or why they are not included or are infeasible is provided in Table C as follows:

Table C: Comparison of Sierra Club Suggested Measures to Project EIR Mitigation Measures

Transportation Mitigation Measures	
1. Encourage and promote ride sharing programs through such methods as a specific percentage of parking spaces for ride sharing vehicles.	**Included.** Similar mitigation measures are already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5A** on pages 4.3-33 and **Mitigation Measure 4.3.6.6A** on page 4.3-36.
2. Create a car sharing program within the planned community;	**Not Included.** The suggested mitigation measure applies to a planned community and is therefore inappropriate. As noted in **Mitigation Measure 4.3.6.2J** (Draft EIR page 4.3-25), documentation shall be provided to the City of Moreno Valley indicating that construction workers have been encouraged to carpool or otherwise reduce VMT to the greatest extent practical, including providing information on available park and ride programs. However, the applicant will provide a bulletin board that will facilitate posting of ridesharing information and requests by project workers.
3. Create a light vehicle network, such as a neighborhood electric vehicle (NEV) system.	**Not Included.** The suggested mitigation measure applies to a residential neighborhood and is therefore inappropriate. However, **Mitigation Measure 4.3.6.2J** on page 4.3-24 requires alternative fuel vehicles onsite.
4. Provide necessary facilities and infrastructure to encourage residents to use low or zero-emission vehicles, for example, by developing electric vehicle charging facilities and conveniently located alternative fueling stations.	**Included.** The mitigation measure the comment suggests refers to “residents”, and this project proposes warehousing not a residential development. However, a similar mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-36.
5. Provide a shuttle service to public transit within and beyond the planned community.	**Not required.** The RTA serves the general project area and may require bus stops to be installed as service is needed to the project or other nearby areas. Therefore, the site is serviced by the RTA and no further actions are necessary.
6. Incorporate bicycle lanes and routes into the planned community’s street systems.	**Not required.** Bicycle access to and from the project would use Eucalyptus Avenue, and pedestrians would be able to access the site on the planned multi-purpose trail on the north side of Eucalyptus Avenue. It should be noted the proposed project is warehousing, not a planned community.

Response to Comment 29. The use of carbon offsets is infeasible because:

- The cited precedent is a negotiated settlement for a major oil refinery in Contra Costa County, rather than a warehouse development in Riverside County;
- The cited precedent was for the period prior to 2012;
- California has not established any generally applicable standards for requiring offsets for GHG emissions; and
- Most cities and counties in California have not required offsets for GHG emissions on projects of the scale of the proposed project.

Using such carbon offsets to mitigate for cumulative impacts is fraught with uncertainty. As the comment implies ("… offsets purchased are real…"), but there is considerable controversy regarding whether offsets that are available today will actually mitigate this cumulative effect.

First, it requires an accurate measure of the emissions to be offset and the offsets to be provided. That calculation turns out to be riddled with uncertainty on both ends. As noted above in the example cited by the commenter, this initial offset of $7 million for the Rodeo refinery was later reduced to $4.4 million due to revised calculations of GHG emissions. The UN's Intergovernmental Panel on Climate Change found a margin of error of 10% with measuring emissions from making cement or fertilizer; 60% with the oil, gas and coal industries; and 100% with some agricultural processes.

Second, the provision of offsets requires an accurate measure of the carbon saved elsewhere. Most of the earliest offset projects involved planting trees, which naturally ingest carbon, a complex and unpredictable process which forbids accurate measurement.

Finally, the very idea of offsetting relies on the concept that a carbon reduction would not have occurred in the natural order of commercial life. For example, one of the biggest UK companies that sells offsets, Climate Care, distributed 10,000 energy-efficient light bulbs in a South African township; offered the carbon reductions as offsets; and then discovered that an energy company was distributing the same kind of light bulbs free to masses of customers, including their township, so the reduction would have happened anyway.

To accurately calculate the amount of credit for each of the above actions, the offset program must make a number of critical assumptions:

- What is the baseline of emissions for the existing facilities that would be retrofitted to reduce their energy consumption? Would they ultimately be retrofitted in any case, thus limiting the actual resulting reduction in GHG emissions?

- Is the development of the alternative energy source actually dependent on the external funding provided by the offset? Or is the alternative energy developer simply achieving another subsidy?

- How much extra energy (and GHG emissions) is required to construct the alternative energy facility? What period of time should this be amortized over? For example, the development of the California High Speed Rail Project is estimated to reduce energy consumption in the long run. However, the extra energy involved with construction is estimated to have a 40 year payback.

As such, the actual amount of mitigation provided by an offset program can be speculative, based upon the actual performance of the program.

There is a global marketplace for fossil fuel energy based upon a market between buyers and sellers. The sellers, those who own the sources and production of fossil fuel energy, have a powerful economic interest to keep and increase their income stream from the production of fossil fuels.

To the extent that the actions cited above as potential offset measures, in combination with other conservation measures, reduce the demand for fossil fuels in the countries where they are implemented, the owners of these fossil fuel supplies will still want to preserve and enhance their income as much as possible. And there is a large unmet need (unmet as defined by consumer actions) for increased energy consumption in developing countries. For example the average annual energy consumption of a citizen of China or sub-Saharan Africa, at 4.5 metric tons, is far less than that of the average US citizen, at 20 metric tons. To the extent that the US and other countries reduce

energy consumption based upon energy efficiency measures, the owners of fossil fuel resources will seek to sell the same energy, perhaps at a lower price, to the less developed countries. If the energy is sold at a lower price, then more energy would need to be sold to generate the same income, and the resulting energy consumption and GHG emissions could actually increase.

In conclusion, the City concludes that compliance to at least 10 percent less than current energy codes included in the Green Building Code, and the project mitigation measures as proposed in the Draft EIR and as modified in this Final EIR, are sufficient and reduce the energy use of this project to the greatest extent practical and feasible, as required under CEQA. There are no established laws or regulatory guidelines requiring contributions toward carbon offsets. In addition, there is uncertainty regarding the efficacy, reliability and legal standing of carbon off-sets at this time. For this reason, such mitigation is considered to be infeasible. The analysis in the Draft EIR concludes that greenhouse gas emission impacts of the project will be less than significant with implementation of the recommended mitigation measures, despite protestations of the commenter and others to the contrary.

Response to Comment 30. The commenter is correct in stating that the EIR must contain a "*reasonable*" [emphasis added] range of alternatives to the proposed project that avoid or lessen the significant impacts to the proposed project (Pub. Res. Code §21002; CEQA Guidelines §§ 15002(a)(3), 15021(a)(2), 15126.6(d)). According to CEQA Guidelines §15126.6(a) "[A]n EIR need not consider every conceivable alternative to a project. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason. (Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal.3d 553 and Laurel Heights Improvement Association v. Regents of the University of California (1988) 47 Cal.3d 376)."

The Draft EIR does include an analysis of a reasonable range of alternatives to the proposed project (Draft EIR, Section 6.0 Alternatives, pages. 6-1 to 6-40) in compliance with CEQA. The Draft EIR discusses the No Project Alternative (Section 6.3.2.1) and an Off-Site Alternative (Section 6.3.2.4) as suggested by the commenter.

The EIR did look at a higher density mixed commercial residential development. As described on page 6-24 of the Draft EIR, the Mixed Commercial/Office/Residential Alternative (Alternative 4) would result in the development of commercial, office and residential uses on the project site resulting in development of 548 multiple-family residential units, 138 single-family residential units, 441,000 square feet of commercial uses, and 441,000 square feet of office uses.

As described on page 6-31 of the Draft EIR:

> *Under the Alternative 4, impacts related to short-term construction-related air quality would be similar to the proposed project as the same amount of land would be disturbed and the same mix of equipment would be utilized. Long-term operational-related air quality emissions would be increased in magnitude when compared to the project and would remain significant and unavoidable. Because of the increase in vehicle trips under this alternative, impacts to the operation of local roadways and intersections would be proportionally greater than what was identified for the proposed project. Long-term traffic impacts would remain significant and unavoidable. Traffic-related noise would be increased in magnitude but would be similarly mitigated like the proposed project and would remain less than significant.*
>
> *Because this alternative would also require a Zone Change and General Plan Amendment, land use impacts would be similar to the proposed project. This alternative would result in the development of office uses that would generate permanent jobs, which may require workers who are not current residents of the City. Combined with the residential component, the office use*

would increase the total number of people that would be added to the City's population. This alternative would have greater demands on public services and recreation. However, the payment of fees and dedication of parkland would reduce these impacts to a less than significant level. This alternative would increase the amount of water utilized and increase the amount of wastewater and solid waste that would be generated on site. Similar to the proposed project, adherence to wastewater and solid waste requirements would reduce these impacts to a less than significant level. In the event that water is not available for development envisioned under this alternative, impacts to water resources would be significant and avoidable. Under this alternative, some of the proposed project objectives would not be met as warehouse uses would not be built. However, development of this alternative would provide new employment opportunities for residents of Moreno Valley.

The Draft EIR does analyze the various alternatives impacts on greenhouse gas emissions (Table 6.F page 6-10) biological resources, water resources including water quality and water use (Table 6.C on page 6-9) and traffic (Table 6.B page 6-9). In addition, detailed analysis for each of the alternatives is included in Section 6 of the Draft EIR as it relates to the environmental issues listed by the commenter.

An agricultural alternative was not considered because the site has been planned by the City since 1987 for suburban intensity land uses. In addition the current General Plan does not include any agricultural designations. The City allows agricultural uses in all land use designations as an interim use until such time as the land is developed per the vision identified in the General Plan. One of the goals stated in the City's recent General Plan is the "…orderly conversion of agricultural lands." Therefore, an agricultural use as a long-term alternative is not practical and does not require analysis as a separate alternative. However, it should be noted that Alternative 3 does incorporate 27 acres of land that would be used for agriculture to provide a less intense buffer in the southeastern portion of the site. No further analysis is necessary and the comment does not change the conclusion in the Draft EIR.

Response to Comment 31. The commentor is correct in stating that a large segment of the population of Moreno Valley is Hispanic or Latino. However, because a person is Hispanic or Latino does not automatically mean that they only speak Spanish. There is no legal requirement to translate the environmental documents or the notices into other languages. It is not the policy of the City to require project applicants to incur the added expense of having project environmental documents or public notices translated into Spanish. The City is also not required to incur the expense of providing a Spanish translator at public meetings. The commenter is free to provide a Spanish translator at its costs. In addition, neither the State CEQA Statutes nor the State CEQA Guidelines require or even suggest providing such notices.

Contrary to the assertion of the commenter, the City believes the Draft EIR does identify and analyze the potential direct, indirect, and cumulative impacts of the proposed warehouse project. The City believes the EIR, including the Draft EIR, Final EIR, and supporting appendices and materials, comply with the requirements of CEQA, and that the Final EIR has adequately addressed the various comments raised by this and other commenters on the EIR.

The Sierra Club, San Gorgonio Chapter, is already on the mailing list for this project, as previously requested.

LETTER D-3: JOHNSON & SEDLACK

Letter D-3

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RE: Comments on Prologis Eucalyptus Industrial Park Draft Environmental Impact Report (SCH No. 2008021002)

Greetings:

On behalf of the Sierra Club, Moreno Valley Group, and Residents for a Livable Moreno Valley, I hereby submit these comments on the Prologis Eucalyptus Industrial Park Draft Environmental Impact Report (EIR). (SCH No. 2008021002)

General Comments:

The California Environmental Quality Act (CEQA) was adopted as a disclosure and transparency document. The theory is that by providing a document that adequately describes the environmental consequences of a project to decision makers and the public, the decision makers will make a rational decision based upon the true environmental consequences of the project and if they do not, the electorate can hold them accountable for their decisions. The core of this statutory structure is the adequacy of the document as an informational document. 1

Unfortunately, the Draft EIR for this Project fails as an informational document. The Project Description in the EIR is inadequate, misleading, and internally inconsistent. CEQA requires that an EIR contain an accurate, complete, and consistent description of a proposed project so that decision-makers and the public can properly and fully assess the project's environmental 2

consequences. (California Code of Regulations, Tit. 14 §15124; *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 192-193.) The Description here fails to divulge important information such as all adjacent land uses. (*See, e.g., Figure 3.2* identifying only a few Surrounding land uses; *also,* Section 3.0 of Draft EIR) The Description is also inconsistent with statements within the Description itself and elsewhere in the EIR. For example, the Executive Summary states that the amendment to the Master Plan of Trails will either relocate the trail "and/or" eliminate the planned trail segment, whereas the Project Description states that the both elimination and relocation will occur. The Project description also fails to depict all known future projects adjacent or near to the project site. By failing to provide an adequate Project Description, the EIR fails as an informational document. 2

The EIR misleads decision makers and the public as to the extent and severity of the Project's environmental impacts. The analysis and evaluation of project impacts within the EIR do not evince adequacy, completeness, or a good faith effort at full disclosure. (California Code of Regulations, Tit. 14 § 15003(i).) The conclusions and findings of the EIR are completely unsupported by substantial evidence within that document. The Draft EIR is almost constantly conclusory, and does not provide the analysis or examination required by CEQA to inform the public and decision makers of the analytical pathway taken from facts to conclusions. The EIR also fails to undertake and/or defers studies needed to determine the severity and extent of environmental effects, and whether or not such effects may be mitigated below a level of significance. Furthermore, the EIR is misleading by stating that the EIR evaluated the project as operating 24/7 where, in fact, the specific studies within the EIR evaluate operation in shorter time frames. 3

CEQA also requires that where feasible mitigation exists which can substantially lessen the environmental impacts of a project, **all feasible mitigation** must be adopted. (California Code of Regulations, Tit. 14 § 15091.) In this way CEQA goes beyond its informational role to require that projects substantively lessen their negative effects on the environment. It is critical to proper drafting of an EIR that all feasible mitigation measures be required of a project. This has not been done with this Project. For instance, the EIR fails to require *any* mitigation for the project's significant impacts to agricultural resources. 4 Additionally, while most of the project's environmental effects will be a result of its use as a distribution center and corresponding traffic and air quality impacts, no direct mitigation is required to reduce these impacts. With regards to air quality impacts from operational traffic, the EIR improperly concludes without evidence or reasoning that no mitigation in feasible. Regarding traffic effects, the EIR relies entirely on TUMF and DIF programs and concludes that significant effects will be either immediately or promptly reduced by these programs. To the contrary, a significant amount of the streets impacted are not currently planned or funded for improvements, and given the underfunding of these programs and fails to require any direct improvements without finding direct improvements to be infeasible. 5

Letter D-3

Moreover, all mitigation measures required in the EIR must be fully enforceable, certain to occur, and not deferred. (Public Resources Code § 21081.6; Cal. Code of Regulations, Tit. 14 §§ 15074.1, 15097.) This Project fails to ensure that all feasible mitigation will occur with this Project and instead provides vague, uncertain, and unenforceable approximations of mitigation measures. The Project also defers mitigation extensively with regards to impacts to/from, for instance, biology, culture, hydrology/drainage, among others. 6

The choice of the environmentally superior alternative in the EIR is also not supported by substantial evidence in the record or the evaluation of those alternatives. The EIR concludes that Alternative 3, the Reduced Intensity Alternative, is the environmentally superior alternative where Alternative 5, the Off-Site Location Alternative, would ultimately result in fewer significant impacts. Nonetheless, the EIR does not find either Alternative 3 or Alternative 5 to be infeasible. As both of these alternatives satisfy most project objectives and significantly reduce project impacts, one of these environmentally superior alternatives must be implemented in lieu of the project if the project is approved. 7

For these and the reasons detailed below, the EIR fails to comply with CEQA and must be substantially supplemented, amended, and recirculated.

Project Summary:

The proposed development project would result in the construction and operation of approximately 2,244,638 square feet of distribution warehouse uses on 122.8 acre site. The project site is located adjacent to and south of SR-60, east of Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel in the eastern portion of Moreno Valley. The project will construct 6 buildings with a maximum height of 50 feet with 326 truck docks. The project will also construct 372 truck parking spaces and 1,110 auto parking spaces; 9 driveways; a bridge over Quincy Channel; a new "Eucalyptus Avenue" through the project site; a new roadway "B Street" between buildings 3 and 4; new storm drain, sewer, and water lines; and other related development. 8

Land uses of the project site presently consist of citrus groves and vacant land. There are also three natural drainage features onsite including two ephemeral channels to the southwest and Quincy Channel along the eastern portion of the property. Existing land uses adjacent to the project site are stated to include presently vacant land to the east and south, SR-60 to the north and residential uses north across that highway, Moreno Valley Auto Mall and Moreno Valley Fire Station No. 58 to the northwest, and single-family residential uses approximately 50 feet southeast of the project site. However, any of the surrounding lands are not mentioned or mapped in the EIR as having a use or, alternatively, being vacant or put to agricultural use. The Project description fails to adequately and accurately depict these adjacent land uses.

The Project will require the following discretionary entitlements, among others, from the City:

General Plan Amendment to change the land use designation of 71.3 acres of the Project site from Residential (R15, R5, and R2) to Business Park.

General Plan Amendment to amend the Circulation Element to (1) eliminate the undeveloped Quincy Street from Eucalyptus Avenue to Encilia Avenue; (2) realign Encilia Avenue such that its western terminus is Moreno Beach Drive rather than its current terminus at Eucalyptus; and (3) classify the segment between Quincy Channel and Moreno Beach Drive as a Collector.

Zone Change of the entire site (122.8) acres from Business Park (BP), Business Park/Mixed Use (BPX), Residential 15 District (R15), Residential 5 District (R5) and Residential Agriculture 2 (RA-2) to Light Industrial (LI). The Zone Change will also redraw the boundary of the Primary Animal Keeping Overlay (PAKO) District which would remove 12.2-acres (part of the RA-2 Zone) from the City's PAKO-designated land.

Amendment to the City's Master Plan of Trails to eliminate the trail segment along the west side of the Quincy Channel north of the Future Eucalyptus from SR-60 to Fir Avenue; and/or relocate the Eucalyptus Avenue trail to the north side of Eucalyptus Avenue.[1]

8

The Project will require the following entitlements, among others, from other agencies:

Approval of Quincy Channel Improvements from the Riverside County Flood Control and Water Conservation District

A Section 404 permit from the US Army Corps of Engineers

A Section 401 Water Quality Certification from the Regional Water Quality Control Board

A Section 1602 Streambed Alteration Agreement from the California Department of Fish and Game.

The EIR finds that the Project will result in significant and unavoidable impacts to/from aesthetics, agriculture, air quality, land use/ planning, and traffic/transportation. All other potentially significant impacts are found to be mitigated below a level of significance.

Aesthetics

9

[1] Note: the description of this amendment changes in the EIR, resulting in an inconsistent project description.

Letter D-3

Within Table 1.C, Impact 4.1.6.1 states that, "A less than significant impact related to this issue would occur." This statement is incorrect, unsupported by the narrative, and unsupported by the third column finding that it is a "significant and unavoidable" impact. 9

The project would result in significant and unavoidable individual and cumulative impacts to existing visual character or quality of the site and its surroundings; scenic vistas of the Box Springs Mountains and Russell Range; and scenic resources and scenic highways. The project's impacts to scenic views and views from SR-60 also conflict with General Plan Policies and Objectives. (*See, e.g.* Objective 7.7, 7.7.4, 7.7.5) Despite these significant aesthetic impacts, no mitigation has been incorporated into the project to reduce or avoid these impacts such as substantially limiting the height of buildings; widely dispersing buildings; and/or creating wide setbacks and buildings screened from the roadway/residences. These mitigation measures are feasible and should be incorporated into the project. 10

At page 4.1-1, the EIR states that the closest residence to the project is 200 feet southeast of the project site. This statement conflicts with the Project Description and other parts of the EIR that place the closest residence at 50 ft. 11

At page 4.1-5, Objective 2.5 and Policy 2.5.1 do not pertain to aesthetics. The EIR lists these policies and then finds that the project is consistent with these policies. However, the EIR wrongly fails to evaluate the project's inconsistency with most other listed policies. (*See, p.4.1-9, compare, 4.1-21.)* 12

With regards to impact 4.1.5.1- Light and Glare, the EIR does not seem to consider additional light and glare from the *project's* additional traffic and presumed operation 24/7. Furthermore, the EIR does not consider impacts to nighttime views. Impacts to an from lighting are potentially significant and unmitigated.

With regards to lighting, the following should be required of the project:

Maximum wattage for light bulbs on the exterior of the project of 250 watts;
All lighting must be designed with full cutoffs to fully shield light fixtures.
A further reduction of permitted light trespass or spillover lighting onto adjacent properties to a maximum of 0.25 foot candle maintained lighting measured from within five (5) feet of any property line. The existing City standard is 0.50 foot candle.
The inclusion of lighting height limits of a maximum of 30 feet, except within 100 feet of a residential use, where lighting shall be reduced to a height of 20 feet and walkway/courtyard lighting to a maximum of 12 feet in height.
The addition of lighting curfews for outdoor lighting requiring all lighting to be reduced by 50 percent beginning at 10:00 p.m. until dawn. 13

Signage is not evaluated in the EIR even though the EIR implies that the project will have signage. (EIR p. 4.1-20-21) The EIR fails to evaluate all aesthetic impacts by failing to account for light/glare and view impacts from any signs installed for the project. 14

The project description states that the maximum height of the buildings will be 50 feet (Table 3.B); however the aesthetics section does not evaluate the impacts from the two out of six buildings with a maximum height of 50 feet. Instead, the aesthetics evaluation considers the average height of 39 feet and height at the corners of 43 feet. (*e.g.* p. 4.1-19) The aesthetics evaluation thereby fails to divulge the real aesthetic impacts of the project to views and the visual character and quality of the site and its surroundings. 15

The EIR states that there will be a 395 foot setback between the closest building and residences. However, this does not demonstrate at least a 250-ft buffer or setback between "industrial uses" and "residential uses," only the buildings themselves. 16

The EIR concludes that, "the project appears to be consistent with the various Municipal Code requirements for the proposed land uses outlined in Section 4.1.2 related to landscaping, setbacks parking, storage, etc." without in any way evaluating how or why the project is consistent with the requirements. 17

Agricultural Resources

Within Table 1.C (Environmental Summary), Impact 4.2.6.1 states that, "The proposed project would not conflict with an existing agricultural zone" and that "Impacts are less than significant." However the narrative does not support this finding, the Impact is listed under the title "Significant Impacts" and the level of significance after mitigation states that impacts will be significant and unavoidable. This discrepancy must be corrected to provide the public and decision-makers with an accurate depiction of project impacts. 18

Impacts to the PAKO are not mentioned in the Environmental Summary; rather only the RA-2 zone designation is mentioned. Removing 12 acres from the PAKO designated land in the City must be mentioned in the Summary. Furthermore, the finding that this conflict and conversion of land is less than significant is unsupported where the 12 acres represents .4% of the PAKO-designated land in the City. This impact may also be cumulatively considerable and yet was not considered within the discussion of cumulative impacts. 19

The project would convert 82.5 acres of "Prime Farmland" and 39.8 acres of "Farmland of local importance" to non-agricultural uses. Table 1.C Impact 4.2.6.2 also lists "(5.3 acres)" but fails to identify any designation for these 5.3 acres. The summary table also only states that the conversion of state designated Prime Farmland is significant; any impact to Farmland of Local Importance is disregarded. 20

The project would convert a site currently actively involved in agricultural operation. The project site also has a significant LESA score, further demonstrating its importance and the significant impact of this project to agriculture. However, this score is misstated throughout the EIR as 83 (Table 1.C Impact 4.2.6.3), 85.30 (Table 4.2.A), and 85.07 (p. 4.2-10). The project would also have a cumulatively considerable agricultural impact. 21

No mitigation is required to reduce the individually and cumulatively significant adverse impacts of this project to agriculture. While the EIR identifies many mitigation measures that may be implemented, it fails to require any mitigation. The fact that the General Plan EIR found 22

mitigation to be infeasible on a citywide scale does not mean that project level mitigation here is infeasible.

Mitigation measures identified by the Dept. of Conservation to reduce agricultural impacts include:

The purchase of agricultural conservation easements;
Transfer of development rights;
Acquisition of farmland by the city or county;
mitigation banking;
the establishment of "urban limits," greenbelts, and buffers;
the payment of in-lieu fees sufficient to a purchase and maintain farmland conservation easements;
and planning tools such as clustering development, use of density bonuses, and limiting "leapfrog" development.

22

The EIR refers to these as "tools" to mitigate the loss of agricultural land. The EIR does not find that it is infeasible to implement these mitigation measures.

While the measures regarding planning within the purview of the City may have been determined to be infeasible, ***the EIR does not provide evidence to support the finding of infeasibility with regard to project-level mitigation including the purchase or transfer of development rights, conservation easements, or donation of funds to assist in the preservation of agricultural lands.*** These measures must be required as mitigation. In particular, the purchase of a permanent agricultural conservation easements of land of at least 2:1 of equal quality is feasible and must be required to mitigate for impacts from the direct and growth inducing/cumulative loss of agricultural land. This may alternatively be accomplished by the donation of mitigation fees to a local, regional, or statewide organization that provides for acquisition and stewardship of agricultural conservation easements. Such mitigation is not found to be infeasible.

23

See, Attached Exhibit A, "Zero Sum Game: The Debate Over Off-Site Agricultural Mitigation Measures" by Joshua Safran, Vermont Journal of Environmental Law, Volume 6 2004-2005, explaining the benefits of mitigation and feasibility of such measures.

Air Quality

The EIR assumes that the Moreno Valley Unified School District has abandoned plans to locate several schools in close proximity to the project. However, Resolution No. 2007-08-81 did not abandon these sites but merely gave the superintendent the authority to do so and to enter into an agreement to that effect. There is no evidence in the EIR that any such abandonment of these sites actually occurred. As Resolution 2007-08-81 merely expressed an intention and did not formally abandon these school sites, the failure of the EIR to consider these potential sensitive receptors in the project vicinity with regards to air quality impacts and elsewhere in the EIR is unsupported.

24

The EIR fails to disclose all Moreno Valley General Plan Policies relevant to air pollutant emissions. Such omitted policies and objectives include:

> Ultimate Goal VII: achieve a community which "Emphasizes public health and safety…"
> Goal 6.1: "To achieve acceptable levels of protection from natural and man-made hazards to life, health, and property."
> Objective 7.5 "Encourage efficient use of energy resources."
> Policies 7.5.1; 7.5.2; 7.5.5 regarding energy efficiency.

25

Health Risks

The EIR finds, contrary to the evidence in the record, that the project's Health Risk impacts would be less than significant. Nevertheless, the project will result in significant cumulative health risks, discussed below, and mitigation must be incorporated to reduce such impacts.

26

With regards to operational emissions, the Health Risk Assessment[2] (HRA) modeled emissions as if all trucks and cars moving onsite were located only on Eucalyptus Avenue, not driving to or from the buildings elsewhere onsite. The HRA thereby minimizes impacts where vehicles will be driving onsite closer to receptors and residences. The HRA also assumed that the buildings would have a height of 65 feet where, in fact, the buildings will be of varying height up to 50 feet with an average height of 39 feet and height at the corners of 43 feet. While this assumption may be beneficial to determine any wake effect, it may be detrimental if the EIR assumes that some emissions are blocked by the buildings.

27

Further, the HRA assumes operation 350 days per year. This is not the 24/7 evaluation that the EIR claims occurred for all project impacts.

28

The Environmental Summary Table 1.C states that the project would increase cancer risks at existing sensitive receptors by no more than 1.1 in 1 million, and at future development by 3 in 1 million. This is contradicted by the Air Quality Analysis and Air Quality section of the EIR, which puts project-related health risks increases of at up to 4.33 cancers in 1 million at residences to the north; it is not apparent that the closest residences to the southeast were evaluated or what the impact to those residences would be. Again, the Environmental Summary and EIR fail to accurately depict project effects. Furthermore, this risk is measured at a distance further than actual existing sensitive receptors (25 meters versus 50 feet) so that the actual health risk may be higher than predicted.

29

Furthermore, according to the EIR, **this increase in cancer risk would add to an existing cancer risk of over 250 in 1 million (the rate for parts of Riverside County), well over the threshold of 10 in 1 million**. However**, the EIR fails to actually evaluate and quantify present or expected health risks at nearby sensitive receptors with the project.** The EIR fails as an informational document by failing to evaluate and quantify actual health risks with and without the project.

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[2] The HRA refers to the Air Quality Analysis, EIR App. B, p. 43-47.

Letter D-3

The health risk assessment also evaluates worker health with a standard work schedule. This should be clarified in the EIR, especially where the EIR states that it evaluates impacts as to operation 24/7. 31

With regards to operational emissions, the EIR and HRA use projected 2025 emissions as a "median point for emission rates." This again provides an emission estimate and health risk lower than that which would be seen with current emission rates. The EIR fails as an informational document by using the future emissions factors where health risks should be measured based on current emission. 32

With regards to construction health risks, the EIR evaluates construction as occurring 22 days per month for 4 months, where construction will actually occur for almost a year and may occur 7 days a week. The claim that this evaluation is "conservative" is unsupported by the record. 33

The health risks from this project will be a result of primarily diesel PM. In addition to cancer risks, diesel PM is known to cause immune system effects; reproductive, developmental, and endocrine effects; nervous system effects; and lung health problems, as recognized by the County in the General Plan. Immune system effects include increased allergic inflammatory responses and suppression of infection fighting ability. Diesel PM has also been associated with reproductive effects such as decreased sperm production, changes in fetal development, low birth weight and other impacts. Diesel PM exposure may also cause impairment to the central nervous system. (*See,* Exhibit C*, The Health Effects of Air Pollution on Children*, Michael T. Kleinman, Ph.D, Fall 2000, <http://aqmd.gov/forstudents/health_effects_on_children.html#WhyChildren>; Exhibit D*, Diesel and Health in America: the Lingering Threat*, Clean Air Task Force, February 2005, <http://www.catf.us/resources/publications/files/Diesel_Health_in_America.pdf>, Exhibit E, "Dirty Air Triggers More Heart Attacks than Cocaine," Kate Kelland, Reuters 2011, and "Air Pollution Worse than Cocaine for Triggering He art Attacks, says study," Press Association 2011.) 34

SCAQMD has stated with regards to the health effects from diesel PM:

> "Diesel particles consist mainly of elemental carbon and other carbon-containing compounds… Diesel particles are microscopic…Due to their minute size, diesel particles can penetrate deeply into the lung. There is evidence that once in the lung, diesel particles may stay there for a long time.
>
> In addition to particles, diesel exhaust contains several gaseous compounds including carbon monoxide, nitrogen oxides, sulfur dioxide and organic vapors, for example formaldehyde and 1,3-butadiene. Formaldehyde and 1,3-butadiene have been classified as toxic and hazardous air pollutants. Both have been shown to cause tumors in animal studies and there is evidence that exposure to high levels of 1,3-butadiene can cause cancer in humans… 35
>
> Diesel emissions may also be a problem for asthmatics. Some studies suggest that children with asthma who live near roadways with high amounts of diesel truck traffic

have more asthma attacks and use more asthma medication.

Some human volunteers, exposed to diesel exhaust in carefully controlled laboratory studies, reported symptoms such as eye and throat irritation, coughing, phlegm production, difficulty breathing, headache, lightheadedness, nausea and perception of unpleasant odors. Another laboratory study, in which volunteers were exposed to relatively high levels of diesel particles for about an hour, showed that such exposures could cause lung inflammation." (*The Health Effects of Air Pollution on Children, supra.*) 35

Furthermore, infants, children, and the elderly are more susceptible to diesel PM and its associated health impacts. Given this project's potential close proximity to residential uses, this increased susceptibility is extremely relevant. With regards to infants and children, increased susceptibility to TACs and diesel PM exists for a variety of reasons. Children are generally more active than adults, have higher respiration rates, and inhale more pollutants deeper into the lung. Children also have more lung surface area in proportion to their body size and inhale more air pound for pound when compared to adults, taking in 20 to 50 percent more air and associated air pollutants than adults. When compared to adults, children spend more active time outdoors in polluted air environments and exert themselves harder than adults when playing outside. Importantly, this exposure to high pollutant levels in children occurs while their lungs are still developing, and therefore has more severe impacts on this sensitive group. (*The Health Effects of Air Pollution on Children, supra*.) 36

This increased susceptibility to air pollutant emissions for children has resulted in the California EPA Office of Environmental Health Hazard Assessment ("OEHHA") weighting cancer risk by a factor of 10 for exposures to carcinogens from birth to two years old, and by a factor of 3 for exposures from 2 years old to 15 years old. (Exhibit F, *Technical Support Document for Cancer Potency Factors: Methodologies for derivation, listing of available values, and adjustments to allow for early life stage exposures*, California EPA OEHHA Air Toxicology and Epidemiology Branch, April 2009, p. 3. <http://www.oehha.ca.gov/air/hot_spots/pdf/TSDCPFApril_09.pdf.>) It is unclear that these increased risks were accounted for in the EIR. Additionally, recent studies conducted by SCAQMD's Brain and Lung Tumor and Air Pollution Foundation have found a specific connection between exposure to diesel PM and brain cancer in children. (Annual Meeting of the Brain & Lung Tumor and Air Pollution Foundation, April 2, 2010, <http://www.aqmd.gov/hb/2010/April/100425a.htm>) 37

In addition to an increased risk of cancer, the effects of diesel PM on children include slowed lung function and growth, increased emergency room visits, increased incidences of asthma and bronchitis, crib death, asthma respiratory infections, allergic symptoms, and asthma hospitalizations. (*Diesel and Health in America: the Lingering Threat*, *supra*.)

The EIR, in evaluating health risks, failed weight potential cancer and non-cancer impacts from the project. Impacts to children and the elderly near the project may be elevated in comparison to the risks stated in the EIR.

See also, Attached Exhibit B, "Appendix G, Emissions Inventory Methodology and Results,"

California Air Resources Control Board. This study is a comprehensive re-evaluation of the heavy duty diesel truck emissions inventory for California and contains EMFAC modeling methodology to estimate vehicle emissions. 37

Exhibit G is also instructive. The "Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning: a Reference for Local Governments within the South Coast Air Quality Management District," May 6, 2005, details the harms of air pollution on health and public welfare and provides guidance on how harms may be measured and minimized. 38

The attached Exhibit H, "Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities," WRCOG Regional Air Quality Task Force, September 12, 2005, provides additional guidance for reducing impacts from diesel PM through the use of buffers and other methods that should be considered in re-evaluating project impacts and mitigation measures/alternatives to the proposed project. 39

Attached Exhibit I provides calculation methods for PM 2.5, "Final-Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance Thresholds," October 2006. 40

Air Quality Management Plan Inconsistency

The EIR contemplates that "it is uncertain if [the project] is consistent with the AQMP." In fact, the project is *inconsistent* with the AQMP as it has not been considered in the General Plan. The statement that it is uncertain if the project is consistent is not supported by the facts in the EIR. 41

Construction

It is not clear whether the EIR considers construction emissions from all sources or merely construction equipment at 4.3.6.2. For instance, it is unclear whether the fugitive dust emissions or the importation of 200 cubic yards of soil during grading and 339,561 cubic yards of fill during excavation were considered in the construction air quality evaluation. If only construction equipment was considered, then the EIR is deficient for failing to consider emissions from all construction sources. 42

Additionally, the EIR does not disclose the actual peak daily emissions should construction phasing overlap. At least two construction phases (architectural coatings and paving) are expected to overlap. Also, no phasing of construction is required of the project. (*See,* App. B p. 23) Phasing as projected must be required and/or the EIR must disclose actual peak daily emissions with the overlap of construction phases. 43

With regards to exceedances of localized significance thresholds, the EIR separately considers emissions from different phases of construction. Again, any overlap must be considered and the phasing must be required so that further overlap of phasing, and associated additional pollutant emissions, do not occur. Furthermore, it does not appear that any phases other than grading and architectural coating were considered; impacts from site preparation, building construction, and paving are conspicuously absent. The EIR is again flawed as an informational document. 44

Diesel construction equipment is evaluated for use at a maximum 8 hours per day but as few as 6 hours per day. There is no requirement that this be the maximum operating time for equipment, 45

and this surely is not the evaluation of project effects at 24/7 operation that the EIR purports to examine. Furthermore, while mitigation for noise impacts allegedly limits construction-related activities that would result in "high noise levels" to occur between set hours, **this still permits construction for up to 14 hours per day; there is no such limit for non-high noise level activities; and written approval may be obtained to permit any construction 24/7.** (MM4.9.6.1D) The limitation of 8 hours per day for use of construction equipment is unreasonable and not supported by facts in the EIR. Construction equipment use 24/7 must be considered. 45

Similarly, the Air Quality Analysis considers a maximum daily disturbed acreage of 4 acres in order to evaluate construction LST impacts. This assumption is not supported by the potential to construct the project 24/7 until completion. The LST analysis also looks at 25 meters, rather than the 50 feet distance to the nearest sensitive receptors. (Air Quality Analysis p. 26) LST impacts are understated as a result of these discrepancies. 46

Odors are determined to be insignificant as a result of the fact that they would not occur after construction. (Air Quality Analysis p. 27)However, where construction would occur for almost a year, this assumption of only a short-term impact is erroneous. Odors from equipment during construction is a significant and unmitigated impact that is not disclosed in the EIR. 47

LSTs for project operation are also flawed as the evaluation considers a 5 acre site at 25 meters. Neither the Air Quality Analysis nor the EIR cite the source or reasoning for considering only 5 acres of the project site for evaluating LSTs during project operation. Impacts are understated. 48

With regards to mitigation measures for construction air quality impacts:

All construction equipment staging areas should be located at least 1000 feet from sensitive receptors. (Mitigation Measure ("MM") 4.3.6.2A.) 49

With regards to MM4.3.6.2B, "Power sources" is vague; as is "clean-fuel generators." If electric power poles or a certain type of generator is meant, those alternatives must be explicitly stated. 50

MM 4.3.6.2C does not go far enough by requiring only Tier II equipment and only during the rough/mass grading phase, and only inclusive of rubber-tired dozers and scrapers. It is feasible to require Tier III or higher equipment for all phases of construction and for all equipment where technologically available. 51

MM 4.3.6.2D is not a mitigation measure but California law. The public and decision-makers are deceived by the incorporation of this and other laws in the Mitigation Measure sections of the EIR so that it looks like much more mitigation is being required of the project that is actually occurring. 52

MM 4.3.6.2H is likewise not a mitigation measure. It is feasible to require, as mitigation, that the construction equipment be maintained in good condition and in proper tune, and that construction equipment always be prohibited from idling for 5 minutes or more. It is feasible to not limit this mitigation to "smog season." 53

MM 4.3.6.2I is not a mitigation measure but a CARB requirement. 54

MM 4.3.6.2J is uncertain and unenforceable, as it merely requires that documents have "notations", not that any mitigation occur. The bullet points are further uncertain and unenforceable where they require mitigation only where "feasible". 55

Regarding MM 4.3.6.2K, no mitigation is certain to occur without the addition of a time limit for responding to air quality issues. It is feasible to require response and resolution within 24 hours. 56

MM 4.3.6.2L merely requires the posting of signs, not that truck drivers turn off engines when not in use or that trucks not idle for more than 3 minutes. 57

At MM 4.3.6.3A, the word "should" must be changed to "shall" to ensure enforceability. As written, the measure is vague and unenforceable. 58

Operational Impacts

Operation of the project will have significant impacts to CO, ROG, NOX, PM10, and PM2.5. However not all feasible mitigation has been required of the project. Moreover, the EIR baselessly concludes that no feasible mitigation exists for impacts from mobile sources and fails to require any mitigation for this project's enormous mobile source emissions. For instance, mobile source emissions will account for 1,800 lbs/day of the project's total 1,801.1 lbs/day of CO, well over three times the 550 lbs/day threshold. Likewise, mobile source emissions will account for 2,000 lbs/day of the project's total 2,001.3 lbs/day of NOX, over thirty-six times the 55 lbs/day threshold. (*See,* Table 4.3.L at EIR p. 4.3-33) The EIR and Air Quality Analysis nevertheless conclude without reason what emissions from project related truck exhaust is "outside the control of this project" and therefore there is no mitigation available to reduce these air quality impacts. (*See, e.g.* Air Quality Analysis p. 1) To the contrary, feasible mitigation exists to reduce operational air quality impacts as detailed below and including, for example, requiring Smartway carriers for project operation. 59

With regards to Mitigation for Operational Air Quality impacts, MM4.3.6.5A and 4.3.6.5B are vague, uncertain, and unenforceable. While alternatives and performance standards are allowable, these measures do not demonstrate that any mitigation will be required of the project or that they will in any way require all feasible mitigation. It is feasible to require each of the alternatives listed as mitigation for the project. Accordingly, the following mitigation measures must be incorporated to reduce operational air quality impacts: 60

Preferential parking for employee vanpooling/carpooling
Bicycle parking facilities
Bus turnouts
Require construction of buildings to exceed Title 24 requirement by 20 + percent.
Install low-emissions water heaters
Install central water heating systems

Require use of energy-efficient appliances
Require increased insulation
Require use of automated controls for air conditioners
Require use of energy-efficient parking lot lighting.
Require use of lighting controls and energy –efficient lighting.
Require use of low-VOC interior and exterior coatings during any project repainting.
Require on-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the number of vehicle trips.
Require installation of skylights and energy-efficient lighting that exceeds current California Title 24 standards where feasible, including electronic dimming ballasts and computer-controlled daylight sensors in the buildings.
Require planting of shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building shall be planted at the proposed project site to minimize the heat island effect and thereby reduce the amount of air conditioning required.
Require installation of fans to assist natural ventilation,
Require installation of centralized water and space conditioning systems or, alternatively, high efficiency individual heating and cooling units
Require installation of automatic setback thermostats.
Require the incorporation of the following to reduce energy demand associated with potable water conveyance through the following methods:

- Require incorporation of drought-tolerant plants into the landscaping palette; and
- Require incorporation of water-efficient irrigation techniques.

Require installation of energy-efficient low-pressure sodium parking lot lights or equivalent as determined by the City;
Require that buildings be oriented north-south;
Require implementation of an on-site circulation plan in parking lots to reduce vehicle queuing;
Require applicant to develop a trip reduction plan to achieve 1.5 average vehicle ridership (AVR) for businesses with fewer than 100 employees or multi-tenant worksites;
Require project to include bicycle parking facilities such as bicycle lockers and racks;
Require project to include showers for bicycling employees use;
Require construction of on-site pedestrian facility improvements including building access that is physically separated from street and parking lot traffic and walk paths.

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Likewise, all alternatives listed at MM 4.3.6.6A are feasible and each must be incorporated into the project as below:

Buildings shall exceed current California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling.
Increase in insulation such that heat transfer and thermal bridging is minimized.
Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.

Incorporate dual-paned or other energy-efficient windows.
Incorporate energy-efficient space heating and cooling equipment.
Interior and exterior energy-efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed.
Install automatic devices to turn off lights when they are not needed.
Shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the project site.
Paint and surface color palette for the project shall emphasize light and off-white colors which reflect heat away from the buildings.
All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design, and shall incorporate renewable electricity systems.
The project shall implement a landscaping palette emphasizing drought tolerant plants.
The project shall implement use of water-efficient irrigation techniques.
The project shall implement EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.
The project shall provide secure, weather protected, on-site bicycle storage/parking.
The project shall provide on-site showers (one for males and one for females).
Lockers for employees shall be provided.
The project shall establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce GHG emissions. A plan will be submitted by the TMA to the City within two months of project completion that outlines the measures implemented by the TMA, as well as contact information. 60
The project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan.
The project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the project building plans.
Lease/purchase documents shall require the implementation of the following mitigation measures by contract specification:

- Implement compressed workweek schedules.
- SmartWay partnership: Achieve at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long haul trips carried by SmartWay 1.0 or greater carriers.
- Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by SmartWay 1.0 or greater carriers.
- Require that all fleet vehicles conform to 2010 air quality standards or better.

- Install of catalytic converters on all gasoline-powered equipment.
- Include to the greatest extent feasible electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets.
- Establish and encourage use of carpool/vanpool programs through methods such as vouchers.
- Require a charge for parking fees for single-occupancy vehicles.
- Provide preferential parking for EV and CNG vehicles consisting of at least 15% of parking stalls.
- Require use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance where technologically feasible.
- Require use of only electric (instead of diesel or gasoline-powered) yard trucks.
- Require that all trucks within the fleet be SmartWay rated 1.25.

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Also, the Air Quality Analysis fails to list all thresholds of significance, specifically threshold 3(c): whether the project would result in any cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. (Air Quality Analysis, App.B, p. 19.)

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Cumulative Impacts

As discussed above**, the EIR failed to substantively evaluate the potential cumulative health risk impacts to sensitive receptors near the project, instead citing a CARB Map identifying a carcinogenic risk of over 250 in 1 million in the Riverside area. It is entirely possible that the risk is substantially higher in the project vicinity**. Without actual analysis of this matter, the public and decision-makers are denied disclosure of the project's cumulative health risk impacts, and the EIR fails as an informational document.

62

Likewise, the EIR fails to substantively and quantitatively evaluate cumulative impacts from project construction and operation. While the EIR concedes that such impacts will be substantial and unmitigated, the EIR omits any discussion or divulgence of the severity of such effects.

63

Biological Resources

Mitigation Measure 4.4.6.1A will reduce impacts to migratory bird species, however these impacts are only minimally discussed in the EIR. The Environmental Summary likewise fails to mention impacts to migratory birds or passerine birds. Furthermore, the Environmental Summary states that this mitigation measure will reduce impacts to burrowing owls, not migratory birds. It should be clarified that MM4.4.6.1A will reduce potentially significant impacts to migratory nesting birds, not burrowing owls.

64

The distance maintained from burrowing owl dens of 160 feet during the non-breeding season and 250 during the breeding season is not sufficient. A recent "Staff Report on Burrowing Owl Mitigation" by the Department of Fish and Game found that the following distances from nesting sites are required for low, medium, and high disturbance activities. ("Staff Report on Burrowing

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Owl Mitigation," State of California Natural Resources Agency, Department of Fish and Game March 7, 2012, <http://www.dfg.ca.gov/wildlife/nongame/docs/BUOWStaffReport.pdf>, p.9-10)

Time of Year	Low Disturbance	Medium Disturbance	High Disturbance
April 1-Aug 15	200 meters	500 meters	500 meters
August 16-Oct 15	200 meters	200 meters	500 meters
Oct 16- Mar 31	50 meters	100 meters	500 meters

The DFG staff report also provides updated guidance on passive relocation of burrowing owls which must be reviewed and incorporated into any mitigation. (*Id.* at p.10-11) The Staff report also found that if lesser buffers are permitted, a "broad-scale, long-term, scientifically-rigorous monitoring program" must be implemented to ensure that burrowing owls are not detrimentally affected by alternative approaches. (*Id.* at p. 10) Here, lesser buffers are required without implementing any rigorous monitoring to ensure that significant impacts do not occur. There is also no consideration of potential impacts from construction to burrowing owls on neighboring sites where disturbance may occur within 500 meters of burrows. Mitigation may be needed for potential impacts to burrowing owls on neighboring sites. 65

The EIR's relied upon "Burrowing Owl Survey Protocol and Mitigation Guidelines", California Burrowing Owl Consortium from 1993 is outdated given the guidance documents presently available for mitigating for impacts to the burrowing owl. The EIR and mitigation measures must be updated to account for these recent studies and guidance for mitigating impacts to the Burrowing Owl.

The following recommended mitigation measures must be implemented to reduce impacts to Burrowing Owls:

1. Where habitat will be temporarily disturbed, restore the disturbed area to pre-project condition including decompacting soil and revegetating. Permanent habitat protection may be warranted if there is the potential that the temporary impacts may render a nesting site (nesting burrow and satellite burrows) unsustainable or unavailable depending on the time frame, resulting in reduced survival or abandonment.

2. Mitigate for permanent impacts to nesting, occupied and satellite burrows and/or burrowing owl habitat such that the habitat acreage, number of burrows and burrowing owls impacted are replaced based on site-specific analysis and accounting for natal area,

home range, foraging area, and other factors influencing burrowing owls and burrowing owl population persistence in the project area.

3. Mitigate for permanent impacts to nesting, occupied and satellite burrows and burrowing owl habitat with (a) permanent conservation of similar vegetation communities (grassland, scrublands, desert, urban, and agriculture) to provide for burrowing owl nesting, foraging, wintering, and dispersal (i.e., during breeding and non-breeding seasons) comparable to or better than that of the impact area, and (b) sufficiently large acreage, and presence of fossorial mammals.

4. Alternatively, where a burrowing owl population appears to be highly adapted to heavily altered habitats such as golf courses, airports, athletic fields, and business complexes, permanently protecting the land, augmenting the site with artificial burrows, and enhancing and maintaining those areas may enhance sustainability of the burrowing owl population onsite. Maintenance includes keeping lands grazed or mowed with weedeaters or push mowers, free from trees and shrubs, and preventing excessive human and human-related disturbance (e.g., walking, jogging, off-road activity, dog-walking) and loose and feral pets (chasing and, presumably, preying upon owls) that make the environment uninhabitable for burrowing owls

5. Permanently protect mitigation land through a conservation easement deeded to a nonprofit conservation organization or public agency with a conservation mission, for the purpose of conserving burrowing owl habitat and prohibiting activities incompatible with burrowing owl use. If the project is located within the service area of a Department approved burrowing owl conservation bank, the project proponent may purchase available burrowing owl conservation bank credits.

6. Fund the maintenance and management of mitigation land through the establishment of a long-term funding mechanism such as an endowment.

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The project will also have significant impacts to riparian/riverine habitat which is not adequately mitigated through the uncertain and deferred mitigation measures at MM 4.4.6.2A and 4.4.6.2B. Mitigation Measure 4.4.6.2A alleges to require the offsite replacement of habitat at a 2:1 ratio; however, the measure only requires contribution of in lieu fees to the SAWA and does not ensure that the fees will be used for the acquisition of equivalent habitat. The required mitigation is uncertain to occur.

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Mitigation Measure 4.4.6.2B improperly defers mitigation by requiring the preparation and implementation of a Habitat Mitigation and Monitoring Plan to oversee restoration of temporarily effected areas to pre-construction contours and vegetation. Deferred mitigation is only permissible where, for practical reasons, it is not feasible to prescribe specific mitigation measures in the EIR. (*Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 94.) The EIR does not demonstrate that it is infeasible to presently prepare this plan. Moreover, this Plan is not subject to any performance standards or alternatives. MM4.4.6.2B thereby improperly defers mitigation, and impacts to riparian/riverine habitat are significant and unmitigated.

67

The proposed project also will permanently impact federally protected wetlands and jurisdictional waters. Again, this impact is inadequately and uncertainly mitigated through the uncertain mitigation measures at MM 4.4.6.3A. Mitigation Measure 4.4.6.3A alleges to require mitigation at a 2:1 ratio. However, the measure only requires contribution of in lieu fees to the SAWA and does not ensure that the fees will be used for the acquisition of equivalent wetlands. This mitigation is uncertain and inadequate. 68

The Cumulative Impact analysis with regards to biological impacts fails to consider impacts deemed to be individually significant, instead focusing on impacts offset by the MSHCP. Specifically, the EIR fails to evaluate the cumulative impacts to burrowing owls and migratory nesting birds; riparian and riverine habitat; and protected wetlands/waters. The EIR fails as an informational document by failing to consider the project's cumulative effects in these areas. 69

The Determination of Biologically Equivalent or Superior Preservation Report (EIR App. C) suggests mitigation measures for edge treatments including lighting and noise, but fails to discuss or evaluate these potential impacts from lighting and noise on biology. (p. 4-6) 70

Cultural Resources

With regards to archaeological resources, the project is located within the Moreno Hills Complex, an area of archaeological sites. Sixty-five archaeological sites and 22 historic buildings have been documented within a one mile radius of the project. The EIR gives short shrift to the potential archaeological impacts of the project given its high likelihood of containing archaeological and native American resources. It is not apparent that the Luiseno or Cahuilla Indians were consulted with regards to potential onsite resources as part of the cultural resource research for the project. 71

Mitigation measures for prehistoric cultural/archaeological resources are insufficient and uncertain to mitigate for impacts. MM 4.5.6.1A provides only for temporarily redirecting ground disturbance, not for halting any disturbance in the event that such a halt is necessary. Further, the archaeological monitor should be one determined to be qualified by the city, not merely one selected by the applicant. At MM 4.5.6.1B and 4.5.6.1C, no authority is given to the Native American monitor beyond aiding and recommending to the archaeologist. These measures must require consensus between the Native American monitor and archaeologist in order to ensure that impacts to Native American archeology is adequately mitigated below a level of significance. At MM 4.5.6.1D, it is unclear what will become of artifacts after any temporary curation, and vague who "stakeholders" refers to. 72

With regards to paleontological impacts, the project site has been identified as having a high potential to contain significant paleontological resources. Mitigation for paleontological impacts is improperly deferred, requiring the preparation of a Paleontological Resource Impact Mitigation Program in the future rather than divulging the details of the mitigation measure in 73

the EIR. The EIR states no reason why this program cannot be presently prepared for review by the public and decisionmakers. The remaining mitigation measures for paleontological impacts allow for only the rapid salvage of fossils/bone, not for the halting of excavation while proper recovery is conducted. It is uncertain who selects the qualified paleontological monitor; such monitor should be independently selected by the City. It is uncertain that there is a museum repository available for permanent curation and storage of any paleontological resources. Overall, the mitigation for paleontological impacts is uncertain and deferred. Impacts to paleontological resources remain potentially significant. 73

The EIR selects a too small area to evaluate cumulative impacts to cultural resources, evaluating on impacts within the City of Moreno Valley. There is no explanation of why the City boundaries were chosen for this cumulative impact analysis. The cumulative impact section fails entirely to evaluate and analyze impacts, instead concluding without reasons that any such impacts will be less than significant. This conclusion is unsupported by evidence in the EIR. 74

Hydrology and Water Quality

The Project would result in storm water flows over double the existing cubic feet per second and at a substantially increased volume. Despite this acknowledgement, the EIR improperly defers preparation of the Final Hydrology Study with supporting engineering calculations without reason.(*Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 94.) There is insufficient evidence without this study to conclude that impacts may be reduced below a level of significance. 75

Likewise, the cumulative impact analysis relies on the capability to mitigate project effects below a level of significance, where this ability has not been demonstrated as a result of deferred study. Additionally, the cumulative impact analysis limits consideration of cumulative impacts to the City of Moreno Valley where there is no support for limiting within this area. To the contrary, as the site is located in the Santa Ana River Basin, cumulative impacts to these area watersheds must be considered. 76

Hazards/Hazardous Materials

Appendix F demonstrates that the last soil sampling was conducted in 2003-2004. Any findings with regards to the presence of hazards or hazardous materials onsite is therefore outdated. The site has persisted in agricultural use and may since have been exposed to additional pesticides or other hazardous materials. Additional study concerning whether such materials exist onsite must be undertaken. 77

Land Use/Planning

The project will result in significant impacts to land use/ planning for a myriad of reasons. Nonetheless, the evaluation of impacts to/from land use and planning omit consideration and 78

divulgence of several project effects. For instance, discussion of the RTP fails to mention any potential effect from moving or omitting the trail segment, or from the fact that the only mitigation provided for traffic impacts consists of the payment of in lieu fees. The discussion of the RTP also fails to discuss conflicts with the "improve air quality and promote energy efficiency" section of the RTP. Rather, the EIR references other sections and states that the project is consistent with the RTP. This c onclusion is not supported by the EIR or narrative reasoning therein. Hence, while the EIR is right to conclude that the project will result in significant impacts to land use/ planning, the EIR fails to provide adequate information concerning such effects. 78

With regards to cumulative impacts, the EIR acknowledges that the Project may create an over-supply of warehousing space in the city cumulative with only WestRidge. It is not clear whether this assessment also accounts for the other planned or proposed industrial warehousing in the City. Nevertheless, the addition of potentially unneeded warehousing space and loss of up to 584 multi-family residential units which may have contributed to the affordable housing supply is significant and supports project denial. (See also, for instance, *"Moreno Valley: Sketchers' warehouse has caused net job loss,"* <http://www.pe.com/business/business-headlines/20120201-moreno-valley-skechers-warehouse-has-caused-net-job-loss.ece>) 79

Noise

The noise impact section of the EIR is fatally flawed and causes the EIR to fail as an informational document. The EIR fails to measure noise impacts against the actual thresholds of significance and with regards to all project noise sources. 80

The EIR notes that the nearest proposed residential uses are 25 feet to the south of the project site, but states that trucks will operate approximately 280 feet from those proposed residences at loading/unloading areas. There is no evidence in the EIR that this distance of 280 feet is required or evidence that the distance of the ***loading areas*** is equal to the distance of ***truck operation***. To the contrary, the EIR stat es that the nearest internal driveways are approximately 5 ft. from the southern boundary of the project, and about 30 feet from future residences. The EIR nevertheless utilizes a 280 foot distance from sensitive receptors. This distance is contradicted in the EIR. (*See, p.* 4.9-23, 4.9-4). 81

The EIR arbitrarily creates a threshold for significance for noise of a 3dbA increase, stating that only this level of increase is considered potentially significant and that a 3 dbA change is used as a threshold of significance. This 3dbA change is ***not*** a threshold of significance adopted by the City of Moreno Valley. (Guidelines § 15064.7) Fu rthermore, the statement that only audible changes in existing ambient or background noise levels are considered potentially significant is unsupported except by further conclusory statements in the EIR. 82

The EIR also wrongly measures noise at the nearest sensitive receptors instead of at the property 83

line. The property line is the proper locale for measuring the project's noise impact and increases in ambient noise levels. 83

The EIR wrongly concludes that the project will not result in a substantial increase in ambient noise levels in the project vicinity above levels existing without the project with regards to long term traffic noise. The project will, in fact, result in noise increases of **up to 13.6 dBA compared to existing levels (Table 4.9.G) and up to 13.3 dBA in 2012**.[3] **These increases are significant.** The conclusion that these increases are less than significant is not based on the threshold of significance, the data of the EIR, or any other facts or evidence. The EIR therefore wrongly concludes that traffic noise impacts will be less than significant. 84

Moreover, the EIR separates out operational noise into three sections where such noise and impacts would all occur during operation: Traffic Noise, Long-Term Operational Noise, and Noise Impacts to Adjacent Future Development. In so doing, the EIR fails to evaluate Operational Noise as a whole from all sources; and fails to evaluate all operational noise based upon the **two unique thresholds of significance**. The EIR fails to consider the potential exposure of persons to, or generation of, noise levels in excess of standards established in the General Plan, Municipal Code, or other standards, from traffic or to future residents. The EIR also fails to evaluate the total noise increases from project operation above existing levels. The EIR fails as an informational document by failing to consider these potentially significant effects. 85

In Section 4.9.5.5, in addition to failing to consider impacts from project traffic in consideration of whether the project exposes people to or generated noise above applicable noise standards, the EIR relies heavily on noise attenuation and shielding from the buildings. This attenuation is not certain, however, especially where noise is considered only at the ground level and, again, only at the nearest off-site residential uses rather than the property line. This section also utilizes 75dBA Lmax and 65 dBA without discussion of the General Plan's acceptable residential exterior noise of 65 and interior noise of 45 dBA CNEL. 86

Section 4.9.5.6 does not evaluate noise level increases in the project vicinity above existing levels as alleged. Instead, almost each subsection looks to noise standards, a separate threshold of significance. The project may increase ambient noise with or without exceeding noise standards. This EIR again fails to act as an accurate or adequate informational document. 87

The EIR finds that short-term construction noise impacts will be potentially significant but mitigated below a level of significance through compliance with permitted hours (MM 4.9.6.1D). This conclusion is not supported by the EIR where the project will result in a substantial temporary increase in ambient noise in the project vicinity, and compliance with project hours 88

[3] Note: there is a discrepancy throughout the EIR concerning what year constitutes "Opening Year". For example, the Noise Study has Opening Year at 2012, while the Traffic Study puts Opening Year at 2016 where both concern traffic and daily trips. The EIR is internally inconsistent and provides decision-makers and the public with erroneous information by failing to accurately and consistently evaluate project effects.

Letter D-3

will not reduce any increases in ambient noise. Moreover, though the EIR does not state the level of existing noise onsite and in the project vicinity (another flaw of the EIR), the EIR concludes that construction of the project will significantly increase noise to 91 dBA Lmax. There is no evidence that any of the other mitigation measures listed will reduce this noise below a level of significance. 88

Furthermore, the EIR does not at all evaluate construction noise impacts/ temporary impacts with regards to the potential exposure of persons to, or generation of, noise levels in excess of standards established in the General Plan, Municipal Code, or other standards. 89

MM 4.9.6.1D is also uncertain as written approval may be obtained to completely override any such requirement. This does not demonstrate that the City if committed to mitigation. 90

Not all feasible mitigation has been required of the project. The following additional mitigation must be incorporated into project construction: 91

1. Temporary noise barriers must be installed during project construction.
2. Where technically feasible, utilize only electrical construction equipment
3. During construction, the developer shall require that all contractors turn off all construction equipment and delivery vehicles when not in use and prohibit idling in excess of 3 minutes.
4. Require the use of rubberized asphalt for construction of all roadways and parking areas.
5. Maintain quality pavement conditions that are free of bumps, pot holes, pavement cracks, differential settlement in bridge approaches or individual pavement slabs, etc.
6. Ban heavy trucks near vibration and noise sensitive uses.

Lastly, cumulative noise impacts were found to be less than significant based on the above-detailed uncertain mitigation measures and incomplete evaluation of noise impacts. Cumulative noise impacts should be considered significant up to and until such a time that complete and accurate analysis of the project's individual noise impacts as completed and mitigation is demonstrated to be certain, enforceable, and able to reduce impacts below a level of significance. 92

Exhibits J-N provide guidance on calculating noise effects, the potential health risks from noise, and methods for minimizing and mitigating for noise impacts. 93

Transportation/Traffic

Project trip generation estimates are based on the ITE rates for buildings under 200k sq. ft. and Moreno Valley rates for buildings over 200k sq. ft. The EIR does not state why a single trip generation rate calculation method was not used. 94

Additionally, this section of the EIR, in addition to others, attempts to minimize project effects by comparing the proposed project's impacts to those which would potentially be caused by build-out onsite in the manner proposed by the General Plan, rather than assessing the impact of 95

Letter D-3

the proposed project on the environment compared to *existing physical conditions onsite*. (Guidelines § 15126.2(a); *See, e.g. EIR Table 4.11.E*) By comparing the proposed project to a potential land use on site instead of the existing use which has minimal, if any, traffic generation, the EIR fails as an informational document. 95

Also, as with the remainder of the EIR, the Transportation/Traffic section fails to evaluate impacts in relation to the actual thresholds of significance. For example, the first threshold: whether the project would cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system; is evaluated only with regards to whether the project would exceed an LOS standard. (*See, p.* 4.11-15 - 4.11-16.) Whether there may be a substantial increase in vehicle trips or volume to capacity ratio on roads is never considered. 96

It is not clear that the design features or incompatible uses evaluation accounted for future residences near the project site. Likewise, the dismissal of potential impacts to schools is flawed for the reasons detailed above. Impacts from a great number to trucks sharing the roadway with passenger vehicles also does not appear to have been considered as a potentially incompatible use where such vehicles would doubtless share access to at least SR-60 in addition to other roadways. 97

Also, there is minimal discussion of conflicts with adopted plans/ policies supporting alternative transportation, such as those listed at pages 4.11-11 through 4.11-13. Moreover, the conclusion that the project will have a less than significant impact with regards to conflicts with adopted plans/ policies supporting alternative transportation is unsupported given the project's proposal to eliminate the planned trail segment on Quincy Ave from SR-60 to Fir Ave. 98

Page 4.11-18 states that the City Trails Commission has accepted the amendment to the Master Plan of Trails to relocate the Eucalyptus Avenue Trail to the north side of Eucalyptus and/or eliminate the planned trail segment on Quincy Ave from SR-60 to Fir Ave. This is inconsistent with the remainder of the EIR which states that such an amendment will need to be approved as part of the project. Moreover, it unclear if only relocation of the trail, only elimination of the plan trail segment, or both portions of the proposed amendment were accepted by the City Trails Commission. 99

The tables delineating The Project's LOS impacts make no attempt at quantifying delay once it exceeds 100 seconds. (Tables 4.11.F, 4.11.G, 4.11.H, 4.11.I, 4.11.J) While acknowledged as LOS F, the Tables fail to divulge how extensive these delays may be.

The Project will result in unacceptable LOS as stated in the EIR as follows: 100

Impact	Number of Unsatisfactory Intersections	Number of Unsatisfactory Freeway Segments	Number of Unsatisfactory Freeway Ramps

Existing (2011) with Project	2	3	0
Opening Year (2016) With Project	3	4	0
Opening Year (2016) Cumulative With Project	8	6	0
Future Year (2035) With Project	12	9	9
General Plan Buildout With Project	13	Not Evaluated	Not Evaluated

Despite these impacts, the project does not require any additional mitigation at these intersections or roadways beyond contribution to the DIF and TUMF.

The EIR finds that impacts to intersections and roadway segments within the DIF and TUMF programs will be reduced below a level of significance despite the fact that many of these improvements are not yet funded and will likely not be funded or constructed for some time. Nonetheless, the EIR finds that impacts will be mitigated to less than significant at all significantly impacted roadway segments and intersections other than the SR-60 segments and ramps. The fact that an improvement is part of the DIF or TUMF program does not ensure that it will soon be planned or funded, and surely does not ensure that it will be planned, funded, and built by project opening or other future years evaluated in order to reduce impacts to less than significant. Mitigation is therefore uncertain, and the reasoning that "impacts would remain significant and unavoidable until such improvements are constructed" used elsewhere in the EIR's reasoning applies. 100

In fact, the roadways reliant on TUMF funds are not presently scheduled for improvement nor are the improvements funded. (*See, e.g., 2011 Annual Report, Transportation Uniform Mitigation Fee Program,* Western Riverside Council of Governments, "Five Year Transportation Improvement Program," <http://www.wrcog.cog.ca.us/downloads/AnnualReport_for_web.pdf>, p.39, *See, also,* <http://www.wrcog.cog.ca.us/downloads/2012CentralZoneTIP020612.pdf> [detailing funded expenditures in the Central Zone]) Furthermore, TUMF improvements can take up to 9 years to become a reality from a local jurisdiction developing a project to completion of construction. (*2011 Annual Report, Transportation Uniform Mitigation Fee Program, supra,* p.7) Project prioritization, programming, and allocation of funds may also be a barrier to improvements on the roadways impacted by this project. (*2011 Annual Report,*

Transportation Uniform Mitigation Fee Program, supra, p.10) The EIR's conclusion that project transportation impacts on local roadways and intersections is less than significant after mitigation is simply not supported by evidence and the realities of these fair share programs. 100

With regards to DIF funding, the EIR does not demonstrate that all impacts to city streets will reduced below a level of significance or that adequate funding exists or will exist for needed improvements. 101

Mitigation requiring direct funding and completion of improvements at impacted roadways and intersections must be required of the project unless demonstrated to be infeasible. As the project currently stands, not all feasible mitigation has been required of this project to reduce traffic related impacts below a level of significance, and mitigation is uncertain and deferred. 102

Additionally**, the 2016 Opening Year Baseline is inco nsistent with the opening year found elsewhere in the EIR**. For example, the Noise section of the EIR relied on a opening year of 2012. This discrepancy must be resolved. 103

Utilities and Service Systems

The EIR states that the Badlands landfill has a closure date of 2024 in some places and ***2016*** in other places, yet concludes under either assumption that there will be adequate capacity. (*Compare, e.g.,* p. 4.12-1 and p. 4.12-5) This assumption is not based on evidence in the record, particularly if the project has an opening year of 2016 and the landfill has a closing year of 2016, in which case a finding of adequate capacity is entirely contradicted by the EIR. The project will thus have a significant and unmitigated impact to solid waste disposal which is not disclosed in the EIR. 104

With regards to water supply, the EIR spends a great deal of time evaluating water demand compared to general plan build-out, but gives only a short mention of demand compared to *existing site condition*, as required by CEQA. The EIR is misleading with regards to the project's water supply impacts. 105

GHGs

The EIR concludes that the project would not significantly conflict with applicable plans, policies, or regulations for reducing GHGs. However, many of the "consistency" determinations are unsupported by the project and the record. For instance, the EIR finds that the project is consistent with the City's encouragement to install solar power, yet the project will not install any solar panels. Similarly, the EIR finds that the project is consistent with the aim to construct zero net energy buildings where this project will not be zero net energy. Other applicable policies are not discussed beyond stated conclusions. This portion of the EIR is highly conclusory and not supported by reasoning or evidence. 106

The EIR states that the project will have a LEED score of 20 out of 69. Table 4.13.D demonstrates that 55 out of 69 points are not infeasible. At least these potentially feasible measures must be implemented to mitigate for this project's enormous air quality and GHG impacts. 107

Compliance with GHG emission reduction strategies is not demonstrated as the mitigation measures for GHG impacts are uncertain and deferred. For instance, MM 4.13.6.1A merely requires compliance with state law required by Title 24. 108

MM 4.13.6.1B does not require all feasible mitigation and is vague. There is no amount stated by which the project must exceed Title 24; it is feasible to require that the project exceed Title 24 standards by at least 30%. 109

MM 4.13.6.1C does not ensure that water use efficiency will be met, as it merely requires that some water conservation strategy be implemented. 110

The project will nevertheless have a significant impact **that the EIR wrongly finds to be individually insignificant after mitigation. The project will emit 79,000 mtpy CO2e, far above and beyond SCAQMD's 10,000tpy CO2e threshold.** Despite finding such emissions to be significant, the EIR concludes that GHG emissions will be less than significant individually because the project's impacts alone would not cause or significantly contribute to climate change or have a substantial effect on consumption of fuels. The EIR wrongly evaluates GHG emissions on a global scale, where SCAQMD's quantitative threshold demonstrates the project exceeds that threshold of significance and the EIR does not demonstrate that the project complies with, at least, regional GHG reduction planning. Individual GHG impacts should be deemed significant and unmitigated. 111

Likewise, the EIR concludes on no factual basis that the project will not have a cumulatively significant impact on GHGs, despite finding exceedence of the SCAQMD threshold. The EIR's evaluation on a global scale is again improper. 112

Alternatives

The EIR concludes that Alternative 3, the Reduced Intensity Alternative, is the Environmentally Superior Alternative. Alternative 3 would, according to the EIR, have significant impacts to Aesthetics, Agriculture, Land Use, Air Quality, and Transportation. On the other hand, Alternative 5- the Off-site Location alternative, would only result in significant impacts to Agriculture, Air Quality, and Transportation; impacts to Aesthetics and Land Use would be eliminated or reduced below a level of significance. Hence, while both of these alternatives would reduce subsets of these project effects, the Off-site alternative is environmentally superior to the reduced intensity alternative. 113

Where there is an environmentally superior alternative that significantly decreases the significant impacts of the Project then that alternative must be approved rather than the Project if that alternative is feasible, even if the alternative would impede to some degree the attainment of the 114

project objectives, or would be more costly. [(PRC§ 21002; *Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal.App.4th 587, 597, State CEQA Guidelines § 15126.6(b)] Here, both Alternative 3 and Alternative 5 will meet most project objectives and significantly reduce or eliminate environmental impacts. If the project is approved, one of these alternatives must be adopted in lieu of the project as proposed. 114

Conclusion

Thank you for your consideration of these comments and the attached and/or referenced material.

Sincerely,

Raymond W. Johnson
JOHNSON & SEDLACK

RESPONSE TO LETTER D-3

JOHNSON & SEDLACK

Response to Comment 1. The commenter provided some brief information about the purposes of CEQA. No response is necessary.

Response to Comment 2. The commenter's opinions on the quality of the environmental assessment that was done will be forwarded to the decision-makers for their consideration. The City disagrees with the commenter's generalized assertions regarding the adequacy of the Draft EIR. The comment that the conclusions in the EIR are not based in fact is erroneous. The Draft EIR is based on the findings of technical studies that were prepared for the project that were included in their entirety in the appendices to the Draft EIR. Those studies are all listed in Section 2.2.4, *Technical Reports*, of the Draft EIR, and listed separately in the appropriate impact assessment sub-section of Draft EIR Section 4, Impact Analysis (Sections 4.1 through 4.13). The project description and subsequent analysis in the EIR explain that the trail segment north of the realignment of Eucalyptus Avenue will be eliminated because it does not go anywhere, as it was planned when an undercrossing of the SR-60 was envisioned, but which has been eliminated from the General Plan and supporting planning documents and maps. Rather, the proposed trail will follow Eucalyptus Avenue with a leg south of Eucalyptus along the Quincy Channel, which will connect the trail to existing trails to the west and south. This information is not inconsistent in the EIR document.

In addition, the commenter is incorrect, Table 3.C and Figure 3-4 (in Section 3.8, *Cumulative Projects*) in the Project Description do accurately describe and show the locations of cumulative projects being evaluated in the EIR.

The EIR has provided accurate information about the proposed project and cumulative projects and therefore does not fail as an informational document.

Response to Comment 3. The City disagrees with the opinions of the commenter – The City believes the findings of the EIR are supported by substantial evidence and the EIR is an adequate informational document upon which the decision-makers can base their decisions. The responses below document the ways the EIR provides substantial evidence and complies with the requirements of CEQA.

Regarding the evaluation of environmental impacts, the Initial Study prepared for the proposed project was comprehensive and determined that impacts on forest resources, geology and soils, mineral resources, public services, and recreation would be less than significant with the implementation of mitigation requiring further analysis in an EIR. Those specific mitigation measures are identified in the Initial Study, Section 2.0 of the EIR and are also included in the Mitigation Monitoring and Reporting Plan (MMRP) attached to the Final EIR. The City formally initiated the environmental process with circulation of an NOP along with the Initial Study, which it sent to responsible agencies and interested individuals for a 30-day review period from February 4 to March 6, 2008. At the close of the public review period, the City had received 22 letters on the NOP. The NOP disclosed that an EIR would be prepared and the issues that would be addressed included: aesthetics (views and lighting), agricultural resources, air quality, biological resources, cultural and paleontological resources, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, traffic and circulation, utilities and service systems, and global climate change (i.e., Sections 4.1 through 4.13 in the Draft EIR). The commenter is in error that the Draft EIR did not address some of these topics. All of these potential impacts were addressed in appropriate sections of the DEIR.

In addition, the technical studies prepared in support of the DEIR analyses that address temporal-related impacts did allow for 24/7 operation. For example, the traffic study was based on peak-hour impacts assuming worst case conditions (i.e., not 24-hour operation), so 24/7 operation would actually lower peak hour traffic impacts. The project traffic data is the basis for the noise assessment, likewise allow for 24/7 operation. Similarly, page 13 of the project noise assessment states…

> "*These noise levels represent the worst-case scenario, which assumes that no shielding is provided between the traffic and the location where the noise contours are drawn. The specific assumptions used in developing these noise levels and model printouts are provided in Appendix A. Tables F, H, J, and L show that project-related traffic noise level increases would be 2.6 dBA or less along most roadway segments analyzed, except along Eucalyptus Avenue between Auto Mall Drive and Redlands Boulevard. This range of noise level changes is small and is not perceptible by the human ear. The portion of Eucalyptus Avenue with traffic noise increases greater than 3 dBA has no noise-sensitive uses (auto mall, commercial use, and vacant land only) directly adjacent to it."*

Response to Comment 4. DEIR pages 4.2-8 and 4.2-9 clearly explain why mitigation for loss of agricultural land is not feasible on a local or regional basis, based on historical and current economic conditions related to agricultural crops in this portion of Riverside County. This conclusion is supported by the project-specific analysis provided in Appendix E of the DEIR.

Response to Comment 5. The commenter is incorrect – there are a number of measures recommended to offset anticipated traffic and air quality impacts of the project. These are described in their appropriate impact assessment sections (4.3 and 4.13, respectively) and summarized in Table 1.C of the Executive Summary. As outlined in Section 4.4.6, it is infeasible and ineffective to implement operational mitigation on future warehouse users that do not have specific tenants or end-users identified (Draft EIR, page 4.3-37), but Mitigation Measure 4.3.6.6A did address trucking and other activities on the site to the extent practical. In addition, the City has specifically identified the TUMF and DIF programs as the legally established method of mitigating respective regional and local traffic (i.e., road and intersection) impacts. In addition, the project traffic report specifically identifies a number of roadway and intersection improvements that will not be improved through the TUMF or DIF programs for which the proposed project would be responsible, as outlined in Mitigation Measures 4.11.6.4D, 4.11.6.4E, and 4.11.6.4F.

Response to Comment 6. The commenter's opinion that the mitigation measures in the EIR are vague, uncertain, unenforceable, and/or deferred is not based in fact, nor does the commenter provide any examples to support this contention. As detailed in the following responses, appropriate and enforceable mitigation of the project's significant individual and cumulative impacts have been identified in the Draft EIR. The City believes the mitigation measures recommended in the Draft EIR are appropriate based on the identified impacts of the project. However, certain measures or portions of measures suggested by the commenter (such as for air quality) have been incorporated in the Final EIR to clarify their implementation or help further reduce potential impacts. However, these changes or additions do not change the conclusions or overall analysis in the Draft EIR, as outlined in Final EIR Section 3.0, *Errata and Additions*. All mitigation measures that are in the Draft EIR, and mitigation language changed as a result of responses to comments by this commenter as well as the Sierra Club, have been included in the MMRP (Section 4.0 of the Final EIR) to ensure that they are being implemented.

Response to Comment 7. The City believes the alternatives analysis (Section 6.0 of the Draft EIR) is in compliance with *CEQA Guidelines* Section 15126.6(a), because the Draft EIR describes "a range of reasonable alternatives to the project, or to the location of the project which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." The EIR need not consider every conceivable alternative; rather it must consider a reasonable range of potentially feasible alternatives to the project, or to the location

of the project, which would avoid or substantially lessen significant effects of the project, even if "these alternatives would impede to some degree the attainment of the project objectives, or would be more costly" (*CEQA Guidelines* Section 15126.6(b)). The discussion of project alternatives must "include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project." The alternatives are to "substantially lessen the significant effects of the project", not to satisfy the actual mitigation required.

The comment notes that the Draft EIR identifies Alternative 3, the Reduced Intensity Alternative, as the environmentally superior alternative but that Alternative 5, the Off-Site Location Alternative, would result in fewer significant impacts than Alternative 3 and therefore should have been identified as the environmentally superior alternative. It should be noted that Table 6.M contains a typographical error by omitting a "Significant" indication ("S") under Alternative 5 relative to consistency with the AQMP. The text analysis of this issue in Section 6.3.5.3 (DEIR page 6-32) indicates air quality impacts of the project on another location would still be significant as it would still be inconsistent with the AQMP. This error has been corrected in Section 3, *EIR Errata and Additions*, of this document.

As detailed in the Draft EIR Tables 6.K, page 3-39, Alternative 3 reduces the severity of project-related air quality impacts and is the only alternative that eliminates the significant agricultural impacts. However, reduced, long-term air quality impacts would remain significant after mitigation for this alternative in the same way as the project. Alternative 5 would produce the same level of air pollution as the proposed project. Alternative 3 would reduce the volume of daily traffic trips when compared to the proposed project; however, such impacts would remain significant and unavoidable until roadway improvements are completed. Alternative 5 would generate the same level of traffic trips as the proposed project. Alternative 5 would eliminate impacts associated with land use and planning as this alternative would not require a Zone Change or General Plan Amendment. Alternative 5 would also eliminate the significant population/housing impacts and the significant aesthetic impacts; however, it would likely not reduce the significant agricultural impacts of the project compared to Alternative 3.

The remaining environmental issues would ultimately be similar to the proposed project through adherence to existing standards and mitigation measures. Though the Off-Site Location Alternative is located in a different part of the City, the amount of development under this alternative would remain the same as the proposed project, and it would satisfy all of the identified project objectives. In addition, the potential offsite location is not under the control of the project applicant, so it is problematic if development of the project could actually occur on an alternative site. Based on a review of all the potential impacts, the Draft EIR concluded that the Reduced Intensity Alternative appears to be the environmentally superior alternative for the project site (see Draft EIR page 6-39).

Under the environmentally superior alternative, the proposed project objectives are met but less square footage of warehouse uses would be built. However, Alternative 3 is the only alternative that would reduce the significant impacts to agricultural resources compared to the proposed project and therefore it results in a substantive environmental benefit in comparison to the proposed project. The environmentally superior alternative (reduced density) will result in reduced air pollution and greenhouse gas (GHG) emissions but the significance of these impacts remain significant and unavoidable for air quality, global climate change, and traffic in the same manner as the proposed project. The significant and unavoidable project impacts associated with GHG emissions and traffic cannot be reduced to less than significant though reduction in the size of the project. The significant and unavoidable project impacts associated with air quality can be eliminated if the project is reduced to approximately 90,000 square feet (based on a linear reduction in the project's 990 pounds per day of operational NO_x emissions to below the 55 pounds per day threshold).

Under Alternative 5, all of the project objectives are met and it reduces two impacts to less than significant that were determined to be significant and unavoidable for the proposed project (consistency with the General Plan and Aesthetics), (see Draft EIR Section 6.5 Comparison of Project

Alternatives, Table 6.M, pages 6-39 and 6-40.) The DEIR does correctly conclude that Alternative 5 is also environmentally superior to the proposed project (i.e., fewer significant impacts than the proposed project), however, the commenter incorrectly concludes that, because Alternative 5 meets most project objectives, it must be approved instead of the proposed project. Alternative 3 also reduces significant impacts of the proposed project, and is the only alternative that will reduce impacts to agricultural resources. The commenter claims that this information requires recirculation of the DEIR to identify Alternative 5 as the Environmentally Superior Alternative, but that is not correct - Alternative 3 is the Environmentally Superior Alternative.

Response to Comment 8. The commenter states that the EIR must be substantially supplemented, amended, and recirculated. The responses provided to the various comments submitted on the Draft EIR, including those of this commenter, indicate the information in the EIR is adequate and the EIR does not need to be recirculated. he rest of this comment summarizes characteristics of the project and related project approvals, so no response is necessary. One of the comments is regarding the status of vacant land around the project site. It does not appear any of the land surrounding the project site is presently being utilized for agriculture, although the area in general has been used for dry farming in the past. The current onsite and offsite land uses are described in detail in Section 4.8, *Land Use and Planning*.

Response to Comment 9. The commenter is correct, the conclusion of the paragraph will be corrected as follows to reflect the determination that impacts to views are significant:

> ***Impact 4.1.6.1 Existing Visual Character or Quality of Site and Its Surroundings:*** *Implementation of the proposed project would replace the undeveloped character of the project site with an urban setting containing warehouse uses. Therefore, the change in the character of the site would be recognizable and would constitute a permanent alteration of the existing visual character of the project site. Although the visual characteristic of the project site would change, the proposed project would replace the existing vacant parcel with an attractive, well designed development through the use of architectural elements, landscaping, and design of the project site. In addition, the proposed project would be designed and constructed per applicable City Municipal Code and General Plan standards. Despite these requirements, a ~~less than~~ significant impact related to this issue would occur.*

This will be corrected in Final EIR, Section 3.0, *EIR Errata and Additions,* but this modification does not change the overall conclusion of the EIR that this impact is significant.

Response to Comment 10. The EIR did conclude that the project would fundamentally change views of the project area, but the line-of-sight analyses of each building (Draft EIR, Figure 3.7A through 3.7F) demonstrate that the proposed buildings, including Building 2, will not completely block views of the Mt. Russell Range or Box Springs Mountain due to their planned heights and setbacks from the freeway (Building 2) and nearby residences (Building 6). The Conservation Element objectives and policies referred to by the commenter encourage the following:

Objective 7.7	Where practicable, preserve significant visual features significant views and vistas.
Policy 7.7.4	Gilman Springs Road, Moreno Beach Drive, and State Route 60 shall be designated as local scenic roads.
Policy 7.7.5	Require development along scenic roadways to be visually attractive and to allow for scenic views of the surrounding mountains and Mystic Lake.

Overall views of the upper slopes of the Mt. Russell Range, views of the Box Springs Mountains, the Badlands will be maintained from the SR-60 and surrounding residential areas, although some views of Mt. Russell and Box Springs Mountain may be partially obscured by the proposed development.

Views from Gilman Springs Road and Moreno Beach will not be adversely affected by the project due to the distances involved of project buildings from these roadways. The Project Description and supporting materials demonstrate that the proposed buildings will be attractive and not eliminate important views in the surrounding areas. Therefore, the project does not significantly conflict with this General Plan objective or policies.

Mitigating the project by substantially changing the size, location, and/or heights of the buildings would prevent the project from providing logistics-type warehousing uses on this site. Lowering the heights of the buildings would render them unable to accommodate high cube warehouse users, and making smaller, more spread out buildings would eliminate a major reason for proposing a logistics-type warehousing project on this site (i.e., large buildings with ready freeway access). Interior heights of 30-40 feet are needed for these types of uses, which result in a maximum building height of approximately 50 feet. Note that only two of the buildings (#2 and #3) will be 50 feet in height, the other buildings will have a maximum height of 44 feet. For these reasons, these types of mitigation are not feasible for this type of project. The Project Description (Section 3.0 in the DEIR) indicates that the southern-most building will be almost 400 feet from the closest existing residences to the southeast (i.e., separated by several detention basins), and will be visually screened by landscaping. These project design features will help buffer the residences from the proposed warehouses.

It is at the discretion of the City to approve or disapprove this requested General Plan Amendment. If the City approves the project, it will have to adopt a Statement of Overriding Considerations and demonstrate that the various benefits of the project (e.g., economic, employment) outweigh or override its significant environmental impacts.

Response to Comment 11. The Project Description does state that…"*Existing single-family residential uses are located approximately 50 feet southeast of the southeastern corner of the project site.*" (Draft EIR page 3-1). However, the commenter is incorrect regarding project distances and conclusions drawn from those errors. That reference is to the property boundary only, and not to buildings or truck-use areas proposed for the project. The reference of 200 feet on page 4.1-1 of the Draft EIR should actually be 50 feet to the property boundary, as outlined below, and will be corrected in Final EIR, Section 3.0, *EIR Errata and Additions*.

The Draft EIR clearly states that…"*The nearest existing sensitive land uses are single-family residences located approximately 50 feet southeast of the southern boundary of the project site, approximately 395 feet southeast of the proposed warehouse buildings, and approximately 664 feet southeast of the loading docks*." (Draft EIR page 4.3-17, 4th paragraph). The commenter may be confused by the terms used to characterize the spatial relationship of the project to the existing residences. The residences are 50 feet from the project's property line, but Figure 1.2 and the Project Description (page 3-7) indicated there will be several large detention basins in the southern portion of the site that will act as a buffer and separate truck activities of the project from the residences to the southeast. As stated in the DEIR and demonstrated on the project site plan, the residences would be 395 feet from the closest proposed warehouse building, and 664 feet from the closest proposed loading dock. We hope this clarification resolves the commenter's concern in this regard.

Response to Comment 12. The commenter is correct, General Plan Objective 2.5 and its polices do not directly relate to community aesthetics, but the analysis in Section 4.1.6 clearly focuses on the other objectives and policies that are more directly related to aesthetics.

Response to Comment 13. The commenter is incorrect, the Draft EIR does address potential lighting impacts (Draft EIR, Section 4.1.5.1, *Light and Glare)*, but determines that the impacts will be less than significant with implementation of the project as proposed, and with implementation of the City's Municipal Code relative to industrial lighting. Night time views are discussed, since that is when nighttime lighting would be visible. The main reason these impacts will be less than significant is that the actual buildings of the project will be almost 400 feet away from the closest residence (to the

southeast). The project plans show walls around the southwest corner and along the southern boundary of the project, which will block lights from vehicles in these areas adjacent to Buildings 5 and 6. Security lighting for the building would be on during all nighttime hours (i.e. overnight) but would also be shielded by walls and compliance with the City's Municipal Code requirements for night lighting of non-residential buildings (see below). With the proposed setback, walls, landscaping, and potential lighting impacts will be less than significant, as indicated in the Draft EIR.

All development in the City, which includes light generated from warehouse buildings and parking lots, is required to adhere to lighting requirements contained in the City's Municipal Code (Section 9.08.100 Lighting), which states that any outdoor lighting associated with nonresidential uses shall be shielded and directed away from the surrounding residential uses. Such lighting shall not exceed one-half foot-candle at all property lines and shall not blink, flash, oscillate, or be of unusually high intensity or brightness. Lighting in parking areas and drive aisles must be at least 1.0 foot-candle and cannot exceed a maximum of 8 foot-candles. Adherence to the City's Zoning Code would ensure that any building or parking lighting would not significantly impact adjacent uses. Therefore, impacts associated with this issue are less than significant, and no mitigation is required, so the additional measures recommended by the commenter are not needed.

Response to Comment 14. Page 4.1-20 of the Draft EIR clearly states…"*The City's Municipal Code (Section 19.05 and Table 9.05.040-8) establishes the number, location, height, and style of signage permitted within industrial zones. The submittal and approval of signs are required for all development in the City; therefore, it is reasonable to conclude that all on-site signs are internally compatible and consistent with the City's current signage standards. Adherence to City requirements would result in a less than significant visual impact in this regard. The existing General Plan and zoning designations for the site show low density residential*." Therefore, the commenter's statement about the EIR not evaluating impacts of signage is not correct.

Response to Comment 15. Yes, the commenter is correct that Table 3.B indicates a maximum building height of 50 feet for buildings 2 and 3, but the commenter fails to note that the line-of-sight analyses and renderings for these buildings (Building 2 = Figures 3.7B, 3.8B, and 3.8C, Building 3 = Figures 3.7C and 3.8D) clearly show these buildings would have a maximum height of 50 feet. The line-of-sight analyses show that the proposed Building 2 may impact views from the freeway of the lower slopes of Mt. Russell, but would not eliminate views of the upper slopes and open land to the southeast. Similarly, Building 3, and to some degree Building 6, may limit views from the nearby residential areas (to the southeast) toward Box Springs Mountain, but views of Mt. Russell, the Badlands, and open land to the east would remain. It should be noted that the EIR concluded that loss of views and other visual impacts would be significant.

Response to Comment 16. The reader should refer to Response to Comment D-3, No. 11 above regarding distances from the project and nearby residences.

Response to Comment 17. The commenter suggests that evaluation of the project's consistency with land use development requirements was not addressed and therefore the statement "the project appears to be consistent with the various Municipal Code requirements for the proposed land uses outlined in Section 4.1.2 related to landscaping, setbacks parking, storage, etc." is not supported. The quote from the Draft EIR was making the simple factual conclusion that the proposed project will be required to adhere to all applicable development standards contained in the City's Municipal Code, similar to any project in any municipality.

Response to Comment 18. The commenter is correct, the text of the paragraph will be corrected to reflect the determination in the environmental analysis in Section 4.2.5.1 under No Impact/Less than Significant Impacts, but the conclusions shown in the table reflect the correct conclusions (i.e., this agricultural impact is less than significant).

This has been corrected in Final EIR, Section 3.0, *EIR Errata and Additions,* but this minor editorial correction does not change the overall conclusion of the EIR that this impact is significant.

Response to Comment 19. The commenter is correct, and Response to Comment D-3, No. 18 above shows how the text in Table 1.C of the Executive Summary will be modified to account for this loss. This will be corrected in Final EIR, Section 3.0, *EIR Errata and Additions,* but this modification does not change the overall conclusion of the EIR that this impact is significant.

The loss of 0.4 percent of the PAKO as a result of this project is a minimal amount of change and does not constitute a significant impact, as indicated in the DEIR, Section 4.2.5.1 Conflict with Existing Zoning or a Williamson Act Contract, page 4.2-6.

Response to Comment 20. The commenter is correct, Farmland of Local Importance will be added to the text in Table 1.C, as shown below. In addition, the "(5.3 acres)" reference is a fragment should have been removed from the text because it does not refer to a formal agricultural designation.

> ***Impact 4.2.6.2 Conversion of State Designated Farmland:*** *The project site is designated as 67 percent Prime Farmland (82.5 acres) and 12 percent (39.8 acres) as Farmland of Local Importance ~~(5.3 acres)~~. While farmland conservation measures have been implemented in other areas of the State, neither the City of Moreno Valley nor Riverside County maintains a program that developers and property owners can participate in to offset agricultural resource impacts; therefore, the conversion of State designated Prime Farmland is a significant impact.*

This will be corrected in Final EIR, Section 3.0, *EIR Errata and Additions,* but this modification does not change the overall conclusion of the EIR that this impact is significant. The significance conclusion for each type of farmland is included in DEIR Section 4.2.6.1 Conversion of State Designated Farmland, pages 4.2-6 through 4.2-10.

Response to Comment 21. The commenter is correct, the correct LESA score for the project site is 85.3, as shown in Table 4.2.A – the other references will be corrected in Final EIR, Section 3.0, *EIR Errata and Additions,* however, these corrections do not change the overall conclusion of the EIR that this impact is significant. It should be noted that all of these scores represent a significant impact.

The Draft EIR already recognizes that the project would contribute to a cumulative impact on agricultural resources and concludes the following:

> *"The cumulative effect of development in the region will continue to result in the conversion of agricultural lands to non-agricultural uses. Because agricultural land, including Prime Farmland, is a finite resource, the conversion of 122.8 acres of farmland to industrial uses, combined with planned and future development in the City and region, represents a cumulative impact to agricultural operations and resources, and the proposed project's contribution to this cumulative impact through the conversion of 122.8 acres of farmland is cumulatively considerable."* (Draft EIR page 4.2-11)

Response to Comment 22. The potential mitigation measures identified in this comment are not considered to be feasible by the City of Moreno Valley as determined in the City's General Plan EIR. As identified in the Draft EIR (Section 4.1.6.1 Conversion of State Designated Farmland, page 4.1-13), "*Williamson Act contracts are entered into voluntarily by property owners and the City cannot force owners to participate in this program. The City does have the ability to encourage property owners to participate in Williamson Act programs; however, this is expected to result only in temporary preservation of agricultural land since property owners have the option of non-renewal of these contracts at any time after the ten-year contract period ends. The land would then be available to be developed with urban uses.*

Providing protection for ongoing agricultural activities from new developments, such as requiring buffers between agricultural operation and new development or requiring the notification and disclosure of agricultural activities to the purchasers adjacent properties will not permanently protect agricultural land.

The purchase or transfer of development rights, purchase of conservation easements, or donation of funds to assist in the conservation of agricultural land would need to be implemented to ensure the preservation of agricultural land. As stated previously, the City anticipates the conversion of agricultural land within the City and does not set aside land for permanent preservation. The City expects that the majority of the land within the City will be converted to urban uses, although some agriculture will continue as interim uses, as allowed by the City's Development Code for all zoning categories. Moreno Valley has determined that these measures are economically infeasible based on the higher costs associated with land, water and labor, increased environmental regulation, and competition from neighboring regions where agricultural operations are less costly; thus, resulting in an inability to make farming profitable. Furthermore, these measures are contrary to the City's vision (as stated in its General Plan) for the project site; therefore, they are not feasible and alternative mitigation has not been identified." Table B below contains the suggested mitigation measures by the commenter. The responses determine whether the Draft EIR contains the mitigation measure, if the mitigation will be added mitigation as part of the Final EIR, or if it will not be included and why.

Table B: Evaluation of Potential Agricultural Mitigation

Suggested Mitigation Measure	Response
1. The purchase of agricultural conservation easements	**Not Feasible.** Based on the higher costs associated with land, water and labor, increased environmental regulation, and competition from neighboring regions where agricultural operations are less costly; thus, resulting in an inability to make farming profitable. The site has been planned for developed uses since 1987, the City has recognized that the conversion of agricultural land under its jurisdiction is an eventual and expected outcome of current and future growth and the current General Plan does not include any agricultural designations; therefore mitigation for the loss of agricultural land is not required. An easement does not compensate for the impact by replacing or providing substitute resources or environments (i.e., the easement would not create any new farmland where no farmland presently exists). See Fourth District Court of Appeal, *Cherry Valley Pass Acres and Neighbors v. City of Beaumont* (2010) 190 Cal.App.4th 316 (*Cherry Valley*)
2. Transfer of development rights	**Not Feasible.** Based on the higher costs associated with land, water and labor, increased environmental regulation, and competition from neighboring regions where agricultural operations are less costly; thus, resulting in an inability to make farming profitable.
3. Acquisition of farmland by the city or county	**Not Feasible.** Based on the higher costs associated with land, water and labor, increased environmental regulation, and competition from neighboring regions where agricultural operations are less costly; thus, resulting in an inability to make farming profitable No mechanism for the mitigation of impacts to State-designated Farmland and/or existing agricultural operations has been enacted by either the City of Moreno Valley or the County of Riverside. Rather, the City has specifically recognized that the conversion of agricultural land under its jurisdiction is an eventual and expected outcome of current and future growth. The current General Plan does not include any agricultural designations.
4. Mitigation banking	**Not Feasible.** Neither the City of Moreno Valley nor the County have a mechanism in place for mitigation banking. The site has been planned for developed uses since 1987, the City has recognized that the conversion of agricultural land under its jurisdiction is an eventual and expected outcome of

Suggested Mitigation Measure	Response
	current and future growth and the current General Plan does not include any agricultural designations; therefore mitigation for the loss of is not required. In addition, there is not any agricultural zoned land in the City for the City or County to purchase.
5. The establishment of "urban limits," greenbelts, and buffers	**Not Feasible.** Will not result in permanent protection of agricultural lands. There is no mechanism for the mitigation of impacts to State-designated Farmland and/or existing agricultural operations has been enacted by either the City of Moreno Valley or the County of Riverside. Rather, the City has specifically recognized that the conversion of agricultural land under its jurisdiction is an eventual and expected outcome of current and future growth. The current General Plan does not include any agricultural designations. Section 4.2.6.1 of the DEIR also outlines why local or regional mitigation in this regard is infeasible.
6. The payment of in-lieu fees sufficient to a purchase and maintain farmland conservation easements	**Not Feasible.** Based on the higher costs associated with land, water and labor, increased environmental regulation, and competition from neighboring regions where agricultural operations are less costly; thus, resulting in an inability to make farming profitable. An easement does not compensate for the impact by replacing or providing substitute resources or environments (i.e., the easement would not create any new farmland where no farmland presently exists). See (Fourth District Court of Appeal, *Cherry Valley Pass Acres and Neighbors v. City of Beaumont* (2010) 190 Cal.App.4th 316 (*Cherry Valley*) In addition, there is not any agricultural zoned land in the City for the City or County to purchase and there is no existing fee program for farmland in the City.
7. Planning tools such as clustering development, use of density bonuses, and limiting "leapfrog" development	**Not Feasible.** Based on the higher costs associated with land, water and labor, increased environmental regulation, and competition from neighboring regions where agricultural operations are less costly; thus, resulting in an inability to make farming profitable. In addition the project is an industrial project on a site that has been planned for developed uses in the City's General Plan since 1987. This is not a residential project; therefore, clustering of development is not a feasible option on an industrial project. The proposed mitigation is not applicable. The project won't promote "leapfrog" development since the area surrounding the project site is developed.

Comment No. 3 in the letter from the Sierra Club (D-2) stated that…"*a developer recently donated $100,000.00 to the Riverside Land Conservancy to help mitigate for the loss of agricultural lands but fails to appropriately cite the information and identify the basis for determining the amount of agricultural lands lost in relation to this monetary amount."*. In discussion with Gail Egenes, Executive Director of the Riverside Land Conservancy, the agency does not have any established program to purchase agricultural easements or lands. Also, in consultation with the National Conservation Easement Database, Riverside County does not have any established agricultural easements.[1]

Contributions to Riverside County Land Conservancy or the San Jacinto Basin Resource Conservation District by private land owners are laudable but are not required as part of a City or regional mitigation plan for loss of agricultural land. Therefore, the decision whether to make any contributions in this regard would be at the discretion of the developer in consultation with the City.

The Fourth District Court of Appeal, *Cherry Valley Pass Acres and Neighbors v. City of Beaumont* (2010) 190 Cal.App.4th 316 (*Cherry Valley*) addressed a challenge to an EIR for a project that would convert agricultural land to residential uses. Though recognizing the potential for mitigation in the

[1] http://nced.conservationregistry.org/browse/map, accessed October 4, 2012.

form of agricultural "*conservation easements, Williamson Act preserve status, or temporary protection or conservation plans*," the EIR noted the long-term trend in agricultural land conversion in the region and concluded that mitigation was not feasible, and the court upheld the City's determination regarding the feasibility of mitigation. The court also examined the City and County General Plans, which acknowledged that development pressures were constraining the continued viability of agriculture and included the expansion of housing, commercial and industrial land uses. The court then determined that the project was compatible with these planning documents. The court concluded that given the particular circumstances surrounding the project, such mitigation was infeasible and therefore was not required to be adopted. The project the site for the project addressed in the ProLogis EIR has been planned for developed uses since 1987, and the City has recognized in the General Plan that the conversion of agricultural land under its jurisdiction is an eventual and expected outcome of current and future growth and the current General Plan does not include any agricultural designations; therefore mitigation for the loss of is not feasible and the EIR concludes that impacts are significant and unavoidable.

The trend of the reduction in agriculture in the Inland Empire is discussed in *Assessing the Economic and Market Trends Affecting Agriculture in the Western Inland Empire* prepared by Justin L. Adams, Ph.D. of Chang & Adams Consulting, September 2011 and *Economic Viability of Agriculture in the East Inland Empire* report prepared by CBRE Consulting, March 18, 2009. Both reports are provided in Appendices B and C to the Final EIR. This reduction in "farming" is due to pressures of the growth in the demand for housing and development and the transportation and warehousing sector; increased restrictions on water deliveries for agricultural uses after several consecutive drought seasons; higher wages in other industries in the region; strong agricultural competition from the southern Central Valley for dairies; increased regulatory pressures from air quality and local jurisdictions regarding particulate matter emissions and land use adjacency issues; and the trend in Riverside and San Bernardino Counties is for agricultural operations to continue to shift to places like Kern County regardless independent of land use policy due to the economic issues.

As stated in the Draft EIR, mitigation measures must be feasible and fully enforceable through permit conditions, agreements, or other legally binding considerations. To be feasible, mitigation must be capable of being accomplished in a successful manner within a reasonable period of time, taking into account the economic, environmental, legal, social, and technological factors. Identification as to the infeasibility of mitigation measures suggested by the commenter has been provided in the Draft EIR. No mechanism for the mitigation of impacts to State-designated Farmland and/or existing agricultural operations has been enacted by either the City of Moreno Valley or the County of Riverside. Rather, the City has specifically recognized that the conversion of agricultural land under its jurisdiction is an eventual and expected outcome of current and future growth. The current General Plan does not include any agricultural designations. The City allows agricultural uses in all land use designations as an interim use until such time as the land is developed per the vision identified in the General Plan. One of the goals stated in the City's recent General Plan is the "…orderly conversion of agricultural lands." The proposed project is a continued extension of development in the surrounding area to the east and west (industrial/commercial/business park). The proposed project does not interfere with the ability of other adjacent properties to be used for agricultural production should the property owner wish to do so.

The potential mitigation measures identified by the City in its General Plan EIR and California Department of Conservation (CDC), which are listed in the Draft EIR (Section 4.1.6.1 Conversion of State Designated Farmland, pages 4.2-7 through 4.2-9), are not considered to be feasible by the City of Moreno Valley as determined in the City's General Plan EIR. Providing protection for ongoing agricultural activities from new developments, such as requiring buffers between agricultural operation and new development or requiring the notification and disclosure of agricultural activities to the purchasers adjacent properties will not permanently protect agricultural land. As identified in the Draft EIR, the City supports agriculture as an interim use within the City and no land is dedicated or designated for agricultural use or agricultural preservation within the City's jurisdiction. Land in the

project area is classified as containing prime agricultural soils, but the City's General Plan does not designate these lands, including the project site, for preservation through the establishment of urban limits, greenbelts, and buffers that might result in permanent protection of agricultural land as none exists within the City. Areas where agriculture land use designations may exist that are outside of the City limits cannot be preserved by the City of Moreno Valley as they are outside of the City's jurisdiction. The City's General Plan has acknowledged the analysis and conclusions of the County General Plan that mitigation for the loss of agricultural land is economically and practically infeasible due to ongoing costs to maintain agriculture in this area (see Appendix E in the Draft EIR).

As stated previously, the City anticipates the conversion of agricultural land within the City and does not set aside land for permanent preservation. The City expects that the majority of the land within the City will be converted to urban uses, although some agriculture will continue as interim uses, as allowed by the City's Development Code for all zoning categories. The City of Moreno Valley has determined that these measures are economically infeasible based on the higher costs associated with land, water and labor, increased environmental regulation, and competition from neighboring regions where agricultural operations are less costly; thus, resulting in an inability to make farming profitable. Furthermore, these measures are contrary to the City's vision (as stated in its General Plan) for the project site; therefore, they are not feasible and alternative mitigation has not been identified.

Response to Comment 23. Response to Comment D-3, No. 22 outlines the City's position regarding the infeasibility of mitigation for loss of agricultural land. The City has repeatedly concluded that development projects within the City that remove agricultural land, even if that land carries a "significant" designation for farmland, cannot be mitigated at the local level and all the recommended measures would render the project financially infeasible, therefore the measures are infeasible. The assessment in Appendix E of the Draft EIR provides additional documentation why continued agriculture is not feasible in the Moreno Valley area.

It should also be noted that the research referred to by the commenter was conducted in the state of Vermont, so its information is not directly applicable to the California economy or local conditions affecting the viability of agriculture within a particular region. Nor does it take into account currently poor economic conditions in California

Response to Comment 24. According to Sergio San Martin of Facilities Planning for MVUSD, the Eucalyptus and Redlands sites have been abandoned.[1] The other two sites at Nason and Ironwood and Ironwood and Quincy have not yet been officially abandoned but are no longer being actively considered for the construction of new schools. It is at the School Board's discretion as to whether these two sites are abandoned, however; MVUSD staff has been directed to explore other potential sites. Therefore, it is no longer reasonably foreseeable that these two sites will be developed as future schools.

Response to Comment 25. The commenter referred to the following General Plan Policies allegedly relevant to air pollutant emissions. The following assesses the consistency of the project with those stated policies:

General Plan Goals, Objectives, and Policies	Project Consistency
Ultimate Goal VII: achieve a community which "Emphasizes public health and safety, including, but not limited to, police, fire, emergency and animal services and protection from floods and other hazards…."	The comment erroneously quotes an ultimate goal contained in the General Plan that addresses public safety issues such as police, fire, emergency and animal services and protection from natural hazards such as flooding. This goal is not associated with air

[1] *Resolution No. 2007-08-81*, Moreno Valley Unified School District Board of Education, approved April 15, 2008.

	quality. However, Sections 4.6 (Hazards) of the DEIR and the Initial Study for the project (Public Services) demonstrate that the proposed project will not result in any significant impacts to public health or safety as outlined in this goal.
Goal 6.1: To achieve acceptable levels of protection from natural and man-made hazards to life, health, and property.	The comment erroneously quotes a goal that addresses the Safety Element of the General Plan. This goal is not associated with air quality; however, various sections of the DEIR demonstrate that the proposed project will not result in any significant impacts to public health or safety from natural or man-made hazards, as outlined in this goal.
Objective 7.5: Encourage efficient use of energy resources.	The comment cites three policies within General Plan Objective 7.5. Consistency and/or applicability of these polices is as follows:
Policy 7.5.1: Encourage building, site design, and landscaping techniques that provide passive heating and cooling to reduce energy demand.	General Plan Policy 7.5.1 will be applied to the project through implementation of Mitigation Measures **4.3.6.5B** page 4.3-33 and 4.3-34, **4.3.6.6A** page 4.3-35, **4.13.6.1B** page 4.13-20, and **4.13.6.1C** page 4.13-21.
Policy 7.5.2: Encourage energy efficient modes of transportation and fixed facilities, including transit, bicycle, equestrian, and pedestrian transportation. Emphasize fuel efficiency in the acquisition and use of City-owned vehicles.	General Plan Policy 7.5.2 is related to alternative modes of transportation. The City considers this policy to be beyond the scope of this project-level EIR, because this is a citywide issue for the City to address and not this development project. The project has no control over the fuels used in City-owned vehicles.
Policy 7.5.5 Encourage the use of solar power and other renewable energy systems.	General Plan Policy 7.5.5 will be applied to the project through implementation of Mitigation Measure **4.3.6.6A** page 4.3-35.

The analysis demonstrates that the project is consistent with the two applicable General Plan goals, objectives, and policies cited in the comment. The three other goals, objectives, and policies cited in the comment are not applicable to the project and this project-level EIR; however, the project is consistent with Ultimate Goal VII and Goal 6.1 as outlined above. This analysis does not raise significant new issues, nor does it change the conclusions of the EIR regarding significant impacts.

Response to Comment 26. It is not clear what "record" the commenter is referring to. Perhaps the commenter is referring to the various Multiple Air Toxics Exposure Studies (MATES) performed by the SCAQMD over the last two decades? If so, these only document that the air quality is unhealthful in the majority of the South Coast Air Basin, they say nothing about any particular project's contribution to the level of toxic air contaminants in a region. The HRA included in the EIR examines the potential affect the project could have on the level of toxic air contaminants in the region of the project site and the resulting change in health risk levels and, as shown in the DEIR, Table 4.3.F on page 4.3-17in the DEIR, shows them to be all less than significant.

Response to Comment 27. The HRA modeled emissions from vehicles idling at all the project buildings and traveling along the roadways thru the project site and into the surrounding area as described on Page 4.3-17 of the DEIR. While the modeling does not include dedicated emissions sources for the short distances from the loading docks along the building and the driveways onto Eucalyptus Avenue, the emissions sources that were included in the modeling for the truck movements include all emissions from vehicles as they travel. Thus, the HRA does not minimize any impact from project operations. The model incorporates building structures into the atmospheric propagation simulation only to determine changes to the propagation pattern due to disturbances in

the flow from passing over buildings. The principal effect is that pollutant concentrations are higher from the building wake affect than they would be if the building was ignored. Changing the building height from 65 to 39 feet would only change the pollutant concentrations within 50 feet of so downwind of each building. There would be no change at the distance of any of the residences. Therefore, the analysis in the DEIR is conservative and protective of human health.

Response to Comment 28. The standard assumption for all HRAs, per the OEHHA, is that the 70-year lifetime risk assessment assumes that individuals would be away from the location of interest for 15 days out of the year, even though the on-site operations would occur over 365 days per year. The 350 days per year the comment refers to applies to the people living nearby, not to the project operations. This is what is meant by a full lifetime exposure in any HRA.

Response to Comment 29. The Environmental Summary Table 1.C was not updated properly and now is consistent with the results described in Section 4.3 Air Quality (refer to the Final EIR Errata). This update has no effect on any significance conclusions in the DEIR (refer to the Final EIR Errata). Both the Air Quality Analysis and Air Quality section of the EIR describe the health risks to existing and future residents separately and clearly. The peak cancer risk to existing residents to the north is identified in Table R of the Air Quality Analysis and in Table 4.3.F of the Air Quality section of the Draft EIR as 4.33 in 1 million. Section 4.3.5.4 of the EIR shows the peak cancer risk to future residents of a project proposed on the southern project boundary as 4.3 in 1 million. The threshold is 10 in one million so the 4.3 in 1 million does not exceed the threshold of significance.

The Draft EIR clearly identifies that …"*The nearest existing sensitive land uses are single-family residences located approximately 50 feet southeast of the southern boundary of the project site, approximately 395 feet southeast of the proposed warehouse buildings, and approximately 664 feet southeast of the proposed loading docks."* (Draft EIR page 4.3-17, 4th paragraph). The commenter may be confused by the terms used to characterize the spatial relationship of the project to the existing residences. The residences are 50 feet from the project's property line, but the Project Description (e.g., Figure 1.2) clearly shows there are several large detention basins in the southern portion of the site that will act as a buffer and separate truck activities of the project from the residences. As stated in the EIR and demonstrated on the project site plan, the residences would be 395 feet from the closest proposed warehouse building, and 664 feet from the closest proposed loading dock. We hope this clarification resolves the commenter's concern in this regard.

Additionally, the HRA was conducted using a grid of receptors covering about a mile in all directions from the center of the project site, as described on page 4.3-17 of the DEIR. Therefore, the project effects on health risk levels were determined at all locations throughout the region including the existing residence with the maximum health risk level and the proposed residence with the maximum health risk level, either of which may or may not be the closest to the project site.

Response to Comment 30. The EIR is tasked with determining the impact of the project on the environment, thus the HRA does this also. The ambient cancer risk is quite high for all of southern California, but this is independent of the project's operations. The HRA in the EIR identifies how the project's operational emissions will affect the health risk levels by the project's contribution to the ambient health risk. The following limits for maximum individual cancer risk (MICR), cancer burden and non-cancer acute and chronic hazard indices (HI) from project emissions of TACs have been established for the Basin:

- **MICR and Cancer Burden.** MICR is the estimated probability of a potential maximally exposed individual contracting cancer as a result of exposure to TACs over a period of 70 years for residential and 40 years for worker receptor locations. The MICR calculations include multipathway consideration, when applicable. Cancer burden is the estimated increase in the occurrence of cancer cases in a population subject to a MICR of greater than or equal to one in one million (1.0×10^{-6}) resulting from exposure to TACs.

The total increase in MICR that is the sum of the calculated MICR values for all TACs emitted from the project will not result in any of the following:

(A) An increased MICR greater than 10 in 1 million (1.0×10^{-5}) at any receptor location (assumes the project will be constructed with T-BACT); or

(B) A cancer burden greater than 0.5.

- **Chronic HI.** This is the ratio of the estimated long-term level of exposure to a TAC for a potential maximally exposed individual to its chronic reference exposure level. The chronic HI calculations include multipathway consideration, when applicable.

  The cumulative increase in total chronic HI for any target organ system due to total emissions from the project will not exceed 1.0 at any receptor location.

- **Acute HI.** This is the ratio of the estimated maximum one-hour concentration of a TAC for a potential maximally exposed individual to its acute reference exposure level.

  The cumulative increase in total acute HI for any target organ system due to total emissions from the project will not exceed 1.0 at any receptor location.

The DEIR concludes that the project contribution to the existing TAC conditions will be less than significant, as described on page 4.3-17 and shown in Table 4.3.F.

Response to Comment 31. The HRA includes an assessment of the health risks to workers using standard OEHHA assumptions, including an 8 hour workday and a 40 year work career for workers, which likely results in an over-estimate of cancer risk. Thus, the assumptions in the analysis are conservative and err on the side of overestimating impacts.

See also Response No. 13 in the letter D-2 from the Sierra Club.

Response to Comment 32. The HRA modeling only allows for one emission rate for the diesel engines to represent the entire 70-year period from opening year (2013) until 2083. The available emissions factors model (EMFAC) only has factors thru 2040. Thus, there is no information available about how the diesel emissions will change from 2040 until 2083. It is pure guesswork to predict how the diesel emissions will change over this period. To assume that the emissions during this 43-year period will not change at all is a very conservative assumption – there is a real possibility that all diesel engines will have been replaced by an alternative power source before 2083 resulting in zero diesel particulate emissions. Selecting the best year between 2083 and 2013 to represent the average is somewhat arbitrary – the median is 2048, outside the range of available factors. EMFAC incorporates many of the regulations some expectations of technological improvements that result in lower emissions over the period from the 1990s thru 2040, however it does not include everything – for instance it does not include the law just passed in August 2012 that sets the average mileage of cars and light trucks to 54.5 miles per gallon by 2025. While this does not include the heavy-duty trucks the HRA is focused on, it is an indication that there will be aggressive regulations in the future reducing these diesel emissions below what is in the EMFAC model. While using the emissions factors for 2040 as an average is not optimal due to the higher existing emissions, using 2013 factors as an average is unreasonably conservative also. In our best engineering judgment, 2025 is the best set of emissions factors to represent this complicated issue.

Response to Comment 33. While the project construction may continue for longer than 4 months, the ultra-conservative screening HRA included in the EIR focuses on the emissions from the very large diesel-powered equipment involved in the project construction. As shown in Table E of the Air Quality Analysis, the Site Preparation phase is expected to continue for 18 days and the Grading phase for 44 days, totaling about 3 months. The use of the very large diesel-powered equipment will be intense for these two phases and then drop off dramatically during the remainder of the construction process. Thus, assuming that the use of these very large diesel-powered equipment will

occur continuously for 4 months is a conservative representation of the total construction process and appropriate for this screening-type of HRA.

Response to Comment 34. The staffs of the Air Resources Board (ARB) and the Office of Environmental Health Hazard Assessment (OEHHA) have been evaluating diesel exhaust since 1989 under California's air toxics program, for potential identification as a toxic air contaminant (TAC). Diesel exhaust entered the AB 1807 process in October 1989 and has undergone an extensive evaluation. Diesel exhaust was entered into the process because it has potential cancer and non-cancer health effects and widespread exposure in California. The International Agency for Research on Cancer (IARC) had listed diesel exhaust as a "probable" human carcinogen and the U.S. Environmental Protection Agency (U.S. EPA) had begun an evaluation of both the cancer and non-cancer health effects. The ARB and the OEHHA gave priority to the evaluation of diesel exhaust because it met the TAC program criteria related to potential risk of harm to public health, amount of emissions, exposure and use, and persistence in the atmosphere.[1] All HRAs that include diesel PM as a TAC of concern consider all recognized health impacts.

Response to Comment 35. See Response to Comment D-3, No. 34 above.

Response to Comment 36. The HRA included the concept from the OEHHA indicating that both the prenatal and postnatal life stages can be, but are not always, much more susceptible to developing cancer than the adult life stage. The HRA included age sensitivity factors (ASFs) for these age windows that vary by chemical, gender and species, thus the analysis accounted for impacts to the entire population, children and adults. ASFs for prenatal, postnatal, and juvenile exposures are complicated by the limited database of chemicals and studies available for analysis, and the broad distribution of results for different chemicals. The EPA and OEHHA have proposed to apply a default ASF of 10 for the third trimester to age 2 years, and a factor of 3 for ages 2 through 15 years to account for potential increased sensitivity to carcinogens during childhood (adults 16 and older need no adjustment factor), and applied these to all carcinogens, regardless of the theorized mode of action. Thus, for the 70-year cancer assessment in the Draft EIR, the cancer risk adjustment factor (CRAF) used was 1.7 [(10*2.25/70)+(3*14/70)+54/70 = 1.7].

Response to Comment 37. See Response to Comment D-3, No. 36 above. The Air Quality Analysis described the inclusion of the cancer risk adjustment factor as prescribed by the ARB and OEHHA.

Response to Comment 38. The HRA in the EIR overview in Section 4.3 Air Quality, details in the Air Quality technical report in Appendix B, followed all current guidance from the EPA, ARB, OEHHA and other state agencies to insure that the health of all residents and other sensitive receptors affected by construction and operational emissions from the project are protected. Source: EPA, *Air Toxics Strategy*, July 1999; ARB, *AB 2588 Air Toxics "Hot Spots" Emission Inventory Criteria and Guidelines Regulation*, August 27, 2007; OEHHA, *Air Toxics Hot Spots Program Risk Assessment Guidelines*, August 2003; SCAQMD, *Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, August 2003.

Response to Comment 39. As the EIR found that all impacts from project-related diesel PM are less than significant without the use of "buffers and other methods"; none of these are necessary to protect the health of all residents and other sensitive receptors affected by construction and operational emissions from the project.

Response to Comment 40. Comment noted. The exhibit cited is the SCAQMD guidance document *Final-Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance Thresholds*, which is provided for the Localized Significance Threshold (LST) portion of the air quality analysis.

[1] CARB, 1998, *Proposed Identification Of Diesel Exhaust As A Toxic Air Contaminant.*

The air quality analysis in the DEIR cited this resource and complied with it.

Response to Comment 41. The EIR discusses consistency in detail. It says "*the proposed project would require a General Plan Amendment that would change the General Plan designations for a portion of the project site from Residential to Business Park/Light Industrial. The project also proposes an amendment to the Circulation Element of the General Plan." and "Implementation of the proposed project would require a zone change from Business Park (BP), Business Park Mixed Use (BPX), Multi-Family Residential (R-15), Suburban Residential (R-5), and Residential Agriculture (RA-2) to Light Industrial for the entire 122.8 acres.*" "*Because the project site is located in a nonattainment air basin for ozone, PM10 and PM2.5, the proposed project's emission of ozone precursors (CO, ROG, and NOX), PM10 and PM2.5 would contribute to the existing nonattainment status in the Basin. Thus, according to the SCAQMD Consistency Criterion No. 1, the proposed project in not consistent with the AQMP*."

Response to Comment 42. Table 4.3.I of the Draft EIR has a note stating "includes both fugitive and exhaust sources" and the conceptual grading plan for the project indicates that the earthwork will be largely balanced on site and only 200 cubic yards of soil importation is expected. This small amount of soil import will require minimal truck trips which are included in the general construction vehicle calculations.

Response to Comment 43. While no phasing of construction is required of the project, normal construction operations are conducted in phases – grading cannot begin until site preparation is completed, building construction cannot begin until grading is completed, etc. As shown in Table E of the Air Quality Technical Report in Appendix B, the construction analysis conservatively assumed that the building construction, architectural coating and paving phases could all overlap. The peak daily emissions shown in Table 4.3.I of the DEIR reflect this conservative assumption. Note that the DEIR concluded that construction air quality impacts remained significant and unavoidable with mitigation."

Response to Comment 44. Section 5.1.4 of the air quality technical study (Draft EIR Appendix B) clearly explains that guidance provided by SCAQMD was followed in which all construction phases were considered in the LST analysis. See the Response to Comment 43 concerning construction phasing. As described in the Air Quality Technical Report in the DEIR Appendix B, Section 5.1.4, the grading phase was determined to be the construction phase of concern for the LST analysis by following the SCAQMD guidance on applying CalEEMod modeling results to LST analyses; *Fact Sheet for Applying CalEEMod to Localized Significance Thresholds*, available at www.aqmd.gov/ceqa/handbook/lst/CalEEModguidance.pdf.

Response to Comment 45. While the DEIR analyzes project operational emissions assuming that the project could operate 24 hours per day, 7 days per week, the construction of the project will not occur 24 hours per day. As pointed out by the commenter, noise regulations alone restrict construction operations to 14 hours per day. Current project plans are to build the project following a typical daily construction schedule, which is what is built into the CalEEMod model and was used in the air quality analysis."

Response to Comment 46. See Response to Comment D-3, No. 44 above.

Response to Comment 47. SCAQMD Rule 402 regarding nuisances states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property." Construction operations do not typically result in Rule 402 violations, due to the subjective nature of odor and the need for such odor to 'cause injury, detriment, nuisance, or annoyance to any considerable number of persons'. There is nothing about the proposed project construction that is

expected to result in any odor other than those associated with typical construction operations.

Response to Comment 48. LST screening analyses use SCAQMD provided tables for significance determination. The tables provided include data for 1, 2 and 5 acre project sites. The LST emissions thresholds grow larger with larger site areas; using an LST threshold for an area smaller than the actual area (5 acres verses 121 acres) results in lower emissions thresholds than would occur if the entire site was considered. In other words, a 5-acre project is allowed to emit up to 270 lbs/day of NO_x. A 121 acres project would be allowed a much higher daily NO_x emission rate. Thus, using the 5 acre threshold for the proposed project site is conservative.

Response to Comment 49. Based on the results of the air quality study for the project, the mitigation measure as written in the DEIR specifies *"…contractors shall place construction equipment staging areas at least 200 feet away from sensitive receptors."* Presumably the commenter is suggesting that this distance should be increased to 1,000 feet. The 200-foot distance was selected after analysis in the project air study determined that construction impacts could be reduced to less than significant levels through imposition of this setback. The commenter has provided no evidence or substantiation why this distance should be increased to 1,000 feet.

Response to Comment 50. The mitigation measure states "…*power sources (e.g., power poles)".* Clean fuel is a standard phrase used to describe fuels that release fewer emissions when used in internal combustion engines compared to standard fuels. A "clean-fuel generator" is a generator configured to burn a clean fuel, thus releasing fewer emissions than a generator burning standard fuels.

Response to Comment 51. Mitigation Measure 4.3.6.2C has been updated to specify Tier III equipment for all phases of construction and for all equipment where technologically available.

Response to Comment 52. The text of the mitigation measure states that it is "per SCAQMD guidelines", showing that this is a requirement for all projects. It is included for completeness and for monitoring purposes.

Response to Comment 53. The commenter first states that Mitigation Measure 4.3.6.2H is not a mitigation measure then allows that the bulk of the measure is a proper mitigation measure. However, the measure has been amended as follows:

4.3.6.2H *The contractor shall minimize pollutant emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and ~~during smog season (May through October)~~ ~~by~~ shall not* allow~~ing~~ *construction equipment to be left idling for more than five minutes (per California law).*

Response to Comment 54. The text of the mitigation measure states that it is "as required by the California Air Resources Board (CARB)", showing that this is a requirement for all projects. It is included for completeness and monitoring purposes.

Response to Comment 55. Notations to construction documents are how a specified change to the normal construction methods and procedures are documented and to support enforcement. Without notations, no one onsite during construction knows what action or procedure should be enforced. However, in Mitigation Measure 4.3.6.2J has been amended to take out "notations and "where feasible" has been changed to "if available" or "where available" because it is not certain at the time the mitigation is implemented whether the types of fuels and/or construction equipment specified will be available.

4.3.6.2J *Grading plans, construction specifications and bid documents shall also include the following ~~notations~~ requirements:*

- *Off-road construction equipment shall utilize alternative fuels where feasible e.g., biodiesel fuel (a minimum of B20), natural gas (CNG), liquefied natural gas (LNG), propane, except for equipment where use of such fuels would void the equipment warranty;*
- *Gravel pads shall be provided at all access points to prevent tracking of mud onto public roads;*
- *Install and maintain trackout control devices at all access points where paved and unpaved access or travel routes intersect;*
- *The contractor or builder shall designate a person or person(s) to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site;*
- *The contractor or builder shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The contact person shall take corrective action within 24 hours;*
- *High-pressure injectors shall be provided on diesel construction equipment ~~where feasible~~ if available;*
- *Engine size of construction equipment shall be limited to the minimum practical size;*
- *Substitute gasoline-powered for diesel powered construction equipment where ~~feasible~~ gasoline powered equipment is available;*
- *Use electric construction equipment where ~~feasible~~ it is practical to use such equipment;*
- *Install catalytic converters on gasoline-powered equipment where ~~feasible~~ this type of equipment is available;*
- *Ride-sharing program for the construction crew ~~shall be encouraged and~~ shall be supported by contractor(s) via incentives or other inducement;*
- *Documentation shall be provided to the City of Moreno Valley indicating that construction workers have been encouraged to carpool or otherwise reduce VMT to the greatest extent practical, including providing information on available park and ride programs;*
- *Lunch vendor services shall be ~~provided~~ allowed on site during construction to minimize the need for off-site vehicle trips; and*
- *All forklifts used during construction and in subsequent operation of the project shall be electric or natural gas powered.*

Response to Comment 56. Mitigation Measure 4.3.6.2K has been revised to include a response time.

4.3.6.2K *Throughout project construction, a construction relations officer/community liaison, appointed by the Applicant, shall be retained on site. In coordination and cooperation with the City, the construction relations officer/community liaison shall respond to any concerns related to PM_{10} (fugitive dust) generation or other construction-related air quality issues within 24 hours.*

Response to Comment 57. Mitigation Measure 4.3.6.2H requires construction equipment to limit idling, Measure 4.3.6.2L only requires signs be posted so that equipment operators are aware of the limit.

Response to Comment 58. The word "should" has been removed and replaced with "shall" in Mitigation Measure 4.3.6.3A.

4.3.6.3A *Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or ~~should~~ shall maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).*

Response to Comment 59. The project has no ability to affect the control of emissions from mobile sources as these are entirely under the control of State and federal authorities. The only means available to the project to affect mobile source emissions is to reduce their use, either by reducing numbers of vehicles or the distance they drive. The project does discuss these options but concludes that due to the magnitude of the calculated emissions, neither of these means that are available would reduce mobile emissions sufficiently to even approach the emissions thresholds. Thus, while mitigation is proposed (Mitigation Measures 4.3.6.5A and 4.3.6.5B) to reduce the numbers of vehicles and the distance they drive no quantification of the emissions reductions was attempted.

Specific air quality mitigation suggestions provided by the commenter are addressed in Response to Comment 60, below.

Response to Comment 60. See also Response to Comment D-3, No. 59 above. In addition, a number of activities requested by the SCAQMD have been incorporated into the mitigation measures for air quality (see Final EIR, Section 3.0, *EIR Errata and Additions)*.

Feasible mitigation measures, including several identified in the list provided by the commentor, have been already included as mitigation for the project and are identified in the Draft EIR. The Table below contains each of the mitigation measures suggested for inclusion by the commentor and if it is already included in the Draft EIR, if will be added mitigation as part of the Final EIR, or if will not be included and why. Mitigation Measures 4.3.6.5B and 4.3.6.6A are intended to be suggestions for the developer to choose from to reduce energy consumption by 10% above Title 24 standards (refer to Response to Comment D-3, No. 109, below).

Table A: Comparison of Suggested Mitigation Measures to Project Mitigation

Suggested Mitigation Measure	Response
1. Preferential parking for employee vanpooling/ carpooling	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-36.
2. Bicycle parking facilities	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33 and **Mitigation Measure 4.3.6.6A** on page 4.3-36.
3. Bus turnouts	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5A** on page 4.3-33.
4. Install low-emissions water heaters	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
5. Require construction of buildings to exceed Title 24 by 20+ percent	**Not Included.** The EIR indicates the project will exceed Title 14 energy standards by 10 percent which is considered adequate for this type of building and based on the most recent changes to the State Green Building

Suggested Mitigation Measure	Response
	Code, including Title 24. This mitigation is discussed in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-36.
6. Install central water heating systems	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
7. Require use of energy-efficient appliances	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
8. Require increased insulation	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
9. Require use of automated controls for air conditioners	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
10. Require use of energy-efficient parking lot lighting.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
11. Require use of lighting controls and energy – efficient lighting.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
12. Require use of low-VOC interior and exterior coatings during any project repainting.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33 and **Mitigation Measure 4.3.6.4A** on page 4.3-31.
13. Require on-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the number of vehicle trips.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
14. Require installation of skylights and energy-efficient lighting that exceeds current California Title 24 standards where feasible, including electronic dimming ballasts and computer-controlled daylight sensors in the buildings.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
15. Require installation of fans to assist natural ventilation.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
16. Require planting of shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building shall be planted at the proposed project site to minimize the heat island effect and thereby reduce the amount of air conditioning required.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-36.
17. Install central water heating systems	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
18. Require use of energy-efficient appliances	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
19. Install low-emissions water heaters	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
20. Require planting of shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33 and

Suggested Mitigation Measure	Response
shall be planted at the proposed project site to minimize the heat island effect and thereby reduce the amount of air conditioning required.	**Mitigation Measure 4.3.6.6A** on page 4.3-35.
21. Require installation of centralized water and space conditioning systems or, alternatively, high efficiency individual heating and cooling units.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
22. Require installation of automatic setback thermostats.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33.
23. Require the incorporation of the following to reduce energy demand associated with potable water conveyance through the following methods: • Require incorporation of drought-tolerant plants into the landscaping palette; and • Require incorporation of water-efficient irrigation techniques.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-36.
24. Require installation of energy-efficient low-pressure sodium parking lot lights or equivalent as determined by the City;	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-34.
25. Increase in insulation such that heat transfer and thermal bridging is minimized.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-35
26. Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-35
27. Incorporate dual-paned or other energy-efficient windows.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-35
28. Incorporate energy-efficient space heating and cooling equipment.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-35
29. Interior and exterior energy-efficient lighting which exceeds the California Title 24	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-35.
30. Energy Efficiency performance standards shall be installed.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-35 for water heating and space heating.
31. Install automatic devices to turn off lights when they are not needed.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-35.
32. Shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the project site.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-33 and **Mitigation Measure 4.3.6.6A** on page 4.3-35.
33. Paint and surface color palette for the project shall emphasize light and off-white colors	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-35.

Suggested Mitigation Measure	Response
which reflect heat away from the buildings.	
34. All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design, and shall incorporate renewable electricity systems.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-35.
35. The project shall implement a landscaping palette emphasizing drought tolerant plants.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-34 and **Mitigation Measure 4.3.6.6A** on page 4.3-36.
36. The project shall implement use of water-efficient irrigation techniques.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5B** on page 4.3-34 and **Mitigation Measure 4.3.6.6A** on page 4.3-36.
37. The project shall implement EPA Certified WaterSense labeled for equivalent faucets and high-efficiency toilets (HETs).	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-36.
38. The project shall establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce GHG emissions. A plan will be submitted by the TMA to the City within two months of project completion that outlines the measures implemented by the TMA, as well as contact information.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-36.
39. The project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan.	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-36.
40. Lease/purchase documents shall require the implementation of the following mitigation measures by contract specification: • SmartWay partnership: Achieve at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long haul trips carried by SmartWay carriers. • Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long haul trips carried by SmartWay carriers until it reaches a	**Included.** This suggested mitigation measure is already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.6A** on page 4.3-36. Note that because the end user is not known at this time, the developer can only commit to language in the lease/purchase documents.

Suggested Mitigation Measure	Response
minimum of 85 percent of all consolidator trips carried by SmartWay carriers. • Install of catalytic converters on all gasoline-powered equipment. • Include to the greatest extent feasible electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets. • Establish and encourage use of carpool/vanpool programs through methods such as vouchers. • Require a charge for parking fees for single-occupancy vehicles. • Provide preferential parking for EV and CNG vehicles consisting of at least 15% of parking stalls. • Require use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance where technologically feasible. • Require use of only electric (instead of diesel or gasoline-powered) yard trucks. • Require that all trucks within the fleet be SmartWay rated.	

Response to Comment 61. Threshold 3(c) is discussed in Section 4.3.6.2 of the Air Quality section (page 4.3-22).

Response to Comment 62. Threshold 3(c) is discussed in Section 4.3.6.2 of the Air Quality section (page 4.3-22).

Response to Comment 63. The analysis was done in compliance with SCAQMD methodology (SCAQMD California Environmental Quality Act (CEQA) Air Quality Handbook [SCAQMD 1993]). The SCAQMD thresholds have been developed in recognition of air district ambient conditions. EIR Section 4.3.7 discusses the cumulative air quality impacts of project construction and operations in detail. Other than the Moreno Valley Auto Mall and the Wal-Mart center to the west of the project site, the project site region is currently residential, farmland or undeveloped. The majority of the land uses that would go into a cumulative analysis are not sufficiently documented to allow a comprehensive quantitative evaluation of cumulative impacts. The project traffic study includes what data is available for these proposed projects when projecting future cumulative traffic impacts and this data is included in the air quality analysis of CO Hotspots, thus to the extent possible, the EIR does quantitatively assess cumulative impacts.

Response to Comment 64. The commenter is incorrect; the potential impacts to birds are discussed at length in Section 4.4.6.1 (Biological Resources) of the Draft EIR. Loss of the project site will incrementally impact migratory and passerine birds, but the EIR clearly indicates a lack of resources on the project site to support birds (i.e., no onsite standing water sources, no trees sufficient for perching or nesting, regular disturbance by human activity, and disking for weed abatement).

Migratory birds and passerine birds are not considered significant biological resources on this site, so they were not mentioned in the Executive Summary. Development of this site would incrementally reduce foraging opportunities on this site for raptors, passerine, and migratory bird species. However, there are thousands of acres of dry farm agricultural land, Mystic Lake, and the San Jacinto Wildlife Area east of the project site that would provide significant foraging resources for birds compared to the project site.

Regarding Mitigation Measure 4.4.6.1A, the introduction to the "Mitigation Measures" section clearly states the following measures have been identified to reduce the significance of potential impacts to migratory bird species and the burrowing owl. Mitigation Measure 4.4.6.1A clearly addresses nesting (migratory) birds, which measures 4.4.6.1B and 4.4.6.1C clearly address impacts to burrowing owls.

Response to Comment 65. The CDFG's 2012 "Staff Report on Burrowing Owl Mitigation" supersedes its 1995 Staff Report, not the Burrowing Owl Consortium's "Burrowing Owl Survey Protocol and Mitigation Guidelines," which has been commonly followed for burrowing owl surveys and mitigation since released in 1993. The CDFG continues to list the Burrowing Owl Consortium's 1993 guidelines on its internet page of "Survey and Monitoring Protocols and Guidelines" (http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html). The CDFG's 2012 Staff Report indicates that its recommended setback buffers are "general guidelines" and "should be adjusted to address site-specific conditions." Mitigation measure 4.4.6.1C follows the Burrowing Owl Consortium's recommendation of a 160-foot buffer during the non-breeding season and a 250-foot buffer during the breeding season. The CDFG's comments on the Draft EIR regarding burrowing owl (letter from Jeff Brandt, CDFG, to Jeff Bradshaw, City of Moreno Valley, August 28, 2012) do not indicate concern or disagreement with these buffer distances. In addition the site is subject to the provisions of the Western Riverside County MSHCP, in which burrowing owl relocation requires project-specific approval from CDFG. If burrowing owls are found on the site, they will be moved only with CDFG approval. Mitigation measure 4.4.6.1C indicates that if burrowing owls are found on "the project site or immediate vicinity," the avoidance measures of 4.4.6.1C, including the buffers, will be taken. This will ensure that burrowing owls that may be found adjacent to the project site are not harmed by project-related activities. Impacts to burrowing owl habitat are covered under the MSHCP providing that the project follows MSHCP requirements. For burrowing owl, these requirements include conducting burrowing owl surveys and relocating burrowing owls found within impact areas. Mitigation for impacts to burrowing owl habitat is required only if the project site is within the MSHCP Criteria Area or if the project site and adjacent habitat support three or more pairs of burrowing owls. The project site is not within the MSHCP Criteria Area. A focused burrowing owl survey was conducted and the site was not found to support any burrowing owls. Burrowing owl mitigation is therefore focused on avoiding take of individual burrowing owls that may move onto the site rather than on burrowing owl habitat preservation or restoration.

Response to Comment 66. The commenter is incorrect, Sections 4.4.6.2 and 4.4.6.3 of the Draft EIR clearly identifies the potential impacts of development on the 3 onsite drainage features, including the Quincy Channel. The mitigation measures do not defer mitigation, but rather specify who, when, and how the implementation of the measures will occur, as required by CEQA.

Regarding SAWA, the commenter is being argumentative. SAWA is a separate governmental unit from the City of Moreno Valley, so the City cannot "force" SAWA to use impact fees for specific purposes. However, it is the express goal of SAWA to use in lieu fee contributions for drainage impacts to acquire/maintain riparian/riverine habitat within the Santa Ana River basin. In fact, they are the most appropriate organization to collect and administer use of these fees, since they were formed specifically to help improve water quality and riparian/riverine habitat along the Santa Ana River and its tributaries. It should also be noted the offsite mitigation language relative to SAWA has been modified to reflect the most current implementation measures of the project DBESP report.

Response to Comment 67. The commenter is incorrect, Section 4.4.6.2 of the Draft EIR clearly identifies the impacts of development on the 3 onsite drainage features, including the Quincy Channel, and also specified the onsite protection of the Quincy Channel and the minimum amount of offsite mitigation required to offset the loss of the other two erosional drainage features.

Mitigation Measure 4.4.6.2B only provides more specific guidance of implementing Mitigation Measure 4.4.6.2A and for subsequent permitting of these actions. These measures do not defer mitigation, but rather specify when and how the implementation of the measures will occur, as required by CEQA.

Response to Comment 68. The commenter is incorrect. The project does not impact federal wetlands, as clearly demonstrated by Table 4.4.D in Section 4.4.6.3 of the Draft EIR. The table shows that the project will have minimal impacts on non-wetland land under the jurisdiction of the Army Corps or Regional Water Quality Control Board (0.054 acre temporary and 0.051 acre permanent), and also relatively small impacts to land under the jurisdiction of the State Department of Fish and Game (0.35 acre temporary, 0.36 acre permanent). Mitigation Measure 4.4.6.3A requires the project to obtain the appropriate federal and/or state permits for these impacts, subject to subsequent permitting approval processes by these agencies. As previously discussed in Responses to Comments D-3, Nos. 66 and 67 above, the proposed mitigation in the EIR will make sure impacts on these drainage features are less than significant. The commenter has provided no data or material supporting his opinion to the contrary. To reflect the most current implementation measures of the project DBESP, Mitigation Measures 4.5.6.2A, 4.5.6.2B, and 4.5.6.3A were modified based on comments by CDFG.

Response to Comment 69. Section 4.4 of the Draft EIR concluded that all potential impacts of the project on biological resources were either less than significant, or could be reduced to less than significant levels by implementing the recommended mitigation measures. The commenter provided no data or support to his opinion as to why the less than significant impacts of the project would contribute to significant cumulative impacts. This conclusion is incorrect, especially in light of the regional protection for biological resources provided by the MSHCP.

Response to Comment 70. The design of the proposed project is consistent with the edge treatment measures identified in the DBESP document (see Draft EIR Appendix E). This conclusion is supported by the analysis of indirect impacts in the MSHCP consistency analysis report (also in Draft EIR Appendix E). Based on these analyses, lighting and noise will not have significant impacts on any biological resources, and the commenter has not provided any empirical data or evidence to support his opinion in this regard.

"The MSHCP was conceived, developed, and is being implemented specifically to address the direct, indirect, cumulative, and growth-related effects on covered species resulting from build out of planned land use and infrastructure, including the proposed project." (DEIR page 4.4-9). In addition, page 4.4-32 of the DEIR states that…"Project construction will contribute to the incremental loss of mule fat scrub and non-native grassland in the region, including potential habitat for some special status species. Cumulative impacts potentially include habitat fragmentation, increased edge effects, reduced habitat quality, and increased wildlife mortality. The MSHCP provides a comprehensive approach to the regional conservation of these habitats and, as a regional plan, serves to provide mitigation for cumulative impacts to covered species. Project compliance and consistency with the MSHCP ensures that any cumulative impacts to covered species are effectively mitigated. Special status species that are not covered by the MSHCP also benefit from the surveys, conservation, and other measures of the MSHCP because they occupy many of the same habitats. Therefore, the proposed project will not make a significant contribution to any cumulatively considerable impacts to biological resources." The EIR does examine these impacts, and determines that compliance with the MSHCP will be sufficient to mitigate any potential impacts in this regard. The EIR clearly demonstrates that, other than the Quincy Channel, there are no important biological resources in the

immediate vicinity of the project site, so potential indirect impacts are negligible. In addition, the EIR concluded that the design of the project, implementation of project mitigation, and payment of MSHCP mitigation fees, would be sufficient to reduce potential biological impacts of the project to less than significant levels.

Response to Comment 71. Moreno Hills Complex is not an accepted term according to the Office of State Historic Preservation. "District" is the most appropriate term; however, no such District has been formally established. What is being suggested in the comment is commonly referred to as the "landscape approach" but lacking the designation of a District no landscape considerations can be applied (although the Pechanga increasingly apply the landscape approach in their dealings with cities and developers).

Response to Comment 72. Most municipalities require that archaeologists meet either County of Riverside or Secretary of the Interior qualifications. Letter A-4 (Response to Comment 2) from the Pechangua Band of Luiseno Indians clarifies the procedures to be taken under Mitigation Measures 4.5.6.1A through 4.5.6.1E. This letter also repeated the City's position that while it encourages developers to work with the tribes, it does not require developers to hire Native American monitors. Since the status of Native American monitors cannot be clarified at this point, their level of authority is undefined. This letter also clarifies the curation procedures that will be carried out as artifacts are recovered and leaves with the tribes the decision regarding whether or not to curate or re-bury on the project. Mitigation Measures 4.5.6.1A has been revised requiring the monitor meet Secretary of Interior standards. Mitigation Measure 4.5.6.1B has been revised to require that work cease in that area if a resource is found.

Again, note that the wording of Mitigation Measures 4.5.6.1A through 4.5.6.1E have been modified as shown in Response 3 in Letter A-4 from the Pechanga Band to address concerns of both Native American groups regarding archaeological mitigation.

Response to Comment 73. The mitigation for paleontological resources is not deferred and is commonly used as standard mitigation when there are potential paleontological resources onsite that may be uncovered during excavation activities. The City of Moreno Valley requires that the paleontologists meet the standards of Riverside County and the Society for Vertebrate Paleontology. The San Bernardino County Museum in Redlands is well equipped to accept and curate paleontological specimens.

Response to Comment 74. Without an accepted, defined District using a landscape approach does not work either since there are no accepted boundaries for determining a cumulative area. Based on ethnographic studies we could use a 800 sq. km area or greater, but a more realistic cumulative boundary might be what is inside the 1-mile diameter of the record search area. The cumulative "universe" or boundary assumed for potential cumulative impacts for cultural resources is the City limits, as this is the largest area under control of the lead agency, and this area is supported as appropriate for a cumulative analysis in the City's General Plan EIR as well. Regardless, the EIR clearly concludes, the proposed project will not have a significant impact on cultural resources and will not have a cumulative impact on cultural resources whether the cumulative area is the City limits or the entire ethnographic region.

Response to Comment 75. The commenter is incorrect – the project hydrology study clearly shows that post-development flows will be equal or less than pre-development conditions with construction and maintenance of the proposed detention basins. Each building area will have its own basin, and the four basins across the southern boundary of the site will help assure that offsite flows will not exceed existing runoff volumes. The Final Hydrology Study is required by the City development review process to more accurately characterize drainage conditions based on the final building and property development plans. However, the final plans must be consistent and are based on the draft

hydrology plan included in Appendix G-1 of the Draft EIR. Therefore, potential flooding impacts will be less than significant, as indicated in Sections 4.7.5.2 and 4.7.5.3 of the Draft EIR.

Response to Comment 76. As demonstrated in Response to Comment D-3, No. 75 above, the commenter is incorrect - the project will not cause significant drainage or flooding impacts. The project hydrological analysis clearly shows that offsite runoff in the post-development condition will not exceed pre-development conditions for downstream land uses. Therefore, the project is not expected to make any contributions to cumulatively considerable flooding impacts in this area.

The analysis in Section 4.7, *Hydrology and Water Quality*, of the DEIR also determined that the project would not result in significant water quality impacts either onsite or for downstream properties, so the project is also not expected to make any contributions to cumulatively considerable water quality impacts in this area.

Response to Comment 77. While it is correct that soil sampling last occurred in 2004, the commenter is incorrect that this requires additional soil testing. The site has lain fallow since that time, and the only farming that has occurred in the non-citrus portions of the site have been dry farming which does not require the application of pesticides or other agricultural chemicals. In fact, the site has not even been dry farmed for several years, and the onsite ruderal vegetation has only been managed for weed abatement purposes. In addition, the citrus trees have not been commercially harvested, nor have they been irrigated or maintained as a commercial activity (i.e., no pesticides or other agricultural chemicals applied). The commenter has provided no evidence why the 2004 soil samples need to be updated. For the purposes of CEQA review, the City considers the information provided in the Draft EIR to be accurate.

Response to Comment 78. The commenter is incorrect; the Draft EIR does address removing the trail segment along the Quincy Channel north of Eucalyptus Avenue. When this trail segment was first proposed, there was an under-crossing of the SR-60 planned that would allow a trail connection to be constructed along the Quincy Channel north of the freeway. Since that time, the City has eliminated that potential under-crossing, which means the segment of the trail along the channel north of Eucalyptus Avenue would not connect to any other trail. Therefore, the ProLogis project is proposing the trail follow the north side of Eucalyptus Avenue when it is realigned through the proposed project. There would then be a continuous trail up the Quincy Channel from the south to Eucalyptus Avenue, then the trail would go east and west along the north side of Eucalyptus Avenue. A similar trail improvement was required of the Westridge project approved just east of the proposed project. The EIR discusses potential conflicts with the “improve air quality and promote energy efficiency” section of the RTP in Section 4.8.7 of the Land Use and Planning chapter, page 4.8-18.

Response to Comment 79. It is true the project will remove some amount of potential affordable housing, and it will add more warehousing in this portion of the City. The project would also contribute to more warehousing City-wide (i.e., the southern portion of the City has an industrial specific plan). However, the comments regarding the significance of the impact are the opinion of the commenter and will have to be decided by the City Council. If the City decides to approve this project, it would have to adopt a Statement of Overriding Considerations to document that the benefits of the project (e.g., employment, revenues) outweigh the significant impacts of the project, as required by CEQA.

Table 3.C clearly identifies 6.65 million square feet of industrial projects in eight locations within the City (Sites 5, 6, 8-13). This list does include the WestRidge and Highland Fairview Corporate Park (“Skechers”) projects, but does not include World Logistics Center project of 41.6 million square feet of industrial space because that project was not proposed when the Notice of Preparation for this ProLogis project was prepared in 2008, which is the baseline time at which cumulative projects are established for an EIR analysis.

Response to Comment 80. The noise impact study was conducted based on applicable City noise standards, including those identified in the City's Municipal Code and General Plan Noise Element indicated on pages 4.9-5 through 4.9-9 in the DEIR, and provided disclosure of potential noise impact areas. Specific comments on the noise study are addressed in Responses 81-93.

Response to Comment 81. The dominant on-site noise generating activity is the truck maneuvering during the loading/unloading operations at the loading docks. These noise-generating activities include trucks moving in the loading dock, idling, unloading or loading, moving out of the loading dock, and leave the site. The noise impact analysis was based on the site plan and land use assumptions for the proposed LADP development to determine that the closest distance between the loading/unloading area and the future residences to the south. This distance is approximately 280 feet. Other activities associated with the trucks on-site would be traveling at slow speed (15 mph) to get in and out of the site or to move to the designated parking area. This activity generates much lower noise level and last much shorter time when compared to the activities occurring within the loading dock area. Therefore, evaluating the potential truck-related noise within the loading dock area represents the worst case scenario.

It should be noted that noise from on-site operations, including loading/unloading and onsite maneuvering, have been adequately evaluated at the nearest noise-sensitive land uses and no significant noise impacts were identified. Similarly, even though individual truck noise from trucks driving on public streets is not regulated by the local governments (city or county), project-related traffic noise level increases along roadway segments in the project vicinity were shown to be less than 3 dBA and would not be perceptible by the human ear.

Response to Comment 82. The 3 dBA increase was not identified in the noise impact analysis as a threshold on page 4.9-2 in the DEIR. Rather, it was stated that "audible impacts that refer to increases in noise levels noticeable to humans generally refer to a change of 3 dB or greater, since this level has been found to be barely perceptible in exterior environment. It should be noted that, every doubling of the sound energy from the source would result in a 3 dBA increase in sound level. This would mean that, given everything else remains the same, the traffic volume needs to be doubled to cause an increase of 3 dBA in traffic noise. For noise level changes that are not perceptible by the human ear, they would not cause any audible change and would therefore not result in any significant noise impacts. The City's noise thresholds were identified in DEIR Section 4.9.2, Existing Policies and Regulations (pages 4.9-5 to 4.9-8), where an exterior noise level of 60 to 65 dBA CNEL/Ldn and an interior noise level of 45 dBA CNEL/Ldn were identified for residential uses, as well as a maximum source land use noise level for residential uses is 60 dBA during daytime hours (7 a.m. to 10 p.m.) and 55 dBA during the nighttime hours (10 p.m. to 7 a.m.). For commercial source land uses, the maximum noise level is 65 dBA during daytime hours and 60 dBA during nighttime hours. (Source: Chapter 11.80.030, Table 11.80.030-2, City of Moreno Valley Municipal Code, City of Moreno Valley).

Response to Comment 83. The City's Municipal Code, Table 11.80.030-2, Maximum Sound Levels for Source Land Uses states that, "…restricts noise levels above 55 dBA at night and 60 dBA during the day in residential areas, when measured at a distance of 200 feet or more from the real property line of the source of the sound if the sound occurs on privately owned property, …" Therefore, it is clear that the City's Municipal Code specifically indicates that measurement of the source noise levels would be "at a distance of 200 feet or more from the real property line of the source of the sound". For this project, the nearest residences are at a distance of 664 feet or more from the project (sound source) site. Evaluating the noise level at the nearest residential uses meets the City's definition specified in the Municipal Code.

Response to Comment 84. The City's noise thresholds for transportation sources were identified in the DEIR Section 4.9.2, Existing Policies and Regulations (pages 4.9-5 to 4.9-8), where an exterior noise level of 60 to 65 dBA CNEL/Ldn and an interior noise level of 45 dBA CNEL/Ldn were identified

for residential uses, For industrial land uses, the City identifies 70 dBA CNEL as the acceptable exterior noise threshold. Most of the roadway segments in the project vicinity would have up to 2.0 dBA increase in traffic noise as a result of the project-related traffic. This range of traffic noise level increases would not be perceptible by the human ear in an outdoor environment. The only exception is along Eucalyptus Avenue between Moreno Beach Drive and Redlands Boulevard, where the project-related traffic noise level increases would be from 2.5 to 13.6 dBA under the Existing With Project Conditions and from 4.5 to 13.3 dBA under the 2012 With Project Conditions. Since this segment of the road goes or will go through industrial land uses and vacant land, the City's noise standard for industrial land uses of 70 dBA CNEL was used. The 70 dBA CNEL noise contour would be confined to within the roadway right-of-way, therefore, there would be no significant traffic noise impact on land uses along the road.

Response to Comment 85. The City has separate noise standards regulating mobile (traffic) and stationary (on-site operational activity) noise sources in its General Plan Noise Element and Municipal Code. Therefore, noise from different sources is analyzed based on the noise regulations applicable to the activity generating it. The City's noise standards regulating traffic noise are those from the General Plan Noise Element in terms of the 24-hour weighted community noise equivalent level (CNEL) to protect residents during the more sensitive evening and nighttime hours from noise exposure. The CNEL noise metric is averaged and weighted over a 24-hour period, so it is not practical or feasible to combine the CNEL with the short-term, intermittent noise events associated with stationary sources such as truck loading/unloading activities or activity in the parking lot. Chapter 9.03.040 of the City's Planning and Zoning Code states that in all residential districts, air conditioners, heating, cooling, and ventilating equipment and all other mechanical lighting or electrical devices shall be operated so that noise levels do not exceed 60 dBA (L_{dn}) at the property line. The City's Municipal Code, Section 9.10.140, specifies that all commercial and industrial uses shall be operated so that noise created by any loudspeaker, bells, gongs, buzzers, or other noise attenuation or attracting devices shall not exceed 55 dBA at any one time beyond the boundaries of the property. Chapter 11.80.030, Table 11.80.030-2, City of Moreno Valley Municipal Code, sets a maximum source land use noise level for residential uses as 60 dBA during daytime hours (7 a.m. to 10 p.m.) and 55 dBA during the nighttime hours (10 p.m. to 7 a.m.). For commercial source land uses, the maximum noise level is 65 dBA during daytime hours and 60 dBA during nighttime hours. The City does not have noise standards regulating stationary sources such as on-site loading/unloading activities, therefore, the percentile exceedance levels (Ln) recommended in the State's Modal Community Noise Ordinance, which represent the noise levels that were exceeded for N percent of the time during the one-hour analysis period, are used in the analysis (DEIR, page 4.9-21 under Long-term Operational Noise Impacts for Truck Loading/Unloading Operations) Because the adjacent future development had no final plans available at the time the noise impact study was conducted, the future potential noise impact from on-site operations was evaluated separately using the best assumptions available at the time the noise impact analysis was conducted. The closest possible loading/unloading area was used for on-site operations adjacent to the future planned residential uses.

Response to Comment 86. Please refer to Responses to Comments D-3, Nos. 84 and 85 above for traffic noise impact analysis. Also, please refer Response to Comment D-3, No. 85 on the use of separate noise standards from different noise sources. Please refer to the Response to Comment D-3, No. 83 on the noise level analyzed at the nearest residential property line, rather than the project's own property line. The proposed on-site building would function as a noise barrier for receivers on the opposite side of the noise source. As a rule-of-thumb, a noise barrier that blocks the line-of-sight between the noise source and the receiver would provide at least a 5 dBA in noise reduction (Based on Caltrans Technical Noise Supplement (TeNS, Caltrans, November 2009), for every 2 feet increase in barrier height, an additional 1 dBA noise reduction would be achieved). Since the building would be at least 10 feet above ground and is much higher than the barrier height that barely blocks the line-of-sight, it would provide noise attenuation higher than 5 dBA.

Response to Comment 87. The noise impact analysis evaluated existing and future ambient noise level increases by the project-related traffic on roadway segments in the project vicinity, and determined that no significant noise impacts would occur, partly since the majority of the roadway segments would not have noise level increases that are audible in the outdoor environment and partly since there are no sensitive land uses along the roadway segments with relatively large project-related traffic and the projected noise levels would not exceed the exterior noise standards for the land uses along these segments (industrial uses and vacant land). The City's noise thresholds for transportation sources were identified in 4.9.2, Existing Policies and Regulations (Pages 4.9-5 to 4.9-8), where an exterior noise level of 60 to 65 dBA CNEL/Ldn and an interior noise level of 45 dBA CNEL/Ldn were identified for residential uses, For industrial land uses, the City identifies 70 dBA CNEL as the acceptable exterior noise threshold. Most of the roadway segments in the project vicinity would have up to 2.0 dBA increase in traffic noise as a result of the project-related traffic. This range of traffic noise level increases would not be perceptible by the human ear in an outdoor environment. The only exception is along Eucalyptus Avenue between Moreno Beach Drive and Redlands Boulevard, where the project-related traffic noise level increases would be from 2.5 to 13.6 dBA under the Existing With Project Conditions and from 4.5 to 13.3 dBA under the 2012 With Project Conditions. Since this segment of the road goes or will go through industrial land uses and vacant land, and the noise standard for industrial land uses, the 70 dBA CNEL noise contour would be confined to within the roadway right-of-way and would not impact these industrial land uses, there would be no significant noise impact on land uses along the road. Therefore, no significant traffic noise impacts would occur. Similarly, for on-site operational noise sources, even though the ambient noise level would increase as a result of the project operations, no noise-sensitive land uses would be exposed to noise levels that exceed the City's noise standards for such uses.

Response to Comment 88. Please refer to the response for Response to Comment D-3, No. 87 for the existing noise levels in the project vicinity. The City's General Plan Noise Element (or any other Element) does not have noise level restrictions specified for construction activity. The City's Municipal Code, Chapter 11.80.030, prohibits grading activities between the hours of 8:00 p.m. and 7:00 a.m. and prohibits construction activities from 8:00 p.m. to 6:00 a.m. during the week and between 8:00 p.m. and 7:00 a.m. on weekends and holidays. However, it does not specify any upper noise limits for construction activity. Compliance with the construction hours specified in the City's Municipal Code would result in construction noise impacts that are less than significant. While impacts would be considered less than significant as long as construction activities occur within the designated hours identified in the City's Municipal Code, mitigation measures 4.9.6.1A through 4.9.6.1D have been identified to reduce the noise levels that would expose nearby sensitive receptors to high construction noise.
It should be noted that the noise levels obtained from the 1987 edition of Noise Control for Buildings and Manufacturing Plants (Bolt, Beranek & Newman, 1987) represent a conservative analysis for construction equipment. Because of technology advancement, most current day construction equipment emits lower noise levels compared to the 1987 version.

Response to Comment 89. The City's General Plan Noise Element (or any other Element) does not have noise level restrictions specified for construction activity. Policy 6.5.2 only states that construction activities shall be operated in a manner that limits noise impacts on surrounding uses. The City's Municipal Code, Chapter 11.80.030, prohibits grading activities between the hours of 8:00 p.m. and 7:00 a.m. and prohibits construction activities from 8:00 p.m. to 6:00 a.m. during the week and between 8:00 p.m. and 7:00 a.m. on weekends and holidays. However, it does not specify any upper noise limits for construction activity. Compliance with the construction hours specified in the City's Municipal Code would result in construction noise impacts that are less than significant. While impacts would be considered less than significant as long as construction activities occur within the designated hours identified in the City's Municipal Code, Mitigation Measures 4.9.6.1A through 4.9.6.1D have been identified to reduce the noise levels that would expose nearby sensitive receptors to high construction noise.

Response to Comment 90. Please refer to Response to Comment D-3, No. 89 above on construction activity meeting the City's requirements identified in its Municipal Code and to limit noise closest to the existing residences. Mitigation Measure 4.9.6.1D has been amended as follows:

4.9.6.1D. *During ~~all~~ project site construction activities at Building 6 (i.e., closest to existing residences), the construction contractor shall limit all construction-related activities ~~that would result in high noise levels~~ to between the hours of 6:00 a.m. and 8:00 p.m. on weekdays and between the hours of 7:00 a.m. to 8:00 p.m. on weekends and holidays, unless written approval is obtained from the City Building Official or City Engineer for specific construction activities that must be conducted outside of the permitted time periods.*

For activities that would be conducted inside the building/structure and would not result in any noise annoyance to off-site land uses, they can occur outside of the hours specified in the Municipal Code.

Response to Comment 91. According to the project noise assessment, none of these measures would be required for noise mitigation purposes.

No significant construction noise impacts would occur if construction of the proposed project would occur within the permitted hours of 6:00 a.m. to 8:00 p.m. of any working day, and within the permitted hours of 7:00 a.m. and 8:00 p.m. on weekends and federal holidays. Compliance with the construction hours specified in the City's Municipal Code would result in construction noise impacts that are less than significant. While impacts would be considered less than significant as long as construction activities occur within the designated hours identified in the City's Municipal Code. Mitigation Measures 4.9.6.1A – 4.9.6.1D were identified in the Draft EIR to ensure that the City's City's noise standards are implemented.

As indicated in the noise impact study, no noise barriers would be required during project construction (DEIR, page 4.9-26 under Construction Noise Impact nor are they required during operation of the proposed project (DEIR, page 4.9-24 under Combined Noise Levels from On-site Stationary Sources). The proposed project will comply with all mitigation measures identified and comply with applicable federal, State, and City guidelines.

Response to Comment 92. The noise impact analysis has evaluated the project's cumulative impacts from both mobile and stationary sources. For example, based on all available information and provided future projected traffic noise along roadway segments in the project vicinity under the Project Buildout (2035) and General Plan Buildout conditions. As shown in Tables 4.9.J through 4.9.M on pages 4.9-15 to 4.9-20 of the DEIR, project-related traffic noise level increases under these two scenarios would be 1.3 dBA or less and the proposed land uses would not be significantly impacted by the future traffic noise in the project vicinity. Furthermore, on DEIR pages 4.9-20 through 4.9-24, with a worst-case scenario of all on-site stationary noise sources occurring at the same time with their maximum noise level, the maximum noise level measured at 200 feet from the project's southern boundary would be 55 dBA L_{max}. Although this "combined" noise level is not likely to occur due to the intermittent nature of theses noise events, if it occurs, it would still not exceed the City's 55 dBA L_{max} nighttime standard for residential uses. Therefore, no significant cumulative noise impacts were identified, either from mobile or from stationary noise sources.

Response to Comment 93. After review, the LSA Noise Assessment Group determined that none of these references provide additional relevant information to determine the project's noise impacts in a more accurate or appropriate manner. All project-related mobile and stationary noise sources have been evaluated and compared to noise standards applicable to these different noise sources. No additional or overlapping noise analysis is required to confirm the findings in the noise impact analysis.

Response to Comment 94. The City of Moreno Valley uses a more restrictive, higher truck generating rate for high cube warehouses (buildings over 200 KSF). The total trip generation of the project used in the analysis is higher than that if the analysis was purely based on ITE rates.

Response to Comment 95. The commenter is incorrect - the analysis does not use a plan to plan comparison and uses the trips from the proposed project in the analysis. The "Without Project" analyses for all scenarios are based on conditions where the proposed site is vacant. Therefore, the comparison between without and with project conditions is comparing no development on site with the proposed project. An existing plus project analysis has also been included which evaluates the impacts of the project on existing physical conditions.

Response to Comment 96. LOS is a metric used by traffic engineers throughout the state to evaluate traffic conditions. LOS is based on delay and is a function of traffic volumes and capacity at intersections. Section 4.11.1.3 of the DEIR explains the concept of LOS. In addition, the Traffic Study also includes v/c ratios as requested by the commenter.

Response to Comment 97. In terms of traffic, most of the trips are using the SR-60 freeway. The routes from the project to the SR-60 freeway do not pass through existing and future residential areas or schools with the proposed change to the Circulation Element. An examination of school locations in the area did not show any schools with direct access to the freeway. The entire traffic analysis is based on the concept of Passenger Car Equivalents (PCE) which converts trucks to an equivalent number of passenger cars to correctly evaluate impacts of trucks which can be larger and slower than passenger cars. The traffic impacts of trucks sharing the road with passenger vehicles have been adequately analyzed.

Response to Comment 98. The following table provides an analysis of the project's consistency with, or the inapplicability of, the various transportation-related policies cited on pages 4.11-11 to 4.11-14 of the Draft EIR. Please note that this additional information does not result in identification of new or severe impacts.

City General Plan Policies/Objectives	Project Consistency
Community Development Element	
Policy 2.2.17: Discourage nonresidential uses on local residential streets that generate traffic, noise, or other characteristics that would adversely affect nearby residents.	As identified on page 4.11-37 in the Draft EIR, the project proposes to eliminate the planned Quincy Street connection to the north of proposed Eucalyptus Avenue. Elimination of the Quincy Street connection creates a physical barrier between the proposed project's industrial uses and the nearby residential uses, and will help to segregate and prevent truck traffic from entering future residential streets.
Circulation Element	
Objective 5.1: Create a safe, efficient, and neighborhood-friendly street system.	The project is an industrial development and as such does not fall under a "neighborhood" as used in the General Plan. The project will construct roadways along its frontage to City standards. See response to Policy 2.2.17.
Policy 5.1.1: Plan access and circulation of each development project to accommodate vehicles (including emergency vehicles and trash trucks), pedestrians, and bicycles.	Access and circulation for the project will accommodate vehicles (including emergency vehicles and trash trucks), pedestrians, and bicycles.
Policy 5.1.2: Plan the circulation system to reduce conflicts between vehicular, pedestrian, and bicycle traffic.	The project will construct roadways and sidewalks to City Standards. The City Standards are developed to create safe conditions.

City General Plan Policies/Objectives	Project Consistency
Policy 5.1.3: Require adequate off-street parking for all developments.	The project provides off street parking based on City standards.
Policy 5.1.4: Driveway placement shall be designed for safety and to enhance circulation wherever possible.	The project will construct driveways to City Standards. The City Standards are developed to create safe conditions.
Policy 5.1.5: Incorporate Americans with Disabilities Act (ADA) and Title 24 requirements in roadway improvements as appropriate.	City Standards include both ADA and Title 24 requirements
Policy 5.1.6: Design new developments to provide opportunity for access and circulation to future adjacent developments.	Adjacent vacant land will be provided access.
Objective 5.2: Implement access management policies.	Roadways will be constructed per City Standards that incorporate various access management policies.
Policy 5.2.1: Locate residential units with access from local streets. Minimize direct residential access from collectors. Prohibit direct single-family driveway access on arterials and higher classification roadways.	See the response above for Objective 5.2. This policy is inapplicable to the proposed industrial project.
Policy 5.2.2: Feed short local streets into collectors.	See the response above for Objective 5.2. This policy is inapplicable to the proposed industrial project.
Policy 5.2.3: Encourage the incorporation of traffic-calming design into local and collector streets to promote safe vehicle speeds.	See the response above for Objective 5.2. This policy is inapplicable to the proposed industrial project.
Objective 5.3: Maintain LOS C on roadway links, wherever possible, and LOS D in the vicinity of SR-60 and high employment centers.	As identified on page 4.11-5 in the Draft EIR, the traffic study prepared for the project utilized a level of service standard of LOS D for all City intersections and roadways analyzed in the traffic study, with the exception of Moreno Beach Drive/Cottonwood Avenue, at which the level of service standard of LOS C was used. For all signalized ramp terminus intersections on SR-60, the level of service standard of between LOS C and LOS D was used. As identified on pages 4.11-31, 4.11-32, 4.11-33, 4.11-35, and 4.11-37 in the Draft EIR, all impacts to City intersections are mitigated to less than significant levels with mitigation.
Policy 5.3.1: Obtain right-of-way and construct roadways in accordance with the designation shown on the General Plan Circulation Element Map and the City street improvement standards.	The project will be required to construct adjacent half street sections in accordance with City street improvement standards. Although the project will not construct Encilia Avenue, the project will preserve right-of-way along the south project boundary to allow Encilia Avenue to be constructed in the future in accordance with the designation shown on the General Plan Circulation Element Map and the City street improvement standards.
Policy 5.3.5: Ensure that new development pays a fair-share cost to provide local and regional transportation improvements and to mitigate cumulative traffic impacts. For this purpose, require new developments to participate in Transportation Uniform Mitigation Fee (TUMF), the Development Impact Fee Program (DIF), and any other applicable transportation fee programs and benefit assessment districts.	As identified on pages 4.11-31, 4.11-32, 4.11-33, and 4.11-35 in the Draft EIR, the project applicant shall implement transportation improvements, either through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program, or through a fair-share contribution to the City of Moreno Valley.
Policy 5.3.6: Where new developments would increase traffic	See response to Objective 5.3. All impacts to

City General Plan Policies/Objectives	Project Consistency
flows beyond the LOS C (or LOS D, where applicable), require appropriate and feasible mitigation measures as a condition of approval. Such measures may include extra right-of-way and improvements to accommodate left-turn and right-turn lanes at intersections, or other improvements.	City intersections are mitigated to less than significant levels with mitigation.
Policy 5.3.7: Provide consideration to projects that have overriding regional or local benefits that would be desirable even though the LOS standards cannot be met. These projects would be required to analyze traffic impacts and mitigate such impacts to the extent that it is deemed feasible.	See response to Objective 5.3. All impacts to City intersections are mitigated to less than significant levels with mitigation. Impacts to freeway ramps and freeway segments cannot be mitigated and would remain significant and unavoidable until such time that improvements are constructed. Caltrans does not have a mechanism for development projects to contribute to improvements on State Highways and the City has no control over when and how regional freeway improvements will be constructed.
Objective 5.4: Maximize efficiency of the regional circulation system through close coordination with State and regional agencies and implementation of regional transportation policies.	As identified on page 4.11-30 in the Draft EIR, the traffic study includes analysis of regional transportation facilities. These facilities are funded by the Transportation Uniform Mitigation Fee (TUMF), which establishes jurisdictional fair-share contributions for regional transportation facilities (e.g., freeway interchanges, regional arterials, and railroad grade separations) in western Riverside County. The following improvements within the project area are included in the TUMF program: • SR-60/Moreno Beach Drive Interchange reconstruction • SR-60/Redlands Boulevard Interchange reconstruction
Policy 5.4.1: Coordinate with Caltrans and the Riverside County Transportation Commission (RCTC) to identify and protect ultimate rights-of-way, including those for freeways, regional arterial projects, transit, bikeways, and interchange expansion.	See response to Objective 5.4.~~.~~1.
Policy 5.4.2: Coordinate with Caltrans and the RCTC regarding the integration of Intelligent Transportation Systems (ITS) consistent with the principles and recommendations of the Inland Empire Regional ITS Architecture Project.	See response to Objective 5.4.~~.~~1.
Objective 5.5: Maximize efficiency of the local circulation system by using appropriate policies and standards to design, locate, and size roadways.	Roadways for the project have been sized per the City's General Plan Circulation Element. A General Plan Amendment is being processed to address the location of Encilia Avenue.
Policy 5.5.3: Prohibit points of access from conflicting with other existing or planned access points. Require points of access to roadways to be separated sufficiently to maintain capacity, efficiency, and safety of the traffic flow.	Project driveways are spaced to provide sufficient sight distances to maintain the capacity, efficiency and safety of traffic flow.
Policy 5.5.4: Wherever possible, minimize the frequency of	The project consolidates driveways wherever

City General Plan Policies/Objectives	Project Consistency
access points along streets by the consolidation of access points between adjacent properties on all circulation element streets, excluding collectors.	possible.
Policy 5.5.5: Design streets and intersections in accordance with the Moreno Valley Municipal Code.	The project will be required to construct adjacent half street sections in accordance with City street improvement standards.
Policy 5.5.8: Whenever possible, require private and public land developments to provide on-site and off-site improvements necessary to mitigate any development-generated circulation impacts. A review of each proposed land development project shall be undertaken to identify project impacts to the circulation system. The City may require developers to provide traffic impact studies prepared by qualified professionals to identify the impacts of a development.	See response to Objective 5.3 and Policy 5.3.6.
Policy 5.5.9: Design curves and grades to permit safe movement of vehicular traffic per applicable Caltrans and Moreno Valley standards.	The project will be required to construct adjacent half street sections in accordance with City street improvement standards, including appropriate curve radii standards.
Policy 5.5.10: Provide adequate sight distances for safe vehicular movement at all intersections and driveways.	The project will be required to construct adjacent half street sections in accordance with City street improvement standards, including appropriate site distance provisions.
Objective 5.8: Encourage development of an efficient public transportation system for the entire community.	This objective is inapplicable to the proposed industrial project, because this is an objective oriented to an efficient public transportation system within the City, and is larger than a project level initiative. The project will provide bus bays in the area where RTA requests them.
Policy 5.8.1: Support the development of high-speed transit linkages, or express routes, that would benefit the citizens and employers of Moreno Valley.	See the response above for Objective 5.8. This policy is inapplicable to the proposed industrial project.
Policy 5.8.4: Ensure that all new developments make adequate provision for bus stops and turnout areas for both public transit and school bus service.	The project will provide bus bays in the area where RTA requests them.
Objective 5.10: Encourage bicycling as an alternative to single occupant vehicle travel for the purpose of reducing fuel consumption, traffic congestion, and air pollution.	This objective is inapplicable to the proposed industrial project, because this is an objective oriented to promoting bicycling within the City and is larger than a project level initiative. However, the project will provide bike lanes on Eucalyptus Avenue and also provides bike parking to facilitate alternative transportation should employees desire to bike to work.
Policy 5.10.1: Bikeways shall link residential neighborhood areas with parks, employment centers, civic and commercial areas, and schools.	The project provides bike parking to facilitate alternative transportation should employees desire to bike to work.
Objective 5.11: Eliminate obstructions that impede safe movement of vehicles, bicyclists, and pedestrians.	The project will construct roadways based on City standards, which consider all modes of travel and their safety.

City General Plan Policies/Objectives	Project Consistency
Policy 5.11.2: Driveways shall be designed to avoid conflicts with pedestrian and bicycle travel.	The project will construct driveways to City Standards. The City Standards are developed to create safe conditions.
Program 5-1: Periodically review current traffic volumes, traffic collision data, and the pattern of urban development to coordinate, program, and as necessary revise the planning and prioritization of road improvements.	This program is inapplicable to the proposed industrial project, because this is a program for the City to review traffic data for the purposes of revising the transportation plan and for prioritizing roadway improvements within the City.
Program 5-2: Periodically reassess the goals, objectives and policies statements of the Circulation Element and propose amendments, as necessary.	This program is inapplicable to the proposed industrial project, because this is a program for the City to reassess the Circulation Element as necessary.
Program 5-3: Develop a comprehensive strategy to ensure full funding of the circulation system. The strategy will include the DIF, TUMF, and other funding sources that may be available to the City. In addition, the creation of benefit assessment districts, and road and bridge fee districts may be considered where appropriate.	This program is inapplicable to the proposed industrial project, because this is a program for the City to develop a comprehensive strategy to ensure full funding of the circulation system using the DIF, TUMF, other funding sources, benefit assessment districts, and road and bridge fee districts.
Program 5-4: Develop a multi-year transportation infrastructure improvement program that, to the extent feasible, phases the construction of new projects in advance of new development.	This program is inapplicable to the proposed industrial project, because this is a program for the City to develop a multi-year transportation infrastructure improvement program.
Program 5-5: The above-referenced program will prioritize circulation improvement projects to be funded from DIF, TUMF and other sources. Prioritization to consider the following factors: (a) Traffic safety; (b) Congestion relief; (c) Access to new development; and (d) Equitable benefit.	This program is inapplicable to the proposed industrial project, because this is a program for the City to develop a multi-year transportation infrastructure improvement program with prioritized circulation improvements.
Program 5-6: Conduct studies of specified arterial segments to determine if any additional improvements will be needed to maintain an acceptable LOS at General Plan build-out. Generally, these segments will be studied as new developments are proposed in their vicinity. Measures will be identified that are consistent with the Circulation Element designation of these roadway segments, such as additional turn lanes at intersections, signal optimization by coordination and enhanced phasing, and travel demand management measures. The study of specified arterial segments will be required to identify measures to maintain an acceptable LOS at General Plan build-out for at least one of the reasons discussed below: (a) Segments will need improvement, but their ultimate volumes slightly exceed design capabilities. (b) Segments will need improvements but require inter-jurisdictional coordination. (c) Segments would require significant encroachment on existing adjacent development if built out to their Circulation Element designations.	This program is inapplicable to the proposed industrial project, because this is a program for the City to conduct studies of specified arterial segments to determine if any additional improvements will be needed to maintain an acceptable level of service at General Plan build-out.
Program 5-7: Establish traffic study guidelines to deal with development projects in a consistent manner. The traffic study guidelines shall include criteria for projects that propose changes it the approved General Plan land uses.	This program is inapplicable to the proposed industrial project, because this is a program for the City to establish traffic study guidelines. The City has traffic study guidelines and the analysis was conducted in

City General Plan Policies/Objectives	Project Consistency
	accordance to these guidelines.
Program 5-13: Implement Transportation Demand Management (TDM) strategies that reduce congestion in the peak travel hours. Examples include carpooling, telecommuting, and flexible work hours.	Similar mitigation measures are already included in Section 4.3 Air Quality of the Draft EIR under **Mitigation Measure 4.3.6.5A** on page 4.3-33, **Mitigation Measure 4.3.6.5B** on page 4.3-34, and **Mitigation Measure 4.3.6.6A** on 4.3-36.

Response to Comment D-3, No. 78 above explains why the project is proposing to remove the Quincy Channel trail link north of Eucalyptus Avenue (it does not connect to any trail to the north). The trail is proposed to be realigned through both the ProLogis and the WestRidge (located to the east of ProLogis project) projects to follow the north side of Eucalyptus Avenue, and then connect up to the Quincy Channel trail south of Eucalyptus Avenue. There would then be a continuous trail along the Quincy Channel from the south to Eucalyptus Avenue, then the trail would go east and west along the north side of Eucalyptus Avenue. A similar trail improvement was required of the Westridge project.

Response to Comment 99. It is correct that the Trails Commission has accepted the amendment to the Master Plan of Trails. However, the Trails Commission is not an approval body, and approval from the City Council will be required because the Master Plan of Trails is part of the General Plan.

Response to Comment 100. Beyond a delay of 100 seconds, the HCM analysis methodologies fail to accurately reflect increased delays. For future conditions, background traffic growth will lead to congestion and cumulative impacts. As development occurs, fees will be collected to improve the circulation system to accommodate growth in traffic. The project generates fewer trips than the current land use designation for the site. Therefore, the planned improvements included in the DIF and TUMF should be sufficient to mitigate cumulative impacts from this project, as other cumulative development occurs. As stated in Section 4.11.6.4, the project will mitigate its impacts to the existing plus project conditions, per CEQA.

Response to Comment 101. The City's DIF includes the General Plan Roadway system. Since the project generates less trips than those anticipated in the General Plan, the ultimate General Plan Roadway system will be sufficient to accommodate project traffic. As new development occurs, fees will be collected to improve the circulation system to accommodate growth in traffic. As stated in Section 4.11.6.4, direct project impacts will be mitigated by the project.

Response to Comment 102. As stated in Section 4.11.6.4, of the DEIR, the project will mitigate its direct impacts to intersections based on the Existing Plus Project analysis. Cumulative impacts will be mitigated by payment of TUMF, DIF and fair-share contributions.

Response to Comment 103. Potential project-related traffic noise impacts are determined based on the worst-case scenario, which is typically the build-out year that has the highest traffic volumes. Traffic noise impacts for the opening year are presented to show interim year project-related increases, which were found to be small and less than significant. Since overall traffic volumes would be higher in 2016 when compared to the overall traffic volumes in 2012, project-related contribution would be even smaller in 2016 compared to 2012. Therefore, the use of 2012 as the opening year would not affect the findings in the noise impact analysis since project-related traffic noise level increases in 2016 would be smaller than those identified in 2012. Noise impacts associated with on-site stationary sources, such as loading/unloading operations, would not be affected by the difference in opening year because they are analyzed with project buildout conditions for the worst case scenario on potential noise impacts on adjacent land uses. Therefore, no significant effect would occur for the difference in opening year in the noise impact analysis.

Response to Comment 104. The latest information from the County is that the Badlands landfill will close in 2024 not 2016, so the references to 2016 will be changed (see below). Therefore, the project will not have a significant impact on solid waste disposal services because the landfill will have adequate capacity to accommodate the proposed project's waste stream.

4.12.1.7 Cumulative Impacts to Solid Waste Services (Draft EIR p.4.12-5)

AB 939 mandates the reduction of solid waste disposal in landfills. While the Badlands Sanitary Landfill has an estimated closure date of ~~2016~~ 2024, as previously identified, the City's waste hauler will also use other County landfills in the area (e.g., Lamb Canyon Landfill and El Sobrante Landfill). The estimated closure date of the Lamb Canyon Landfill is 2023 and the estimated closure date of the El Sobrante Landfill is 2030. With planned expansion activities of landfills in the project vicinity and projected growth rates contained within the City's General Plan EIR, sufficient landfill capacity would exist to accommodate future disposal needs through City build out in 2030. Therefore, build out of the City General Plan would not create demands for solid waste services that would exceed the capabilities of the County's waste management system. Consequently, cumulative impacts associated with solid waste within the City would be considered less than significant.

Response to Comment 105. The commenter is incorrect. A comprehensive Water Supply Assessment was prepared for this project, which was extensively discussed in Section 4.12.2.6.2 of the Draft EIR. That analysis evaluated available water supplies compared to current and future projected conditions under a variety of scenarios (i.e., various drought conditions). That analysis determined there were sufficient supplies of water available to serve the project over a 20-year time frame.

Response to Comment 106. The project will install infrastructure to support solar power, which is all the City is encouraging, thus the consistency statement. The applicant has agreed to obtain LEED Certified status meaning that the buildings will be much closer to zero net energy (which includes both operational energy consumption and the life cycle of building materials) than were buildings constructed in the past, thus they are consistent with the aim of zero net energy. The Draft EIR discusses the existing greenhouse gas/climate change setting including the main gases of concern; current emissions inventory at the global, US, and State levels; a detailed description of what global warming is and the effects that result, all of which could be considered the "threat of greenhouse gas pollution and global warming." The EIR attempts to present a non-sensational, balanced description based on the best information available. Section 4.13.2 describes the entire regulatory setting, including all applicable federal, State and City of Moreno Valley regulations and policies.

Response to Comment 107. The process of LEED certification is a demanding one that includes not only aspects of the building construction but also is greatly affected by tenant operations. As the EIR is only covering aspects under the control of the applicant and not the future tenant, achieving the LEED status can only be discussed in general terms. The feasibility of suggested GHG-related mitigation measures have been discussed in other responses, see the Responses to Comments 60, 108, 112 in this letter (D-3, Johnson & Sedlack) and Responses to Comments 1 and 27 in Letter D-2 (Sierra Club).

Response to Comment 108. Mitigation Measure 4.13.6.1A lists select features from Title 24 of the California Code of Regulations to emphasize these important features are included in the project construction. The measure states that the features are required by Title 24 of the California Code of Regulations. Since the measures are required by Code, they are feasible. Mitigation measures which require compliance with environmental regulations have been found by the California courts to be common and reasonable mitigation measures (*Sundstrom v. County of Mendocino* (11988) 202 Cal. App.3d)

Response to Comment 109. A clerical error was made in the Draft EIR regarding energy conservation and project mitigation. Section 4.3, *Air Quality*, contains two mitigation measures that

refer to a 20 percent reduction in project energy use beyond or below Title 24. First, the "20 percent reduction" phrase refers to older California Building Code requirements – these older codes were much less stringent than the current California "Green" Building Code, which includes the latest Title 24 requirements. In addition, one measure just refers to "Title 24" while the other refers to "2008 California Title 24, Part 6 Energy Efficiency Standards". These references are inconsistent, and the measures have been modified to reflect the most current regulatory requirements for energy conservation. The most current California Green Building Code was adopted in 2010, but incorporates the most current Title 24, Part 6 Energy Efficiency Standards which are from 2008, not 2010. Projects that would have been able to achieve a 20 percent reduction in building energy use from previous California Building Codes would most likely not be able to achieve a 20 percent reduction from the current code because it is much more stringent than previous versions.

It should be noted that the state has already approved new energy standards effective January 1, 2014 that would require industrial buildings to achieve 20 percent or more savings above the 2008 Title 24 standard. Until that time, the project is required to achieve a 10 percent reduction from the 2008 Title 24 standards.

Response to Comment 110. The implementation of any water conservation strategy insures that water use efficiency will be improved compared to the situation of no water conservation strategy. The Mitigation Monitoring Plan states that the various activities outlined in this measure will be implemented to the satisfaction of the Planning Division prior to issuance of an occupancy permit, so construction must include some or all of these measures or no permit can be issued.

Response to Comment 111. The EIR acknowledges that the expected project GHG emissions will exceed the interim, proposed SCAQMD Tier 1, 2 and 3 thresholds, none of which have been adopted as thresholds of significance. Also, as described in Section 4.13.2, page 4.13-6, no applicable agency, including the federal, California, and City of Moreno Valley governments, have adopted a greenhouse gas emissions threshold of significance. It is in this absence of regulatory guidance that this EIR is attempting to assess the significance of project emissions of greenhouse gases. The CEQA Guidelines do include two qualitative thresholds, which the DEIR used as the basis for significance, as discussed in Sections 4.13.5 and 4.13.6. The DEIR concludes that the project would have a less than significant impact for the first CEQA threshold: *Would the proposed project conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?* The DEIR concludes that the project would have a significant impact for the second CEQA threshold: *Would the proposed project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* and includes Mitigation Measures 4.13.6.1A thru 4.16.6.1C to reduce this impact.

Response to Comment 112. See also Response to Comment D-3, No. 111 above. The EIR complies with OPR guidance related to GHG/Climate change analyses and all other guidance applicable to the region. With implementation of the strategies and programs described in the EIR, it was concluded that the project is consistent with the strategies to reduce California's emissions to the levels proposed in Executive Order S-3-05. Based on the threshold of the project's consistency with these measures, the project has a less than significant impact as it complies with these measures. Because the project's impacts alone would not cause or significantly contribute to global climate change, project-related CO_2e emissions and their contribution to global climate change impacts in the State of California would not make a significant contribution to cumulatively considerable GHG emission impacts.

Response to Comment 113. As discussed in Section 6.3.3 of the Draft EIR, Alternative 3 does reduce several of the significant impacts of the project, and it is feasible because the applicant controls the proposed project site. While Alternative 5 does reduce some significant impacts of the project (including land use since it would not require a GPA or ZC), the applicant does not own or control that or any other potential offsite location for this project. Therefore, Alternative 5 is not

feasible compared to Alternative 3. In addition, Alternative 3 is the only one that eliminates significant impacts to agricultural resources, so it was selected as the Environmentally Superior Alternative. For additional discussion, see Response 7 earlier in this section.

Response to Comment 114. As explained in Response to Comment D-3, No. 113 above, Alternative 5 is not feasible compared to Alternative 3 as the applicant does not own or control any offsite properties that would accommodate the proposed project. In addition, almost all of the significant impacts of the project would also be present at an alternative site, based on the proposed land uses and air pollutant emissions. Alternative 3 does reduce some of the significant impacts of the proposed project, and it will be up to the discretion of the City Council whether to approve the proposed project, or adopt one of the project alternatives. If the City Council approves the proposed project, it would have to adopt a Statement of Overriding Considerations that demonstrates the benefits of the project (e.g., employment, revenues) outweigh the significant impacts of the project.

LETTER D-4A: LOZEAU DRURY, LLP, RICHARD DRURY

LETTER D-4A

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August 31, 2012

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RE: Comment on Draft Environmental Impact Report for ProLogis Eucalyptus Industrial Park (State Clearinghouse No. 2008021002)

Dear Mr. Bradshaw:

I am writing on behalf of Laborers International Union of North America, Local Union No. 1184 and its members living in Riverside County (collectively "LIUNA Local Union No. 1184" or "LIUNA" or "Commenters") regarding the Draft Environmental Impact Report ("DEIR") prepared for the ProLogis Eucalyptus Industrial Park, State Clearinghouse No. 2008021002 ("Project").

We have reviewed the DEIR with the assistance of:

1. Atmospheric Scientist, Dr. James Clark, Ph.D.
2. Hydrogeologist, Matthew Hagemann, C.Hg., MS.

These experts have prepared written comments that are attached hereto, and which are incorporated in their entirety. The City of Moreno Valley ("City") should respond to the expert comments separately. These experts and our own independent review demonstrate that the DEIR is woefully inadequate and that a new supplemental EIR is required to be prepared and recirculated for public comment. In particular, the EIR suffers from the following significant errors and omissions, among others:

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- SEGMENTATION OF PROJECT: The DEIR improperly segments the Project by failing to include the infrastructure (e.g., roads, water, and sewer) as part of the Project.

- LOSS OF FARMLAND: The DEIR acknowledges that the Project's conversion of Prime Farmland is a significant impact, but the DEIR fails to adequately mitigate for the loss of farmland. The conclusion that mitigation measures are infeasible is unsupported.

- HAZARDOUS MATERIALS: The baseline of the physical environmental conditions in the vicinity of the Project is erroneous because the DEIR does not provide any details on the types of pesticides used on the Project site, relies on two outdated Phase I Environmental Site Assessments ("ESAs") that do not cover the entire Project site, and fails to disclose the status of an underground storage tank.

- GREENHOUSE GAS: The DEIR fails to provide support for the conclusion that greenhouse gas emissions after mitigation will be less than significant.

- AIR QUALITY: The DEIR fails to adequately analyze impacts to air quality because: (1) the DEIR underestimates the potential particulate emissions for the construction phase of the Project, (2) fails to accurately compare construction emissions to daily construction significance thresholds, (3) fails to consider health risks from contaminated dust, (4) fails to properly identify and address the Project's operational air quality impacts, (5) fails to disclose impacts to offsite receptors, and (6) fails to adequately analyze cumulative impacts.

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Commenters urge the City to revise the EIR to adequately describe, analyze, and mitigate the Project and its impacts.[1] The revised EIR should be recirculated to allow public review and comment.

I. PROJECT DESCRIPTION

The Project site encompasses 122.8 acres of land located within the City of Moreno Valley, south of and adjacent to SR-60, east of Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel in Riverside County. (DEIR, p. 3-1). Single-family residential uses are located approximately 50 feet southeast of the southeastern corner of the Project site. (DEIR, p. 3-1). The Assessor's Parcel Numbers ("APNs") for this site are 488-330-011, 488-330-012, 488-330-013, 488-330-017, 488-330-018, 488-330-019, 488-330-022, 488-330-023, 488-330-024, and 488-330-025. (DEIR, p. 3-1).

2

[1] We reserve the right to supplement these comments at later hearings and proceedings for this Project. See, *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109.

The Project would include the construction of a warehouse facility comprising six buildings consisting of a total of approximately 2,244,638 square feet. (DEIR, p. 3-2). The Project site is divided into 2 areas: (1) the northern area (north of future Eucalyptus Avenue) would contain approximately 1,030,377 square feet of warehouse uses divided between two buildings and (2) the southern area (south of the future Eucalyptus Avenue) would consist of approximately 1,214,261 square feet of warehouse uses divided among four separate buildings. (DEIR, p. 3-2). The specific uses/users are not known at this time. (DEIR, p. 3-11).

The Project site currently consists of 57 acres used to grow grapefruit, 36 acres used for hay and alfalfa production, as well as portions that are vacant. (DEIR p. 4.2-1). Approximately 82.5 acres of the Project site is designated as Prime Farmland. (DEIR, p. 4.2-6).

The Project would require significant changes to the General Plan and local zoning ordinances including:

- General Plan Amendment. The proposed project includes an amendment to the Land Use Element to change the General Plan designations for a portion of the project site from Residential 15, Residential 5 and Residential 2 to Business Park. (DEIR, p. 1-2). The project also proposes an amendment to the Circulation Element by making changes to the alignment of Encilia Street and the removal of Quincy Street from within the project boundaries. (DEIR, p. 1-2).

- Change of Zone. The proposed project includes a change to the project site zoning from Business Park (BP), Business Park Mixed-use (BPX), Residential Agriculture 2 (RA2), Residential 5 (R5), and Residential 15 (R15) to Light Industrial (LI). (DEIR, p. 1-2).

- Municipal Code Amendment. The project includes a Municipal Code Amendment to establish a minimum clearance of 250 feet between adjacent residential zoning districts and any truck court or primary truck circulation driveway in lieu of the buffer established by the Business Park zone. (DEIR, p. 1-2).

2

II. Standing

Members of Local Union No. 1184 live, work, and recreate in the immediate vicinity of the Project site. These members will suffer the impacts of a poorly executed or inadequately mitigated Project, just as would the members of any nearby homeowners association, community group, or environmental group. Hundreds of LIUNA Local Union No. 1184 members live and work in areas that will be affected by traffic, air pollution, and water pollution generated by the Project.

3

In addition, construction workers will suffer many of the most significant impacts from the Project as currently proposed, such as from air pollution emissions from poorly maintained or controlled construction equipment, possible risks related to hazardous materials on the Project site, and other impacts. Therefore, LIUNA Local Union No. 1184 and its members have a direct interest in ensuring that the Project is adequately analyzed and that its environmental and public health impacts are mitigated to the fullest extent feasible. 3

III. LEGAL STANDARDS

A. EIR

CEQA requires that an agency analyze the potential environmental impacts of its proposed actions in an environmental impact report ("EIR") (except in certain limited circumstances). (See, e.g., Pub. Res. Code § 21100). The EIR is the very heart of CEQA. (*Dunn-Edwards v. BAAQMD* (1992) 9 Cal.App.4th 644, 652). "The 'foremost principle' in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." (*Communities for a Better Environment v. Calif. Resources Agency* (2002) 103 Cal. App. 4th 98, 109).

CEQA has two primary purposes. First, CEQA is designed to inform decision makers and the public about the potential, significant environmental effects of a project. (14 Cal. Code Regs. ("CEQA Guidelines") § 15002(a)(1)). "Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions before they are made. Thus, the EIR 'protects not only the environment but also informed self-government.'" (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 564). The EIR has been described as "an environmental 'alarm bell' whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return." (*Berkeley Keep Jets Over the Bay v. Bd. of Port Comm'rs.* (2001) 91 Cal. App. 4th 1344, 1354 ("*Berkeley Jets*"); *County of Inyo v. Yorty* (1973) 32 Cal.App.3d 795, 810). 4

Second, CEQA requires public agencies to avoid or reduce environmental damage when "feasible" by requiring "environmentally superior" alternatives and all feasible mitigation measures. (CEQA Guidelines § 15002(a)(2) and (3); See also, *Berkeley Jets*, 91 Cal. App. 4th 1344, 1354; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564). The EIR serves to provide agencies and the public with information about the environmental impacts of a proposed project and to "identify ways that environmental damage can be avoided or significantly reduced." (Guidelines §15002(a)(2)). If the project will have a significant effect on the environment, the agency may approve the project only if it finds that it has "eliminated or substantially lessened all significant effects on the environment where feasible" and that

any unavoidable significant effects on the environment are "acceptable due to overriding concerns." (Pub.Res.Code § 21081; 14 Cal.Code Regs. § 15092(b)(2)(A) & (B)).

While the courts review an EIR using an "abuse of discretion" standard, "the reviewing court is not to 'uncritically rely on every study or analysis presented by a project proponent in support of its position. A 'clearly inadequate or unsupported study is entitled to no judicial deference.'" (*Berkeley Jets*, 91 Cal. App. 4th 1344, 1355 (emphasis added), quoting, *Laurel Heights Improvement Assn. v. Regents of University of California*, 47 Cal. 3d 376, 391 409, fn. 12 (1988)). As the court stated in *Berkeley Jets*, 91 Cal. App. 4th at 1355:

> A prejudicial abuse of discretion occurs "if the failure to include relevant information precludes informed decisionmaking and informed public participation, thereby thwarting the statutory goals of the EIR process." (*San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal. App. 4th 713, 722; *Galante Vineyards v. Monterey Peninsula Water Management Dist.* (1997) 60 Cal. App. 4th 1109, 1117; *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal. App. 4th 931, 946).

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B. Supplemental EIR

Recirculation of an EIR prior to certification is required "when the new information added to an EIR discloses: (1) a new substantial environmental impact resulting from the project or from a new mitigation measure proposed to be implemented (cf. Guidelines, § 15162, subd. (a)(1), (3)(B)(1)); (2) a substantial increase in the severity of an environmental impact unless mitigation measures are adopted that reduce the impact to a level of insignificance (cf. Guidelines, § 15162, subd. (a)(3)(B)(2)); (3) a feasible project alternative or mitigation measure that clearly would lessen the environmental impacts of the project, but which the project's proponents decline to adopt (cf. Guidelines, § 15162, subd. (a)(3)(B)(3), (4)); or (4) that the draft EIR was so fundamentally and basically inadequate and conclusory in nature that public comment on the draft was in effect meaningless." *Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal. 4th 1112, 1130, citing *Mountain Lion Coalition v. Fish & Game Comm'n* (1989) 214 Cal.App.3d 1043.

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> Significant new information requiring recirculation can include:
>
> (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
>
> (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

> (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.
>
> (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

(14 Cal. Code Regs. § 15088.5(a)).

The DEIR fails to analyze significant environmental impacts pertaining to the Project and to fully consider available mitigation measures to address those impacts. A revised EIR is required to be prepared and recirculated to address these deficiencies.

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IV. THE DEIR IMPROPERLY SEGMENTS THE PROJECT

A. Legal Standard

The courts have repeatedly held that "an accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient [CEQA document]." *County of Inyo v. City of Los Angeles*, 71 Cal.App.3d 185, 193 (1977). Thus, CEQA mandates "that environmental considerations do not become submerged by chopping a large project into many little ones -- each with a minimal potential impact on the environment -- which cumulatively may have disastrous consequences." *Bozung v. LAFCO*, 13 Cal.3d 263, 283-84 (1975); *City of Santee v. County of San Diego*, 214 Cal.App.3d 1438, 1452 (1989). Before undertaking a project, the lead agency must assess the environmental impacts of all reasonably foreseeable phases of a project and a public agency may not segment a large project into two or more smaller projects in order to mask serious environmental consequences. As the Court of Appeal stated:

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> The CEQA process is intended to be a careful examination, fully open to the public, of the environmental consequences of a given project, **covering the entire project, from start to finish**...the purpose of CEQA is not to generate paper, but to compel government at all levels to make decisions with environmental consequences in mind.

Natural Resources Defense Council v. City of Los Angeles, 103 Cal.App.4th 268 (2002) (emphasis added).

In *County of Amador v. City of Plymouth*, 149 Cal. App. 4th 1089, 1095 (2007) an Indian tribe intended to build a large gaming development comprised of a hotel, restaurants, and bars, on land located in or adjacent to the city. The Court held that the

construction of public works, including a city road to the casino hotel, constituted a project within the scope of CEQA. *Id.* at 1100. The Court cited to the CEQA Guideline § 15378(a)(1) which states that the following is included in the term "project": "public works construction and related activities, clearing or grading of land [and] improvements to existing public structures..." *Id.* at 1100.

B. The DEIR Improperly Segments the Project By Failing to Include the Infrastructure as Part of the Project

The DEIR states:

> If the proposed project is constructed prior to the West Ridge project, ProLogis will install the infrastructure necessary to serve its project (e.g., roads, water, and sewer) and will be reimbursed by the City from the West Ridge developer at the time that project is constructed. If the West Ridge project is constructed first, ProLogis will contribute an appropriate amount to the City for a reimbursement account to help off-site improvement costs installed by the West Ridge project that serve the ProLogis project. The timing of improvements shall be coordinated by the City in cooperation with ProLogis and the West Ridge.

(DEIR, p. 3-11). Instead of including the roads, water, and sewer lines required to serve the ProLogis Project as part of the Project, the DEIR treats these infrastructure improvements as a separate project included in the cumulative projects list provided in Table 3.C: Cumulative Projects. (DEIR, p. 3-16). The City is improperly chopping the ProLogis Project into different segments, which is prohibited by CEQA because proper analysis of the whole project is thwarted. Like the casino road in *County of Amador v. City of Plymouth*, the roads, water, and sewer lines that will serve the ProLogis Project must be included as part of the Project and properly analyzed as part of the whole Project.

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V. THE DEIR FAILS TO ANALYZE AND MITIGATE ALL POTENTIALLY SIGNIFICANT IMPACTS

An EIR must disclose all potentially significant adverse environmental impacts of a project. (Pub. Res. Code § 21100(b)(1); 14 Cal.Code Regs. § 15126(a); *Berkeley Jets*, 91 Cal. App. 4th 1344, 1354). CEQA requires that an EIR must not only identify the impacts, but must also provide "information about how adverse the impacts will be." (*Santiago County Water Dist. v. County of Orange* (1981) 118 Cal.App.3d 818, 831). The lead agency may deem a particular impact to be insignificant only if it produces rigorous analysis and concrete substantial evidence justifying the finding. (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692).

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CEQA requires public agencies to avoid or reduce environmental damage when "feasible" by requiring mitigation measures. (CEQA Guidelines § 15002(a)(2) and (3); See also, *Berkeley Jets*, 91 Cal. App. 4th 1344, 1354; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564). The EIR serves to provide agencies and the public with information about the environmental impacts of a proposed project and to "identify ways that environmental damage can be avoided or significantly reduced." (Guidelines §15002(a)(2)). If the project will have a significant effect on the environment, the agency may approve the project only if it finds that it has "eliminated or substantially lessened all significant effects on the environment where feasible" and that any unavoidable significant effects on the environment are "acceptable due to overriding concerns." (Pub.Res.Code § 21081; 14 Cal.Code Regs. § 15092(b)(2)(A) & (B)).

In general, mitigation measures must be designed to minimize, reduce, or avoid an identified environmental impact or to rectify or compensate for that impact. (CEQA Guidelines § 15370). Where several mitigation measures are available to mitigate an impact, each should be discussed and the basis for selecting a particular measure should be identified. (*Id.* at § 15126.4(a)(1)(B)). A lead agency may not make the required CEQA findings unless the administrative record clearly shows that all uncertainties regarding the mitigation of significant environmental impacts have been resolved.

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CEQA requires the lead agency to adopt feasible mitigation measures that will substantially lessen or avoid the Project's potentially significant environmental impacts (Pub. Res. Code §§ 21002, 21081(a)), and describe those mitigation measures in the CEQA document. (Pub. Res. Code § 21100(b)(3); CEQA Guidelines § 15126.4). A public agency may not rely on mitigation measures of uncertain efficacy or feasibility. (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 727 (finding groundwater purchase agreement inadequate mitigation measure because no record evidence existed that replacement water was available)). "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors. (CEQA Guidelines § 15364). To demonstrate economic infeasibility, "evidence must show that the additional costs or lost profitability are sufficiently severe as to render it impractical to proceed with the project." (*Citizens of Goleta Valley v. Board of Supervisors* (1988) 197 Cal.App.3d 1167, 1181). The EIR must provide evidence and analysis to show project cannot be economically implemented. (*Kings County, supra*, 221 Cal.App.3d at 734-737). This requires not just cost data, but also data showing insufficient income and profitability. (*See Burger v. County of Mendocino* (1975) 45 Cal.App.3d 322, 327 (infeasibility claim unfounded absent data on income and expenditures showing project unprofitable); *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656, 694 (upholding infeasibility finding based on analysis of costs, projected revenues, and investment requirements)). Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments. (*Id.* at § 15126.4(a)(2)).

A lead agency may not conclude that an impact is significant and unavoidable without requiring the implementation of all feasible mitigation measures to reduce the impacts of a project to less than significant levels. (CEQA Guidelines §§ 15126.4, 15091). 7

A. The DEIR Fails to Adequately Mitigate for the Loss of Farmland

1. Preservation Is an Appropriate Mitigation Measure for the Loss of Agricultural Resources

Preservation can be used as a tool to mitigate impacts of urbanizing land and it is encouraged and supported by legislative pronouncements and case law. For example,

> [s]ee the following legislative pronouncements to the effect that conversion of agricultural land is of significant concern, and that the preservation of agricultural land is significant goal of the state. Gov. Code, § 51220 (Williamson Act findings that agricultural preservation is valuable and necessary); Civ. Code, § 815 (legislative declaration that preservation of agricultural lands "is among the most important environmental assets of California"); Pub. Resources Code, § 10200 *et seq.* (California Farmland Conservancy Program Act (formerly the Agricultural Land Stewardship Program of 1995), promoting the establishment of agricultural easements as a means to preserve agricultural land); Pub. Resources Code, §§ 21031.1, 21061.2, 21095 (CEQA provisions requiring the Resources Agency to take steps it to ensure that the environmental effects of agricultural land conversion are quantitatively and consistently considered in the environmental review process); Stats. 1993, ch. 812, § 1, subd. (d) (declaring a legislative intent that CEQA should play an important role in the preservation of agricultural lands). 8
>
> In *Mira Mar* [*Mobile Community v. City of Oceanside* (4th Dist. 2004) 119 Cal. App. 4th 477 [14 Cal. Rptr. 3d 176]], the court heard a challenge to the City of Oceanside's approval of a condominium project on 7.5 acres of private property. The project would cause the loss of about .86 acres of coastal sage scrub, which was identified as a significant impact to a sensitive resource. The EIR required the applicant to mitigate for this loss at a ratio of 3 to 1 (or 2.58 acres of mitigation for .86 acres of last habitat). In implementing this mitigation measure, the city required the preservation of .65 acres of undisturbed coastal sage scrub, the restoration and preservation of 2.3 acres of disturbed coastal sage scrub, and the creation of .63 acres of new coastal sage scrub on site. Petitioners argued that this mitigation was inadequate because *preservation* of coastal sage scrub does not mitigate for lost habitat, making the measure "illusory and

inadequate." 119 Cal. App. 4th 477, 495. The Court of Appeal disagreed, citing CEQA Guildelines section 15370, as well as the opinions of various resource agencies, for the proposition that preservation can be a feasible means of reducing or eliminating the impact of lost habitat.

While the *Mira Mar* case deals specifically with biological and habitat resources, the reasoning of this case seems to have more general applicability to mitigation for lost resources, including agricultural resources.

(Guide to CEQA, Michael H. Remy, et. al., eleventh edition, p. 549-550).

2. The DEIR Fails to Adopt Appropriate Mitigation Measures for the Loss of Farmland

Approximately 82.5 acres of the Project site is designated as Prime Farmland. (DEIR, p. 4.2-6). The DEIR states that "[b]ecause Prime Farmland is a finite resource, its conversion to a non-agricultural use is significant." (DEIR, p. 4.2-6). The DEIR identifies several mitigation measures including mitigation measures discussed in the City General Plan EIR:

8

- Enrolling productive agricultural land, not presently under contract, under a Williamson Act Contract;
- Providing protection to ongoing agricultural operations from complaints and nuisance complaints from adjacent new development;
- Protecting productive agricultural land subject to conversion through the purchase of or transfer of its development rights;
- Purchasing conservation easements on existing agricultural land to ensure that the land is never converted to urban uses; and
- Donating funds to a regional or statewide program that promotes and implements the use of agricultural land conservation easements.

(DEIR, p. 4.2-7 - 4.2-8). However, the DEIR states that

[t]he potential mitigation measures identified by the City's General Plan have been deemed infeasible by the property owner under current economic conditions. In addition, supplementary analysis of the project

> site and local economic conditions indicates that continued citrus production and/or the raising of row crops would not be economically feasible on the project site (see Appendix L).

(DEIR, p. 4.2-8) (emphasis added).

The conclusion that the mitigation measures are infeasible is completely unsupported. The DEIR states the City General Plan EIR mitigation measure of enrolling productive land under Williamson Act contracts is infeasible because the "contracts are entered into voluntarily by property owners" and these contracts would "result only in temporary contracts at any time after the ten-year contract period ends." (DEIR, p. 4.2-8). Mitigation measures are designed to minimize significant environmental impacts, not necessarily to eliminate them. (Pub. Res. Code § 21100(b)(3); 14 Cal. Code Regs. § 15126.4(a)(1)). The minimum term for a Williamson Act contract is 10 years, however jurisdictions have the option of making them longer. (*Williamson Act Program - Basic Contract Provisions*, State of California Department of Conservation, available at http://www.conservation.ca.gov/dlrp/lca/basic_contract_provisions/Pages/index.aspx#what is a williamson act contract). Enrolling land into Williamson Act contracts would minimize the environmental impacts of converting Prime Farmland to warehouses.

In evaluating the feasibility of the mitigation measures: (1) purchasing conservation easements and (2) donating funds to a regional or statewide program, the DEIR states

> The purchase or transfer of development rights, purchase of conservation easements, or donation of funds to assist in the conservation of agricultural land would need to be implemented to ensure the preservation of agricultural land. As stated previously, the City anticipates the conversion of agricultural land within the City and does not set aside land for permanent preservation. The City expects that the majority of the land within the City will be converted to urban uses, although some agriculture will continue as interim uses, as allowed by the City's Development Code for all zoning categories.

(DEIR, p. 4.2-8 - 4.2-9). These "reasons" are flawed because the identified mitigation measure was to donate funds to *regional* or *statewide* programs that promote and implement the use of agricultural land conservation easements. The "reasons" do not address why donating funds to regional or statewide programs is infeasible.

A supplemental EIR is required to analyze and require implementation of these feasible mitigation measures to reduce the Project's impacts on agricultural land. The fact that the measures are set forth in the City's own General Plan itself makes a prima facie case that the measures are feasible and should be implemented. If the City

8

concludes that the measures are infeasible, then it must provide substantial evidence to demonstrate infeasibility. The EIR must provide evidence and analysis to show project cannot be economically implemented. (*Kings County, supra*, 221 Cal.App.3d at 734-737). This requires not just cost data, but also data showing insufficient income and profitability. (*See Burger v. County of Mendocino* (1975) 45 Cal.App.3d 322, 327 (infeasibility claim unfounded absent data on income and expenditures showing project unprofitable); *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656, 694 (upholding infeasibility finding based on analysis of costs, projected revenues, and investment requirements)). The EIR is devoid of any such evidence and is therefore legally inadequate.

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B. The DEIR Fails to Adequately Analyze Hazards and Hazardous Materials and Establishes an Erroneous Baseline

1. CEQA Baseline Standard

Every CEQA document must start from a "baseline" assumption. The CEQA "baseline" is the set of environmental conditions against which to compare a project's anticipated impacts. *Communities for a Better Environment v. So Coast Air Qual. Mgmnt. Dist.* (2010) 48 Cal. 4th 310, 321. Section 15125(a) of the CEQA Guidelines (14 C.C.R., § 15125(a)) states in pertinent part that a lead agency's environmental review under CEQA:

> ...must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time [environmental analysis] is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a Lead Agency determines whether an impact is significant.

9

(See, *Save Our Peninsula Committee v. County of Monterey* (2001) 87 Cal.App.4th 99, 124-125 ("*Save Our Peninsula*"). As the court of appeal has explained, "the impacts of the project must be measured against the 'real conditions on the ground,'" and not against hypothetical permitted levels. (*Save Our Peninsula*,87 Cal.App.4th 99, 121-123). As the court has explained, using such a skewed baseline "mislead(s) the public" and "draws a red herring across the path of public input." (*San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 656; *Woodward Park Homeowners v. City of Fresno* (2007) 150 Cal.App.4th 683, 708-711).

2. Residual Pesticides in the Soil May Pose Health Risks to Workers and Nearby Residents

According to the DEIR, 57 acres of the Project site are used to grow grapefruit and 36 acres of the Project site are used for hay and alfalfa production. (DEIR, p. 4.2-1).

The DEIR and supporting documents fail to provide any specific details on the types of pesticides that have been used on the Project site in association with these agricultural operations and therefore the DEIR fails to adequately describe the environmental setting for the Project. According to Mr. Hagemann,

> [o]ur review has shown known and potential pesticide use at the Project site as follows:
>
> - Data available online from the California Department of Pesticide Regulation show that 2,4-D, 2-Ethylhexyl Ester was used on the Project site.[2,3] Occupational exposure to 2,4-D, 2-Ethylhexyl Ester can occur via inhalation or dermal contact and can result in skin irritation, respiratory failure, hyperventilation, and pulmonary enemas.[4]
> - Organochlorine pesticides DDE and DDT were detected in soil samples collected at the Project site[5], indicating past use. Use of organochlorine pesticides in the area is common: review of the Department of Toxic Substances Control's (DTSC) Envirostor database shows that the surrounding lands have been surveyed for organochlorine pesticides, DDE and DDT.[6] These pesticides can persist in soil for hundreds of years despite being banned in the 1970s.[7] Exposure to DDT can result in headaches, nausea, and convulsions.[8] The U.S. EPA identifies DDT and DDE as probable human carcinogens.[9]
> - The EPA states that soils at fruit orchards, such as the grapefruit orchard on the Project site, may contain high levels of arsenic from application as a pesticide.[10] Another chemical used on fruit orchards is lead arsenate, a very persistent pesticide.[11] Arsenic is a known human carcinogen and even short-term inhalation of arsenic

9

[2] ftp://cdpr.ca.gov/pub/outgoing/calpip/26814174623515_120824104149.html
[3] ftp://cdpr.ca.gov/pub/outgoing/calpip/26814174623515_120824104217.html
[4] http://toxnet.nlm.nih.gov/cgi-bin/sis/search/a?dbs+hsdb:@term+@DOCNO+7309
[5] Phase I Environmental Site Assessment, 84 acres. Near Intersection of Pittit Street and Highway 60, Moreno Valley, California, p. 9 and Phase I Environmental Site Assessment, 37 acres. Near Intersection of Pittit Street and Highway 60, Moreno Valley, California, p. 8
[6] http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000825 and http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000931
[7] http://www.atsdr.cdc.gov/toxprofiles/tp35.pdf, p. 3
[8] http://www.epa.gov/ttn/atw/hlthef/dde.html
[9] http://www.atsdr.cdc.gov/toxfaqs/tf.asp?id=80&tid=20
[10] http://water.epa.gov/drink/info/well/health.cfm
[11] http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1551991/

dust can cause gastrointestinal effects[12] while lead is known to cause neurotoxicological effects.[13]

Pesticide use at the Project site was not disclosed in the DEIR and the detection of pesticide residuals in soil were not described in the Hazards and Hazardous Materials section.

Failure to disclose the presence of pesticide residuals in Project site soils may pose significant health risks to construction workers. Construction of the Project requires grading and the disturbance of subsurface soils and removal of citrus groves (DEIR, p. 4.7-21). During earthmoving activities, construction workers will be exposed, via inhalation of dust and dermal contact, to Project site soils which may contain harmful levels of pesticide residuals associated with agricultural activities on the site. To protect worker safety, Project site soils must be sampled for pesticides. Sampling results should be compared to health-protective regulatory screening levels such as U.S. EPA Regional Screening Levels[14] and California Human Health Screening Levels.[15]

Soil sampling results should also be evaluated for the protection of nearby residents, located 50 feet from the southern boundary and 200 feet from the northern boundary of the Project site (DEIR, p. 4.3-6). Inhalation of pesticides has been linked to asthma in recent research.[16,17] A report prepared by the California Department of Health identifies pesticides as an asthma trigger.[18] Offsite receptors, including any children living in the neighboring residences, may be exposed to pesticide residuals via dust generated during Project construction.

Construction activities, such as grading and excavation of soils, may generate dust that contains pesticides in concentrations that are harmful to the health of workers and nearby residents and which may act as an asthma trigger. Project site soils should be sampled and results should be compared to human health screening levels. A revised DEIR should be prepared to disclose the results of sampling and include any necessary mitigation to reduce impacts to the health of construction workers and nearby residents.

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[12] http://www.epa.gov/ttn/atw/hlthef/arsenic.html
[13] http://www.epa.gov/lead/pubs/learn-about-lead.html#effects
[14] http://www.epa.gov/region9/superfund/prg/
[15] http://www.calepa.ca.gov/brownfields/documents/2005/CHHSLsGuide.pdf
[16] http://extension.psu.edu/ipm/resources/urbanphilly/partnerships/handouts/asthma-pests.pdf
[17] http://www.ncbi.nlm.nih.gov/pubmed/21368619
[18] http://www.cdph.ca.gov/programs/caphi/Documents/AsthmaStrategicPlan.5-5-08.pdf, p. 22

3. The Phase I Environmental Site Assessments Completed for the Project Site are Outdated and Inadequate

According to Mr. Hagemann,

The DEIR relies on the findings from two Phase I Environmental Site Assessments (ESAs) that were completed in October and November 2003, nearly nine years ago. The Phase I ESAs surveyed 121 acres of the 123-acre Project site. The Applicant purchased the Project site more than five years ago.[19] A Phase I ESA, according to the U.S. EPA, must be conducted within one year of the acquisition of the property and on-site visual inspections must be completed within 180 days prior to acquiring ownership of the property.[20]

Because the Phase I ESAs are dated and omit two acres of the Project site, they cannot be used to evaluate conditions that are potentially hazardous to construction workers and future site personnel. Therefore, the DEIR's analysis of the Project site based on these Phase I ESAs is inadequate. 10

Review of Google Earth images shows that the Project site has been used for ongoing agricultural operations since the Phase I ESAs were completed in 2003. Limited pesticide sampling was conducted during the Phase I ESAs (a total of 8 soil samples for a 123-acre Project site) but because the samples were collected nine years ago and because they do not reflect continued agricultural use, the results are reflective of current site conditions.

The Phase I ESAs cover 121 acres of the 123-acre Project site. We have created a map to show the areas of the Project site surveyed by the two 2003 Phase I ESAs and the boundaries for the current Project site (Attachment A). As the map shows, not all areas of the current Project site were included in the 2003 Phase I ESAs' site assessments.

The DEIR fails to establish an adequate environmental setting for the Project site because it relies on Phase I ESAs that are outdated and do not cover the entire Project site. A revised DEIR is required, including a new Phase I ESA, to evaluate the Project site's current environmental conditions.

[19] http://www.pe.com/local-news/riverside-county/moreno-valley/moreno-valley-headlines-index/20120726-moreno-valley-officials-seek-comments-on-prologis-project.ece
[20] http://www.epa.gov/brownfields/aai/aaicerclafs.pdf

4. The DEIR Fails to Disclose the Status of an Underground Storage Tank

According to Mr. Hagemann,

> A 13,400 gallon underground storage tank (UST), abandoned in the 1950s, was removed from the Project site in 2004 (Appendix F, p. 3/191). The Phase I ESA recommended an additional investigation to be conducted in the area of the former UST (Appendix F, p. 10/191). Accordingly, a permit for removal of the UST was submitted to the Riverside County's Department of Environmental Health in December 2003 and soil samples around the area of the UST were analyzed in 2004. However, the DEIR and supporting documents did not include any documentation that the UST was properly closed by the Riverside County Department of Environmental Health. If the UST removal was not approved, an Underground Storage Tank Closure Application and Permit[21], per the Riverside County Department of Environmental Health Guidelines,[22] must be submitted.

The DEIR fails to establish an adequate baseline because it does not provide the status of a 13,400 gallon UST. A revised DEIR is required to disclose this important information (i.e., whether closure was granted by the Riverside County Department of Environmental Health).

11

C. The DEIR Fails to Adequately Analyze Greenhouse Gas Emissions

The DEIR states that the Project's operational greenhouse gas (GHG) emissions, before mitigation, are estimated to be 79,000 metric tons of CO_2e/year (MT CO_2e/yr) which exceed the SCAQMD threshold of 10,000 MT CO_2e/yr and are therefore considered significant. (DEIR, p. 4.13-19). The Project's GHG emissions exceed the SCAQMD threshold by nearly eight times. After mitigation, the DEIR states that GHG emissions will be less than significant. (DEIR, p. 4.13-21). This conclusion is completely unsupported. The DEIR fails calculate what the Project's GHG emissions will be after the mitigation measures are implemented. In fact, the DEIR and supporting documents, including a GHG Study (Appendix B), fail to provide any evidence that the proposed mitigation measures will reduce GHG emissions by a factor of eight.

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According to Mr. Hagemann,

[21] http://www.rivcoeh.org/opencms/system/galleries/download/Environmental-Health/HMM/UST_Closure_App.pdf
[22] http://www.rivcoeh.org/opencms/system/galleries/download/Environmental-Health/HMM/Closure_by_removal_UST.pdf

A revised DEIR should be prepared to show the efficiency of the Project's proposed mitigation measures in reducing greenhouse gases. If these measures do not account for an eight-fold reduction in the Project's estimated GHG levels, additional mitigation measures (listed below) that are routinely considered in other CEQA projects should be implemented:

- Require preparation of a traffic control plan;
- Demonstrate proper inspection and maintenance of construction equipment;
- Implement a carpool program for construction workers;
- Employ a construction site manager to verify that engines are properly maintained and keep a maintenance log;
- Configure construction parking to minimize traffic interference;
- Consolidate truck deliveries when possible;
- Provide dedicated turn lanes for movement of construction trucks and equipment on and off site;
- Suspend use of all construction equipment operations during second stage smog alerts;
- Establish a staging zone for trucks that are waiting to load or unload material at the work zone in a location where diesel emissions from the trucks will have minimum impact on abutters and the general public;
- Locate construction equipment away from sensitive receptors such as fresh air intakes to buildings, air conditioners and operable windows;
- Require all diesel trucks used by construction contractor(s) at the site, or for on-road hauling of construction material, to be post-1996 models; Diesel portable generators less than 50 hp shall not be allowed at the construction site;
- Use of hybrid and fuel efficient construction equipment and support vehicles (e.g., pick-up trucks);
- Use of grid electricity for smaller equipment such as saws, pumps, and welders;[23]
- Reduction in vehicle miles travelled in construction crew commutes through trip carpooling, trip reduction, providing bus service for crews from work sites to carpool parking areas, and in providing incentives to carpool; and
- Use of a Heavy-Duty Off-Road Vehicle Plan to ensure compliances with construction mitigation measures (e.g., hourly meters on equipment, documenting the serial number, horsepower,

12

[23] http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf, p. 47

> manufacture age, fuel, etc. of all onsite equipment and daily logging of the operating hours of the equipment).[24]

A supplemental EIR should be prepared that calculates the Project's GHG emissions after implementation of all feasible mitigation measures. The supplemental EIR should analyze all mitigation measures set forth in the GHG Guidance Document published by the California Attorney General, Addressing Climate Change at the Project Level (see attached exhibit, also available at http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf). If GHG impacts remain significant after implementation of all feasible mitigation measures, then the EIR must acknowledge that the impacts are significant an unavoidable, and the City must adopt a statement of overriding considerations. 12

D. The DEIR Fails to Adequately Analyze Impacts to Air Quality

1. The DEIR Underestimates the Potential Particulate Emissions for the Construction Phase of the Project

Computer modeling (e.g., the California Air Resource Board's ("CARB's") Urban Emission ("URBEMIS") and the California Emissions Estimator Model ("CalEEMod")) is used to estimate emissions of criteria pollutants during construction and operational phases of projects. The South Coast Air Quality Management District ("SCAQMD") permits the use of the outputs from both the URBEMIS and CalEEMOD in air quality analyses. According to Dr. Clark, there are significant differences between these two models that "must be highlighted in the DEIR." In pertinent part, Dr. Clark states: 13

> The changes in the method used to estimate construction impacts from the proposed project by using the CalEEMod model instead of the URBEMIS model include:
>
> - Failure to account for wind-blown fugitive dust[25]. According to the July, 2011 CalEEMod Technical Paper, wind-blown fugitive dust is not calculated in CalEEMod. For sites as large as the proposed project site, this can result in significant quantities of particulate matter being released.
> - SCAQMD's surveys of construction sites were limited to sites of 35 acres or less. For projects larger than 35 acres the data was extrapolated by increasing the number of construction days but not increasing the number of construction equipment pieces used on a

[24] Ibid., p. 431
[25] CalEEMod. Technical Paper: Methodology Reasoning and Policy Development of the California Emission Estimator Model. July, 2011. Pg 4.

given day. The impact is to reduce the construction PM estimates for the site as compared to URBEMIS[26].

- The acreage to be based upon Walker's Building Estimator's Reference Book. Grading in URBEMIS is based upon 25% of total project acreage in one day. The impact of this change is to decrease PM emissions from grading in the CalEEMod[27].

13

A revised DEIR should be prepared to highlight the differences between the two models so that the potential impacts are adequately analyzed.

2. The DEIR Fails to Accurately Compare Construction Emissions to Daily Construction Significant Thresholds

According to Dr. Clark, the CalEEMod results were not presented properly. The model shows CEQA significance levels were exceeded as well as South Coast Air Quality Management District Localized Significance Thresholds were exceeded. In pertinent part, Dr. Clark states:

> Unlike the operational emissions from most projects, which are typically more or less continuous, emissions from construction sites are highly variable depending on the type of construction that is being performed. For example, grading results in large quantities of fugitive dust and combustion emissions from diesel-powered equipment. Short-term emissions during the various construction phases can be considerable and may result in degradation of local and regional air quality and severe health effects.
>
> To determine whether short-term emissions may result in degradation of local and regional air quality and severe health effects, it is common practice for lead agencies to compare project emissions to quantitative significance thresholds developed by local air districts as a screening tool for CEQA review. Thresholds of significance for construction emissions are typically expressed on a short-term basis, *i.e.* daily or hourly basis to adequately capture impacts due to the high variability of emissions during different construction stages.
>
> Table 1 presents a summary of short-term emissions thresholds developed by SCAQMD and other air districts for assessing impacts on air quality from construction projects.

14

[26] CalEEMod. Technical Paper: Methodology Reasoning and Policy Development of the California Emission Estimator Model. July, 2011. Pg 5.
[27] CalEEMod. Technical Paper: Methodology Reasoning and Policy Development of the California Emission Estimator Model. July, 2011. Pg 5.

Table 1:
CEQA significance thresholds for construction emissions from various air districts

Air district construction thresholds*	NOx (lbs/day)	ROG (lbs/day)	PM_{10} (lbs/day)	DPM (lbs/day)	$PM_{2.5}$ (lbs/day)	CO (lbs/day)
SCAQMD	100	75	150		55	550
BAAQMD	54	54	82		54	
EDCAPCD	82	82				
SLOCAPCD				7		
MBUAPCD			82			550
FRAQMD	25	25	80			
SMAQMD	85					
YSAQMD	82	82	150			

SCAQMD = South Coast Air Quality Management District, CEAQ Handbook, 1993;
BAAQMD = Bay Area Air Quality Management District, CEQA Guidelines 2009;
EDCAPCD = El Dorado County Air Pollution Control District, CEQA Guide, February 2002;
SLOCAPCD = San Louis Obispo County Air Pollution Control District, CEQA Air Quality Handbook, December 2009.
MBUAPCD = Monterey Bay Unified Air Pollution Control District, CEQA Air Quality Guidelines, June 2004,
FRAQMD = Feather River Air Quality Management District, http://www.fraqmd.org/CEQA_Thresholds.htm;
SMAQMD Sacramento Metropolitan Air Quality Management District, Guide to Air Quality Assessment, July 2004;
YSAQMD, Yolo-Solano Air Quality Management District, Air Quality Handbook, Guidelines for Determining Air Quality Thresholds of Significance and Mitigation Measures for Proposed Development Projects that Generate Emissions from Motor Vehicles, revised 2002

14

A review of the CalEEMod analysis for the project shows that the mitigated construction emissions of ROG and PM2.5 exhaust (a surrogate for diesel particulate emissions) are in excess of the CEQA significance thresholds listed above. During Year 2013, ROG and PM2.5 exhaust emissions are estimated to be 368.03 lbs/day and 7.95 lbs/day, respectively.

In addition to the Significant Thresholds above, SCAQMD recommends the use of Localized Significance Thresholds (LSTs) to determine potential impacts to receptors near projects. According to the Air Quality Analysis prepared by the proponent, Table I of the Air Quality Analysis shows that the emissions of the pollutants on the peak day of construction are below the SCAQMD LST. In this table the proponent uses the emission estimates from the grading phase of the construction. The proponent inaccurate asserts that the emission levels will be below the LST values.

Table 2:
Construction LST Impacts from Air Quality Analysis

Emission Sources	Pollutant Emissions, lbs/day			
	NOx	CO	PM_{10}	$PM_{2.5}$
On-Site (grading) Emissions	104	55	8.4	6.3
LST Threshold	270	1,577	13	8
Significant Emissions?	No	No	No	No

A review of the CalEEMod analysis shows that the highest emission values are not associated with the grading phase. In Section 2.0 Emission Summary of the CalEEMod analysis presented in the Air Quality Analysis the construction impacts are listed as:

Table 3:
Construction LST Impacts from CalEEMod Output

Emission Sources	Pollutant Emissions, lbs/day			
	NOx	CO	PM_{10}	$PM_{2.5}$
Mitigated Construction Emissions	139.84	166.77	29.2	8.28
LST Threshold	270	1,577	13	8
Significant Emissions?	No	No	**Yes**	**Yes**

The Proponent's analysis of air quality impacts clearly fails to accurately describe the impacts of the emissions on the receptors closest to the project site. Based on my expert opinion, applicable significance thresholds, and the CalEEMod analysis performed by the proponent, I conclude that the Project will have significant adverse impacts from construction air emissions of fugitive dust, ROG, and diesel emissions. The lead agency must re-evaluate the construction emissions and incorporate a phased approach to estimate the true impacts of construction activities on air quality, and propose all feasible mitigation measures to reduce these significant emissions, in a RDEIR.

14

3. The DEIR Fails to Consider Health Risks From Contaminated Dust

According to Dr. Clark:

Residual contaminants in soils at the site may be entrained in dust generated during construction activities. The release of residual contamination is a potentially significant impact, given the past use of the site for agricultural production. According to the California Department of Toxic Substances Control August 2002 Interim Guidance for Sampling Agricultural Fields for School Sites (known sensitive receptors), "the most commonly detected pesticides have been DDT and it's derivatives DDD and DDE, toxaphene, dieldrin, and aldrin. Of these pesticides, toxaphene has been the major pesticide driving unacceptable levels of risk requiring remediation by soil removal." Given the volume of soils to be graded at each of the sites it is imperative to understand whether particulate matter generated at the sites will pose a potential health risk to sensitive receptors in the vicinity of each site.

15

According to DTSC, "the guidance is applicable to agricultural land that is currently under cultivation with row, fiber or food crops, orchards, or pasture. It is also applicable to fallow and former agricultural land that is no longer in production and has not been disturbed beyond normal disking and plowing practices. Each field of the same crop is assumed to have been watered, fertilized, and treated with agricultural chemicals to the same degree across the field. Because of this homogeneous application, contaminant levels are expected to be similar at any given location within the field."

There is no indication of a sampling and analysis plan in the DEIR, or the Project documents provided by the lead agency, a serious deficiency in the documents. Prior to issuing a DEIR for the project, the Proponent should be required to complete a sampling and analysis plan to confirm or rule out the possibility of the presence of residual contaminants at the site. Identifying residual pesticides or other contaminants in soils at the site prior to construction activities will provide an opportunity for the Proponent to remove/mitigate the potential exposure of sensitive receptors within the vicinity of the sites. In the absence of any sampling or analysis, and given the past use of the Project site, I conclude that there is at least a fair argument that the Project may have significant impacts related to residual contaminants at the site.

4. The DEIR Fails to Properly Identify and Address the Project's Operational Air Quality Impacts

The DEIR states, without any evidentiary support, that the project's emissions of criteria pollutants will not result in a considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. According to Dr. Clark,

> During the operational phase of the project the project will have the potential to generate significant quantities of criteria pollutants (NO_x, SO_x, Ozone precursors, PM). According to Table 3-1 of the most recent BAAQMD CEQA guidance, a construction of a 259,000 square foot light industrial or warehouse operation will typically violate NOx construction thresholds and GHG operational thresholds. The proposed Project's 2,000,000 square feet plus of warehouse and manufacturing buildings are nearly 8 times the size of the screening threshold, ensuring a violation of local air quality thresholds. I therefore conclude that the Project will have significant NOx and GHG emissions during Project operations.
>
> The air quality impacts from the traffic associated with a 2,000,000 square foot facility are significant. Typically the impacts are quantified by the number of vehicle trips per day. In the case of the proposed project, the primary concern will be the number of truck trips per day. A truck trip is one round trip (one trip segment to a site and one trip segment away from a site).
>
> According to one source, Bluffstone and Ouderkirk[28], a 500,000 square feet facility on 50 acres, will on average have 350 truck trips per day (or 700 trip segments) associated with its development. This figure is proportionate to estimates for an AMB Property Corporation center in Redlands (1,000 truck trips for a 1.3 million square feet structure); Wal-Mart distribution centers in Pueblo, Colorado (700 truck trips per day for an 880,000 square feet facility), Connecticut, and Delaware (both 1,000 truck trips per day for 1.2 million square feet structures); and a grocery distribution center in New York (Boas, 2002; Gasiewski, 2004; Hernandez, 2005; Pueblo Chieftain, 2004; Sholl, 2004).
>
> Estimates from other sources indicate approximately 1 truck per 1,000 square feet of the building, which means that the proposed project would require 1,000 trucks per day (or 1,000 trip segments per day) for the warehouse segment of the Project. The number of truck trips could be

16

[28]Bluffstone and Ouderkirk. 2007. Warehouses, trucks, and [PM.sub.2.5]: human health and logistics industry growth in the eastern Inland Empire. Contemporary Economic Policy 25(1):

higher at a new, more efficient facility where more inventory is moved per day. Without proper modeling of the emissions from these additional vehicles the impacts on the environment and the citizens of Moreno Valley is unknown. It is clear that the size of the Project will have significant NOx and GHG emissions during Project operations.

A proper cumulative impact analysis is vital for an environmental analysis because the full environmental impact of a proposed project cannot be gauged in a vacuum. One of the most important environmental lessons that has been learned is that the environmental damage often occurs incrementally from a variety of small sources with which they interact. The increase in PM in the region, even for short periods of time, will only exacerbate the already serious air quality issues in the region.

16

5. The DEIR Fails to Disclose Impacts to Offsite Receptors

The Project is located in the South Coast Air Basin and Riverside County,[29] both of which are designated non-attainment for PM10 and ozone. (DEIR, p. 4.3-6). According to Mr. Hagemann,

[s]ignificant emissions of PM10 and ozone and contributing factors such as NOx and ROG will lead to a worsening of regional air quality. The Project's estimates of construction emissions need to be properly disclosed and mitigated to ensure that the Project has a less than significant impact on regional air quality.

17

Estimates and impacts of project's construction and operational emissions
Project construction and operation will result in significant emissions of ROG, NOx, and PM10 even after mitigation (DEIR, pp. 4.3-29, 4.3-34).

Construction emissions
The DEIR estimates that the Project's construction emissions of NOx and ROG will be significant as they exceed the SCAQMD thresholds of 100 lbs/day and 75 lbs/day, respectively (DEIR, p. 4.3-23) and identifies mitigation measures to reduce the Project's emissions (DEIR, pp. 4.3-23 – 4.3-29). Even with mitigation, the Project's emissions of NOx and ROG will still exceed SCAQMD thresholds and therefore are considered significant (DEIR, p. 4.3-29).

Operational emissions
The DEIR estimates that the Project's emissions of ROG, NOx, and PM10 from operational activities will be significant as they exceed the SCAQMD

[29] http://www.epa.gov/oaqps001/greenbk/ancl.html

thresholds of 55 lbs/day, 55 lbs/day, and 150 lbs/day, respectively (DEIR, p. 4.3-33). The DEIR proposes mitigation measures to reduce the Project's emissions (DEIR, pp. 4.3-33 – 4.3-34) but, even with mitigation, the Project's emissions will still exceed SCAQMD thresholds and therefore are considered significant (DEIR, p. 4.3-34).

Gaseous particles such as NOx can react in the atmosphere to form PM10.[30,31] Because Riverside County and the South Coast Air Basin are both designated non-attainment for PM10, significant emissions of NOx can lead to a further degradation of regional air quality. NOx emissions can also react to produce ground-level ozone.[32] Exposure to NOx emissions and its products (ozone and PM10) can lead to the airway inflammation and can cause or exacerbate conditions such as emphysema and bronchitis.[33]

17

ROG can react to form ozone and contributes to smog formation.[34,35] Exposure to ozone can result in coughing, throat irritation, and chest pain, burning, and discomfort.[36] Smog exposure can lead to sneezing, nausea, coughing, headaches, and chest constriction.[37] A study published in the New England Journal of Medicine concluded that the risk of dying from respiratory diseases is three times higher in areas of concentrated ozone.[38]

Exposure to PM10 can cause bronchitis, increase the number and severity of asthma attacks, damage to lung tissue, and even premature death.[39] Research identifies that dust from construction is a major contributor to PM10 and that PM10 exposure is associated with asthma.[40] Inhalation of PM10 can exacerbate asthma especially in children who are susceptible to higher risks from PM10 exposure.[41]

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[30] http://www.fhwa.dot.gov/resourcecenter/teams/airquality/brochure/particulatebrochure.pdf
[31] http://www.epa.gov/captrade/documents/power.pdf
[32] *Ibid.*
[33] http://www.epa.gov/air/nitrogenoxides/health.html
[34] http://www.arb.ca.gov/research/health/fs/fs2/fs2.htm
[35] http://www.arb.ca.gov/html/gloss.htm#smog
[36] http://www.epa.gov/o3healthtraining/population.html
[37] http://are.berkeley.edu/courses/EEP101/spring03/AllThatSmog/extern.html
[38] http://www.nytimes.com/gwire/2009/03/12/12greenwire-study-links-smog-exposure-to-premature-death-10098.html
[39] http://www.epa.gov/airtrends/aqtrnd95/pm10.html and http://www.arb.ca.gov/html/brochure/pm10.htm
[40] http://scerpfiles.org/cont_mgt/doc_files/EH-01-2.pdf
[41] http://www.co.imperial.ca.us/airpollution/attainment%20plans/final%20ic%202009%20pm10%20sip%20document.pdf

The Project will have significant emissions of ROG, NOx, and PM10. Because Riverside County and the South Coast Air Basin are designated non-attainment areas for ozone and PM10, Project construction and operation will further degrade regional air quality. Exposure to ROG, NOx, and PM10 has adverse health effects and can impact offsite receptors, especially children in the nearby residences – a significant and undisclosed public health impact that the DEIR does not consider.

A revised DEIR should be prepared to disclose impacts to offsite receptors from Project construction and operation. Additional mitigation measures must be implemented to ensure that Project emissions of ROG, NOx, and PM10 are reduced to the maximum extent feasible.

17

6. The DEIR Fails to Adequately Analyze Cumulative Impacts

1. Legal Standard

An EIR must discuss significant cumulative impacts. CEQA Guidelines section 15130(a). This requirement flows from CEQA section 21083, which requires a finding that a project may have a significant effect on the environment if "the possible effects of a project are individually limited but cumulatively considerable...'Cumulatively considerable' means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." "Cumulative impacts" are defined as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." CEQA Guidelines section 15355(a). "[I]ndividual effects may be changes resulting from a single project or a number of separate projects." (CEQA Guidelines section 15355(a)).

18

"The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time." (*Communities for a Better Environment v. Cal. Resources Agency ("CBE v. CRA")*, (2002) 103 Cal.App.4th 98, 117). A legally adequate cumulative impacts analysis views a particular project over time and in conjunction with other related past, present, and reasonably foreseeable probable future projects whose impacts might compound or interrelate with those of the project at hand. "Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time." (CEQA Guidelines § 15355(b)).

As the court stated in *CBE v. CRA,* 103 Cal. App. 4th at 114:

> Cumulative impact analysis is necessary because the full environmental impact of a proposed project cannot be gauged in a vacuum. One of the most important environmental lessons that has been learned is that environmental damage often occurs incrementally from a variety of small sources. These sources appear insignificant when considered individually, but assume threatening dimensions when considered collectively with other sources with which they interact.

(Citations omitted).

In *Kings County Farm Bureau v. City of Hanford,* 221 Cal.App.3d at 718, the court concluded that an EIR inadequately considered an air pollution (ozone) cumulative impact. The court said: "The EIR concludes the project's contributions to ozone levels in the area would be immeasurable and, therefore, insignificant because the [cogeneration] plant would emit relatively minor amounts of [ozone] precursors compared to the total volume of [ozone] precursors emitted in Kings County. The EIR's analysis uses the magnitude of the current ozone problem in the air basin in order to trivialize the project's impact." The court concluded: "[t]he relevant question to be addressed in the EIR is not the relative amount of precursors emitted by the project when compared with preexisting emissions, but whether any additional amount of precursor emissions should be considered significant in light of the serious nature of the ozone problems in this air basin."[42] The *Kings County* case was reaffirmed in *CBE v. CRA,* 103 Cal.App.4th at 116, where the court rejected cases with a narrower construction of "cumulative impacts."

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Similarly, in *Friends of Eel River v. Sonoma County Water Agency,* (2003) 108 Cal. App. 4th 859, the court held that the EIR for a project that would divert water from the Eel River had to consider the cumulative impacts of the project together with other past, present and reasonably foreseeable future projects that also divert water from the same river system. The court held that the EIR even had to disclose and analyze projects that were merely proposed, but not yet approved. The court stated, CEQA requires "the Agency to consider 'past, present, and probable future projects producing related or cumulative impacts . . . .'" (Guidelines, § 15130, subd. (b)(1)(A)). The Agency must interpret this requirement in such a way as to 'afford the fullest possible protection of the environment.'" (*Id.*, at 867, 869). The court held that the failure of the EIR to

[42] *Los Angeles Unified v. City of Los Angeles,* 58 Cal.App.4th at 1024-1026 found an EIR inadequate for concluding that a project's additional increase in noise level of another 2.8 to 3.3 dBA was insignificant given that the existing noise level of 72 dBA already exceeded the regulatory recommended maximum of 70 dBA. The court concluded that this "ratio theory" trivialized the project's noise impact by focusing on individual inputs rather than their collective significance. The relevant issue was not the relative amount of traffic noise resulting from the project when compared to existing traffic noise, but whether any additional amount of traffic noise should be considered significant given the nature of the existing traffic noise problem.

analyze the impacts of the project together with other proposed projects rendered the document invalid. "The absence of this analysis makes the EIR an inadequate informational document." (*Id.*, at 872).

The Court in *Citizens to Preserve the Ojai v. Bd. of Supervisors,* 176 Cal.App.3d 421 (1985), held that an EIR prepared to consider the expansion and modification of an oil refinery was inadequate because it failed to consider the cumulative air quality impacts of other oil refining and extraction activities combined with the project. The court held that the EIR's use of an Air District Air Emissions Inventory did not constitute an adequate cumulative impacts analysis. The court ordered the agency to prepare a new EIR analyzing the combined impacts of the proposed refinery expansion together with the other oil extraction projects.

18

2. The DEIR Fails to Adequately Analyze Cumulative Construction Impacts

As part of its cumulative impact analysis, the DEIR identifies 13 proposed projects encompassing approximately 7.3 million square feet of space within five miles of the Project site (DEIR, p. 3-16). However, the DEIR does not identify the construction schedule of these projects except to state that "a number of individual projects may be under construction simultaneously with the proposed project." (DEIR, p. 4.3-37). The WestRidge Commerce Center Project (which will be built adjacent to the proposed Project) is scheduled to be constructed in 2012, a schedule similar to the proposed Project. According to Mr. Hagemann,

> [s]imultaneous construction of these projects, along with other potential projects, is likely to result in PM10, NOx, and ROG emissions that will have a cumulatively significant impact. The construction timetables of all projects within the vicinity of the Project site should be identified. Any cumulatively significant emissions should be disclosed and impacts to workers and nearby residents should be addressed in a revised DEIR.

19

VI. CONCLUSION

For the foregoing reasons, LIUNA Local Union No. 1184 urge the City to continue the matter for future consideration pending completion of a supplemental EIR addressing the Project's significant impacts and mitigation measures. Thank you for your attention to these comments. Please include this letter and all attachments hereto in the record of proceedings for this project. 20

Sincerely,

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Lozeau Drury LLP
Attorneys for LIUNA Local Union No. 1184

RESPONSES TO LETTER D-4A

Response to Comment 1: The following responses will address the specific comments made by the commenter regarding these topics.

Response to Comment 2: The project information summarized by the commenter is correct.

Response to Comment 3: The City understands comments made by the LIUNA Local Union No. 1184 regarding standing to make these comments. While it is not the City's responsibility to determine standing, the following responses will address all the comments raised in this letter consistent with CEQA.

Response to Comment 4: The information provided in the letter regarding several EIR and CEQA topics is factually correct, but it may or may not apply to this particular EIR for this specific project. Nonetheless, the following responses address specific comments made by the commenter on the Draft EIR for the ProLogis project.

Response to Comment 5: The information provided in the letter regarding recirculation of an EIR under is factually correct, but it may or may not apply to this particular EIR for this specific project. Nonetheless, the following responses address specific comments made by the commenter on the Draft EIR for the ProLogis project. The City contends that this information does not rise to the level of that requiring circulation, but several mitigation measures have been added to make certain there will be no significant impacts relative to the issues raised by the commenter.

Response to Comment 6: The commenter is correct that the project description of the EIR must describe the "whole of the action" as outlined in CEQA. However, the City believes the EIR does provide that information and does not segment the utility or infrastructure improvements outlined by the commenter. The discussion related to the Westridge project was only relative to the timing and funding of the various improvements for which both projects would either construct or provide a fair share contribution towards their construction, since both were being processed at approximately the same time. Section 3.5.4 of the ProLogis EIR clearly identifies the various utility improvements for which the project will be responsible, and Section 3.5.5 outlines the road and intersection improvements for which the ProLogis project is responsible. The following discussion in Section 3.5.1, Operations and Infrastructure Timing, was included to show the relationship of the two projects in terms of the timing of the various improvements.

3.5.1 Operations and Infrastructure Timing

The EIR evaluated "worst case" conditions of the project operating 24/7. If the proposed project is constructed prior to the West Ridge project, ProLogis will install the infrastructure necessary to serve its project (e.g., roads, water, and sewer) and will be reimbursed by the City from the West Ridge developer at the time that project is constructed. If the West Ridge project is constructed first, ProLogis will contribute an appropriate amount to the City for a reimbursement account to help off-site improvement costs installed by the West Ridge project that serve the ProLogis project. The timing of improvements shall be coordinated by the City in cooperation with ProLogis and the West Ridge developer.

Therefore, the project EIR does not segment these improvements from inclusion in the project description. The impacts of these improvements are also addressed in the appropriate sections of the environmental analysis (e.g., 4.3, *Air Quality*, 4.11, *Transportation and Traffic*, and 4.12, *Utilities*).

Response to Comment 7: The information provided in the letter regarding implementation of all feasible mitigation measures is factually correct, but it may or may not apply to this particular EIR for this specific project. Nonetheless, the following responses address specific comments made by the commenter on specific sections of the Draft EIR and mitigation for impacts on those sections.

Response to Comment 8: The commenter presents information that indicates preservation of habitat is appropriate mitigation for loss of habitat based on the results of the *Mira Mar* case in Oceanside. The commenter then concludes that concept can be applied to loss of prime agricultural land. The comparison may not be directly applicable, but an Appeals Court decision (Building Industry Association of Central California v. County of Stanislaus) certified in November 29, 2010 may be more applicable to this situation. That case concluded that it is appropriate to mitigate at a 1:1 ratio for the loss of prime agricultural land through the acquisition of an offsite agricultural easement if such a program is established by a county or regional governmental entity. However, as outlined in the DEIR section, there is no established County or regional program, and active agriculture in western Riverside County is no longer economically viable or feasible.

The commenter also quotes the "farmland mitigation measures" in the General Plan EIR (GPEIR) out of context. The commenter implies that these measures are recommended in the GPEIR, but actually the EIR section, after only describing the potential measures, concludes that they are all infeasible, does not adopt any mitigation measures for loss of farmland, and concludes impacts related to loss of farmland are significant and unavoidable. There are also numerous references in the GP that state the City's support of interim farmland and agricultural use throughout the City in all land use designations as long as they are economically viable as outlined in Objective 4.1 shown below and included with other materials in Final EIR Appendix E:

> **Objective 4.1** "Retain agricultural open space as long as agricultural activities can be economically conducted, and are desired by agricultural interests, and provide for an orderly transition of agricultural lands to other urban and rural uses."

It should also be noted that a statement of overriding considerations was adopted for the GPEIR to address this and other significant impacts of implementing the City GP. Therefore, no mitigation is required for the ProLogis project relative to loss of farmland, as outlined in the DEIR.

Response to Comment 9: The information provided in the letter regarding several EIR and CEQA topics is factually correct, but it may or may not apply to this particular EIR for this specific project. The City believes the EIR did use the proper baseline for hazardous materials. The commenter states that the Phase 1 ESA reports for the site were "out of date", however, CEQA does not mandate when the data from certain types of studies, such as Phase 1 reports, are considered out of date. The only concept of "out of date" refers to the typical limitation for financial institutions upon which to base their decisions using Phase 1 ESA reports. For that purpose, Phase 1 reports are typically only considered "good" for 90 days. However, if it can be established that the conditions outlined in the Phase 1 have not changed since that report was prepared, a lead agency may rely on that information for the purposes of CEQA documentation. That is the case with the ProLogis EIR, in that the project applicant acquired the project site in 2008 and hired a local grower to manage the citrus trees until December of 2013 when the trees were removed to reduce irrigation and maintenance costs. Until the time the trees were removed, the developer indicates no agricultural chemicals were applied to the property, and the commenter's own records show that various materials were applied back in 2010.

The commenter also questioned the number of samples taken on the site. The comment references the Department of Toxic Substance Control Interim Guidance for Sampling Agricultural Properties (Third Revision), dated August 7, 2008 as the standard that should have been used for pesticide sampling conducted during the several Phase I Environmental Site Assessment (ESA) reports for

various parcels that comprise the site. The referenced (California) Department of Toxic Substance Control (DTSC) document is:

> "*specific to agricultural properties where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes consistent with normal application practices. It is applicable to agricultural properties that are currently under cultivation with row, fiber or food crops, orchards, or pasture. It is also applicable to fallow and former agricultural properties that are no longer in production and have not been disturbed beyond normal disking and plowing practices. Each field of the same crop is assumed to have been watered, fertilized and treated with agricultural chemicals to the same degree across the field. Because of this homogeneous application, contaminant levels are expected to be similar at any given location within the field. This is the underlying premise of the guidance…,*"

Properties not requiring agricultural sampling under the referenced guidance include property used exclusively as grazing lands or pasture. The guidance also states that dry-land farming, which is the practice of growing a crop without irrigation, are not treated with pesticides or infrequently treated, since the lack of water does not provide a desirable habitat for most agricultural pests. Properties that clearly qualify as dry-land farming do not need further investigation for pesticides or metals. "*For properties where there is uncertainty regarding dry-land farming, limited sampling may be conducted at a rate of four discrete samples per site, with one sample collected in each quadrant*." It should be noted that five samples were taken on the ProLogis site, one each in the four quadrants and one near the northern portion of the site near the former UST location.

The DTSCs 2003 Interim Guidance for Sampling Agricultural Properties, which they referenced as to why additional samples for organo-chloro-phosphate (OCPs) were necessary, was taken out of context. The 2008 Interim Guidance for Sampling Agricultural Properties speaks to how an environmental assessor for the DTSC should conduct an evaluation of an agricultural property to be converted into another use. The guidance is envisioned as being most relevant to sites on which schools will be constructed or for residential use. However, it does apply to any project with DTSC oversight. Properties not subject to this guidance include former agricultural property that has been graded for construction or other purposes, land used exclusively for grazing or pasture, most dry-land farming fields, and sites that were agricultural properties prior to 1950. The subject site would be an exempted site as it was dry farmed land.

Based on standard spraying practices for such crops, the number of soil samples taken at the subject site during the Phase I ESA demonstrate that pesticide use was infrequent and limited over the site, and are at levels that are below regulatory requirements for residential property. These are the baseline conditions with respect to pesticide use at the site.

In terms of sample frequency, the sampling pattern should be sufficient to characterize the site. The guidance, done for school and residential properties, apparently interprets this as a range for properties from one acre to fifty acres (with the number of each of the following categories increasing every few acres), of between 4 and 60 borings, 4 and 15 composite organo-chloro-phosphate (OCP) samples. For acreages greater than 50, consultation with the DTSC is required. However, mitigation of frequency is available to sites based on documentation of consistent ownership, operator, and use. It should be noted that none of our samples were composites but all were discrete samples, so they are more representative of what is actually on the properties. The DTSC's document is a guidance document for school sites and residential properties not those that are to be commercial/industrial. The intent is to avoid having children (schools, residential) from coming in contact with soils with high levels of OCPs. Therefore, evidence supports the EIR's contention that there are no significant OCPs present on the site, and only trace amounts were detected in the onsite sampling in 2003.

The state records provided by the commenter indicate that approximately 200 pounds of 2,4-D, 2-Ethylhexyl Ester (DEHE) was applied to the site as a general herbicide (based on data in the

commenter's letter and appendix) in 2010. DEHE is a very common herbicide used in the United States and can be purchased at retailers like Home Depot. Assuming it was applied to the 70 acres of the site without citrus trees (i.e., available for dry farming), this equals less than 3 pounds per acre, or 0.00002 ounce per square foot, in other words a very small amount. In addition, this chemical has a relatively short half-life. Data from the National Library of Medicine, provided by the commenter, indicates that DEHE has a half-life of 1 to 51 days when applied as a spray, and 4-16 days when applied in granular form. In only 6 months there would be less than 0.5 percent of the original product in the soil, so this is not a significant soil contamination issue. It is expected this chemical would have become inert or diluted well past the point of concern or any established governmental action level in the 3 years or more from its most recent application in 2010.

NOTE: There is NO evidence that DDT, DDE, or arsenic were ever applied to the project site, they were not typical pesticides that were sprayed for dry farming and/or citrus production in this area.

The existing conditions at the time the NOP was issued (February 21, 2012), which is when the timeframe of baseline conditions is established, were there was no dry framing or citrus production being conducted on the site, although the trees were being maintained at a minimal level so they would not die and become a fire hazard.

Although both Phase 1 ESA reports were done in 2003, the onsite conditions have not changed appreciably since the Phase 1 reports were done. The commenter also stated the "entire" site had not been surveyed. While this may be technically correct, the commenter failed to note that 98.5 percent or 121 acres of the 122.8-acre site was surveyed, and the 1.8 acres not surveyed were on the far west boundary of the site and planted with citrus, so it is reasonable to conclude the conditions found on the rest of the site apply to this portion as well. It should also be noted that the underground storage tank that would on the site at one time was removed or remediated according to the "Report of Removal of the Abandoned Underground Storage Tank" dated January 28, 2004 in the DEIR Appendix F.

Section 2.3*, Interviews*, in the Phase 1 reports indicate the following:

On November 12, 2003, our environmental assessor interviewed Mr. Pat Kawamoto, owner of APN 477-120-015. Mr. Kawamoto reportedly has owned the land for over 25 years. According to Mr. Kawamoto, no petroleum storage tanks have ever been present on the project site. Mr. Kawamoto indicated that the project site had been regularly leased to Mr. David Bruno of Bruno Ranching for agricultural purposes. Mr. Kawamoto had no knowledge of any pesticides or PCBs stored or used on the site.

In addition, the following information from the EIR (Section 4.6, *Hazards and Hazardous Materials*, bears directly on this discussion:

> …because the project site has been historically utilized for agricultural production and because of the close proximity to SR-60, soil samples were taken in various parts of the project site to further evaluate the potential contamination on the site. Soil samples were also collected from the area of a wind-machine remaining in the western portion of the site, the area adjacent to SR-60 in the northern portion of the site, and from selected areas of the citrus groves on the site. These soil samples are identified in Figure 4.6.1. [*NOTE: 5 sampling locations spread out around the site*]
>
> Two soil samples were collected at the base of the wind-machine. One 200 to 300-gallon petroleum tank is located in the western portion of the site within the column of the wind machine structure. In interviews with Raymond Noriega, manager of the site, he indicated that the wind machine had not been used in the past 10 years that he had been employed there. Soil samples were taken at depths of 1.5 feet and 3 feet below the ground surface to asses the potential of

hydrocarbon compounds occurring in the soil. Laboratory results indicated no detectable concentrations of hydrocarbon compounds in the samples collected.

Two soil samples were collected at areas adjacent to SR-60 at depths of one to four inches below ground surface to assess the potential of lead contamination. Laboratory results indicated total lead concentrations of 0.601 to 4.41 milligrams per kilogram (mg/Kg), which were determined to be insignificant.[1] In addition, on September 3, 2003, five near-surface (upper 6 inches) soil samples were collected from selected areas (upper portion) of possible drainage accumulation and pesticide usage on the site. The detected concentrations of organochlorine pesticides and PCBs were within the allowable Preliminary Remedial Goals (PRGs) for the project. No additional assessment for organochlorine pesticides or PCBs is recommended for the site.[2] *[NOTE: emphasis added]*

On November 7, 2003, three near-surface (upper six inches) soil samples were collected from selected areas (lower portion) of possible drainage accumulation and pesticide usage on the site. The detected concentrations of organochlorine pesticides and PCBs were within the allowable PRGs for the project. No additional assessment for organochlorine pesticides or PCBs is recommended for the site.[3] *[NOTE: emphasis added]*

At the request of the current owner of the site (northern portion), the area of the former abandoned 13,400-gallon UST was excavated during the site reconnaissance on September 20, 2003. No significant hydrocarbon odors or staining were observed. Between January 5 and 8, 2004, the UST was removed from the site. The UST had been abandoned in-place approximately 50 years ago. The abandonment reportedly consisted of removal of free-liquids; removal of the UST top; then backfilling the interior of the UST with on-site soils. Due to the installation of a 12-inch diameter, Eastern Municipal Water District (EMWD) waterline main in the north portion of the UST, the north portion of the UST was not removed. No indication of soil contamination was observed during the UST removal work. Additionally, soil sampling was conducted on January 7, 2004, at depths between 2 feet and 6 feet below the former bottom elevation of the UST, under the direction of a representative from the County of Riverside DEH Hazardous Materials Management Division. Laboratory results of the collected soil samples indicated a concentration of total petroleum hydrocarbons as oil (116 mg/Kg) in the soil sample collected at 2 feet below the bottom elevation of the UST. No other hydrocarbons, BTEX,[4] or fuel oxygenates were detected; therefore, no additional environmental investigation is recommended for the former UST location.[5] *[NOTE: emphasis added]*

Therefore, the project site was previous surveyed for pesticides and no significant impacts were found. It has also been documented that the former UST on the site was properly remediated, so it also would not pose a threat to any workers on the site during grading. This previous documentation supports the conclusion that there are no significant health risks on the project site for construction workers related to the proposed project. However, to determine the most current hazmat conditions of the site, the following measure will be added to the DEIR in response to this and other comments:

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1 *Phase 1 Preliminary Environmental Site Assessment 84± Acres, Assessor Parcel Numbers (APNs) 477-120-001 and 477-120-006, Near Intersection of Pettit Street and Highway 60, Moreno Valley, California*, R M Environmental, October 30, 2003, page 8,

2 *Phase 1 Preliminary Environmental Site Assessment 84± Acres, Assessor Parcel Numbers (APNs) 477-120-001 and 477-120-006, Near Intersection of Pettit Street and Highway 60, Moreno Valley, California*, R M Environmental, October 30, 2003, page 9,

3 *Phase 1 Preliminary Environmental Site Assessment 37± Acres, Assessor Parcel Numbers (APNs) 477-120-(007, 008, 014, 015), Near Intersection of Pettit Street and Highway 60, Moreno Valley, California*, R M Environmental, November 25, 2003, page 8.

4 BTEX is an acronym for benzene, toluene, ethyl benzene, and xylene. This group of volatile organic compounds (VOCs) is found in petroleum hydrocarbons, such as gasoline, and other common environmental contaminants.

5 *Report of Removal of Abandoned 13,400± gallon Diesel Underground Storage Tank, APN 477-120-001, Near the Intersection of Pettit Street and Highway 60, Moreno Valley, California,* R M Environmental, January 28, 2004.

4.6.6.1A Prior to issuance of a grading permit for the project, a qualified contractor shall test onsite soils for contamination by agricultural chemicals. If present in concentrations above established actionable levels or thresholds, these materials shall be removed and transported to an appropriate landfill by a licensed contractor. This measure shall be implemented to the satisfaction of the Building Division including written documentation of the disposal of any agricultural chemical residue in conformance with all applicable regulations.

The text of the EIR will be revised to reflect this additional information. Implementation of this measure will assure that any potential impacts related to pesticide residues on the project site, to either area residents or construction workers on the site, will be reduced to less than significant levels. The addition of this measure will address the commenter's comments in this regard.

Response to Comment 10: Most of this comment was addressed in the early portion of Response 9 above. The commenter's citation that the U.S. EPA requires Phase 1 ESA reports to be prepared within 180 days of property acquisition are related to federal remediation of sites and do not apply directly to the requirements of CEQA to provide accurate information on the project site. As previously stated, CEQA does NOT require a Phase 1 ESA report, but they are typically used to provide the baseline information for EIRs. Although the Phase 1 reports for this project are ten years old, there has been no evidence presented that would indicate baseline conditions are otherwise than presented in the EIR. The site has been dry farmed and supported citrus trees for many years, which were removed in December 2013 to reduce irrigation and maintenance costs and reduce fire hazards. The previous Response 9 addressed the coverage of the Phase 1 reports (121 out of 122.8 acres or 98.5 percent of the site surveyed) much more than an adequate statistical sampling of the site. Response 9 also outlines an additional mitigation measure that addresses these concerns.

Response to Comment 11: As outlined in the previous Response 9 in this letter, the DEIR did evaluate the removal or remediation of the former Underground Storage Tank (UST) which was fully documented in Appendix F of the EIR. There is no empirical evidence that there is any hazmat or health risk from a UST on the site since it has been effectively remediated.

Response to Comment 12: This comment states that the EIR did not show the GHG emissions with mitigation. The reductions with mitigation were not calculated because the GHG-related mitigation measures included in the EIR do not have quantified reduction amounts. The EIR supports the statement of less-than-significance qualitatively by stating: "…project-related GHG emissions and their contribution to global climate change impacts in the State are less than significant and less than cumulatively considerable because: (1) the project's impacts alone would not cause or significantly contribute to global climate change, and (2) the project has no substantial effect on consumption of fuels or other energy resources, especially fossil fuels that contribute to GHG emissions when consumed."

Response to Comment 13: This commenter asks for information about the URBEMIS modeling results. The URBEMIS model was not used in the EIR, except for a few parameters in the health risk assessment. None of the construction or operational emissions modeling were conducted using URBEMIS, only CalEEMod, which is currently the accepted computer emission modeling program recommended by the SCAQMD. Thus, there is no need for highlighting the differences in the models.

In addition, the commenter quotes information from the CalEEMod Technical Paper, but leaves out the following sentence: "This limitation could result in underestimated fugitive dust emissions if high wind and loose soil are substantial characteristics for a given land use/construction scenario." As this project will be constructed following the requirements for dust control specified in SCAQMD Rule 403, including watering the disturbed areas three times per day, there will be no "loose soil".

Response to Comment 14: First, the commenter states the DEIR fails to accurately compare construction emissions to daily construction significance thresholds. The comment correctly states that ROG emissions would be exceedance of the CEQA thresholds, as is also stated in the EIR. However, the comment incorrectly states that $PM_{2.5}$ emissions would be exceedance of the CEQA thresholds. The comment correctly identifies the EIR emissions rate of $PM_{2.5}$ as 7.95 lbs/day, and then correctly states that the threshold is 55 lbs/day. It is not clear why the commenter believes that 7.95 lbs/day of $PM_{2.5}$ would be in exceedance of 55 lbs/day.

Further in Section D.2, on page 21: A review of the CalEEMod analysis shows that the highest emission values are not associated with the grading phase. By design and SCAQMD direction, LST analyses only include onsite emissions. The following table from the Air Quality technical report Appendix shows all the onsite emissions for all the construction phases. Note that the onsite emissions (i.e., not fugitive) for the grading phase are the greatest.

	Onsite Pollutant Emissions, lbs/day							
Construction Phase	**ROG**	**NO_X**	**CO**	**SO_2**	**Fugitive PM_{10}**	**Exhaust PM_{10}**	**Fugitive $PM_{2.5}$**	**Exhaust $PM_{2.5}$**
Site Preparation	10.43	84.72	47.82	0.07	7.05	4.27	3.87	4.27
Grading	12.5	103.9	55.13	0.1	3.38	5.01	1.29	5.01
Building Construction	5.63	37.37	23.73	0.04	0	2.54	0	2.54
Architectural Coating	342.39	2.96	1.94	0	0	0.27	0	0.27
Paving	7.91	33.81	20.89	0.03	0	2.93	0	2.93

Response to Comment 15: As outlined in Responses 9 through 11 above, there is no empirical evidence that onsite soils are contaminated by pesticides or other agricultural chemicals. However, Response 9 outlines an additional mitigation measure that will assure there are no health risks from pesticides or contaminated soil on the site.

Response to Comment 16: It is not clear why the BAAQMD CEQA Guidance is pertinent to this project, as the Bay Area has substantially different climate and pollution conditions that the South Coast area. As a result of these differences, the BAAQMD has different NOx construction and GHG operational standards than the SCAQMD does. The EIR adequately compares all construction and operational emissions to the appropriate SCAQMD thresholds.

Response to Comment 17: The commenter states the DEIR fails to disclose impacts to offsite receptors. The EIR includes a localized impacts analysis for both construction and operational emissions as well as a full health risk assessment of operational emissions. These analyses completely disclose project-related impacts to offsite receptors.

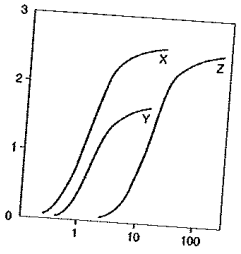
Response to Comment 18: The information provided in the letter regarding the legal standard for cumulative impacts is factually correct, but it may or may not apply to this particular EIR for this specific project. In fact, the information is not specific to the ProLogis project but is rather a restatement of court case citations and evaluations, so there is no specific response to this comment relative to the EIR.

Response to Comment 19: The EIR includes a complete cumulative air quality impacts analysis that satisfies all CEQA requirements and that includes the conclusion that the long-term cumulative air quality impacts would be significant and avoidable. A similar analysis is performed regarding water supplies and water-related impacts, and that analysis concludes the project will not make a significant contribution to any cumulatively considerable impacts outlined in the DEIR.

Response to Comment 20: The commenter will receive a copy of the revised FEIR document prior to action on the project, similar to that afforded public agencies for projects in the City of Moreno Valley (i.e., 10 days before the next Planning Commission hearing).

LETTER D-4B: LOZEAU DRURY, LLP, MEMORANDUM FROM JAMES CLARK, PH.D.

LETTER D-4B



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August 31, 2012

Lozeau | Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607

Attn: Mr. Michael Lozeau

Subject: Comment Letter on the Draft Environmental Impact Report for the Prologis Eucalyptus Industrial Park, SCH No. 2008021002.

Dear Mr. Lozeau:

At the request of Lozeau | Drury LLP (Lozeau Drury), Clark and Associates (Clark) has reviewed materials related to the above referenced project, including the Draft Environmental Impact Report[1] (DEIR) for the Prologis Eucalyptus Industrial Park (hereafter called the Project), SCH No. 2008021002 and its appendices. The proposed project site is located in the eastern portion of the City of Moreno Valley, in Riverside County, California. The 122.8-acre project site is located south of State Route 60 (SR-60) east of the Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel. According to the DEIR the proposed project would result in the construction and operation of a warehouse facility, consisting of approximately 2,244,638 square feet (sq ft). 1

Currently the site is used undeveloped for commercial uses and has two citrus groves in the northeastern and northwestern portions of the site, while the central and southern portions are vacant and support mainly weedy vegetation. According to a March, 2012 Memo from LSA

[1] LSA. 2012. Draft Environmental Impact Report, State Clearinghouse No. 2008021002, Prologis Eucalyptus Industrial Park (formerly Prologis Park Moreno Valley Eucalyptus Project), City of Moreno Valley, Riverside County, California. LSA Associates, Inc. 1500 Iowa Ave, Suite 200, Riverside, CA LAS Project No. PLO1101. Prepared July 2012 pg. 1-2

Associates[2], the project site contains 57-acres of citrus (Grapefruit) trees with the rest of the site vacant. The surrounding area has been dry-farmed in the past, and the eastern end of the City has historically supported a variety of crops, including citrus, melon, potatoes, etc[3]. There are three small natural drainage features on site, two ephemeral channels in the southwestern portion of the site and the larger Quincy Channel along the eastern edge of the property. According to the DEIR[4], there is some minor amount of refuse is present in the southwest and southeast corners of the site from unauthorized dumping.

Land adjacent to the project site includes vacant land east and south of the proposed project site, SR- 60 to the north, and the Moreno Valley Auto Mall and the City of Moreno Valley Fire Station No. 58 northwest of the project site. Existing single-family residential uses are located approximately 50 feet southeast of the southeastern corner of the project site[5].

The proposed project has had and will have significant impacts on the community prior to the approval of the DEIR. The proposed project will require significant changes in the local zoning ordinances (General Plan for the City of Moreno Valley) including:

1

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[2] LSA. 2012. Project Memorandum: Agricultural Use of ProLogis Industrial Property. Memorandum from Kent Norton, LSA Riverside Office to Jeff Bradshaw, City of Moreno Valley. Dated March 21, 2012.

[3] LSA. 2012. Project Memorandum: Agricultural Use of ProLogis Industrial Property. Memorandum from Kent Norton, LSA Riverside Office to Jeff Bradshaw, City of Moreno Valley. Dated March 21, 2012.

[4] LSA. 2012. Draft Environmental Impact Report, State Clearinghouse No. 2008021002, Prologis Eucalyptus Industrial Park (formerly Prologis Park Moreno Valley Eucalyptus Project), City of Moreno Valley, Riverside County, California. LSA Associates, Inc. 1500 Iowa Ave, Suite 200, Riverside, CA LAS Project No. PLO1101. Prepared July 2012 pg 3-1

[5] LSA. 2012. Draft Environmental Impact Report, State Clearinghouse No. 2008021002, Prologis Eucalyptus Industrial Park (formerly Prologis Park Moreno Valley Eucalyptus Project), City of Moreno Valley, Riverside County, California. LSA Associates, Inc. 1500 Iowa Ave, Suite 200, Riverside, CA LAS Project No. PLO1101. Prepared July 2012 pg 3-1

- Approval of a General Plan Amendment to change the land use designation of 71.3 acres of the project site from Residential (R15, R5, and R2) to Business Park (BP) so the entire site would then be designated Business Park (BP).
- Approval of a Zone Change of the entire 122.8 acres from its current zoning designations of Business Park (BP), Business Park/Mixed Use (BPX), Residential 15 District (R15), Residential 5 District (R5), and Residential Agriculture 2 (RA-2) to all Light Industrial (LI).
- Zone Change will also be used to redraw the boundary of the Primary Animal Keeping Overlay (PAKO) district.
- Approval of an amendment to the City's Master Plan of Trails to relocate the Eucalyptus Avenue Trail to the north side of future Eucalyptus Avenue and eliminate the planned trail segment on Quincy Avenue from SR-60 to Fir Avenue (future Eucalyptus Avenue), based on discussion with the City Trails Commission. 1
- Approval of an amendment to the Circulation Element of the General Plan. These changes include the following:
    - Eliminate the undeveloped Quincy Street from Eucalyptus Avenue south to Encilia Avenue;
    - Realign Encilia Avenue from its current alignment such that its westerly terminus is located at Moreno Beach Drive instead of the current General Plan westerly terminus at Eucalyptus Avenue; and
    - The segment between Quincy Channel and Moreno Beach Drive would be classified as a Collector.

In addition, to the changes above, the proposal of the project has forced the Moreno Valley Unified School District (MVUSD) to abandon plans to locate an elementary school (MVUSD Elementary School #24), a middle school (MVUSD Middle School #7), and a high school (MVUSD

High School #5) in the vicinity of Redlands Boulevard and future Eucalyptus Avenue, in close proximity to the proposed. After the Notice of Preparation (NOP) for the proposed project was released, MVUSD decided to abandon plans for these school sites and relocate the future school facilities in a different area of the City[6]. Students who live in the area to be serviced by the proposed schools will now have to travel farther to attend schools.

The DEIR for the Project, determined that the proposed project's construction and operational phases would have impacts on air quality that would be less than significant with mitigation incorporated. These conclusions are premature and based upon a flawed analysis of the potential emissions at the site. The proponents should re-evaluate the impacts of the project and present them in a revised draft environmental impact report (RDEIR). 1

Clark's review of the materials in no way constitutes a validation of the conclusions or materials contained within the plan. If we do not comment on a specific item this does not constitute acceptance of the item.

This DEIR was issued prematurely without considering the serious flaws in the Proponent's analysis of the project. The flaws include: 2

1. The proponent's use of the CalEEMod ensures an underestimation of the potential particulate emission for the construction phase of the proposed project.
2. Failure of the proponent to compare construction emissions to daily construction significance thresholds;
3. Failure to consider health risks from contaminated dust; and
4. Failure to properly identify and address the Project's operational air quality impacts.

[6] LSA. 2012. Draft Environmental Impact Report, State Clearinghouse No. 2008021002, Prologis Eucalyptus Industrial Park (formerly Prologis Park Moreno Valley Eucalyptus Project), City of Moreno Valley, Riverside County, California. LSA Associates, Inc. 1500 Iowa Ave, Suite 200, Riverside, CA LAS Project No. PLO1101. Prepared July 2012 pg 4.3-6.

COMMENTS

1. **The Proponent's Use Of The CalEEMod Ensures An Underestimation Of The Potential Particulate Emission For The Construction Phase Of The Proposed Project.**

The California Air Resource Board's (CARB's) Urban Emission (URBEMIS) model and the California Emissions Estimator Model (CalEEMod) are computer models designed to estimate emissions of criteria pollutants during construction and operational phases of projects. Currently, South Coast Air Quality Management District (SCAQMD) accepts the outputs from both models in their air quality analyses. Significant differences in the models must be highlighted in the DEIR. The changes in the method used to estimate construction impacts from the proposed project by using the CalEEMod model instead of the URBEMIS model include:

- Failure to account for wind-blown fugitive dust[7]. According to the July, 2011 CalEEMod Technical Paper, wind-blown fugitive dust is not calculated in CalEEMod. For sites as large as the proposed project site, this can result in significant quantities of particulate matter being released.
- SCAQMD's surveys of construction sites were limited to sites of 35 acres or less. For projects larger than 35-acres the data was extrapolated by increasing the number of construction days but not increasing the number of construction equipment pieces used on a given day. The impact is to reduce the construction PM estimates for the site as compared to URBEMIS[8].

3

[7] CalEEMod. Technical Paper: Methodology Reasoning and Policy Development of the California Emission Estimator Model. July, 2011. Pg 4.

[8] CalEEMod. Technical Paper: Methodology Reasoning and Policy Development of the California Emission Estimator Model. July, 2011. Pg 5.

- Grading in URBEMIS is based upon 25% of total project acreage in one day. Grading in CalEEMod is based upon Walker's Building Estimator's Reference Book. The impact of this change is to decrease PM emissions from grading in the CalEEMod[9] by tying the emissions to the number of pieces of equipment present at the site.

The proponent's must include an analysis of these impacts in a revised DEIR (RDEIR) to ensure that an accurate analysis of the potential impacts from the proposed project are presented as required by CEQA.

3

2. Failure To Accurately Compare Construction Emissions To Daily Construction Significance Thresholds.

Unlike the operational emissions from most projects, which are typically more or less continuous, emissions from construction sites are highly variable depending on the type of construction that is being performed. For example, grading results in large quantities of fugitive dust and combustion emissions from diesel-powered equipment. Short-term emissions during the various construction phases can be considerable and may result in degradation of local and regional air quality and severe health effects.

To determine whether short-term emissions may result in degradation of local and regional air quality and severe health effects, it is common practice for lead agencies to compare project emissions to quantitative significance thresholds developed by local air districts as a screening tool for CEQA review. Thresholds of significance for construction emissions are typically expressed on a short-term basis, *i.e.* daily or hourly basis to adequately capture impacts due to the high variability of emissions during different construction stages.

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[9] CalEEMod. Technical Paper: Methodology Reasoning and Policy Development of the California Emission Estimator Model. July, 2011. Pg 5.

Table 1 presents a summary of short-term emissions thresholds developed by SCAQMD and other air districts for assessing impacts on air quality from construction projects.

Table 1:
CEQA significance thresholds for construction emissions from various air districts

Air district construction thresholds*	NOx (lbs/day)	ROG (lbs/day)	PM_{10} (lbs/day)	DPM (lbs/day)	$PM_{2.5}$ (lbs/day)	CO (lbs/day)
SCAQMD	100	75	150		55	550
BAAQMD	54	54	82		54	
EDCAPCD	82	82				
SLOCAPCD				7		
MBUAPCD			82			550
FRAQMD	25	25	80			
SMAQMD	85					
YSAQMD	82	82	150			

SCAQMD = South Coast Air Quality Management District, CEAQ Handbook, 1993;
BAAQMD = Bay Area Air Quality Management District, CEQA Guidelines 2009;
EDCAPCD = El Dorado County Air Pollution Control District, CEQA Guide, February 2002;
SLOCAPCD = San Louis Obispo County Air Pollution Control District, CEQA Air Quality Handbook, December 2009.
MBUAPCD = Monterey Bay Unified Air Pollution Control District, CEQA Air Quality Guidelines, June 2004,
FRAQMD = Feather River Air Quality Management District, http://www.fraqmd.org/CEQA_Thresholds.htm;
SMAQMD Sacramento Metropolitan Air Quality Management District, Guide to Air Quality Assessment, July 2004;
YSAQMD, Yolo-Solano Air Quality Management District, Air Quality Handbook, Guidelines for Determining Air Quality Thresholds of Significance and Mitigation Measures for Proposed Development Projects that Generate Emissions from Motor Vehicles, revised 2002

4

According to the DEIR[10], "criteria pollutant emissions during project construction would exceed the SCAQMD emission thresholds for oxides of nitrogen (NO_X) and reactive organic gases (ROG). Compliance with SCAQMD Rules and Regulations during construction will minimize construction-related air quality impacts from fugitive dust emissions and construction equipment emissions. Mitigation is required. The proposed

[10] LSA. 2012. Draft Environmental Impact Report, State Clearinghouse No. 2008021002, Prologis Eucalyptus Industrial Park (formerly Prologis Park Moreno Valley Eucalyptus Project), City of Moreno Valley, Riverside County, California. LSA Associates, Inc. 1500 Iowa Ave, Suite 200, Riverside, CA LAS Project No. PLO1101. Prepared July 2012 pg 1.

project would not exceed any of the localized significance thresholds (LSTs) during construction periods." This statement is incorrect and misleading.

A review of the CalEEMod analysis for the project shows that the mitigated construction emissions of ROG and particulate matter less than 2.5 microns ($PM_{2.5}$) exhaust (a surrogate for diesel particulate emissions) are in excess of the CEQA significance thresholds listed above. During Year 2013, ROG and $PM_{2.5}$ exhaust emissions are estimated to be 368.03 lbs/day and 7.95 lbs/day, respectively.

In addition to the Significant Thresholds above, SCAQMD recommends the use of LSTs to determine potential impacts to receptors near projects. According to the Air Quality Analysis prepared by the proponent, Table I of the Air Quality Analysis (Table 2 below) shows that the emissions of the pollutants on the peak day of construction are below the SCAQMD LST. In this table the proponent uses the emission estimates from the grading phase of the construction. The proponent inaccurate asserts that the emission levels will be below the LST values.

4

Table 2:

Construction LST Impacts from Air Quality Analysis

Emission Sources	Pollutant Emissions, lbs/day			
	NOx	CO	PM_{10}	$PM_{2.5}$
On-Site (grading) Emissions	104	55	8.4	6.3
LST Threshold	270	1,577	13	8
Significant Emissions?	No	No	No	No

A review of the CalEEMod analysis shows that the highest emission values are not associated with the grading phase. In Section 2.0 Emission Summary of the CalEEMod analysis presented in the Air Quality Analysis the construction impacts are listed as:

Table 3:

Construction LST Impacts from CalEEMod Output

Emission Sources	Pollutant Emissions, lbs/day			
	NOx	CO	PM_{10}	$PM_{2.5}$
Mitigated Construction Emissions	139.84	166.77	29.2	8.28
LST Threshold	270	1,577	13	8
Significant Emissions?	No	No	**Yes**	**Yes**

The Proponent's analysis of air quality impacts clearly fails to accurately describe the impacts of the emissions on the receptors closest to the project site (homes within 50 feet of the site boundary and the fire station immediately adjacent to the site boundary). Emissions of $PM_{2.5}$ (surrogate for diesel exhaust) and PM_{10} from the construction site may have lasting impacts on the receptors nearby.

4

Diesel exhaust contains nearly 40 toxic substances including toxic air contaminants (TACs) and may pose a serious public health risk for residents in the vicinity of the facility. TACs are airborne substances that are capable of causing short-term (acute) and/or long-term (chronic or carcinogenic, i.e., cancer causing) adverse human health effects (i.e., injury or illness). TACs include both organic and inorganic chemical substances. The current California list of TACs[11] includes approximately 200 compounds, including particulate emissions from diesel-fueled engines.

DPM and TAC emissions may affect numerous sensitive receptors in the region including onsite construction workers, fire personnel at the station adjacent to the site and the single-family residences located near the site. Evidence exists that clouds of soot emitted by heavy-duty

[11] URS. 2012. Impacts to Air Quality from the Construction and Operation of the Brannon Solar, LLC Solar Energy Generation Project. Dated Febraury 7, 2012. Table A-7

construction equipment can travel downwind for miles, then drift into heavily populated areas. For example, health impact studies from the SCAQMD[12] have documented that diesel emissions travel miles from the sources impacting residents.

Diesel exhaust has been linked to a range of serious health problems including an increase in respiratory disease, lung damage, cancer, and premature death[13,14,15]. Fine diesel particles are deposited deep in the lungs in the smallest airways and can result in increased respiratory symptoms and disease; decreased lung function, particularly in children and individuals with asthma; alterations in lung tissue and respiratory tract defense mechanisms; and premature death.[16] Exposure to diesel exhaust increases the risk of lung cancer. It also causes non-cancer effects including chronic bronchitis, inflammation of lung tissue, thickening of the alveolar walls, immunological allergic reactions, and airway constriction.[17]

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[12] SCAQMD MATES I, II, and III have documented the impacts for DPM in the SCAB.

[13] California Air Resources Board, Initial Statement of Reasons for Rulemaking, Proposed Identification of Diesel Exhaust as a Toxic Air Contaminant, Staff Report, June 1998.

[14] U.S. EPA, Health Assessment Document for Diesel Engine Exhaust, Report EPA/600/8-90/057F, May 2002.

[15] Environmental Defense Fund, Cleaner Diesel Handbook, Bring Cleaner Fuel and Diesel Retrofits into Your Neighborhood, April 2005; http://www.edf.org/documents/4941_cleanerdieselhandbook.pdf, accessed March 27, 2008.

[16] California Air Resources Board , Initial Statement of Reasons for Rulemaking, Proposed Identification of Diesel Exhaust as a Toxic Air Contaminant, Staff Report, June 1998.

[17] Findings of the Scientific Review Panel on The Report on Diesel Exhaust as adopted at the Panel's April 22, 1998 Meeting.

A recent analysis found that air pollution from diesel construction equipment is already taking a heavy toll on the health and economic well-being of Californians[18,19].

PM_{10} emissions from the construction phase of the proposed project may be extremely troublesome for receptors near the site (i.e., homes near the site boundary and the fire station next to the site) since they will act as carriers for residual pesticides/herbicides from the site (see comment below). The project site currently contains 57-acres of citrus (Grapefruit) trees and the surrounding area has been dry-farmed in the past, and the eastern end of the City of Moreno Valley historically supported a variety of other crops[20]. Given the proximity of receptors to the site and the estimated emission rates of particulate matter from the site after mitigation, it is clear that construction activities at the project site will adversely impact the previously identified receptors. 4

Based on my expert opinion, applicable significance thresholds, and the CalEEMod analysis performed by the proponent, I conclude that the Project will have significant adverse impacts from construction air emissions of fugitive dust, ROG, and diesel emissions. The lead agency must re-evaluate the construction emissions and incorporate a phased approach to estimate the true impacts of construction activities on air quality, and propose all feasible mitigation measures to reduce these significant emissions, in a RDEIR.

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[18] These estimates are conservative because they do not include emissions from a large number of small construction projects (residential and commercial and projects smaller than 1 acre in size). Further, John Hakel, vice president of the Associated General Contractors, which represents construction equipment fleet owners and general contractors, indicated that the report appeared to underestimate the sheer volume of construction equipment.

[19] Union of Concerned Scientists, Digging up Trouble: Construction Pollution in the Bay Area; http://www.ucsusa.org/assets/documents/clean_vehicles/Bay-Area-Fact-Sheet.pdf, accessed March 27, 2008.

[20] LSA. 2012. Project Memorandum: Agricultural Use of ProLogis Industrial Property. Memorandum from Kent Norton, LSA Riverside Office to Jeff Bradshaw, City of Moreno Valley. Dated March 21, 2012.

3. Failure To Consider Health Risks From Contaminated Dust.

Residual contaminants in soils at the site may be entrained in dust generated during construction activities. The release of residual contamination is a potentially significant impact, given the past use of the site for agricultural production. According to the California Department of Toxic Substances Control August 2002 Interim Guidance for Sampling Agricultural Fields for School Sites (known sensitive receptors), "the most commonly detected pesticides have been DDT and it's derivatives DDD and DDE, toxaphene, dieldrin, and aldrin. Of these pesticides, toxaphene has been the major pesticide driving unacceptable levels of risk requiring remediation by soil removal." Given the volume of soils to be graded at each of the sites it is imperative to understand whether particulate matter generated at the sites will pose a potential health risk to sensitive receptors in the vicinity of each site.

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According to DTSC, "the guidance is applicable to agricultural land that is currently under cultivation with row, fiber or food crops, orchards, or pasture. It is also applicable to fallow and former agricultural land that is no longer in production and has not been disturbed beyond normal disking and plowing practices. Each field of the same crop is assumed to have been watered, fertilized, and treated with agricultural chemicals to the same degree across the field. Because of this homogeneous application, contaminant levels are expected to be similar at any given location within the field."

There is no indication of a sampling and analysis plan in the DEIR, or the Project documents provided by the lead agency, which is a serious deficiency. Prior to issuing a DEIR for the project, the Proponent should be required to complete a sampling and analysis plan to confirm or rule out the possibility of the presence of residual contaminants at the site. Identifying residual pesticides or other contaminants in soils at the site

prior to construction activities will provide an opportunity for the Proponent to remove/mitigate the potential exposure of sensitive receptors within the vicinity of the sites. In the absence of any sampling or analysis, and given the past use of the Project site, I conclude that there is at least a fair argument that the Project may have significant impacts related to residual contaminants at the site.

5

4. Failure To Properly Identify and Address the Project's Operational Air Quality Impacts.

The DEIR asserts with no analysis whatsoever that the project's emissions of criteria pollutants will not result in a considerable net increase of any criteria pollutant for which the project region is in no-attainment under an applicable federal or state ambient air quality standard.

During the operational phase of the project the project will have the potential to generate significant quantities of criteria pollutants (NO_x, SO_x, Ozone precursors, PM). According to Table 3-1 of the most recent BAAQMD CEQA guidance, a construction of a 259,000 square foot light industrial or warehouse operation will typically violate NOx construction thresholds and GHG operational thresholds. The proposed Project's 2,000,000 square feet plus of warehouse and manufacturing buildings are nearly 8 times the size of the screening threshold, ensuring a violation of local air quality thresholds. I therefore conclude that the Project will have significant NOx and GHG emissions during Project operations.

6

The air quality impacts from the traffic associated with a 2,000,000 square foot facility are significant. Typically the impacts are quantified by the number of vehicle trips per day. In the case of the proposed project, the primary concern will be the number of truck trips per day. A truck trip is one round trip (one trip segment to a site and one trip segment away from a site).

According to one source, Bluffstone and Ouderkirk[21], a 500,000 square feet facility on 50 acres, will on average have 350 truck trips per day (or 700 trip segments) associated with its development. This figure is proportionate to estimates for an AMB Property Corporation center in Redlands (1,000 truck trips for a 1.3 million square feet structure); Wal-Mart distribution centers in Pueblo, Colorado (700 truck trips per day for an 880,000 square feet facility), Connecticut, and Delaware (both 1,000 truck trips per day for 1.2 million square feet structures); and a grocery distribution center in New York (Boas, 2002; Gasiewski, 2004; Hernandez, 2005; Pueblo Chieftain, 2004; Sholl, 2004).

Estimates from other sources indicate approximately 1 truck per 1,000 square feet of the building, which means that the proposed project would require 1,000 trucks per day (or 1,000 trip segments per day) for the warehouse segment of the Project. The number of truck trips could be higher at a new, more efficient facility where more inventory is moved per day. Without proper modeling of the emissions from these additional vehicles the impacts on the environment and the citizens of Moreno Valley is unknown. It is clear that the size of the Project will have significant NOx and GHG emissions during Project operations.

A proper operational impact analysis is vital for an environmental analysis because the full environmental impact of a proposed project cannot be gauged in a vacuum. One of the most important environmental lessons that has been learned is that the environmental damage often occurs incrementally from a variety of small sources with which they interact. The increase in PM in the region, even for short periods of time, will only exacerbate the already serious air quality issues in the region.

6

[21]Bluffstone and Ouderkirk. 2007. Warehouses, trucks, and [PM.sub.2.5]: human health and logistics industry growth in the eastern Inland Empire. Contemporary Economic Policy 25(1):

Conclusion

The facts identified and referenced in this comment letter lead me to reasonably conclude that the Project will result in significant adverse impacts that were not identified in the DEIR and that are not adequately mitigated. Many of the DEIR's conclusions that environmental impacts are not significant or less than significant with mitigation are unsupported or contradicted by the evidence. As a result, several analyses presented in the DEIR, including impacts on air quality fail to identify or disclose the magnitude of significant adverse impacts. To protect air quality and public health the Proponent must prepare a RDEIR for the Project. 7

Sincerely,

James Clark, Ph.D.

RESPONSES TO LETTER D-4B
LOZEAU DRURY, MEMORANDUM FROM JAMES CLARK, PH.D.

Response to Comment 1: Most of this comment repeats information from the EIR regarding characteristics of the project and requested approvals. The following responses address each of the specific comments made by the commenter on several topics, as outlined below.

Response to Comment 2: The air quality assessment for the project used the CalEEMod program because the SCAQMD requires projects doing CEQA-level analyses to use that particular program. See the Responses to Comments D-4A-13 and D-4A-14 in the previous Letter D-4A from Lozeau Drury.

Response to Comment 3: For a detailed response regarding the use of CalEEMod vs. URBEMIS, see the Responses to Comments D-4A-13 and D-4A-14 in the previous Letter D-4A from Lozeau Drury.

Response to Comment 4: For a detailed response on comparing construction emissions to daily construction thresholds, see the Responses to Comments D-4A-13 and D-4A-14 in the previous Letter D-4A from Lozeau Drury.

Response to Comment 5: This comment is similar to that addressed in Response D-4A-9 in the letter from Mr. Drury. There is no empirical evidence that onsite soils are contaminated by pesticides or other agricultural chemicals. However, Response D-4A-9 outlines an additional mitigation measure that will assure there are no health risks from pesticides or contaminated soil on the site.

Response to Comment 6: For a detailed response on operational impacts of the project, see the Response to Comment D-4A-16 in the previous Letter D-4A from Lozeau Drury.

Response to Comment 7: Contrary to the commenter's conclusion, there does not appear to be sufficient empirical evidence presented that would lead a reasonable person to conclude the EIR is flawed or lacking in its analysis of these potential impacts. A mitigation was added in response to comments by this commenter and the related comments by Mr. Drury (Letter D-4A), but there is no justification for recirculation based on this information, and there are no new or substantially different significant impacts of the project.

LETTER D-4C: LOZEAU DRURY, LLP, MEMORANDUM FROM MATTHEW HAGEMANN (S.W.A.P.E.)

LETTER D-4C

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August 30, 2012

Brooke O'Hanley
Lozeau | Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607

Subject: **Comments on the Prologis Eucalyptus Industrial Park Project, Riverside County, California**

Dear Ms. O'Hanley:

We have reviewed the July 2012 Draft Environmental Impact Report (DEIR) for Prologis Eucalyptus Industrial Park Project ("Project"). The Project would construct six buildings encompassing approximately 2.3 million square feet (or 53 acres) of warehouse space. The Project site would be located on a 123-acre lot in the eastern portion of the City of Moreno Valley in Riverside County, California. 1

We have reviewed the DEIR for issues associated with hazards and hazardous materials, greenhouse gases, air quality, and cumulative impacts. Project construction will result in potentially significant impacts to construction workers and nearby residents that are not adequately disclosed in the DEIR. A revised DEIR needs to be prepared to fully disclose, evaluate, and mitigate these impacts.

Hazards and Hazardous Materials: 2

Construction workers and nearby residents may be at risk during construction from failure to disclose baseline soil conditions at the Project site.

Residual pesticides in soil may pose health risks to workers and nearby residents

Currently, 57 acres of the Project site are used to grow grapefruit and 36 acres of the Project site are used for hay and alfalfa production (DEIR, p. 4.2-1). The DEIR and supporting documents do not provide any specific details on the types of pesticides that have been used on the Project site in association with

1

these agricultural operations. Our review has shown known and potential pesticide use at the Project site as follows:

- Data available online from the California Department of Pesticide Regulation show that 2,4-D, 2-Ethylhexyl Ester was used on the Project site.[1,2] Occupational exposure to 2,4-D, 2-Ethylhexyl Ester can occur via inhalation or dermal contact and can result in skin irritation, respiratory failure, hyperventilation, and pulmonary enemas.[3]
- Organochlorine pesticides DDE and DDT were detected in soil samples collected at the Project site[4], indicating past use. Use of organochlorine pesticides in the area is common: review of the Department of Toxic Substances Control's (DTSC) Envirostor database shows that the surrounding lands have been surveyed for organochlorine pesticides, DDE and DDT.[5] These pesticides can persist in soil for hundreds of years despite being banned in the 1970s.[6] Exposure to DDT can result in headaches, nausea, and convulsions.[7] The U.S. EPA identifies DDT and DDE as probable human carcinogens.[8]
- The EPA states that soils at fruit orchards, such as the grapefruit orchard on the Project site, may contain high levels of arsenic from application as a pesticide.[9] Another chemical used on fruit orchards is lead arsenate, a very persistent pesticide.[10] Arsenic is a known human carcinogen and even short-term inhalation of arsenic dust can cause gastrointestinal effects [11] while lead is known to cause neurotoxicological effects.[12]

Pesticide use at the Project site was not disclosed in the DEIR and the detection of pesticide residuals in soil were not described in the Hazards and Hazardous Materials section.

Failure to disclose the presence of pesticide residuals in Project site soils may pose significant health risks to construction workers. Construction of the Project requires grading and the disturbance of subsurface soils and removal of citrus groves (DEIR, p. 4.7-21). During earthmoving activities, construction workers will be exposed, via inhalation of dust and dermal contact, to Project site soils which may contain harmful levels of pesticide residuals associated with agricultural activities on the site. To protect worker safety, Project site soils must be sampled for pesticides. Sampling results should be

2

[1] ftp://cdpr.ca.gov/pub/outgoing/calpip/26814174623515_120824104149.html
[2] ftp://cdpr.ca.gov/pub/outgoing/calpip/26814174623515_120824104217.html
[3] http://toxnet.nlm.nih.gov/cgi-bin/sis/search/a?dbs+hsdb:@term+@DOCNO+7309
[4] Phase I Environmental Site Assessment, 84 acres. Near Intersection of Pittit Street and Highway 60, Moreno Valley, California, p. 9 and Phase I Environmental Site Assessment, 37 acres. Near Intersection of Pittit Street and Highway 60, Moreno Valley, California, p. 8
[5] http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000825 and http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000931
[6] http://www.atsdr.cdc.gov/toxprofiles/tp35.pdf, p. 3
[7] http://www.epa.gov/ttn/atw/hlthef/dde.html
[8] http://www.atsdr.cdc.gov/toxfaqs/tf.asp?id=80&tid=20
[9] http://water.epa.gov/drink/info/well/health.cfm
[10] http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1551991/
[11] http://www.epa.gov/ttn/atw/hlthef/arsenic.html
[12] http://www.epa.gov/lead/pubs/learn-about-lead.html#effects

compared to health-protective regulatory screening levels such as U.S. EPA Regional Screening Levels[13] and California Human Health Screening Levels.[14]

Soil sampling results should also be evaluated for the protection of nearby residents, located 50 feet from the southern boundary and 200 feet from the northern boundary of the Project site (DEIR, p. 4.3-6). Inhalation of pesticides has been linked to asthma in recent research.[15,16] A report prepared by the California Department of Health identifies pesticides as an asthma trigger.[17] Offsite receptors, including any children living in the neighboring residences, may be exposed to pesticide residuals via dust generated during Project construction.

Construction activities, such as grading and excavation of soils, may generate dust that contains pesticides in concentrations that are harmful to the health of workers and nearby residents and which may act as an asthma trigger. Project site soils should be sampled and results should be compared to human health screening levels. A revised DEIR should be prepared to disclose the results of sampling and include any necessary mitigation to reduce impacts to the health of construction workers and nearby residents.

2

Phase I ESAs completed for the Project site are outdated and inadequate

The DEIR relies on the findings from two Phase I Environmental Site Assessments (ESAs) that were completed in October and November 2003, nearly nine years ago. The Phase I ESAs surveyed 121 acres of the 123-acre Project site. The Applicant purchased the Project site more than five years ago.[18] A Phase I ESA, according to the U.S. EPA, must be conducted within one year of the acquisition of the property and on-site visual inspections must be completed within 180 days prior to acquiring ownership of the property.[19]

Because the Phase I ESAs are dated and omit two acres of the Project site, they cannot be used to evaluate conditions that are potentially hazardous to construction workers and future site personnel. Therefore, the DEIR's analysis of the Project site based on these Phase I ESAs is inadequate.

Review of Google Earth images shows that the Project site has been used for ongoing agricultural operations since the Phase I ESAs were completed in 2003. Limited pesticide sampling was conducted during the Phase I ESAs (a total of 8 soil samples for a 123-acre Project site) but because the samples were collected nine years ago and because they do not reflect continued agricultural use, the results are reflective of current site conditions.

3

[13] http://www.epa.gov/region9/superfund/prg/
[14] http://www.calepa.ca.gov/brownfields/documents/2005/CHHSLsGuide.pdf
[15] http://extension.psu.edu/ipm/resources/urbanphilly/partnerships/handouts/asthma-pests.pdf
[16] http://www.ncbi.nlm.nih.gov/pubmed/21368619
[17] http://www.cdph.ca.gov/programs/caphi/Documents/AsthmaStrategicPlan.5-5-08.pdf, p. 22
[18] http://www.pe.com/local-news/riverside-county/moreno-valley/moreno-valley-headlines-index/20120726-moreno-valley-officials-seek-comments-on-prologis-project.ece
[19] http://www.epa.gov/brownfields/aai/aaicerclafs.pdf

The Phase I ESAs cover 121 acres of the 123-acre Project site. We have created a map to show the areas of the Project site surveyed by the two 2003 Phase I ESAs and the boundaries for the current Project site (Attachment A). As the map shows, not all areas of the current Project site were included in the 2003 Phase I ESAs' site assessments.

The Phase I ESAs are outdated and do not cover the entire Project site; therefore, they cannot be used to define baseline conditions for the DEIR's Hazards and Hazardous Materials section. A revised DEIR should be prepared to include a new Phase I ESA that evaluates current Project site conditions.

3

Status of an underground storage tank is uncertain

A 13,400 gallon underground storage tank (UST), abandoned in the 1950s, was removed from the Project site in 2004 (Appendix F, p. 3/191). The Phase I ESA recommended an additional investigation to be conducted in the area of the former UST (Appendix F, p. 10/191). Accordingly, a permit for removal of the UST was submitted to the Riverside County's Department of Environmental Health in December 2003 and soil samples around the area of the UST were analyzed in 2004. However, the DEIR and supporting documents did not include any documentation that that the UST was properly closed by the Riverside County Department of Environmental Health. If the UST removal was not approved, an Underground Storage Tank Closure Application and Permit[20], per the Riverside County Department of Environmental Health Guidelines,[21] must be submitted. A revised DEIR should be prepared to disclose whether closure was granted by the Riverside County Department of Environmental Health.

Greenhouse Gas Emissions:

The Project's operational greenhouse gas (GHG) emissions, before mitigation, are estimated to be 79,000 metric tons of CO_2e/year (MT CO_2e/yr) which exceed the SCAQMD threshold of 10,000 MT CO_2e/yr and are therefore considered significant (DEIR, p. 4.13-19). After mitigation, the DEIR states that GHG emissions will be less than significant (DEIR, p. 4.13-21). However, the DEIR does not calculate what the Project's GHG emissions will be after the mitigation measures are implemented.

4

The Project's GHG emissions exceed the SCAQMD threshold by nearly eight times. The DEIR and its supporting documents, including a Greenhouse Gas Study attached as Appendix B, do not provide any evidence that the proposed mitigation measures will reduce GHG emissions by a factor of eight.

A revised DEIR should be prepared to show the efficiency of the Project's proposed mitigation measures in reducing greenhouse gases. If these measures do not account for an eight-fold reduction in the Project's estimated GHG levels, additional mitigation measures (listed below) that are routinely considered in other CEQA projects should be implemented:

- Require preparation of a traffic control plan;

[20] http://www.rivcoeh.org/opencms/system/galleries/download/Environmental-Health/HMM/UST_Closure_App.pdf
[21] http://www.rivcoeh.org/opencms/system/galleries/download/Environmental-Health/HMM/Closure_by_removal_UST.pdf

- Demonstrate proper inspection and maintenance of construction equipment;
- Implement a carpool program for construction workers;
- Employ a construction site manager to verify that engines are properly maintained and keep a maintenance log;
- Configure construction parking to minimize traffic interference;
- Consolidate truck deliveries when possible;
- Provide dedicated turn lanes for movement of construction trucks and equipment on and off site;
- Suspend use of all construction equipment operations during second stage smog alerts;
- Establish a staging zone for trucks that are waiting to load or unload material at the work zone in a location where diesel emissions from the trucks will have minimum impact on abutters and the general public;
- Locate construction equipment away from sensitive receptors such as fresh air intakes to buildings, air conditioners and operable windows;
- Require all diesel trucks used by construction contractor(s) at the site, or for on-road hauling of construction material, to be post-1996 models; Diesel portable generators less than 50 hp shall not be allowed at the construction site;
- Use of hybrid and fuel efficient construction equipment and support vehicles (e.g., pick-up trucks);
- Use of grid electricity for smaller equipment such as saws, pumps, and welders;[22]
- Reduction in vehicle miles travelled in construction crew commutes through trip carpooling, trip reduction, providing bus service for crews from work sites to carpool parking areas, and in providing incentives to carpool; and
- Use of a Heavy-Duty Off-Road Vehicle Plan to ensure compliances with construction mitigation measures (e.g., hourly meters on equipment, documenting the serial number, horsepower, manufacture age, fuel, etc. of all onsite equipment and daily logging of the operating hours of the equipment).[23]

4

Air Quality:

The Project is located in the South Coast Air Basin and Riverside County[24], both of which are designated non-attainment for PM10 and ozone (DEIR, p. 4.3-6). Significant emissions of PM10 and ozone and contributing factors such as NOx and ROG will lead to a worsening of regional air quality. The Project's estimates of construction emissions need to be properly disclosed and mitigated to ensure that the Project has a less than significant impact on regional air quality.

5

Estimates and impacts of project's construction and operational emissions

[22] http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf, p. 47
[23] Ibid., p. 431
[24] http://www.epa.gov/oaqps001/greenbk/ancl.html

Project construction and operation will result in significant emissions of ROG, NOx, and PM10 even after mitigation (DEIR, pp. 4.3-29, 4.3-34).

Construction emissions

The DEIR estimates that the Project's construction emissions of NOx and ROG will be significant as they exceed the SCAQMD thresholds of 100 lbs/day and 75 lbs/day, respectively (DEIR, p. 4.3-23) and identifies mitigation measures to reduce the Project's emissions (DEIR, pp. 4.3-23 – 4.3-29). Even with mitigation, the Project's emissions of NOx and ROG will still exceed SCAQMD thresholds and therefore are considered significant (DEIR, p. 4.3-29).

Operational emissions

The DEIR estimates that the Project's emissions of ROG, NOx, and PM10 from operational activities will be significant as they exceed the SCAQMD thresholds of 55 lbs/day, 55 lbs/day, and 150 lbs/day, respectively (DEIR, p. 4.3-33). The DEIR proposes mitigation measures to reduce the Project's emissions (DEIR, pp. 4.3-33 – 4.3-34) but, even with mitigation, the Project's emissions will still exceed SCAQMD thresholds and therefore are considered significant (DEIR, p. 4.3-34).

5

Gaseous particles such as NOx can react in the atmosphere to form PM10.[25,26] Because Riverside County and the South Coast Air Basin are both designated non-attainment for PM10, significant emissions of NOx can lead to a further degradation of regional air quality. NOx emissions can also react to produce ground-level ozone.[27] Exposure to NOx emissions and its products (ozone and PM10) can lead to the airway inflammation and can cause or exacerbate conditions such as emphysema and bronchitis.[28]

ROG can react to form ozone and contributes to smog formation.[29,30] Exposure to ozone can result in coughing, throat irritation, and chest pain, burning, and discomfort.[31] Smog exposure can lead to sneezing, nausea, coughing, headaches, and chest constriction.[32] A study published in the New England Journal of Medicine concluded that the risk of dying from respiratory diseases is three times higher in areas of concentrated ozone.[33]

Exposure to PM10 can cause bronchitis, increase the number and severity of asthma attacks, damage to lung tissue, and even premature death.[34] Research identifies that dust from construction is a major

[25] http://www.fhwa.dot.gov/resourcecenter/teams/airquality/brochure/particulatebrochure.pdf
[26] http://www.epa.gov/captrade/documents/power.pdf
[27] *Ibid.*
[28] http://www.epa.gov/air/nitrogenoxides/health.html
[29] http://www.arb.ca.gov/research/health/fs/fs2/fs2.htm
[30] http://www.arb.ca.gov/html/gloss.htm#smog
[31] http://www.epa.gov/o3healthtraining/population.html
[32] http://are.berkeley.edu/courses/EEP101/spring03/AllThatSmog/extern.html
[33] http://www.nytimes.com/gwire/2009/03/12/12greenwire-study-links-smog-exposure-to-premature-death-10098.html
[34] http://www.epa.gov/airtrends/aqtrnd95/pm10.html and http://www.arb.ca.gov/html/brochure/pm10.htm

contributor to PM10 and that PM10 exposure is associated with asthma.[35] Inhalation of PM10 can exacerbate asthma especially in children who are susceptible to higher risks from PM10 exposure.[36]

The Project will have significant emissions of ROG, NOx, and PM10. Because Riverside County and the South Coast Air Basin are designated non-attainment areas for ozone and PM10, Project construction and operation will further degrade regional air quality. Exposure to ROG, NOx, and PM10 has adverse health effects and can impact offsite receptors, especially children in the nearby residences – a significant and undisclosed public health impact that the DEIR does not consider.

A revised DEIR should be prepared to disclose impacts to offsite receptors from Project construction and operation. Additional mitigation measures must be implemented to ensure that Project emissions of ROG, NOx, and PM10 are reduced to the maximum extent feasible.

5

Cumulative Impacts:

The DEIR identifies 13 proposed projects encompassing approximately 7.3 million square feet of space within five miles of the Project site (DEIR, p. 3-16). The DEIR does not identify the construction schedule of these projects except to state that "a number of individual projects may be under construction simultaneously with the proposed project" (DEIR, p. 4.3-37). The WestRidge Commerce Center Project (which will be built adjacent to the proposed Project) is scheduled to be constructed in 2012, a schedule similar to the proposed Project. Simultaneous construction of these projects, along with other potential projects, is likely to result in PM10, NOx, and ROG emissions that will have a cumulatively significant impact.

The construction timetables of all projects within the vicinity of the Project site should be identified. Any cumulatively significant emissions should be disclosed and impacts to workers and nearby residents should be addressed in a revised DEIR.

6

Sincerely,

Uma Bhandaram

Matt Hagemann, P.G., C.Hg.

[35] http://scerpfiles.org/cont_mgt/doc_files/EH-01-2.pdf

[36] http://www.co.imperial.ca.us/airpollution/attainment%20plans/final%20ic%202009%20pm10%20sip%20document.pdf

RESPONSES TO LETTER D-4C
LOZEAU DRURY, MEMORANDUM FROM MATTHEW HAGEMANN

Response to Comment 1: It appears that Mr. Hagemann's comments were incorporated more or less directly into the letter from Mr. Drury (Letter D-4A). However, the following responses will address Mr. Hagemann's comments with reference to the responses to Mr. Drury's letter when appropriate.

Response to Comment 2: The commenter believes that residual soil contamination may contribute health risks to area residents and workers on the project site. However, the issues raised by Mr. Hagemann have already been addressed in Response to Comment D-4A-9 through D-4A-11.

Response to Comment 3: The commenter believes the Phase 1 ESA reports are out of date. These comments are addressed in the previous Response to Comment D-4A-9 and D-4A-10.

Response to Comment 4: For a detailed response on greenhouse gas emissions of the project, see the Response to Comment D-4A-12 in the previous Letter D-4A from Lozeau Drury.

Response to Comment 5: For a detailed response on comparing construction emissions to daily construction thresholds, see the Responses to Comments D-4A-13 and D-4A-14 in the previous Letter D-4A from Lozeau Drury. For a detailed response on operational impacts of the project, see the Response to Comment D-4A-16 in the previous Letter D-4A from Lozeau Drury. The DEIR presented evidence and supported its conclusions with empirical evidence that the project would not result in any significant health risks to local residents as a result of project air emissions, both in the short-term and over the long-term.

Response to Comment 6: The commenter makes the same comment as Mr. Drury in Response to Comment D-4A-19. The reader is referred to that response for more information.

RESPONSES TO LETTER D-4D: LOZEAU DRURY APPENDICES

Response to Appendix 1 – GHG Strategies Issued by the State Attorney General's Office: Section 4.13 of the DEIR examined the potential impacts of the ProLogis project relative to greenhouse gases, and compared the project characteristics and impacts to the .

As outlined in DEIR Section 4.13.5.1, *Greenhouse Gas Plan, Policy, Regulation Consistency*, the CAT and the CARB have developed several reports to achieve the Governor's GHG targets that rely on voluntary actions of California businesses, local government and community groups, and State incentive and regulatory programs. These include the CAT's 2006 "Report to Governor Schwarzenegger and the Legislature," the CARB's 2007 "Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California," and the CARB's "Climate Change Proposed Scoping Plan: a Framework for Change. The reports identify strategies to reduce California's emissions to the levels proposed in Executive Order S-3-05 and AB 32 (i.e., 29 percent below existing "business as usual" emissions) that are applicable to proposed project. Table 4.3.C presents the applicable Recommended Actions (qualitative measures) identified to date by CARB in its Climate Change Proposed Scoping Plan and whether or not the proposed project is consistent with the applicable Recommended Actions. Table 4.13.C, Proposed Scoping Plan Recommended Actions for Climate Change, in the DEIR examined the project's consistency with these policies.

In addition, GHG emissions reduction strategies were also set forth in the 2006 CAT Report, and the strategies included in the CAT Report that apply to the project were evaluated in Table 4.13.E of the DEIR, which also summarized the extent to which the project would comply with the strategies to help California reach the emission reduction targets. The strategies listed in DEIR Table 4.13.E were addressed as either part of the project, required mitigation measures, or requirements under local or State ordinances.

The mitigation measures outlined in the Attorney General's guidance have already been addressed in the two evaluation processes outlined above, since most or all of the AG's recommendations are an outgrowth of the CAT report. Therefore, the project does not need an additional evaluation specifically against the AG's criteria.

Response to Appendix 2 – Resumes for James Clark Ph.D. and Matt Hagemann: Resumes were provided for the two primary authors of the supplementary comment memos that were included in the Lozeau Drury Letter D-4A. No comments on their qualifications.

Response to Appendix 3 – CalEEMod Technical Paper (July 2011 SCAQMD et al): This report outlines the methodology, reasoning, and policy development issues related to the California Emission Estimator Model (CalEEMod). The commenter does not indicate why this reference was included, so no specific response is necessary. A discussion on two comments regarding differences between the project emissions using CalEEMod and the older URBEMIS model is provided in Responses D-4A-13 and D-4B-3.

Response to Appendix 4 – Initial Statement of Reasons for Rulemaking – Staff Report (CARB): The commenter does not indicate why this reference was included, so no specific response is necessary. However, the air quality study prepared for the project included a Health Risk Assessment (HRA) that assumed diesel exhaust as a toxic air contaminant and used the procedures established by the SCAQMD to conduct the HRA.

Response to Appendix 5 – Health Assessment Document for Diesel Engine Exhaust (U.S. EPA): The commenter does not indicate why this reference was included, so no specific response is necessary. However, the air quality study prepared for the project included a Health Risk Assessment

(HRA) that assumed diesel exhaust as a toxic air contaminant and used the procedures established by the SCAQMD to conduct the HRA, which are in turn consistent with the U.S. EPA guidance.

Response to Appendix 6 – Interim Guidance for Sampling Agricultural Fields for School Sites (Cal DTSC 8/02): The commenter refers to this document in relation to comments that the soil sampling conducted for the Phase 1 ESA reports on the project site were not consistent with the guidance in this report. A discussion on two comments regarding this topic is provided in Responses D-4A-9 through D-4A11 and D-4C-3.

Response to Appendix 7 – Various DTSC forms and chemical data materials related to pesticide applications or suspected applications on the project site (various dates around 2010): The commenter refers to this document in relation to comments that the onsite soils may be contaminated with pesticides, and the attached materials document that certain pesticides were applied to the site (or at least purchased by site maintenance staff) around 2010. A discussion on two comments regarding this topic is provided in Responses D-4A-9, and it should be noted a mitigation measure (4.6.6.1A) was added to do additional soil testing before grading (see Response D-4A-9).

Response to Appendix 8 – Various reports and data on pesticides and other agricultural chemicals (various): The commenter refers to this document in relation to comments that the onsite soils may be contaminated with pesticides such as DDT, DDE, and arsenic. A discussion on two comments regarding this topic is provided in Responses D-4A-9, and it should be noted a mitigation measure (4.6.6.1A) was added to do additional soil testing before grading (see Response D-4A-9).

Response to Appendix 9 – Use of California Human Health Screening Levels in Evaluation of Contaminated Properties (January 2002): The commenter refers to this document in relation to comments that the onsite soils may be contaminated with various kinds of pesticides applied over the years. A discussion on comments regarding this topic is provided in Responses D-4A-9, and it should be noted a mitigation measure (4.6.6.1A) was added to do additional soil testing before grading (see Response D-4A-9).

Response to Appendix 10 – Strategic Plan for Asthma in California, 2008 – 2012, and other reports related to health and air quality: This report was included apparently to support the commenter's contention that there will be health risks to local residents and construction workers from project air emissions, including diesel emissions. The air quality study prepared for the project was comprehensive and based on guidance from SCAQMD for such studies. It included a Health Risk Assessment (HRA) that assumed diesel exhaust as a toxic air contaminant and used the procedures established by the SCAQMD to conduct the HRA, which are in turn consistent with U.S. EPA guidance. The study determined impacts on local residents would be less than significant, although it would contribute to cumulatively significant air impacts due to the poor quality of air in the South Coast Air Basin.

3. EIR ERRATA AND ADDITIONS

Any corrections to the Draft Environmental Impact Report (EIR) text and figures generated either from responses to comments or independently by the City, are stated in this section of the Final EIR. The Draft EIR text and figures have not been modified to reflect these EIR modifications.

These EIR errata are provided to clarify, refine, and provide supplemental information for the Eucalyptus Industrial Park Draft EIR. Changes may be corrections or clarifications to the text and figures of the original Draft EIR. Other changes to the EIR clarify the analysis in the EIR based upon the information and concerns raised by commenters during the public review period. None of the information contained in these EIR modifications constitutes significant new information or changes to the analysis or conclusions of the Draft EIR.

The information included in this EIR erratum that resulted from the public comment process does not constitute substantial new information that requires recirculation of the Draft EIR. The California Environmental Quality Act (CEQA) Guidelines, Section 15088.5, states in part:

(a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation includes, for example, a disclosure showing that:

   (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

   (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

   (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.

   (4) The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

(b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

The changes to the Draft EIR included in these EIR modifications do not constitute "significant" new information because:

No new significant environmental impact would result from the project or from a new mitigation measure;

There is no substantial increase in the severity of an environmental impact that would result unless mitigation measures are adopted that reduce the identified significant impacts to a level of insignificance;

No feasible project alternative or mitigation measure considerably different from others previously analyzed has been proposed or identified that would clearly lessen the significant environmental impacts of the project; and

The Draft EIR is not fundamentally or basically inadequate or conclusory in nature such that meaningful public review and comment were precluded.

Therefore, recirculation of the Draft EIR is not required because the new information added to the EIR through these modifications clarifies or amplifies information already provided or makes insignificant modifications to the already adequate Draft EIR.

For simplicity, the EIR modifications contained in the following pages are in the same order as the information appears in the Draft EIR. Changes in text are signified by strikeouts (~~strikeouts~~) where text has been removed and by underlining (<u>underline</u>) where text has been added. The applicable page numbers from the Draft EIR are also provided where necessary for easy reference.

Draft EIR, Section 1.0 Executive Summary, Summary (pages 1-13 through 1-73)

Table 1.C: The Environmental Summary in the Draft EIR has been updated to be consistent with changes that have been made, as a result of the responses to comments. Changes have been made to mitigation measures for air quality, biological resources, cultural resources, and noise. These changes to the Draft EIR do not result in a significant impact and has no material effect on the findings of the Draft EIR. The change to Impact 4.3.6.1 was an editorial one, the action section 4.3.5.1 concluded the impact related to "Conflict with an Existing Agricultural Zone" was less than significant with no mitigation required, but Table 1.C wrongly showed it as "significant with no mitigation available". This has been corrected.

IMPORTANT NOTE: *The various changes to the mitigation measures will be presented following Table 1.C, but the actual wording changes will not be reflected in Table 1.C to avoid duplication and unnecessary length of the table. However, a note will be included in the table to reference mitigation measures that have changed. The revised mitigation measures will appear in their entirety in Section 4, Mitigation Monitoring and Reporting Program.*

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
4.1 AESTHETICS		
Impact 4.1.6.1: <u>Existing Visual Character or Quality of Site and Its Surroundings:</u> Implementation of the proposed project would replace the undeveloped character of the project site with an urban setting containing warehouse uses. Therefore, the change in the character of the site would be recognizable and would constitute a permanent alteration of the existing visual character of the project site. Although the visual characteristic of the project site would change, the proposed project would replace the existing vacant parcel with an attractive, well designed development through the use of architectural elements, landscaping, and design of the project site. In addition, the proposed project would be designed and constructed per applicable City Municipal Code and General Plan standards. <u>Despite these requirements, a</u> ~~less than~~ significant impact related to this issue would occur.	No feasible mitigation is available	Significant and unavoidable

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
4.2 AGRICULTURAL RESOURCES		
Impact 4.2.6.1: Conflict with an Existing Agricultural Zone: The proposed project would ~~not~~ conflict with an existing agricultural zone. An approximately 12-acre portion of the project site is zoned Residential Agriculture (R-A-2) with a PAKO designation, and is located near the southern border. With the development of the project, this portion of the site would be rezoned to Light Industrial to allow for the proposed warehouse distribution uses. ~~While~~ This zone change would not conflict with the existing zone for this area of the project site. This type of change is expected, ~~and~~ planned for within the City, and is consistent with the City's overall vision. Impacts are less than significant.	~~No feasible mitigation is available~~ No mitigation required.	~~Significant and unavoidable~~ Less than Significant
Impact 4.2.6.2: Conversion of State Designated Farmland: The project site is designated as 67 percent Prime Farmland (82.5 acres) and 12 percent (39.8 acres) as Farmland of Local Importance ~~(5.3 acres)~~. While farmland conservation measures have been implemented in other areas of the State, neither the City of Moreno Valley nor Riverside County maintains a program that developers and property owners can participate in to offset agricultural resource impacts; therefore, the conversion of State designated Prime Farmland is a significant impact.	No feasible mitigation is available	Significant and unavoidable
4.3 AIR QUALITY		
Impact 4.3.6.2: Equipment Exhaust Emissions From Construction Activities Impacts: Grading and other construction activities would result in combustion emissions from heavy-duty construction vehicles, haul trucks, utility engines, and vehicles transporting the construction crew. Construction equipment/vehicle emissions during proposed on-site grading periods would exceed the SCAQMD daily thresholds for CO and NO_X. This remains a significant impact requiring mitigation.	**4.3.6.2C** Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize California Air Resources Board (CARB) Tier II Certified equipment or better during the rough/mass grading phase for the following pieces of equipment: rubber-tired dozers and scrapers. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City. Project start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emission standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices	Implementation of identified mitigation measures would reduce construction-related emissions; however, it is not possible to quantify emission reductions for all pollutants, so impact remains significant and unavoidable.

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	certified by CARB. Any emission control devices used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations. Post January 1, 2015: All off-road diesel–powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devices used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specifications, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. **4.3.6.2D** All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. **4.3.6.2H** The contractor shall minimize pollutant emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and ~~during smog season (May through October)~~ ~~by~~ shall not allow~~ing~~ construction equipment to be left idling for more than five minutes (per California law). **4.3.6.2J** Grading plans, construction	

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	specifications and bid documents shall also include the following ~~notations~~ requirements: • Off-road construction equipment shall utilize alternative fuels where feasible e.g., biodiesel fuel (a minimum of B20), natural gas (CNG), liquefied natural gas (LNG), propane, except for equipment where use of such fuels would void the equipment warranty; • Gravel pads shall be provided at all access points to prevent tracking of mud onto public roads; • Install and maintain trackout control devices at all access points where paved and unpaved access or travel routes intersect; • The contractor or builder shall designate a person or person(s) to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site; • The contractor or builder shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The contact person shall take corrective action within 24 hours; • High-pressure injectors shall be provided on diesel construction equipment ~~where feasible~~ if available; • Engine size of construction equipment shall be limited to the minimum practical size; • Substitute gasoline-powered for diesel powered construction equipment where ~~feasible~~ gasoline powered equipment is available; • Use electric construction equipment where ~~feasible~~ it is	

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	practical to use such equipment; • Install catalytic converters on gasoline-powered equipment where ~~feasible~~ this type of equipment is available; • Ride-sharing program for the construction crew ~~shall be encouraged and~~ shall be supported by contractor(s) via incentives or other inducement; • Documentation shall be provided to the City of Moreno Valley indicating that construction workers have been encouraged to carpool or otherwise reduce VMT to the greatest extent practical, including providing information on available park and ride programs; • Lunch vendor services shall be ~~provided~~ allowed on site during construction to minimize the need for off-site vehicle trips; and • All forklifts used during construction and in subsequent operation of the project shall be electric or natural gas powered. **4.3.6.2K** Throughout project construction, a construction relations officer/community liaison, appointed by the Applicant, shall be retained on site. In coordination and cooperation with the City, the construction relations officer/community liaison shall respond to any concerns related to PM_{10} (fugitive dust) generation or other construction-related air quality issues within 24 hours.	
Impact 4.3.6.3: Localized Construction Equipment Exhaust Emissions Impacts: Emissions of PM_{10} and $PM_{2.5}$ exceed the localized threshold that would occur for construction activity. PM_{10} and $PM_{2.5}$ emissions are a significant impact requiring mitigation.	**4.3.6.3A** Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or ~~should~~ shall maintain at least 2 feet	Although **Mitigation Measures 4.3.6.3A** through **4.3.6.3C** would reduce localized emission rates up to 50 percent, the localized

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer). **4.3.6.3B** Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that construction access roads shall be paved at least 100 feet onto the site from the main road. **4.3.6.3C.** Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.	construction thresholds are exceeded at the nearest residences for PM_{10} and $PM_{2.5}$. Therefore, even with implementation of **Mitigation Measures 4.3.6.3A** through **4.3.6.3C**, impacts associated with localized construction emissions for PM_{10} and $PM_{2.5}$ would remain significant and unavoidable.

Impact 4.3.6.5 Long-Term Project-Related Emissions Impacts: Project-related emissions for CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ would exceed the SCAQMD daily emissions thresholds during the operational phase of the project. This is a significant impact requiring mitigation.	**4.3.6.5B** Prior to issuance of building permits, the project applicant shall provide evidence to the City that energy-efficient and low-emission methods and features of building construction shall be incorporated into the project design. These methods and features may include (but are not limited to) the following:
	
	• Construction of buildings that exceed statewide energy requirements beyond ~~20~~ 10 percent of that identified in Title 24, Part 6 Energy Efficiency Standards:
	  o Use of low-emissions water heaters;
	  o Use of central water-heating systems;
	  o Use of energy-efficient appliances;
	  o Use of increase insulation;
	  o Use of automated controls for air conditioners;
	  o Use of energy-efficient parking lot lighting; and
		Although implementation of Mitigation Measures 4.3.6.5A through 4.3.6.5B may reduce vehicle trips associated with the proposed project, it is not possible to quantify the reduction in the amount of emissions that may occur. In the absence of mitigation to reduce the proposed project's emission of contribution of ROC and NOx to below SCAQMD thresholds, long-term air quality impacts resulting from the operation of the proposed project would remain significant and unavoidable.

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	○ Use of lighting controls and energy-efficient lighting. • Utilize low-VOC interior and exterior coatings during project repainting. • Provide on-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the amount of vehicle trips. • Installation of skylights and energy-efficient lighting that exceeds California Title 24 standards where feasible, including electronic dimming ballasts and computer-controlled daylight sensors in the buildings. • Shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building shall be planted at the proposed project site. These strategies will minimize the heat island effect and thereby reduce the amount of air conditioning required. • Strategies to be considered include fans to assist natural ventilation, centralized water and space conditioning systems, high efficiency individual heating and cooling units, and automatic setback thermostats. • Reduction of energy demand associated with potable water conveyance through the following methods: ○ Incorporating drought-tolerant plants into the landscaping palette; and ○ Use of water-efficient irrigation techniques. • Energy-efficient low-pressure sodium parking lot lights or lighting equivalent as determined by the City, shall be used;	

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	• Buildings shall be oriented north-south where feasible; • Implement an on-site circulation plan in parking lots to reduce vehicle queuing; • Develop a trip reduction plan to achieve 1.5 average vehicle ridership (AVR) for businesses with fewer than ~~100~~ 250 employees or multitenant worksites; • Include bicycle parking facilities such as bicycle lockers and racks; • Include showers for bicycling employees use; and • Construct on-site pedestrian facility improvements such as building access that is physically separated from street and parking lot traffic and walk paths.	
Impact 4.3.6.6: Localized Project Operational Emissions. All localized operational emissions for the proposed project, with the exception of PM_{10} and $PM_{2.5}$ emissions, are below the localized significance threshold. Since PM_{10} and $PM_{2.5}$ emissions exceed the localized significance thresholds, operational activities associated with the proposed project may cause long-term localized air quality impacts and mitigation is required.	**4.3.6.6A** Prior to issuance of the first building permit, building and site plan designs shall ensure that the project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 20 10 percent until January 1, 2014. For building permits issued after that date, new state energy standards require a 20 percent reduction from 2008 Title 24, Part 6 Energy Efficiency Standards. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City. Any combination of The following design features including but not limited to the following list shall be used to fulfill this requirement: • Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and	Although implementation of **Mitigation Measures 4.3.6.6A** and **4.3.6.6B** may reduce vehicle trips associated with the proposed project, it is not possible to quantify the reduction in the amount of emissions that may occur. Considering the volume of emissions generated and current commuter habits, it is unlikely the implementation of TDMs/TCMs will result in a reduction of operational project emissions to below existing localized operation emissions thresholds. In the absence of mitigation to reduce the proposed project's

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	cooling, as deemed acceptable by the City. • Increase in insulation such that heat transfer and thermal bridging is minimized. • Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. • Incorporate dual-paned or other energy efficient windows. • Incorporate energy efficient space heating and cooling equipment. • Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City. Automatic devices to turn off lights when they are not needed shall be implemented. • To the extent that they are compatible with landscaping guidelines established by the City, shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the project site. • Paint and surface color palette for the project shall emphasize light and off-white colors which reflect heat away from the buildings. • All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design. • To reduce energy demand associated with potable water conveyance, the project shall implement the following:	localized emission of contribution of PM10 and PM2.5 to below localized emission thresholds, long-term air quality impacts resulting from the operation of the proposed project would remain significant and unavoidable.

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	○ Landscaping palette emphasizing drought-tolerant plants; ○ Use of water-efficient irrigation techniques; and, ○ U.S. EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads. • The project shall provide secure, weather-protected, on-site bicycle storage/parking. • The project shall provide on-site showers (one for males and one for females). Lockers for employees shall be provided. • The project will establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce greenhouse gas (GHG) emissions. A plan will be submitted by the TMA to the City within two months of project completion that outlines the measures implemented by the TMA, as well as contact information. • The project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan. • The project shall provide at least two electric vehicle charging	

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the project building plans. • Lease/purchase documents shall identify that tenants are encouraged to promote the following: o Implementation of compressed workweek schedules. o SmartWay partnership; o Achievement of at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long-haul trips carried by SmartWay 1.0 or greater carriers. o Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long-haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by SmartWay 1.0 or greater carriers. o Use of fleet vehicles conforming to 2010 air quality standards or better. o Installation of catalytic converters on gasoline-powered equipment. o Inclusion of electric powered and/or compressed natural gas fueled trucks and/or	

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	vehicles in fleets. o Establishment and use of carpool/vanpool programs, complemented by parking fees for single-occupancy vehicles. o Provision of preferential parking for EV and CNG vehicles. o Use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance. o Use of electric (instead of diesel or gasoline-powered) yard trucks. o Use of SmartWay 1.25 rated trucks. o Each facility operator shall provide regular sweeping of onsite parking and drive areas using street sweepers that comply with applicable SCAQMD Rules. o Each facility operator shall maintain a log of all trucks entering the facility to ensure that, on average, the daily truck fleet meets applicable air quality emission standards. This log shall be available for inspection by City staff at any time. o Each facility operator shall prohibit all vehicles from idling in excess of five minutes in all onsite areas. o Each facility operator shall ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained and certified in diesel health effects and technologies, such as by requiring attendance at CARB-approved courses. o Each facility operator which	

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	upon occupancy does not already operate 2077 and newer trucks shall in good faith be required to apply for funding to replace or retrofit their trucks such as Carl Moyer, VIP, Prop 1B or similar funds. Should funds be awarded, the tenant shall be required to accept and use them.	

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
4.4 BIOLOGICAL RESOURCES		
Impact 4.4.6.2: Riparian Habitat or Other Sensitive Natural Communities: The three on-site drainages, including the Quincy Channel, contain riparian/riverine area. While the proposed project would incorporate the design standards identified in the City's Municipal Code, the development of the proposed project may result in the elimination of habitat for special-status plant species (mule fat scrub) or reduce population size of sensitive plant species below self-sustaining levels. Therefore, a potentially significant impact would occur and mitigation is required.	**4.4.6.2A** As outlined in the project's Determination of a Biologically Equivalent or Superior Preservation (DBESP) report, the project applicant shall compensate for the temporary and permanent impact on and loss of jurisdictional waters and streambeds by providing a minimum 2:1 off-site replacement of equivalent riverine/riparian habitat prior to project construction. (0.36 acre impact = 0.72 acre replacement). This off-site replacement shall be accomplished through the contribution of in-lieu fees to the Santa Ana Watershed Association (SAWA) for its efforts in removal of invasive plants and restoration of riparian habitat adjacent to the tributaries of the San Jacinto River or within the Santa Ana River watershed. Documentation of acceptance of the SAWA contribution shall be provided to the City prior to issuance of a grading permit. Offsite restoration, enhancement, and/or land purchase mitigation for the drainage impacts will occur at an offsite location through one or more of the following: an USACE approved mitigation bank, through an in lieu fee mitigation program, and/or land purchase and conservation. DFG and USFWS will need to provide concurrence that this mitigation is equivalent or superior to that proposed for impact through their review and acceptance of the DBESP. **4.4.6.2B** The project applicant shall retain qualified personnel to prepare and implement a Habitat Mitigation and Monitoring Plan (HMMP) to oversee restoration of temporarily affected areas (0.35 acre of riverine/riparian habitat) to their pre-construction contours and vegetation. The HMMP will be approved by USACE and CDFG prior to the City issuing any	Less than Significant with Mitigation

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	occupancy permits. Riparian/riverine resources that are temporarily impacted by project construction shall be returned to their preconstruction contours and hydroseeded, as outlined in the DBESP.	
Impact 4.4.6.3: Jurisdictional Waters/Wetlands: Implementation of the proposed project would result in permanent impacts to 0.051 acre (354 linear feet) of non-wetland waters of the United States and waters of the State and 0.362 acre (440 linear feet) of State streambed associated with the eastern, southern, and western drainages In addition to permanent impacts, the proposed project would result in temporary impacts to 0.054 acre (332 linear feet) of non-wetland waters of the United States and waters of the State and 0.33 acre (547 linear feet) of State streambed associated with construction activities. This is a significant impact requiring mitigation.	**4.4.6.3A** The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE and a Section 1602 Streambed Alteration Agreement from the CDFG Direct temporary impacts to more than 0.1 acre of jurisdictional area that are regulated by the USACE, CDFG, and RWQCB shall be mitigated at a 2:1 ratio, including enhancement and/or creation of wetlands or the contribution of in-lieu feed to the Santa Ana Watershed Association (SAWA) for its efforts in removal of invasive plants and restoration of off-site riparian habitat, as outlined in Mitigation Measure 3.3.6.2A. The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE, a Section 401/Porter-Cologne Water Quality Certification from the RWQCB, and a Section 1602 Streambed Alteration Agreement from the CDFG. Offsite restoration, enhancement, and/or land purchase mitigation of jurisdictional drainage impacts will occur at an off-site location through one or more of the following: an USACE approved mitigation bank, through an in-lieu fee mitigation program, and/or land purchase and conservation.	Less than Significant with Mitigation
4.5 CULTURAL RESOURCES		
Impact 4.5.6.1: Prehistoric Cultural Resources: The cultural resources survey indicates there are no recorded cultural sites or surface evidence that cultural resources are present on the project site. Correspondence from Native American groups represents appropriate consultation under SB 18. The site's location within the Moreno Hills Complex indicates a potential exists that excavation and construction activities may uncover	**4.5.6.1A** Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a Cultural Resources Monitoring Agreement has been secured for qualified Tribal representatives, and that a	Less than Significant with Mitigation

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
previously undetected prehistoric or historic cultural resources. This is a significant impact requiring mitigation.	professional archaeological monitor meeting Secretary of Interior standards has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and Tribal representatives shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program. **4.5.6.1B** Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that appropriate Native American representative(s), Project Archaeologist, and the Tribal representative(s) shall be allowed to monitor and have received a minimum of 30 days advance notice of all mass grading and trenching activities. During grading and trenching operations, the Tribal representatives and the project archaeological monitor shall observe all mass grading and trenching activities per the Cultural Resources Monitoring Agreement. If the Tribal representatives suspect that an archaeological resource may have been unearthed, the archaeologist, in consultation with the tribal representative, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.	

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	4.5.6.1C If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared and by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the Project site to the culturally affiliated Native American tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include the Pechanga Bands curatorial facility. **4.5.6.1D** Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:	

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	"If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find." **4.5.6.1E** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.	
Impact 4.5.6.2: Paleontological Resources: The project site is located in an area identified as having a "high sensitivity" for paleontological resources. Construction of the proposed project has the potential to result in significant impacts to nonrenewable paleontological resources, requiring mitigation.	**4.5.6.2D** Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan: "If any suspected paleontological resources are discovered during ground-disturbing activities, the	Less than Significant with Mitigation

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	construction supervisor is obligated to halt work in a 100-foot radius around the find and call a qualified paleontologist to the site to assess the significance of the find. A qualified paleontologist shall evaluate the suspected resource. If the paleontologist determines that the find is not unique, construction shall be permitted to proceed. However, if the paleontologist determines that further information is needed to evaluate significance, the City of Moreno Valley shall be notified and a treatment plan shall be prepared and implemented in consultation with the City to protect the identified paleontological resource(s) from damage and destruction."	
4.6 HAZARDS AND HAZARDOUS MATERIALS		
4.6.6 Although the EIR did not identify any significant impacts related to hazardous materials, the mitigation measure was added to assure there will be no impacts related to soil contamination.	**4.6.6.1A** Prior to issuance of a grading permit for the project, a qualified contractor shall test onsite soils for contamination by agricultural chemicals. If present in concentrations above established actionable levels or thresholds, these materials shall be removed and transported to an appropriate landfill by a licensed contractor. This measure shall be implemented to the satisfaction of the Building Division including written documentation of the disposal of any agricultural chemical residue in conformance with all applicable regulations.	Less than Significant
4.9 NOISE		
Impact 4.9.6.1: Short-Term Construction Noise Impacts: Construction activities would include grading, excavation, and installation activities generating noise levels up 91 dBA L_{max} at 50 feet from an active construction area. These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. The worst-case scenario during construction would be a noise level of 91 dBA L_{max} at a distance of 50 feet from the noise source to the nearest existing sensitive receptor. However, compliance with the construction hours specified in the City's	**4.9.6.1D.** During all project site construction activities at Building 6 (i.e., closest to existing residences), the construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 6:00 a.m. and 8:00 p.m. on weekdays and between the hours of 7:00 a.m. to 8:00 p.m. on weekends and	Less than Significant with Mitigation

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
Municipal Code would result in construction noise impacts that are less than significant. While impacts would be considered less than significant as long as construction activities occur within the designated hours identified in the City's Municipal Code, mitigation measures have been identified to reduce the noise levels that would expose nearby sensitive receptors to noise levels in excess of the City's noise standards.	holidays, unless written approval is obtained from the City Building Official or City Engineer for specific construction activities that must be conducted outside of the permitted time periods.	
4.11 TRANSPORATION		
Impact 4.11.6.1A: Existing (2011) with project Conditions (Intersection) Traffic and Level of Service Impacts: The addition of project traffic to this scenario would result in conditions exceeding the established LOS standard at the following intersections: Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); and Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (p.m. peak hour). The project would contribute toward the worsening of the already unsatisfactory LOS at the intersection of Redlands Boulevard/SR-60 Westbound Ramps and would create a significant impact at the intersection of Redlands Boulevard/Eucalyptus Avenue-Fir Avenue. Therefore, mitigation is required at both intersections.	**4.11.6.4A** Prior to issuance of a ~~building permit~~ Certificate of Occupancy, the project applicant shall construct ~~pay the fair share contribution toward~~ the following traffic improvements ~~through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program~~: • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is currently approved, and permitted by Caltrans. If not otherwise completed prior to project opening, the required traffic signal shall be constructed by the Applicant prior to issuance of the first Certificate of Occupancy. • **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** If not otherwise completed prior to project opening, prior to issuance of the first Certificate of Occupancy, the Applicant shall construct the following improvements: Install a traffic signal and ~~This improvement is listed in the City's DIF program. A~~ add a northbound left-turn lane and a southbound left-turn lane. ~~These improvements are listed in the TUMF.~~ If the improvements are constructed by others prior to the Certificate of Occupancy, the applicant shall pay its fair share towards the improvements through the City's DIF program.	With the implementation of the recommended improvements, the minimum level of service standards would be maintained for the Existing (2011) with project condition and impacts would be reduced to a less than significant level for all identified intersections. However, improvements to freeway facilities are under the authority of Caltrans. Since the City has no control over when and how the improvements will be in place, impacts associated with SR-60 ramp intersections would remain significant and unavoidable until such improvement is constructed.

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
4.12 GLOBAL CLIMATE CHANGE		
Greenhouse Gas Emissions and Climate Change: Construction of the project would emit approximately 37.5 tons per day of CO_2 equivalent emissions, while occupancy of the project will emit 61,000 tons of CO_2 equivalent emissions per year. The carbon dioxide, methane, and nitrous oxide emissions that would be associated with the proposed project is approximately 0.0024 percent of California's 2004 total emissions for carbon dioxide, methane, and nitrous oxide (492 Tg CO_2 Eq). The proposed project would be consistent with all feasible and applicable strategies to reduce greenhouse gas emissions in California. Therefore, the impact of the proposed project, based on these specifications, would be less than significant. The SCAQMD currently recommends that potential GHG emissions be addressed through energy efficiency.	**4.13.6.1B.** Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been incorporated into the design and construction of the project: • Use of locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project. • Use of "Green Building Materials," such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project. • Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption, and therefore, GHG emissions. • Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants. • Design the project building to exceed the California Building Code's (CBC) Title 24 energy standard, including, but not limited to, any combination of the following: o Increase insulation such that heat transfer and thermal bridging is minimized. o Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.	Less than Significant with Mitigation Since the project is consistent with the strategies to reduce California's emissions to the levels proposed by Executive Order S-3-05, the project's incremental contribution to climate change at the project level is less than significant.

Table 1.C: ProLogis Eucalyptus Industrial Park - Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	○ Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment. • Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping. • Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings. • Install light-colored "cool" roof) and cool pavements. • Install energy-efficient heating and cooling systems, appliances and equipment, and control systems. • Install solar or light-emitting diodes (LEDs) for outdoor lighting for auto parking areas.	

Draft EIR Section 4.1, AESTHETICS

4.1.1.1 Topographic/Vegetation Features (page 4.1-1)

Until recently, commercial citrus groves occupyied the northwestern and northeastern portions of the project site, forming a dark-green canopy over approximately a third of the site area. The 2006 City General Plan EIR notes that the remaining citrus groves are "visually pleasing features" (MVGP FEIR, p. 5.11-2). However, in December 2013, the trees were removed due to ongoing maintenance and irrigation costs, and fire protection concerns (J. Jachetta, personal communication, December 2, 2013).

4.1.6 Significant Impacts

4.1.6.1 Scenic Vistas (page 4.1-9)

Views from SR-60 and Residences North of SR-60. …As identified in Figure 4.1.3, existing views from this vantage point include SR-60 in the foreground, a concrete lane divider ~~and the tops of citrus groves~~ in the midground, and the Mount Russell ~~Range~~ in the background. As part of conditions of approval for the proposed project, two rows of ~~the existing~~ orange trees would be provided and

maintained on the northern portion of the project site adjacent to SR-60 and along the perimeter of the proposed project site adjacent to the public ROW or residential zoning. With development of the proposed project, buildings, associated parking lots, and ornamental landscaping would be built and placed on the project site. This would change existing views from the single-family residences north of SR-60 along Pettit Street. Foreground views would consist of SR-60, midground views would consist of a concrete divider and the tops of the remainingmature orange trees, and background views would consist of the upper half of the proposed warehouse buildings.

It is anticipated that the existing orange trees have an approximate height ranging from 12 feet to 16 feet. Two rows of the former orange trees will be retained on the northern boundary adjacent to SR-60. Additionally, new orange trees would be planted along the northern length of Buildings No. 1 and 2. With the inclusion of the orange trees along this project boundary, the existing residences would see the upper 27 to 31 feet of the proposed buildings.

4.1.6.2 Scenic Resources and Scenic Highways (page 4.1-17)

… As illustrated in Figure 4.1.4, existing eastbound views on SR-60 would be altered with the development of the proposed project. Motorists would still view noise attenuation walls, urban development, landscaping, and orange scattered trees as they look to the south, although these views would be of short duration for motorists traveling at normal freeway speeds.

Level of Significance after Mitigation. Since there is no feasible mitigation is available to reduce impacts related to the substantial change in visual character from development of the proposed project, impacts associated with this issue would remain significant and unavoidable.

NOTE: *This conclusion would be the same regardless with or without the existing citrus trees onsite, so the conclusions and mitigation outlined in the DEIR do not change (i.e., significant).*

Draft EIR Section 4.2, AGRICULTURAL RESOURCES

4.2.1 Existing Setting (page 4.2-1)

NOTE: *The following paragraph was reworded to account for removal of the citrus trees.*

In addition to on-site farming of citrus, aActive agricultural operations take place on properties located to the north of SR-60, east and south of the proposed project site.

… The project site can be divided into two three categories of land cover: citrus production, hay/alfalfa production and fallow. Currently, Until recently, the majority of the northern portion of the site (approximately 57 acres) was is used for citrus production. The remaining portions of the site are Approximately 36 acres of the site, located in the southern portion of the site, supports hay/alfalfa and approximately 75 acres of fallow land is located in the northern portion of the site. Until December 2013, approximately 50 acres of the site contained citrus trees, but these were removed to eliminate ongoing maintenance and irrigation costs and potential fire safety issues. In any case, they are planned to be removed as part of project development. Currently, there are several abandoned wells and a non-functioning wind machine that were used in the past for on-site agricultural uses.

4.2.6.1 Conversion of State Designated Farmland (page 4.2-8)

Mitigation Measures. The potential mitigation measures identified by the City's General Plan have been deemed infeasible by the property owner under current economic conditions. In addition, supplementary analysis of the project site and local economic conditions indicates that continued citrus production and/or the raising of row crops would not be economically feasible on the project site (see Appendix ~~L~~ E).

4.2.6.2 Conversion of an Existing Agricultural Operation to a Non-Agricultural Use (page 4.2-9)

Threshold	Would the proposed project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

The proposed project would result in the development of industrial uses on land that was ~~has~~ historically ~~been~~ utilized for citrus production. Implementation of the proposed project would result in the ~~retention or~~ provision of rows of citrus trees along the northern portion of the project site adjacent to SR-60, along the western perimeter of Building No. 6, and along the southern perimeter of Buildings No. 5 and 6. Although these citrus trees would be ~~retained or~~ provided along the perimeter of the project site, the ~~retention or~~ provision of citrus trees on site is for ornamental and landscaping purposes and not for agricultural cultivation. The conversion of the project site's agriculture land to non-agricultural uses is a result of various economic and demographic factors. Increased cost for water and a continuing demand for housing and other development in the City and region are the primary reasons for this agricultural land conversion.

NOTE: *The removal of the citrus trees onsite in December 2013 does not change the conclusions of the DEIR regarding agricultural impacts or mitigation. Loss of agricultural soils and former citrus activity would still be significant.*

Draft EIR Section 4.3, AIR QUALITY

Section 4.3.6.2 Equipment Exhaust from Construction-Related Activities (pages 4.3-23 and 4.3-24)

NOTE: *The following requirement was added to Mitigation Measure 4.3.6.2C in response to concerns expressed by the South Coast Air Quality Management District (Letter B-3). These changes to the Draft EIR do not result in a significant impact and has no material effect on the findings of the Draft EIR.*

4.3.6.2C Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize California Air Resources Board (CARB) Tier II Certified equipment or better during the rough/mass grading phase for the following pieces of equipment: rubber-tired dozers and scrapers. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.

Project start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emission standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devises used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3

diesel emission control strategy for a similarly sized engine as defined by CARB regulations.

Post January 1, 2015: All off-road diesel–powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devises used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations.

A copy of each unit's certified tier specifications, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

NOTE: *The following requirement was added to Mitigation Measure 4.3.6.2D in response to concerns expressed by the South Coast Air Quality Management District (Letter B-3). These changes to the Draft EIR do not result in a significant impact and has no material effect on the findings of the Draft EIR.*

4.3.6.2D All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

NOTE: *The following requirement was added to Mitigation Measure 4.3.6.1H in response to concerns expressed by Johnson and Sedlack (Letter D-3). These changes to the Draft EIR do not result in a significant impact and has no material effect on the findings of the Draft EIR.*

4.3.6.2H The contractor shall minimize pollutant emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and ~~during smog season (May through October)~~ by not allowing construction equipment to be left idling for more than five minutes (per California law).

NOTE: *The following requirement was added to Mitigation Measure 4.3.6.2J in response to concerns expressed by Johnson and Sedlack (Letter D-3). These changes to the Draft EIR do not result in a significant impact and has no material effect on the findings of the Draft EIR.*

4.3.6.2J Grading plans, construction specifications and bid documents shall also include the following requirements ~~notations~~:

- Off-road construction equipment shall utilize alternative fuels where feasible e.g., biodiesel fuel (a minimum of B20), natural gas (CNG), liquefied natural gas (LNG), propane, except for equipment where use of such fuels would void the equipment warranty;
- Gravel pads shall be provided at all access points to prevent tracking of mud onto public roads;
- Install and maintain trackout control devices at all access points where paved and unpaved access or travel routes intersect;
- The contractor or builder shall designate a person or person(s) to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site;

- The contractor or builder shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The contact person shall take corrective action within 24 hours;
- High-pressure injectors shall be provided on diesel construction equipment ~~where feasible~~ if available;
- Engine size of construction equipment shall be limited to the minimum practical size;
- Substitute gasoline-powered for diesel powered construction equipment where ~~feasible~~ gasoline powered equipment is available;
- Use electric construction equipment where ~~feasible~~ it is practical to use such equipment;
- Install catalytic converters on gasoline-powered equipment where ~~feasible~~ this type of equipment is available;
- Ride-sharing program for the construction crew ~~shall be encouraged and~~ shall be supported by contractor(s) via incentives or other inducement;
- Documentation shall be provided to the City of Moreno Valley indicating that construction workers have been encouraged to carpool or otherwise reduce VMT to the greatest extent practical, including providing information on available park and ride programs;
- Lunch vendor services shall be ~~provided~~ allowed on site during construction to minimize the need for off-site vehicle trips; and
- All forklifts used during construction and in subsequent operation of the project shall be electric or natural gas powered.

NOTE: *The following requirement was added to Mitigation Measure 4.3.6.2K in response to concerns expressed by Johnson and Sedlack (Letter D-3). These changes to the Draft EIR do not result in a significant impact and has no material effect on the findings of the Draft EIR.*

4.3.6.2K Throughout project construction, a construction relations officer/community liaison, appointed by the Applicant, shall be retained on site. In coordination and cooperation with the City, the construction relations officer/community liaison shall respond to any concerns related to PM_{10} (fugitive dust) generation or other construction-related air quality issues within 24 hours.

Section 4.3.6.3 Localized Construction Equipment Exhaust Emissions Impacts (page 4.3-30)

4.3.6.3A Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or ~~should~~ shall maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).

Section 4.3.6.5 Long-Term Project-Related Emissions Impacts (page 4.3-33)

NOTE: *A clerical error was made in the Draft EIR in Mitigation Measure* 4.3.6.5B*. These changes to the Draft EIR do not result in a significant impact and has no material effect on the findings of the Draft EIR.*

Mitigation Measures

4.3.6.5B Prior to issuance of building permits, the project applicant shall provide evidence to the City that energy-efficient and low-emission methods and features of building construction shall be incorporated into the project design. These methods and features may include (but are not limited to) the following:

- Construction of buildings that exceed statewide energy requirements beyond ~~20~~ 10 percent of that identified in Title 24, Part 6 Energy Efficiency Standards:
  - Use of low-emissions water heaters;
  - Use of central water-heating systems;
  - Use of energy-efficient appliances;
  - Use of increase insulation;
  - Use of automated controls for air conditioners;
  - Use of energy-efficient parking lot lighting; and
  - Use of lighting controls and energy-efficient lighting.
- Utilize low-VOC interior and exterior coatings during project repainting.
- Provide on-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the amount of vehicle trips.
- Installation of skylights and energy-efficient lighting that exceeds California Title 24 standards where feasible, including electronic dimming ballasts and computer-controlled daylight sensors in the buildings.
- Shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building shall be planted at the proposed project site. These strategies will minimize the heat island effect and thereby reduce the amount of air conditioning required.
- Strategies to be considered include fans to assist natural ventilation, centralized water and space conditioning systems, high efficiency individual heating and cooling units, and automatic setback thermostats.
- Reduction of energy demand associated with potable water conveyance through the following methods:
  - Incorporating drought-tolerant plants into the landscaping palette; and
  - Use of water-efficient irrigation techniques.
- Energy-efficient low-pressure sodium parking lot lights or lighting equivalent as determined by the City, shall be used;
- Buildings shall be oriented north-south where feasible;
- Implement an on-site circulation plan in parking lots to reduce vehicle queuing;
- Develop a trip reduction plan to achieve 1.5 average vehicle ridership (AVR) for businesses with fewer than ~~100~~ 250 employees or multitenant worksites;
- Include bicycle parking facilities such as bicycle lockers and racks;
- Include showers for bicycling employees use; and

- Construct on-site pedestrian facility improvements such as building access that is physically separated from street and parking lot traffic and walk paths.

Section 4.3.6.6 Project-Related Localized Operational Emission Impacts (pages 4.3-35 through 4.3-37)

Mitigation Measure 4.3.6.6A has been modified to address concerns expressed by the South Coast Air Quality Management District (Letter B-3), Sierra Club (Letter D-2), and Johnson & Sedlack (Letter D-3). These changes to the Draft EIR do not result in a significant impact and has no material effect on the findings of the Draft EIR.

4.3.6.6A Prior to issuance of the first building permit, building and site plan designs shall ensure that the project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of ~~20~~ 10 percent until January 1, 2014. For building permits issued after that date, new state energy standards require a 20 percent reduction from 2008 Title 24, Part 6 Energy Efficiency Standards. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City. ~~Any combination of~~ The following design features ~~including but not limited to the following list~~ shall be used to fulfill this requirement:

- Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City.
- Increase in insulation such that heat transfer and thermal bridging is minimized.
- Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.
- Incorporate dual-paned or other energy efficient windows.
- Incorporate energy efficient space heating and cooling equipment.
- Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City. Automatic devices to turn off lights when they are not needed shall be implemented.
- To the extent that they are compatible with landscaping guidelines established by the City, shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the project site.
- Paint and surface color palette for the project shall emphasize light and off-white colors which reflect heat away from the buildings.
- All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.
- To reduce energy demand associated with potable water conveyance, the project shall implement the following:
    - Landscaping palette emphasizing drought-tolerant plants;
    - Use of water-efficient irrigation techniques; and,
    - U.S. EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.
- The project shall provide secure, weather-protected, on-site bicycle storage/parking.

- The project shall provide on-site showers (one for males and one for females). Lockers for employees shall be provided.
- The project will establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce greenhouse gas (GHG) emissions. A plan will be submitted by the TMA to the City within two months of project completion that outlines the measures implemented by the TMA, as well as contact information.
- The project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan.
- The project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the project building plans.
- Lease/purchase documents shall identify that tenants are encouraged to promote the following:
    - Implementation of compressed workweek schedules.
    - SmartWay partnership;
    - Achievement of at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long-haul trips carried by SmartWay 1.0 or greater carriers.
    - Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long-haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by SmartWay 1.0 or greater carriers.
    - Use of fleet vehicles conforming to 2010 air quality standards or better.
    - Installation of catalytic converters on gasoline-powered equipment.
    - Inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets.
    - Establishment and use of carpool/vanpool programs, complemented by parking fees for single-occupancy vehicles.
    - Provision of preferential parking for EV and CNG vehicles.
    - Use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance.
    - Use of electric (instead of diesel or gasoline-powered) yard trucks.
    - Use of SmartWay 1.25 rated trucks.
    - <u>Each facility operator shall provide regular sweeping of onsite parking and drive areas using street sweepers that comply with applicable SCAQMD Rules.</u>

- Each facility operator shall maintain a log of all trucks entering the facility to ensure that, on average, the daily truck fleet meets applicable air quality emission standards. This log shall be available for inspection by City staff at any time.
- Each facility operator shall prohibit all vehicles from idling in excess of five minutes in all onsite areas.
- Each facility operator shall ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained and certified in diesel health effects and technologies, such as by requiring attendance at CARB-approved courses.
- Each facility operator which upon occupancy does not already operate 2077 and newer trucks shall in good faith be required to apply for funding to replace or retrofit their trucks such as Carl Moyer, VIP, Prop 1B or similar funds. Should funds be awarded, the tenant shall be required to accept and use them.

Draft EIR, Section 4.4, BIOLOGICAL RESOURCES

4.4.1 Existing Setting

4.4.1.2 Vegetation (page 4.4-4)

… Until December 2013, agriculture-citrus (citrus tree orchards) occurred on the northwestern, northeastern, and east-central portions of the project site and occupyied approximately 57.2 acres. The trees were removed recently to avoid additional maintenance and irrigation costs, and to help reduce fire safety issues. Approximately 47.4 acres of ruderal vegetation occurs on the project site and is dominated by weedy vegetation that is typically associated with a past disturbance (agriculture).

Section 4.4.6.2, Riparian Habitat or Other Sensitive Natural Communities (page 4.4-29)

Impact 4.4.6.2: *The proposed project has the potential to permanently affect 0.36 acre of riparian/riverine habitat and to temporarily affect 0.35 acre of riparian/riverine habitat.*

Threshold	Would the proposed project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

The project site consists of highly disturbed land from which most natural vegetation has been removed by regular disking for weed abatement and historical citrus cultivation.

NOTE: *The removal of the citrus trees in December 2013 does not affect the conclusions of the DEIR regarding biological impacts or mitigation.*

MITIGATION NOTE: *Based on a pre-application MSHCP project meeting with CDFG, USFWS, RCA, and RWQCB that occurred on October 10, 2012, the following minor changes and clarifications have been made to the indicated mitigation measures, mainly to incorporate temporary impacts into the compensation for permanent impacts but also to make the EIR mitigation measures consistent with the DBESP implementation measures:*

4.4.6.2A As outlined in the project's Determination of a Biologically Equivalent or Superior Preservation (DBESP) report, the project applicant shall compensate for the temporary and permanent impact on and loss of jurisdictional waters and streambeds by providing a minimum 2:1 off-site replacement of equivalent riverine/riparian habitat prior to project construction. ~~(0.36 acre impact = 0.72 acre replacement). This off-site replacement shall be accomplished through the contribution of in-lieu fees to the Santa Ana Watershed Association (SAWA) for its efforts in removal of invasive plants and restoration of riparian habitat adjacent to the tributaries of the San Jacinto River or within the Santa Ana River watershed. Documentation of acceptance of the SAWA contribution shall be provided to the City prior to issuance of a grading permit.~~ Offsite restoration, enhancement, and/or land purchase mitigation for the drainage impacts will occur at an offsite location through one or more of the following: an USACE approved mitigation bank, through an in lieu fee mitigation program, and/or land purchase and conservation. DFG and USFWS will need to provide concurrence that this mitigation is equivalent or superior to that proposed for impact through their review and acceptance of the DBESP.

4.4.6.2B ~~The project applicant shall retain qualified personnel to prepare and implement a Habitat Mitigation and Monitoring Plan (HMMP) to oversee restoration of temporarily affected areas (0.35 acre of riverine/riparian habitat) to their pre-construction contours and vegetation. The HMMP will be approved by USACE and CDFG prior to the City issuing any occupancy permits.~~ Riparian/riverine resources that are temporarily impacted by project construction shall be returned to their preconstruction contours and hydroseeded, as outlined in the DBESP.

NOTE: *The DBESP replaces the need for a separate Habitat Mitigation and Monitoring Plan.*

Section 4.4.6.3, Jurisdictional Waters/Wetlands (page 4.4-31)

4.4.6.3A ~~The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE and a Section 1602 Streambed Alteration Agreement from the CDFG Direct temporary impacts to more than 0.1 acre of jurisdictional area that are regulated by the USACE, CDFG, and RWQCB shall be mitigated at a 2:1 ratio, including enhancement and/or creation of wetlands or the contribution of in-lieu feed to the Santa Ana Watershed Association (SAWA) for its efforts in removal of invasive plants and restoration of off-site riparian habitat, as outlined in Mitigation Measure 3.3.6.2A.~~ The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE, a Section 401/Porter-Cologne Water Quality Certification from the RWQCB, and a Section 1602 Streambed Alteration Agreement from the CDFG. Offsite restoration, enhancement, and/or land purchase mitigation of jurisdictional drainage impacts will occur at an off-site location through one or more of the following: an USACE approved mitigation bank, through an in-lieu fee mitigation program, and/or land purchase and conservation.

Draft EIR, Section 4.5, CULTURAL AND PALEONTOLOGICAL RESOURCES

Section 4.5.6.1 Prehistoric Cultural Resources (page 4.5-6)

All of the mitigation measures were modified to better address concerns expressed by the Pechanga Band and Morongo Tribe (Letters A-4 and A-5, respectively). These changes to the Draft EIR do not result in a significant impact and has no material effect on the findings of the Draft EIR, and are shown below:

4.5.6.1A Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a Cultural Resources Monitoring Agreement has been secured for qualified Tribal representatives, and that a professional archaeological monitor meeting Secretary of Interior standards has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and Tribal representatives shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.

4.5.6.1B Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that appropriate Native American representative(s), Project Archaeologist, and the Tribal representative(s) shall be allowed to monitor and have received a minimum of 30 days advance notice of all mass grading and trenching activities. During grading and trenching operations, the Tribal representatives and the project archaeological monitor shall observe all mass grading and trenching activities per the Cultural Resources Monitoring Agreement. If the Tribal representatives suspect that an archaeological resource may have been unearthed, the archaeologist, in consultation with the tribal representative, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.

4.5.6.1C If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared and by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the Project site to the culturally affiliated Native American tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include the Pechanga Bands curatorial facility.

4.5.6.1D Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:

"If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find."

Although DEIR Section 4.5.5.2, Human Remains, concludes potential impacts of the project will be less than significant with compliance with state law, Mitigation Measure 4.5.6.1E has been added at the request of the tribe to help assure there will be no significant impacts related to the potential discovery of human remains during grading:

4.5.6.1E If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.

Section 4.5.6.2, Paleontological Resources

The following mitigation measure was added to address general concerns expressed by the Pechanga Band and Morongo Tribe (Letters A-4 and A-5, respectively).

4.5.6.2D Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:

"If any suspected paleontological resources are discovered during ground-disturbing activities, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call a qualified paleontologist to the site to assess the significance of the find. A qualified paleontologist shall evaluate the suspected resource. If the paleontologist determines that the find is not unique, construction shall be permitted to proceed. However, if the paleontologist determines that further information is needed to evaluate significance, the City of Moreno Valley shall be notified and a treatment plan shall be prepared and implemented in consultation with the City to protect the identified paleontological resource(s) from damage and destruction."

Draft EIR Section 4.6, HAZARDS AND HAZARDOUS MATERIALS

Section 4.6. Significant Impacts

This section did not identify any significant impacts related to hazardous materials, including past use of pesticides on the project site in the past. However, the following measure is proposed in response to comments in Letter D-4 in this regard:

4.6.6.1A Prior to issuance of a grading permit for the project, a qualified contractor shall test onsite soils for contamination by agricultural chemicals. If present in concentrations above established actionable levels or thresholds, these materials shall be removed and transported to an appropriate landfill by a licensed contractor. This measure shall be implemented to the satisfaction of the Building Division including written documentation of the disposal of any agricultural chemical residue in conformance with all applicable regulations.

Draft EIR Section 4.9, NOISE

Section 4.9.6.1 Short-Term Construction Noise Impacts (pages 4.9-26 and 4.9-27)

Mitigation Measure 4.9.6.1D was amended to be consistent with the City's Municipal Code for noise and to specify hourly limits for work nearest the existing residences. This change to the Draft EIR does not result in a significant impact and has no material effect on the findings of the Draft EIR.

4.9.6.1D. During ~~all~~ project site construction activities at Building 6 (i.e., closest to existing residences), the construction contractor shall limit all construction-related activities ~~that would result in high noise levels~~ to between the hours of 6:00 a.m. and 8:00 p.m. on weekdays and between the hours of 7:00 a.m. to 8:00 p.m. on weekends and holidays, unless written approval is obtained from the City Building Official or City Engineer for specific construction activities that must be conducted outside of the permitted time periods.

Draft EIR Section 4.11 TRANSPORTATION

Section 4.11. (page 4.11-14)

Section 4.11.6.6 Mitigation Measures (page 4.11-31)

The following text has been amended to clarify the intension of the measure. This change to the Draft EIR does not result in a significant impact and has no material effect on the findings of the Draft EIR.

4.11.6.4A Prior to issuance of a ~~building permit~~ Certificate of Occupancy, the project applicant shall construct ~~pay the fair-share contribution toward~~ the following traffic improvements ~~through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program~~:

- **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is currently approved, and permitted by Caltrans. If not otherwise completed prior to project opening, the required traffic signal shall be constructed by the Applicant prior to issuance of the first Certificate of Occupancy.
- **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** If not otherwise completed prior to project opening, prior to issuance of the first Certificate of Occupancy, the Applicant shall construct the following improvements: Install a traffic signal and ~~This improvement is listed in the City's DIF program. A~~ add a northbound left-turn lane and a southbound left-turn lane. ~~These improvements are listed in the TUMF.~~

If the improvements are constructed by others prior to the Certificate of Occupancy, the applicant shall pay its fair share towards the improvements through the City's DIF program.

Draft EIR Section 4.12, UTILITIES AND SERVICE SYSTEMS

Section 4.12.1.7 Cumulative Impacts to Solid Waste Services (page 4.12-5)

The following text has been amended to clarify the Badlands Sanitary Landfill is scheduled to close in 2024 not 2016. This change to the Draft EIR does not result in a significant impact and has no material effect on the findings of the Draft EIR.

AB 939 mandates the reduction of solid waste disposal in landfills. While the Badlands Sanitary Landfill has an estimated closure date of ~~2016~~ 2024, as previously identified, the City's waste hauler will also use other County landfills in the area (e.g., Lamb Canyon Landfill and El Sobrante Landfill). The estimated closure date of the Lamb Canyon Landfill is 2023 and the estimated closure date of the El Sobrante Landfill is 2030. With planned expansion activities of landfills in the project vicinity and projected growth rates contained within the City's General Plan EIR, sufficient landfill capacity would exist to accommodate future disposal needs through City build out in 2030. Therefore, build out of the City General Plan would not create demands for solid waste services that would exceed the capabilities of the County's waste management system. Consequently, cumulative impacts associated with solid waste within the City would be considered less than significant.

Draft EIR 4.13, GLOBAL CLIMATE CHANGE

Section 4.13.6.1 Greenhouse Gas Emissions (page 4.13-20)

The following text has been amended to clarify the intension of the measure. This change to the Draft EIR does not result in a significant impact and has no material effect on the findings of the Draft EIR.

4.13.6.1B. Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been incorporated into the design and construction of the project:

- Use of locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project.
- Use of "Green Building Materials," such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project.
- Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption, and therefore, GHG emissions.
- Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants.
- Design the project building to exceed the California Building Code's (CBC) Title 24 energy standard, including, but not limited to, any combination of the following:
    - Increase insulation such that heat transfer and thermal bridging is minimized.
    - Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.

- Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment.

- Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping.
- Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings.
- Install light-colored "cool" roof) and cool pavements.
- Install energy-efficient heating and cooling systems, appliances and equipment, and control systems.
- Install solar or light-emitting diodes (LEDs) for outdoor lighting for auto parking areas.

Draft EIR 6.0, ALTERNATIVES

Section 6.5 Environmentally Superior Alternative (page 6-39)

There was a typographical error in Table 6.M under Alternative 5 for Air Quality that has been rectified below. This change to the Draft EIR does not result in a significant impact and has no material effect on the findings of the Draft EIR.

Table 6.M: Summary of Significant Environmental Impacts of the Project Alternatives

Topic	Proposed Project Impact	Impacts of Alternatives[1]					
		PP	1	2	3	4	5
Aesthetics	Scenic Vistas	S			S		
Aesthetics	Scenic Resources and Scenic Highways	S			S		
Aesthetics	Substantial degradation of the existing visual character or quality of the site and its surroundings	S			S		
Aesthetics	Cumulative Aesthetic Impacts	S			S		
Agriculture	Loss of State Designated Farmland	S		S		S	S
Agriculture	Conversion to a Non-agricultural Use	S		S		S	S
Agriculture	Cumulative Agricultural Resources	S		S		S	S
Land Use	Consistency with Regional or Local Land Use Plans, Policies, or Goals	S			S	S	
Land Use	Cumulative land use changes	S			S		
Air Quality	Construction Air Pollutant Emissions	S		S	S	S	S
Air Quality	Architectural Coating Emissions	S		S	S	S	S
Air Quality	Operational Air Pollutant Emissions	S		S	S	S	S
Air Quality	Consistency with Air Quality Management Plan	S		S	S		S
Air Quality	Cumulative Pollutant Air Emissions	S		S	S	S	S
Transportation	Opening Year (2016) with Project Level of Service	S		S	S	S	S
Transportation	Opening Year (2016) Cumulative with Project Level of Service	S		S	S	S	S
Transportation	Cumulative Traffic Impacts	S		S	S	S	S

Table 6.M: Summary of Significant Environmental Impacts of the Project Alternatives

Topic	Proposed Project Impact	Impacts of Alternatives[1]					
		PP	1	2	3	4	5

[1] Proposed Project (PP)
Alternative 1: No Project – No Build
Alternative 2: No Project (Tentative Tract Map 32255)
Alternative 3: Reduced Intensity
Alternative 4: Mixed Commercial/Office/Residential
Alternative 5: Off-Site Location
S = Significant

4. MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

ProLogis Eucalyptus Industrial Park

The program has been prepared in compliance with State law and the Environmental Impact Report (EIR) (State Clearinghouse No. 2008021002) prepared for the project by the City of Moreno Valley.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the Final EIR.

4.2 MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City of Moreno Valley is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project area. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

4.3 MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project File Name: Eucalyptus Industrial Park **Applicant: Prologis**

Date: March 31, 2014

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.3 AIR QUALITY						
4.3.6.2A. Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall place construction equipment staging areas at least 200 feet away from sensitive receptors. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.	City of Moreno Valley Engineering and Building and Safety Planning Division	Once prior to Grading and once during grading and construction operations.	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order
4.3.6.2B Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize power sources (e.g., power poles) or clean-fuel (e.g., fuel other than diesel or gasoline) generators where feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.	City of Moreno Valley Engineering and Building and Safety Planning Division	Once prior to Grading	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order
4.3.6.2C Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize California Air Resources Board (CARB) Tier III Certified equipment or better during the rough/mass grading phase for the following pieces of equipment: rubber-tired dozers and scrapers. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City. Project start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet	City of Moreno Valley Engineering and Building and Safety Planning Division	Once prior to Grading	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Tier 3 off-road emission standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devises used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations. Post January 1, 2015: All off-road diesel–powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emission control devises used by the contractor shall achieve emission reductions that are no less than what would be achieved by a Level 3 diesel emission control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specifications, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.						
4.3.6.2D All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. On-site truck idling shall be prohibited in excess of five minutes.	City of Moreno Valley Engineering and Building and Safety Planning Division	Ongoing throughout construction	During grading	Review of construction documents and on-site inspection		Issuance of a Stop Work Order
4.3.6.2E The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.	City of Moreno Valley Engineering and Building and Safety Planning	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
	Division					
4.3.6.2F The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less to reduce PM_{10} and $PM_{2.5}$ fugitive dust haul road emissions. Speed limit signs (15 mph maximum) shall be posted at entry points to the project site, and along any unpaved roads providing access to or within the project site and/or any unpaved designated on-site travel routes.	City of Moreno Valley Engineering and Building and Safety Planning Division	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.2G Groundcover shall be replaced, and/or non-toxic soil stabilizers shall be applied (according to manufacturers' specifications) to any inactive construction areas (previously graded areas inactive for ten days or more).	City of Moreno Valley Engineering and Building and Safety Planning Division	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.2H The contractor shall minimize pollutant emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and by not allowing construction equipment to be left idling for more than five minutes (per California law).	City of Moreno Valley Engineering and Building and Safety	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.2I The contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board (CARB) (diesel fuel with sulfur content of 15 ppm by weight or less).	City of Moreno Valley Engineering and Building and Safety	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.2J. Grading plans, construction specifications and bid documents shall also include the following requirements: • Off-road construction equipment shall utilize alternative fuels where feasible e.g., biodiesel fuel (a minimum of B20), natural gas (CNG), liquefied natural gas (LNG), propane, except for equipment where use of such fuels would void the	City of Moreno Valley Engineering and Building and Safety Planning Division	Review plans, specifications, and bid documents prior to grading; conduct site inspections	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
equipment warranty; • Gravel pads shall be provided at all access points to prevent tracking of mud onto public roads; • Install and maintain trackout control devices at all access points where paved and unpaved access or travel routes intersect; • The contractor or builder shall designate a person or person(s) to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site; • The contractor or builder shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The contact person shall take corrective action within 24 hours; • High-pressure injectors shall be provided on diesel construction equipment if available; • Engine size of construction equipment shall be limited to the minimum practical size; • Substitute gasoline-powered for diesel powered construction equipment where gasoline powered equipment is available; • Use electric construction equipment where it is practical to use such equipment; • Install catalytic converters on gasoline-powered equipment where this type of equipment is available; • Ride-sharing program for the construction crew shall be supported by contractor(s) via incentives or other inducement;		during construction operations.				

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
• Documentation shall be provided to the City of Moreno Valley indicating that construction workers have been encouraged to carpool or otherwise reduce VMT to the greatest extent practical, including providing information on available park and ride programs; • Lunch vendor services shall be allowed on site during construction to minimize the need for off-site vehicle trips; and • All forklifts used during construction and in subsequent operation of the project shall be electric or natural gas powered.						
4.3.6.2K. Throughout project construction, a construction relations officer/community liaison, appointed by the Applicant, shall be retained on site. In coordination and cooperation with the City, the construction relations officer/community liaison shall respond to any concerns related to PM_{10} (fugitive dust) generation or other construction-related air quality issues within 24 hours.	City of Moreno Valley Engineering and Building and Safety	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.2L. All project entrances shall be posted with signs which state: • Truck drivers shall turn off engines when not in use; • Diesel delivery trucks servicing the project shall not idle for more than three (3) minutes; and • Telephone numbers of the building facilities manager and CARB, to report violations. These measures shall be enforced by the on-site facilities manager (or equivalent).	City of Moreno Valley Engineering and Building and Safety	Ongoing throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.3.6.2M. During project grading and construction, the various project contractors shall adhere to the control measures listed in Tables 1.D and 1.E (attached to the MMRP).	City of Moreno Valley Engineering and Building and Safety	Throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.3A Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to e covered or shall maintain at least 2 feet of freeboard l accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and the top of the trailer).	City of Moreno Valley Engineering and Building and Safety	Throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.3B. Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that construction access roads shall be paved at least 100 feet onto the site from the main road.	City of Moreno Valley Engineering and Building and Safety	Throughout construction	Prior to issuance of Grading Permits	On-site inspection		Issuance of a Stop Work Order
4.3.6.3C. Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.	City of Moreno Valley Engineering and Building and Safety Planning Division	One time Review and Approval of Grading Plans Throughout construction	Prior to issuance of Grading Permits During Construction	Review and Approval of Grading Plans On-site inspection		Withhold Grading Permit Issuance of a Stop Work Order
4.3.6.4A. The project applicant shall use "Low-Volatile Organic Compounds" paints, coatings, and solvents with a VOC content lower than required under Rule 1113 (not to exceed 150 grams/liter; 1.25 pounds/gallon). High Pressure Low Volume (HPLV) applications of paints, coatings, and solvents shall be consistent with South Coast Air Quality Management District Rule 1113. Alternatively, the project applicant shall use materials that do not require painting or are pre-painted.	City of Moreno Valley Engineering and Building and Safety Planning Division	Throughout construction	During Construction	On-site inspection		Issuance of a Stop Work Order
4.3.6.5B. Prior to issuance of building permits, the project	City of Moreno	Prior to	Prior to	Review of		Withhold

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
applicant shall provide evidence to the City that energy-efficient and low-emission methods and features of building construction shall be incorporated into the project design. These methods and features may include (but are not limited to) the following: ○ Construction of buildings that exceed statewide energy requirements beyond Construction of buildings that exceed statewide energy requirements beyond 10 percent of that identified in Title 24, Part 6 Energy Efficiency Standards: ○ Use of low-emissions water heaters; ○ Use of central water-heating systems; ○ Use of energy-efficient appliances; ○ Use of increased insulation; ○ Use of automated controls for air conditioners; ○ Use of energy-efficient parking lot lighting; and ○ Use of lighting controls and energy-efficient lighting. • Utilize low-VOC interior and exterior coatings during project repainting. • Provide on-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the number of vehicle	Valley Engineering and Building and Safety and Planning Division	building and during construction operations.	Issuance of Building Permit	construction documents and on-site inspection		Grading Permit or Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
trips. • Installation of skylights and energy-efficient lighting that exceeds California Title 24 standards where feasible, including electronic dimming ballasts and computer-controlled daylight sensors in the buildings. • Shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building shall be planted at the proposed project site. These strategies will minimize the heat island effect and thereby reduce the amount of air conditioning required. • Strategies to be considered include fans to assist natural ventilation, centralized water and space conditioning systems, high efficiency individual heating and cooling units, and automatic setback thermostats. • Reduction of energy demand associated with potable water conveyance through the following methods: ○ Incorporating drought-tolerant plants into the landscaping palette; and ○ Use of water-efficient irrigation techniques. • Energy-efficient low-pressure sodium parking lot lights or equivalent as determined by the City shall be used; • Buildings shall be oriented north-south where feasible;						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
• Implement an on-site circulation plan in parking lots to reduce vehicle queuing; • Develop a trip reduction plan to achieve 1.5 average vehicle ridership (AVR) for businesses with fewer than 250 employees or multi-tenant worksites; • Include bicycle parking facilities such as bicycle lockers and racks; • Include showers for bicycling employees use; and • Construct on-site pedestrian facility improvements such as building access that is physically separated from street and parking lot traffic and walk paths.						
4.3.6.6A Prior to issuance of the first building permit, building and site plan designs shall ensure that the project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 10 percent until January 1, 2014. For building permits issued after that date, new state energy standards require a 20 percent reduction from 2008 Title 24, Part 6 Energy Efficiency Standards. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City. The following design features shall be used to fulfill this requirement: • Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City. • Increase in insulation such that heat transfer and thermal bridging is minimized. • Limit air leakage through the structure or within the heating	City of Moreno Valley Building and Safety Planning Division	Prior to Construction (once)	Prior to Issuance of Building Permits	Review of building plans and on-site inspection		Withhold Building Permits

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
and cooling distribution system to minimize energy consumption. • Incorporate dual-paned or other energy efficient windows. • Incorporate energy efficient space heating and cooling equipment. • Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City. Automatic devices to turn off lights when they are not needed shall be implemented. • To the extent that they are compatible with landscaping guidelines established by the City, shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the project site. • Paint and surface color palette for the project shall emphasize light and off-white colors which reflect heat away from the buildings. • All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design. • To reduce energy demand associated with potable water conveyance, the project shall implement the following: ○ Landscaping palette emphasizing drought-tolerant plants; ○ Use of water-efficient irrigation techniques; and,						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
○ U.S. EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads. • The project shall provide secure, weather-protected, on-site bicycle storage/parking. • The project shall provide on-site showers (one for males and one for females). Lockers for employees shall be provided. • The project will establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce greenhouse gas (GHG) emissions. A plan will be submitted by the TMA to the City within two months of project completion that outlines the measures implemented by the TMA, as well as contact information. • The project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan. • The project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the project building plan.						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
• Lease/purchase documents shall identify that tenants are encouraged to promote the following: o Implementation of compressed workweek schedules. o SmartWay partnership; o Achievement of at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long-haul trips carried by SmartWay 1.0 or greater carriers. o Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long-haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by SmartWay 1.0 or greater carriers. o Use of fleet vehicles conforming to 2010 air quality standards or better. o Installation of catalytic converters on gasoline-powered equipment. o Inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets. o Establishment and use of carpool/vanpool programs, complemented by parking fees for single-occupancy vehicles. o Provision of preferential parking for EV and CNG vehicles. o Use of electrical equipment (instead of gasoline-						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
powered equipment) for landscape maintenance. o Use of electric (instead of diesel or gasoline-powered) yard trucks. o Use of SmartWay 1.25 rated trucks. o Each facility operator shall provide regular sweeping of onsite parking and drive areas. o Each facility operator shall maintain a log of all trucks entering the facility to ensure that, on average, the daily truck fleet meets the quantities and emissions standards listed in the Draft EIR. This log shall be available for inspection by City staff at any time. o Each facility operator shall prohibit all vehicles from idling in excess of five minutes in all onsite areas. o Each facility operator shall ensure that onsite staff in charge of keeping the daily log and monitoring for excess idling will be trained and certified in diesel health effects and technologies, such as by requiring attendance at CARB-approved courses. o Each facility operator upon occupancy that do not already operate 2007 and newer trucks shall in food faith apply for funding to replace or retrofit their trucks such as Carl Moyer, VIP, Prop 1B or similar funds. Should funds be awarded, the tenant shall be required to accept and use them.						
4.4 BIOLOGICAL RESOURCES						
4.4.6.1A. If tree removal or clearing and grubbing activities must	City of Moreno	Prior to	Prior to	Review of		Withhold

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
take place during the general nesting season (February 1 through August 31), a nesting bird survey shall be conducted within seven (7) days prior to any vegetation disturbance activities. If passerine birds are found to be nesting or there is evidence of nesting behavior inside the impact area, an exclusion buffer, to be determined by the appropriate agency (e.g. the City, County, and/or CDFG), shall be set in place around the nest where no vegetation disturbance will be permitted. For raptor species, such as hawks and owls, this buffer may be as large as 500 feet. A qualified biologist shall closely monitor nests until it is determined that they are no longer active, at which time construction activity in the vicinity of nests may continue.	Valley Planning Division	grading and periodic site inspections during grading	Issuance of Grading Permit	Evidence that a qualified biologist has been hired and the pre-construction survey has been completed. Review of a report of the survey findings. Periodic site inspections during construction activities during the nesting season to ensure compliance.		Grading Permit
4.4.6.1B. Prior to site grading, a pre-construction survey shall be required for the burrowing owl to confirm the presence/absence of this species from the site. The survey shall be conducted by a qualified biologist within 30 days prior to ground disturbance, and in accordance with MSHCP survey requirements, to avoid direct take of burrowing owls. If burrowing owls are determined to occupy the project site or immediate vicinity, the City of Moreno Valley Planning Department shall be notified and avoidance measures as identified in **Mitigation Measure 4.4.6.1C,** shall be implemented. Implementation of avoidance measures shall be executed pursuant to the MSHCP, the California Fish and Game Code, and the MBTA, and according the Burrowing Owl Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993) and reviewed the City of Moreno Valley, the Riverside Conservation Authority, and/or by the CDFG.	City of Moreno Valley Planning Division	Once prior to grading	Prior to Issuance of Grading Permit	Review of Evidence that a qualified biologist has been hired and the pre-construction survey has been completed. Review of a report of the survey findings.		Withhold Grading Permit
4.4.6.1C. As recommended in the BUOW Survey and Mitigation Guidelines prepared by the California BUOW Consortium, no	City of Moreno Valley Planning	Prior to grading	Prior to Issuance of	Provide evidence to the City that the		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
disturbance to an occupied burrow shall occur within approximately 160 feet of an occupied burrow during the non-breeding season (September 1 through January 31), or within approximately 250 feet of an occupied burrow during the breeding season (February 1 through August 31). For unavoidable impacts, passive relocation of burrowing owls shall be implemented. Passive relocation shall be conducted by a qualified biologist in accordance with procedures set forth by the MSHCP and California Burrowing Owl Consortium. Passive relocation of occupied burrows supporting a breeding pair of burrowing owls shall be conducted outside of the breeding season pursuant to the California Fish and Game Code and the MBTA.	Division		Grading Permit	passive relocation plan has been approved by CDFG and USFWS.		
4.4.6.2A. As outlined in the project's Determination of a Biologically Equivalent or Superior Preservation (DBESP) report, the project applicant shall compensate for the temporary and permanent impact on and loss of jurisdictional waters and streambeds by providing a minimum 2:1 off-site replacement of equivalent riverine/riparian habitat prior to project construction. Offsite restoration, enhancement, and/or land purchase mitigation for the drainage impacts will occur at an offsite location through one or more of the following: an USACE approved mitigation bank, through an in lieu fee mitigation program, and/or land purchase and conservation. DFG and USFWS will need to provide concurrence that this mitigation is equivalent or superior to that proposed for impact through their review and acceptance of the DBESP.	City of Moreno Valley Planning Division	As outlined in the approved DBESP	Prior to Issuance of Certificate of Occupancy	Demonstrate completion of DBESP implementation measures		Withhold Grading Permit
4.4.6.2B. Riparian/riverine resources that are temporarily impacted by project construction shall be returned to their preconstruction contours and hydroseeded, as outlined in the DBESP.	City of Moreno Valley Planning Division	Once, prior to issuance of Certificate of Occupancy	Prior to Issuance of Certificate of Occupancy	Applicant to demonstrate compliance with DBESP		Withhold Certificate of Occupancy
4.4.6.3A. The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE, a Section 401/Porter-Cologne Water Quality Certification from the RWQCB, and a Section 1602 Streambed Alteration Agreement from the CDFG. Offsite restoration, enhancement, and/or land purchase mitigation of jurisdictional drainage impacts will occur at an off-site location through one or	City of Moreno Valley Planning Division	Once, prior to issuance of Certificate of Occupancy	Prior to Issuance of Certificate of Occupancy	Project applicant to submit to the City a copy of the USACE Section 404 Permit and the Section 1602 Streambed Alteration		Withhold Certificate of Occupancy

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
more of the following: an USACE approved mitigation bank, through an in-lieu fee mitigation program, and/or land purchase and conservation.				Agreement from the CDFG		
CULTURAL RESOURCES						
4.5.6.1A Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a Cultural Resources Monitoring Agreement has been secured for qualified Tribal representatives, and that a professional archaeological monitor meeting Secretary of Interior standards has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and Tribal representatives shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.	City of Moreno Valley Planning Division	Prior to grading	Prior to Issuance of Grading Permit	Provide evidence to the City that a qualified archaeological monitor has been retained to oversee all ground altering activities		Withhold Grading Permit
4.5.6.1B Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that appropriate Native American representative(s), Project Archaeologist, and the Tribal representative(s) shall be allowed to monitor and have received a minimum of 30 days advance notice of all mass grading and trenching activities. During grading and trenching operations, the Tribal representatives and the project archaeological monitor shall observe all mass grading and trenching activities per the Cultural Resources Monitoring Agreement. If the Tribal representatives suspect that an archaeological resource may have been unearthed, the archaeologist, in consultation with the tribal representative, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance	City of Moreno Valley Planning Division	Prior to grading and throughout ground disturbing activities.	Prior to Issuance of Grading Permit	Provide evidence to the City that a qualified archaeological monitor has been retained to oversee all ground altering activities and that the Soboba, Morongo, and Pechanga Tribes have been notified as to when ground altering activities will occur on site.		Withhold Grading Permit and/or Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
pursuant to California Public Resources Code Section 21083.2.				Tthe archaeological monitor shall invite one or more Native American monitors to participate in the monitoring program at the expense of the applicant.		
4.5.6.1C If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared and by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the Project site to the culturally affiliated Native American tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include the Pechanga Bands curatorial facility.	City of Moreno Valley Planning Division	Throughout ground disturbing activities.	On-site Inspection during construction	If historic resources are found the archaeologist shall provide a recommendation to the City as to how to handle and evaluate the resources. If archaeological resources are found the archaeologist shall notify the applicant, City and local Native American representatives. A written disposition of the mitigation shall be provided to the City by the archaeologist.		Issuance of a Stop Work Order
4.5.6.1D Prior to grading permit issuance, the City shall verify	City of Moreno	Once prior to	Prior to	Verify that plans		Withhold

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find."	Valley Planning Division	issuing permit	Issuance of Grading Permit.	contain specified language		Grading Permit.
4.5.6.1E If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.	City of Moreno Valley Planning Division	Ongoing during ground disturbing activities.	On-site Inspection during construction if human remains are discovered.	The contractor and/or archaeologist shall contact the applicant and City if human remains are discovered.		Issuance of a Stop Work Order
4.5.6.2A. Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include the provision of a trained paleontological monitor during on-site soil disturbance activities. The monitoring for paleontological resources shall be conducted during the rough-grading phase of the project. In the event that paleontological resources are unearthed or discovered during excavation, **Mitigation Measure 4.5.6.2C** shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional action is required.	City of Moreno Valley Planning Division	Prior to grading and on-going during ground disturbing activities.	Prior to Issuance of Grading Permit	Provide evidence to the City that a qualified paleontologist has been retained, and that the paleontologist(s) shall prepare a PRIMP for City approval. A qualified paleontologist(s)		Withhold Grading Permit/ Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
				shall be retained by the applicant to monitor during rough grading. A report of findings shall be submitted to the City after the finalization of construction.		
4.5.6.2B. The paleontological monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples of soil shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.	City of Moreno Valley Planning Division	Prior to grading and on-going during ground disturbing activities.	Prior to Issuance of Grading Permit	A qualified paleontologist(s) shall be retained by the applicant to monitor during rough grading. A report of findings shall be submitted to the City after the finalization of construction.		Withhold Grading Permit/ Issuance of a Stop Work Order
4.5.6.2C. If paleontological resources are unearthed or discovered during excavation of the project site, the monitoring for paleontological resources shall be conducted on a full-time basis for the duration of the rough-grading of the project site. The following recovery processes shall apply: • Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques. • All fossils collected during the project shall be prepared to a	City of Moreno Valley Planning Division	Ongoing during ground disturbing activities.	When paleontological resources are unearthed or discovered	A qualified paleontologist(s) shall be retained by the applicant to monitor full time during the duration of ground disturbing activities.		Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens. • A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared. • All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.				A report of findings shall be submitted to the City after the finalization of construction.		
4.5.6.2D Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan: "If any suspected paleontological resources are discovered during ground-disturbing activities, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call a qualified paleontologist to the site to assess the significance of the find. A qualified paleontologist shall evaluate the suspected resource. If the paleontologist determines that the find is not unique, construction shall be permitted to proceed. However, if the paleontologist determines that further information is needed to evaluate significance, the City of Moreno Valley shall be notified and a treatment plan shall be prepared and implemented in consultation with the City to protect the identified paleontological resource(s) from damage and destruction."	City of Moreno Valley Planning Division	Once before issuing grading permit.	Prior to Issuance of Grading Permit	Verify plans contain specified language.		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
HAZARDS AND HAZARDOUS MATERIALS						
4.6.6.1A Prior to issuance of a grading permit for the project, a qualified contractor shall test onsite soils for contamination by agricultural chemicals. If present in concentrations above established actionable levels or thresholds, these materials shall be removed and transported to an appropriate landfill by a licensed contractor. This measure shall be implemented to the satisfaction of the Building Division including written documentation of the disposal of any agricultural chemical residue in conformance with all applicable regulations.	City of Moreno Valley Planning Division	Prior to grading	Prior to Issuance of Grading Permit and receipt of supplemental Phase II soil testing	Applicant shall provide written results of subsequent soil testing for pesticides		Withhold Grading Permit
HYDROLOGY AND WATER QUALITY						
4.7.6.1A. Prior to grading plan approval and the issuance of a grading permit by the City, the project applicant shall provide evidence to the City that a Notice of Intent (NOI) has been filed with the Regional Water Quality Control Board for coverage under the State NPDES General Construction Permit for discharge of storm water associated with construction activities.	City of Moreno Valley Planning Division Building and Safety Engineering	Prior to grading	Prior to Issuance of Grading Permit and review of grading plan documents	Applicant shall provide written evidence that an NOI has been filed with the Regional Water Quality Control Board.		Withhold Grading Permit
4.7.6.1B. Prior to grading plan approval and the issuance of a grading permit by the City, the project applicant shall submit to the State Water Quality Control Board a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. Additionally, the SWPPP shall identify structural and nonstructural BMPs to control sediment and nonvisible discharges from the site. BMPs to be implemented in the SWPPP may include, but shall not be limited to, the following: • Sediment discharges from the site may be controlled by the following: gravel bags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other	City of Moreno Valley Planning Division Building and Safety Engineering	Prior to grading and onsite inspection during construction	Prior to Issuance of Grading Permit	Review of grading and construction documents and on-site inspection. Applicant shall provide written evidence that a SWPPP has been filed with the Regional Water Quality Control Board.		Withhold Grading Permit and/or Issuance of Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
discharge control devices. The construction and condition of the BMPs will be periodically inspected during construction, and repairs will be made when necessary as required by the SWPPP. • No materials of any kind shall be placed in drainage ways. • Materials that could contribute non-visible pollutants to storm water must be contained, elevated, and placed in temporary storage containment areas. • All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected per RWQCB standards to eliminate any discharge from the site. Stockpiles will be surrounded by silt fences. The SWPPP will include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance. • Additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary. • The SWPPP will be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time. In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.						
4.7.6.1C. Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that the following provisions have been added to construction contracts for the project:	City of Moreno Valley Planning Division Engineering	Once prior to grading	Prior to issuance of Grading Permit	City review and approval of grading plans.		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
• The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and submitted to the City for inspection. In addition, the Contractor will also be required to maintain an inspection log and have the log on site to be reviewed by the City of Moreno Valley and the representatives of the Regional Water Quality Control Board.						
4.7.6.2A. Prior to grading plan approval and the issuance of a grading permit by the City, the project applicant shall receive approval from the City of Moreno Valley for a Final Water Quality Management Plan (F-WQMP). The F-WQMP shall specifically identify pollution prevention, site design, source control, and treatment control BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality to the maximum extent practicable. BMPs to be implemented in the F-WQMP may include (but shall not be limited to) the following: • Required landscaped areas shall not use decorative concrete or impervious surfaces. • Landscape plans shall incorporate native and drought-tolerant plants, trees, and shrubs. Landscaping shall be maintained weekly and maintenance contractor will properly dispose of all landscape wastes. • Irrigation systems shall be inspected monthly by the landscape contractor to check for over-watering, leaks, or excessive runoff to paved areas. Timers will be used to prevent over-watering. • Signage will be inspected and maintained	City of Moreno Valley Planning Division Engineering	Once prior to grading	Prior to issuance of Grading Permit	City review and approval of Final Water Quality Management Plan		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
twice a year for legibility. • Outdoor Loading/Unloading truck docks shall be kept in a clean and orderly condition with weekly inspections, continuous monitoring, and immediate clean up of spills. • Parking area maintenance shall be swept or vacuumed at least quarterly, if there is any trash or debris in between the routine sweeping, it shall be swept or vacuumed immediately. • Trash enclosures will be inspected and maintained weekly or as needed by maintenance contractor. • On-site extended detention/sedimentation basins and sand filters will treat all of the site's runoff via vegetated swales and will be maintained and inspected at least twice a year and prior to October 1. • Additional BMPs will be documented in the WQMP and utilized if necessary. In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.						
4.7.6.3A. Prior to grading plan approval, the project proponent shall receive approval on a project-specific Final Hydrology Study, with supporting engineering calculations, from the City Engineer. The Final Hydrology Study shall incorporate relevant requirements identified by the City, and/or site-specific geotechnical investigations. A Preliminary Hydrology Study will be required prior to approval of the associated project tentative tract map.	City of Moreno Valley Planning Division Engineering	Once prior to tentative tract map approval Once prior to grading	Prior to tentative tract map approval Prior to	City review and approval of Preliminary Hydrology Study City review and approval of Final		Withhold hearing to approve the tentative tract map.

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
			issuance of Grading Permit	Hydrology Study		Withhold Grading Permit
NOISE						
4.9.6.1A. During all project site excavation and grading on site, the project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.	City of Moreno Valley Building and Safety Engineering Planning Division	Ongoing during construction	Throughout Construction	Review of construction documents and on-site inspection		Withhold Grading Permit or Stop Work Order
4.9.6.1B. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site.	City of Moreno Valley Building and Safety Engineering Planning Division	Ongoing throughout construction /on-site inspection	Throughout Construction	Review of construction documents and on-site inspection		Withhold Grading Permit or Stop Work Order
4.9.6.1C. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest to the project site during all project construction.	City of Moreno Valley Building and Safety Engineering Planning Division	Ongoing throughout construction /on-site inspection	Throughout Construction	Review of construction documents and on-site inspection		Withhold Grading Permit or Stop Work Order
4.9.6.1D. During project site construction activities at Building 6 (i.e., closest to existing residences), the construction contractor shall limit all construction-related activities to between the hours of 6:00 a.m. and 8:00 p.m. on weekdays and between the hours of 7:00 a.m. to 8:00 p.m. on weekends and holidays, unless written approval is obtained from the City Building Official or City	City of Moreno Valley Building and Safety Engineering	Ongoing throughout construction /on-site inspection	Throughout Construction	Review of construction documents and on-site inspection		Withhold Grading Permit or Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Engineer.	Planning Division					
TRANSPORTATION						
4.11.6.4A. Prior to issuance of a Certificate of Occupancy the project applicant shall construct the following traffic improvements: • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is currently approved, and permitted by Caltrans. If not otherwise completed prior to project opening, the required traffic signal shall be constructed by the Applicant prior to issuance of the first Certificate of Occupancy. • **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** If not otherwise completed prior to project opening, prior to issuance of the first Certificate of Occupancy, the Applicant shall construct the following improvements: Install a traffic signal and add a northbound left-turn lane and a southbound left-turn lane. If the improvements are constructed by others prior to the Certificate of Occupancy, the applicant shall pay its fair share towards the improvements through the City's DIF program.	City of Moreno Valley Building and Safety Engineering Planning Division	Prior to Certificate of Occupancy on the building.	Prior to the Issuance of a Certificate of Occupancy	Evidence of the construction of the improvements. If construction has already occurred by others evidence of payment of DIF fees.		Withhold Certificate of Occupancy

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
4.11.6.4B. Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program: • **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** Install a traffic signal. This improvement is listed in the City's DIF program. Add a northbound left-turn lane and a southbound left-turn lane. These improvements are listed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.	City of Moreno Valley Building and Safety Engineering Planning Division	Once before construction	Prior to the Issuance of Building Permits	Evidence of Payment of City DIF fees and WRCOG TUMF fees.		Withhold Building Permit
4.11.6.4C. Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of	City of Moreno Valley Building and Safety	Once before construction	Prior to the Issuance of Building	Evidence of Payment of City DIF fees and		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Moreno Valley based on the City's DIF system and the County's TUMF program: • **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Alessandro Boulevard.** Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is listed in the City's DIF program. Add a northbound through lane. The Redlands Boulevard/SR-60 Interchange reconstruction would implement the northbound through lane. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF fee would mitigate	Engineering Planning Division		Permits	WRCOG TUMF fees.		

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
the significant impact at this location. • **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** Install a traffic signal. Add a westbound right-turn lane and provide overlap phasing for the westbound right turns. Add a westbound left-turn lane and an eastbound left-turn lane. These improvements are programmed in the City's DIF program. Add a northbound left-turn lane, a southbound through lane, and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Eucalyptus Avenue.** Add a southbound right-turn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Alessandro Boulevard.** Add a southbound left-turn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMF fees would mitigate the significant impact at this location.						
4.11.6.4D. Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program. At some locations, the DIF and TUMF fees would not fully mitigate the project's impact. For these locations, additional improvements shall be implemented by the project applicant prior to the issuance of a certificate of occupancy for the project: • **Nason Street/Eucalyptus Avenue.** Add a northbound right turn lane. This improvement is programmed in the City's	City of Moreno Valley Building and Safety Engineering Planning Division	Once before construction and onsite inspection for improvements.	Prior to the Issuance of Building Permits Where improvements must be built by the developer – Prior to a Certificate of	Evidence of Payment to the City of fair share contribution in addition to payment of DIF, TUMF and build improvements where indicated in the mitigation measure.		Withhold Building Permit and/or Withhold Certificate of Occupancy.

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
DIF; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 1.76%) toward restriping the westbound approach to provide dual left-turn lanes. • **Nason Street/Alessandro Boulevard.** Add an eastbound through lane and a westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 1.4%) toward modification of the traffic signal to provide overlap phasing for the eastbound right-turn lane. • **Moreno Beach Drive/SR-60 Westbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Eucalyptus Avenue.** Convert the existing eastbound through lane to a left-turn lane and the eastbound right-turn lane to a shared through/right-turn lane. These improvements are programmed in the City's DIF			Occupancy on the first building.			

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 8.63%) toward modification of the traffic signal to provide right-turn overlap phasing for the westbound right-turn lane. • **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane, This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Alessandro Boulevard.** Add 2 southbound through lanes, 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. • **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, and a westbound right-turn lane with overlap phasing. These						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, southbound left-turn lane, northbound through lane, and northbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a northbound left-turn lane and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Alessandro Boulevard.** Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.						
4.11.6.4E. Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's	City of Moreno Valley Building and Safety	Once before construction	Prior to the Issuance of Building Permits	Evidence of Payment of City DIF fees and WRCOG TUMF		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
TUMF program, or through a fair-share contribution to the City of Moreno Valley as noted below: • **Nason Street/Eucalyptus Avenue.** Add a northbound right-turn lane and an eastbound right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.6%) toward modification of the traffic signal to provide right-turn overlap phasing for the eastbound and northbound right turns. • **Nason Street/Alessandro Boulevard.** Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.35%) toward the addition of an eastbound left-turn lane and modification of the traffic signal to provide overlap phasing for the westbound right-turn lane. • **Moreno Beach Drive/SR-60 Westbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant	Engineering Planning Division			fees or fair share contribution		

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
impact at this location. • **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Eucalyptus Avenue.** Restripe eastbound approach to dual left-turn lanes and add a northbound through lane, a westbound through lane, and a southbound right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 5.17%) toward modification of the traffic signal to provide right-turn overlap phasing for the southbound right-turn lane. • **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane, a northbound through lane, an eastbound left-turn lane, an eastbound through lane, a westbound through lane, and a westbound left-turn lane. These improvements are programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Alessandro Boulevard.** Add 2 southbound through lanes, 2 northbound through lanes, an eastbound through lane, and a westbound through lane.						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
These improvements are programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Auto Mall Drive/Eucalyptus Avenue.** Install a traffic signal. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, a westbound right-turn lane with overlap phasing, and a southbound right-turn lane with overlap phasing. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, a southbound left-turn lane, a northbound through lane, a northbound left-turn lane, and a northbound right-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the TUMF						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
fee would also partially mitigate the significant impact at this location. In addition, the project shall pay a fair share (calculated to be 10.44%) of the cost of adding a southbound left-turn lane. • **Redlands Boulevard/Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a northbound left-turn lane, a northbound through lane, a southbound left-turn lane, and southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Cottonwood Avenue.** Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a northbound through lane and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Alessandro Boulevard.** Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, and add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, a southbound through lane, a westbound through lane, and an eastbound						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.						
4.11.6.4F. If the Encilia Avenue and Quincy Street Connection plan is implemented as part of the proposed project, then prior to issuance of building permits, the project applicant shall implement the following improvements, in addition to those identified in **Mitigation Measure 4.11.6.4.E**, either through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program: • **Moreno Beach Drive/Eucalyptus Avenue.** Restripe the southbound shared through/right-turn lane to a southbound through lane. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the impacts of the project at this intersection. • **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Pay the fair share (calculated to be 10.84%) to add a southbound right-turn lane. • **Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program. In addition, add a northbound left-turn lane, northbound through lane, southbound left-turn lane, and a southbound through lane. These improvements are programmed in the TUMF program. Therefore, payment of the DIF and TUMF fees would fully mitigate the impact of the project at this intersection. • **Moreno Beach Drive/Encilia Avenue.** Install a traffic signal and add a northbound through lane, southbound left-turn lane, and a southbound through lane. This improvement is	City of Moreno Valley Building and Safety Engineering Planning Division	Once before construction	Prior to the Issuance of Building Permits	Evidence of Payment of City DIF fees and WRCOG TUMF fees or fair share contribution.		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the impacts of the project at this intersection.						
GREENHOUSE GASES AND GLOBAL CLIMATE CHANGE						
4.13.6.1A. Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that building features have been incorporated in building plans as required by Title 24 of the California Code of Regulations. These features include but are not limited to the following: • Exterior windows shall utilize window treatments for efficient energy conservation. • Per CALGreen Code requirements, water-efficient fixtures and appliances, including but not limited to low-flow faucets, dual-flush toilets minimizing water consumption by 20 percent from the Building Standards Code baseline water consumption shall be used. • Per CALGreen Code requirements, a Commissioning Plan shall be prepared and all building systems (e.g., heating, ventilation, and air-conditioning [HVAC], irrigation systems, lighting, and water heating) shall be commissioned by the Commissioning Authority. • Per CALGreen Code, restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.	City of Moreno Valley Building and Safety Planning Division	Once prior to construction	Prior to issuance of building permits	Review of construction documents and on-site inspection		Withhold Building Permit
4.13.6.1B. Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been incorporated into the design and construction of the project: • Use of locally produced and/or manufactured building	City of Moreno Valley Building and Safety Planning Division	Once prior to construction Once during on-site	Prior to issuance of building permits	Review of construction documents/building plans and on-site inspection		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
materials for at least 10 percent of the construction materials used for the project. • Use of "Green Building Materials," such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project. • Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption, and therefore, GHG emissions. • Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants. • Design the project building to exceed the California Building Code's (CBC) Title 24 energy standard, including, but not limited to, any combination of the following: o Increase insulation such that heat transfer and thermal bridging is minimized. o Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. o Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment. • Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and		inspection				

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
landscaping. • Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings. • Install reflective roof material (SRI >45) and cool pavements. • Install energy-efficient heating and cooling systems, appliances and equipment, and control systems. • Install solar or light-emitting diodes (LEDs) for outdoor lighting for auto parking areas.						
4.13.6.1C. Prior to the issuance of occupancy permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been be incorporated into the operation of the project: • The project applicant shall use less than 3,900 Global Warming Potential (GWP) hydrofluorocarbon (HCF) refrigerants or natural refrigerants (ammonia, propane, carbon dioxide [CO_2]) for refrigeration and fire suppression equipment. • Provide vegetative or man-made exterior wall shading devices for east-, south-, and west facing windows. • Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate: o Install drought-tolerant plants for landscaping. o Use reclaimed water for landscape irrigation within the project. Install the infrastructure to deliver and use	City of Moreno Valley Building and Safety Planning Division	Once Prior to construction Once during on-site inspection	Prior to issuance of occupancy permit	Review of construction documents and on-site inspection		Withhold Occupancy Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
reclaimed water. o Install water-efficient irrigation systems, such as weather-based and soil-moisture-based irrigation controllers and sensors for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance. • Provide employee education about reducing waste and available recycling services.						

Table 1.D: Air Quality Measure 4.3.6.2M Best Available Control Measures for Fugitive Dust (Apply to All Construction Activities)

Source Category	Control Measures	Guidance
Backfilling	• Stabilize backfill material when not actively handling; and • Stabilize backfill material during handling; and • Stabilize soil at completion of activity.	• Mix backfill soil with water prior to moving; and • Dedicate water truck or high capacity hose to backfilling equipment; and • Empty loader bucket slowly so that no dust plumes are generated; and • Minimize drop height from loader bucket.
Clearing and grubbing	• Maintain stability of soil through pre-watering of site prior to clearing and grubbing; and • Stabilize soil during clearing and grubbing activities; and • Stabilize soil immediately after clearing and grubbing activities.	• Maintain live perennial vegetation where possible; and • Apply water in sufficient quantity to prevent generation of dust plumes.
Clearing forms	• Use water spray to clear forms; or • Use sweeping and water spray to clear forms; or • Use vacuum system to clear forms.	• Use of high pressure air to clear forms may cause exceedance of Rule requirements.
Crushing	• Stabilize surface soils prior to operation of support equipment; and • Stabilize material after crushing.	• Follow permit conditions for crushing equipment; and • Pre-water material prior to loading into crusher; and • Monitor crusher emissions opacity; and • Apply water to crushed material to prevent dust plumes.
Cut and fill	• Pre-water soils prior to cut and fill activities; and • Stabilize soil during and after cut and fill activities.	• For large sites, pre-water with sprinklers or water trucks and allow time for penetration; and • Use water trucks/pulls to water soils to depth of cut prior to subsequent cuts.
Demolition – mechanical/manual	• Stabilize wind erodible surfaces to reduce dust; and • Stabilize surface soil where support equipment and vehicles will operate; and • Stabilize loose soil and demolition debris; and • Comply with AQMD Rule 1403.	• Apply water in sufficient quantities to prevent the generation of visible dust plumes.

Table 1.D: Air Quality Measure 4.3.6.2M Best Available Control Measures for Fugitive Dust (Apply to All Construction Activities)

Source Category	Control Measures	Guidance
Disturbed soil	• Stabilize disturbed soil throughout the construction site; and • Stabilize disturbed soil between structures.	• Limit vehicular traffic and disturbances on soils where possible; and • If interior block walls are planned, install as early as possible; and • Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes.
Earthmoving activities	• Pre-apply water to depth of proposed cuts; and • Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 ft in any direction; and • Stabilize soils once earth-moving activities are complete.	• Grade each Project phase separately, timed to coincide with construction phase; and • Upwind fencing can prevent material movement on site; and • Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes.
Importing/exporting of bulk materials	• Stabilize material while loading to reduce fugitive dust emissions; and • Maintain at least 6 inches of freeboard on haul vehicles; and • Stabilize material while transporting to reduce fugitive dust emissions; and • Stabilize material while unloading to reduce fugitive dust emissions; and • Comply with CVC Section 23114.	• Use tarps or other suitable enclosures on haul trucks; and • Check belly-dump truck seals regularly and remove any trapped rocks to prevent spillage; and • Comply with track-out prevention/mitigation requirements; and • Provide water while loading and unloading to reduce visible dust plumes.
Landscaping	• Stabilize soils, materials, slopes	• Apply water to materials to stabilize; and • Maintain materials in a crusted condition; and Maintain effective cover over materials; and • Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slopes; and Hydroseed prior to rain season.
Road shoulder maintenance	• Apply water to unpaved shoulders prior to clearing; and • Apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance.	• Installation of curbing and/or paving of road shoulders can reduce recurring maintenance costs; and • Use of chemical dust suppressants can inhibit vegetation growth and reduce future road shoulder maintenance costs.

Table 1.D: Air Quality Measure 4.3.6.2M Best Available Control Measures for Fugitive Dust (Apply to All Construction Activities)

Source Category	Control Measures	Guidance
Screening	• Pre-water material prior to screening; and • Limit fugitive dust emissions to opacity and plume length standards; and • Stabilize material immediately after screening.	• Dedicate water truck or high capacity hose to screening operation; and • Drop material through the screen slowly and minimize drop height; and • Install wind barrier with a porosity of no more than 50 percent upwind of screen to the height of the drop point.
Staging areas	• Stabilize staging areas during use; and • Stabilize staging area soils at project completion.	• Limit size of staging area; and • Limit vehicle speeds to 15 miles per hour; and • Limit number and size of staging area entrances/exits.
Stockpiles/bulk material handling	• Stabilize stockpiled materials, and stockpiles within 100 yards of off-site occupied buildings must not be greater than 8 ft in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.	• Add or remove material from the downwind portion of the storage pile; and • Maintain storage piles to avoid steep sides or faces.
Traffic areas for construction activities	• Stabilize all off-road traffic and parking areas; and • Stabilize all haul routes; and • Direct construction traffic over established haul routes.	• Apply gravel/paving to all haul routes as soon as possible to all future roadway areas; and • Barriers can be used to ensure vehicles are only used on established parking areas/haul routes.
Trenching	• Stabilize surface soils where trencher or excavator and support equipment will operate; and • Stabilize soils at the completion of trenching activities.	• Pre-watering of soils prior to trenching is an effective preventive measure. For deep trenching activities, pre-trench to 18 inches, soak soils via the pre-trench and resuming trenching; and • Washing mud and soils from equipment at the conclusion of trenching activities can prevent crusting and drying of soil on equipment.
Truck loading	• Pre-water material prior to loading; and • Ensure that freeboard exceeds 6 inches (CVC 23114).	• Empty loader bucket such that no visible dust plumes are created; and • Ensure that the loader bucket is close to the truck to minimize drop height while loading.
Turf overseeding	• Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and plume length standards; and • Cover haul vehicles prior to exiting the site.	• Haul waste material immediately off site.
Unpaved roads/parking lots	• Stabilize soils to meet the applicable performance standards; and • Limit vehicular travel to established unpaved roads (haul routes) and unpaved parking lots.	• Restricting vehicular access to established unpaved travel paths and parking lots can reduce stabilization requirements.

Table 1.D: Air Quality Measure 4.3.6.2M Best Available Control Measures for Fugitive Dust (Apply to All Construction Activities)

Source Category	Control Measures	Guidance
Vacant land	• In instances where vacant lots are 0.10 acre or larger and have a cumulative area of 500 sf or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and/or off-road vehicle trespassing, parking and/or access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees, or other effective control measures.	

ac = acre(s) AQMD = Air Quality Management District CVC = California Vehicle Code ft = feet sf = square feet

Table 1.E: Air Quality Measure 4.3.6.2M Contingency Control Measures for Fugitive Dust (During High Winds in Excess of 25 MPH)

Fugitive Dust Source Category	Control Measures
Earthmoving	• Cease all active operations; or • Apply water to soil not more than 15 minutes prior to moving such soil.
Disturbed surface areas	• On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than 4 consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than $^{1}/_{20}$ of the concentration required to maintain a stabilized surface for a period of 6 months; or • Apply chemical stabilizers prior to wind event; or • Apply water to all unstabilized disturbed areas 3 times per day. If there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of 4 times per day; or • Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; or • Utilize any combination of these control actions such that, in total, these actions apply to all disturbed surface areas.
Unpaved roads	• Apply chemical stabilizers prior to wind event; or • Apply water 2 times per hour during active operation; or • Stop all vehicular traffic.
Open storage piles	• Apply water 2 times per hour; or • Install temporary coverings.
Paved road track-out	• Cover all haul vehicles; or • Comply with the vehicle freeboard requirements of Section 23114 of the CVC for both public and private roads.
All categories	• Executive Officer and the USEPA as equivalent to the methods specified in this table may be used.

CVC = California Vehicle Code
USEPA = United States Environmental Protection Agency

APPENDIX A

ATTACHMENTS TO JOHNSON & SEDLACK COMMENT LETTER DATED SEPTEMBER 4, 2012

APPENDIX B

SB 18 CONSULTATION DOCUMENTATION

SENATE BILL 18 (SB18) NATIVE AMERICAN CONTACT RECORD

Proposed Eucalyptus Industrial Park Project, City of Moreno Valley, Riverside County, California

Date LSA Requested a Sacred Lands File Search from the Native American Heritage Commission (NAHC): July 13, 2011.
Date the NAHC Replied: July 20, 2011.
Results of Sacred Lands File Search: Native American cultural resources were *not* identified in the USGS coordinates specified for the project area; however, the NAHC recommended that 10 tribes/individuals be contacted for information regarding cultural resources that could be impacted.

Groups Contacted	Date LSA Sent Letter to Tribes	Date a Response to the Letter was Received by LSA (if Applicable)	Date and Results of LSA Follow-up Telephone Calls and/or emails
Los Coyotes Band of Mission Indians Spokesperson *Cahuilla*	07-25-11	No response received.	08-09-11: A follow up email was sent. 08-16-11: A message was left with an administrator. The Tribe will return the call if there are concerns.
Santa Rosa Band of Mission Indians Mayme Estrada, Chairwoman *Cahuilla*	07-25-11	No response received.	08-09-11: A follow up email was sent to Ms. Estrada, and also to Steven Estrada in Cultural Resources. 08-10-11: An email was received from Gabriella Rubalcava, Tribal Council. The email stated that the Band does not have specific concerns and deferred further consultation to Joe Ontiveros, Soboba Band of Luiseño Indians.
Pala Band of Mission Indians Tribal Historic Preservation Office/Shasta Gaughen *Luiseño, Cupeño*	07-25-11	No response received.	08-09-11: A follow up email was sent to Ms. Gaughen. She responded to say that the project is outside of their area and they have no concerns. A letter is forthcoming. 08-10-11: A letter stating the above dated August 5, 2011 was received.
Morongo Band of Mission Indians Robert Martin, Chairperson *Cahuilla, Serrano*	07-25-11	No response received.	08-09-11: A follow up email was sent to Michael Contreras. He is the spokesperson for cultural resources. 08-17-11: Mr. Contreras responded by telephone to state that they have no concerns at this time. He requested a copy of the final report and a City contact should the Tribe wish to engage in formal consultation.
Ramona Band of Cahuilla Mission Indians Joseph Hamilton, Chairman *Cahuilla*	07-25-11	No response received.	08-09-11: A follow up email was sent to Mr. Hamilton, and also to John Gomez in Cultural Resources. 08-16-11: A second follow up email was sent to Mr. Hamilton and Mr. Gomez.
Pechanga Band of Mission Indians Mark Macarro, Chairperson *Luiseño*	07-25-11	No response received.	08-09-11: A follow email was sent to Terrie Brown, Executive Secretary, and also to Paul Macarro and Anna Hoover in Cultural Resources. Ms. Hoover

Groups Contacted	Date LSA Sent Letter to Tribes	Date a Response to the Letter was Received by LSA (if Applicable)	Date and Results of LSA Follow-up Telephone Calls and/or emails
			responded to say that they do have comments and will send an official comment letter directly to the City.
San Manuel Band of Mission Indians James Ramos, Chairperson *Serrano*	07-25-11	No response received.	08-09-11: A follow up email was sent to Mr. Ramos, and also to Ann Brierty in Cultural Resources. 08-16-11: A voicemail was left for Ms. Brierty.
Serrano Nation of Indians Goldie Walker *Serrano*	07-25-11	No response received.	08-16-11: Mark Lee Cochrane, Ms. Walker's son who is also on the Tribal Council, spoke for the Tribe. They would like to be notified of any discoveries and also request a copy of the final report.
Soboba Band of Mission Indians Scott Cozaet, Chairperson; Attn. Carrie Garcia *Luiseño*	07-25-11	No response received.	08-09-11: A follow up email was sent to Darren Hill (the email contact provided by the NAHC) and also to Joe Ontiveros in Cultural Resources. The email to Mr. Hill was returned. 08-16-11: A voicemail was left for Carrie Garcia, the Executive Secretary for Chairman Cozaet as shown on the NAHC list. 08-17-11: A letter was received via email from Joe Ontiveros, Cultural Resources Department. The letter stated that the project is within the Tribe's Traditional Use Area and is very sensitive to the people of Soboba. The Tribe requests government to government consultation in accordance with SB18; that Soboba continue to be the lead consulting Tribe for the project; that project construction be monitored by a Soboba monitor; and that the proper procedures be taken and the requests of the Tribe are honored.
Cahuilla Band of Indians Luther Salgado, Sr., Chairperson *Cahuilla*	07-25-11	No response received.	08-09-11: A follow up email was sent to Mr. Salgado, and also to Environmental Officer Yvonne Markel. Ms. Markel responded to say that the Tribe presently has no knowledge of cultural resources within the project area. However, due to the possibility of encountering cultural resources during construction, they request monitoring by a Native American and can provide trained monitors. They also would like to request copies of any cultural resource documentation.

APPENDIX C

REGIONAL AGRICULTURE REPORTS

APPENDIX D

GENERAL PLAN INFO ON AGRICULTURE

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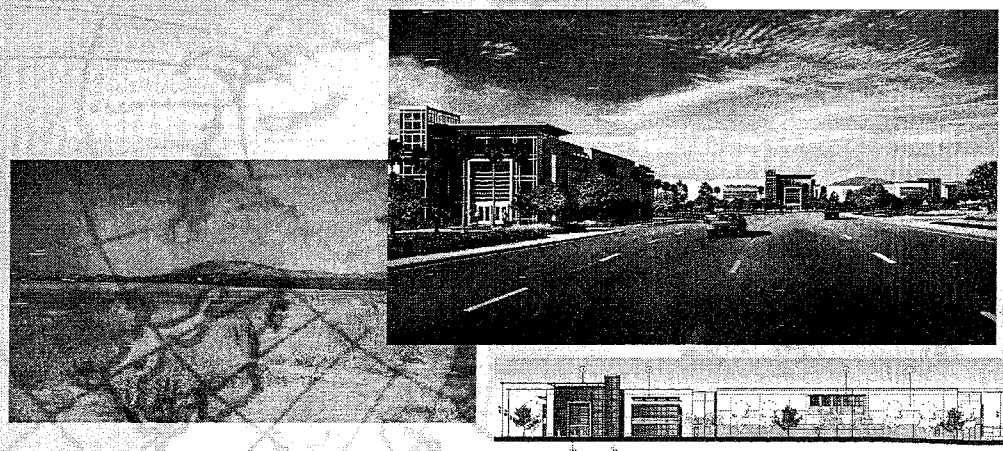
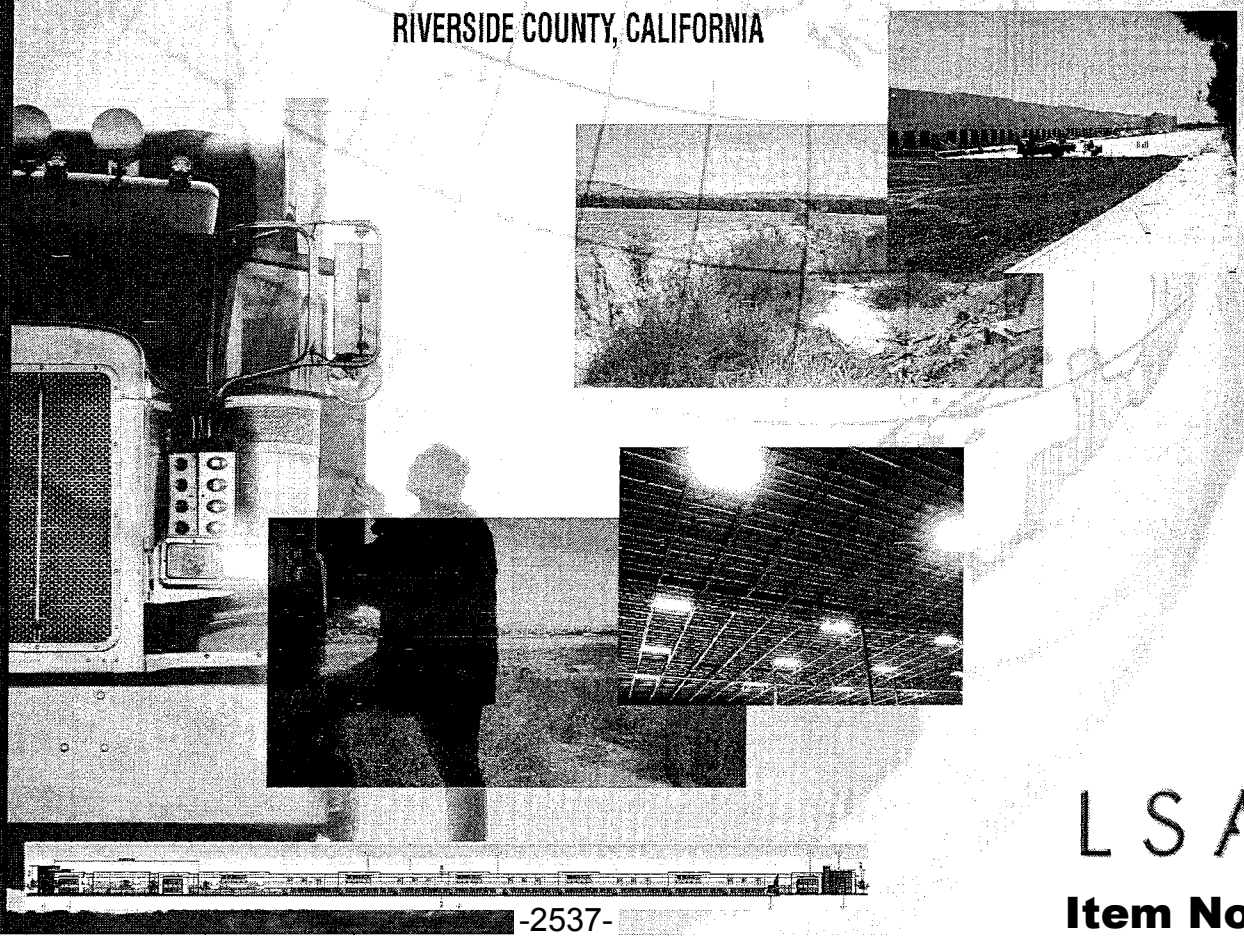
ProLogis Eucalyptus Industrial Park



JULY 2012

DRAFT ENVIRONMENTAL IMPACT REPORT

CITY OF MORENO VALLEY
RIVERSIDE COUNTY, CALIFORNIA



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DRAFT

ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NO. 2008021002

PROLOGIS EUCALYPTUS INDUSTRIAL PARK

(formerly PROLOGIS PARK MORENO VALLEY EUCALYPTUS PROJECT)

CITY OF MORENO VALLEY
RIVERSIDE COUNTY, CALIFORNIA

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LSA Project No. PLO1101

LSA

July 2012

The City of Moreno Valley has independently reviewed, analyzed, and exercised its judgment in the analysis contained in this Environmental Impact Report and supporting documentation pursuant to Section 21082 of the California Environmental Quality Act.

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TABLE OF CONTENTS

PAGE

TABLE OF CONTENTS i
FIGURES AND TABLES v

1.0 EXECUTIVE SUMMARY 1-1
1.1 INTRODUCTION 1-1
1.2 PROPOSED PROJECT 1-2
1.3 AREAS OF CONTROVERSARY AND ISSUES TO BE RESOLVED 1-7
1.4 ALTERNATIVES TO THE PROPOSED PROJECT 1-10
1.5 IMPACTS, MITIGATION, AND LEVEL OF IMPACTS SUMMARY TABLE 1-12

2.0 INTRODUCTION AND PURPOSE 2-1
2.1 DOCUMENT FORMAT 2-1
2.2 PURPOSE OF THE DRAFT ENVIRONMENTAL IMPACT REPORT 2-2
2.3 PUBLIC REVIEW OF THE DRAFT ENVIRONMENTAL IMPACT REPORT 2-5
2.4 POTENTIAL SIGNIFICANT IMPACTS OF THE PROPOSED PROJECT DISCUSSED IN THE EIR 2-5
2.5 EFFECTS FOUND NOT TO BE SIGNIFICANT 2-6
2.6 MITIGATION MONITORING AND REPORTING PROGRAM 2-8

3.0 PROJECT DESCRIPTION 3-1
3.1 GEOGRAPHICAL SETTING 3-1
3.2 PROJECT LOCATION 3-1
3.3 EXISTING SITE CONDITIONS 3-1
3.4 CITY GENERAL PLAN AND ZONING DESIGNATIONS 3-2
3.5 PROJECT CHARACTERISTICS 3-2
3.6 RELATED ACTIONS 3-13
3.7 PROJECT OBJECTIVES 3-14
3.7 CUMULATIVE PROJECTS 3-14

4.0 ENVIRONMENTAL IMPACT EVALUATION 4-1
4.1 AESTHETICS 4.1-1
4.2 AGRICULTURAL RESOURCES 4.2-1
4.3 AIR QUALITY 4.3-1
4.4 BIOLOGICAL RESOURCES 4.4-1
4.5 CULTURAL AND PALEONTOLOGICAL RESOURCES 4.5-1
4.6 HAZARDS AND HAZARDOUS MATERIALS 4.6-1
4.7 HYDROLOGY AND WATER QUALITY 4.7-1
4.8 LAND USE AND PLANNING 4.8-1
4.9 NOISE 4.9-1
4.10 POPULATION AND HOUSING 4.10-1
4.11 TRAFFIC AND CIRCULATION 4.11-1
4.12 UTILITIES AND SERVICE SYSTEMS 4.12-1
4.13 GLOBAL CLIMATE CHANGE 4.13-1

5.0 ADDITIONAL TOPICS REQUIRED BY CEQA 5-1
5.1 SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED 5-1
5.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE CAUSED BY THE PROPOSED PROJECT SHOULD IT BE IMPLEMENTED 5-3
5.3 GROWTH-INDUCING IMPACTS 5-4

6.0 ALTERNATIVES 6-1
6.1 INTRODUCTION 6-1
6.2 ALTERNATIVES CONSIDERED BUT NOT CARRIED FORWARD FOR ANALYSIS 6-2
6.3 ALTERNATIVES ANALYSIS 6-5
6.4 COMPARISON OF PROJECT ALTERNATIVES 6-37
6.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE 6-38

7.0 REFERENCES 7-1

8.0 LIST OF PREPARERS 8-1
8.1 CITY OF MORENO VALLEY 8-1
8.2 LSA ASSOCIATES, INC. 8-1
8.3 ICF JONES & STOKES 8-1
8.4 RM ENVIRONMENTAL 8-2
8.5 THIENES ENGINEERING 8-2
8.6 EASTERN MUNICIPAL WATER DISTRICT 8-2

9.0 ACRONYMS, ABBREVIATIONS, AND GLOSSARY OF TERMS 9-1
9.1 ACRONYMS AND ABBREVIATIONS 9-1
9.2 GLOSSARY OF TERMS 9-11

APPENDICES (ON ATTACHED CD)

Appendix A: Initial Study and Notice of Preparation Materials
Appendix B: Air Quality Studies
B1 Air Quality Analysis
B2 Greenhouse Gas Emission Assessment
Appendix C: Biological Resources Studies
C1 MSHCP Consistency Analysis and Burrowing Owl Habitat Assessment and Focused Survey
C2 Jurisdictional Delineation Report
C3 Determination of Biologically Equivalent or Superior Preservation Report
Appendix D: Cultural Resources Assessment
Appendix E: Agricultural Resources
Appendix F: Hazards and Hazardous Materials
F1 Phase I Preliminary Environmental Site Assessment prepared for APN 477-120-001 and 477-120-006
F2 Phase I Preliminary Environmental Site Assessment prepared for APN 477-120-007, 008, 014, 015
F3 Report for Removal of Abandoned 13,400 Gallon Diesel Underground Storage Tank, APN 477-120-001
Appendix G: Hydrology and Water Quality
G1 Preliminary Hydrology Calculations
G2 Preliminary Water Quality Management Plan
Appendix H: Noise Impact Analysis
Appendix I: Traffic Impact Analysis
Appendix J: Water Supply Assessment
Appendix K: Project Design Information

FIGURES AND TABLES

FIGURES

1.1 Regional and Project Location 1-3
1.2 Conceptual Site Plan 1-5

3.1 Existing and Proposed Zoning 3-3
3.2 Existing and Proposed General Plan Designations 3-5
3.3 Existing and Proposed Public Circulation 3-9
3.4 Cumulative Projects 3-17
3.5 Conceptual Grading Plan 3-19
3.6 Architectural Plans (A-F) 3-21
3.7 Floor Plans and Line-of-Sight (A-F) 3-33
3.8 Elevations (A-F) 3-45
3.9 Landscaping Plans (A-E) 3-57

4.1.1 Photograph Key Map 4.1-3
4.1.2 Visual Simulations from Future Encilia Street 4.1-11
4.1.3 Visual Simulations from Westbound on State Route 60 ..... 4.1-13
4.1.4 Visual Simulations from Eastbound on State Route 60 ..... 4.1-15

4.2.1 State Designated Farmland 4.2-3

4.3.1 Health Risk Levels 4.3-15

4.4.1 On-Site Vegetation Communities 4.4-3
4.4.2 On-Site Drainages 4.4-15

4.6.1 Soil Sampling Locations 4.6-9

4.7.1 Pre-Development Drainage 4.7-3
4.7.2 100-Year FEMA Flood Zones 4.7-15
4.7.3 Post-Development Drainage 4.7-19

4.11.1 Existing Study Area Intersections 4.11-3

4.12.1 EMWD Facilities 4.12-7

6.1 Alternatives 6-7

TABLES

1.A Notice of Preparation Comment Letters Received 1-8
1.B Late-Arriving Notice of Preparation Comment Letters Received 1-9
1.C Eucalyptus Industrial Park Environmental Summary 1-13
1.D Air Quality Measure 4.3.6.2M Best Available Control Measures for Fugitive Dust 1-70
1.E Air Quality Measure 4.3.6.2M Contingency Control Measures for Fugitive Dust 1-73

3.A On-Site and Adjacent Land Use Designations 3-2
3.B Summary of Development Characteristics 3-11
3.C Cumulative Projects 3-15

4.1.A Existing Viewsheds Toward the Project Site 4.1-2

4.1.B Visual Intrusion Criteria 4.1-18

4.2.A Land Evaluation and Site Assessment Model Score 4.2-9
4.2.B LESA Model Scoring Threshold 4.2-10

4.3.A Ambient Air Quality Standards 4.3-3
4.3.B Summary of Health Risks from Some of the Common Pollutants Found in Air 4.3-4
4.3.C Ambient Air Quality in the Project 4.3-5
4.3.D Attainment Status of Criteria Pollutants in the South Coast Air Basin 4.3-6
4.3.E Screening Health Risk Results 4.3-14
4.3.F Operational-Related Health Risk Assessment Results 4.3-17
4.3.G One-Hour Carbon Monoxide Concentrations (ppm) 4.3-19
4.3.H Eight-Hour Carbon Monoxide Concentrations (ppm) 4.3-20
4.3.I Emissions from Construction Equipment Exhaust 4.3-23
4.3.J Localized Concentrations from Construction Equipment Exhaust 4.3-30
4.3.K Average Truck Trip Lengths 4.3-32
4.3.L Long-Term Operational Emissions 4.3-33
4.3.M Localized Project Operational Emissions 4.3-35

4.4.A Threatened and Endangered Species Potentially Occurring in the Project Vicinity 4.4-5
4.4.B Special Interest Species Potentially Occurring in the Project Vicinity 4.4-8
4.4.C Summary of Total Affected Vegetation within Riparian/Riverine Areas 4.4-28
4.4.D On-site Jurisdictional Areas 4.4-30

4.7.A Existing Flows (cubic feet per second) 4.7-5
4.7.B Anticipated and Potential Pollutants Generated by Land Use Type 4.7-12
4.7.C Pollutants and General Water Quality Impacts 4.7-12
4.7.D Treatment Control BMP Selection Matrix 4.7-13
4.7.E BMP Characteristics 4.7-13
4.7.F Post-Development Drainage Areas 4.7-17
4.7.G General Best Management Practices 4.7-22
4.7.H Peak Flow Comparisons of Project Site without Detention Basins 4.7-27
4.7.I Comparisons of Storm Water Flow Volume (acre-feet) 4.7-27

4.8.A On-Site and Adjacent Land Use Designations 4.8-1
4.8.B On-site and Adjacent Land Use 4.8-2
4.8.C Potential Housing Impacts 4.8-15

4.9.A Noise Measurement Definitions 4.9-2
4.9.B Attenuation Levels and Type of Noise Sources 4.9-2
4.9.C Existing Traffic Noise Levels 4.9-4
4.9.D Maximum Continuous Sound Levels 4.9-8
4.9.E Maximum Impulsive Sound Levels 4.9-8
4.9.F Maximum Sound Levels (in dBA) for Source Land Uses 4.9-8
4.9.G Existing Year With Project Traffic Noise Levels 4.9-11
4.9.H Opening Year (2012) Without Project Traffic Noise Levels 4.9-13
4.9.I Opening Year (2012) With Project Traffic Noise Levels 4.9-14
4.9.J Project Build Out Year (2035) Without Project Traffic Noise Levels 4.9-15
4.9.K Project Build Out Year (2035) With Project Traffic Noise Levels 4.9-16
4.9.L General Plan Build Out Year Without Project Traffic Noise Levels 4.9-18
4.9.M General Plan Build Out Year With Project Traffic Noise Levels 4.9-19
4.9.N Typical Construction Equipment Maximum Noise Levels 4.9-25

4.10.A City of Moreno Valley Population 4.10-1
4.10.B City of Moreno Valley Housing Units, 1990, 2000, and 2008 ..... 4.10-1
4.10.C City of Moreno Valley Composition of the Housing Stock, 2008 ..... 4.10-1

4.10.D City of Moreno Valley 2005 Employment by Sector 4.10-2
4.10.E Population, Housing, and Employment Forecasts 4.10-4
4.10.F Projected Future Jobs-to-Housing Ratios 4.10-5

4.11.A Traffic Levels of Service (LOS) Definitions 4.11-5
4.11.B Level of Service Criteria for Unsignalized and Signalized Intersections 4.11-5
4.11.C Baseline Intersection Levels of Service Without Project 4.11-7
4.11.D Project New Trip Generation 4.11-14
4.11.E Trip Generation Comparison 4.11-15
4.11.F Existing (2011) Intersection Levels of Service 4.11-20
4.11.G Opening Year (2016) Intersection Levels of Service 4.11-22
4.11.H Opening Year (2016) Cumulative Intersection Levels of Service 4.11-24
4.11.I Future Year (2035) Intersection Levels of Service 4.11-26
4.11.J General Plan Build Out Intersection Levels of Service 4.11-29
4.11.K Encilia Avenue and Quincy Street Connection Impacts 4.11-39

4.12.A EMWD Water Supplies and Demand for Average Year Hydrology 4.12-9
4.12.B EMWD Average Water Demand (2010–2035) 4.12-18
4.12.C EMWD Water Resources, Average Year Hydrology (2015–2035) 4.12-19
4.12.D EMWD Water Resources, Single Dry Year Hydrology (2015–2035) 4.12-19
4.12.E EMWD Water Resources, Multiple Dry Years Hydrology (2015–2035) 4.12-19
4.12.F Comparison of Water Demand 4.12-21
4.12.G Anticipated Wastewater Generation Calculations 4.12-25

4.13.A Global Warming Potential of Selected Gases 4.13-1
4.13.B Greenhouse Gas Properties, Effects, and Sources 4.13-4
4.13.C Proposed Scoping Plan Recommended Actions for Climate Change 4.13-11
4.13.D LEED Scoring 4.13-14
4.13.E Project Compliance with Greenhouse Gas Emission Reduction Strategies 4.13-16
4.13.F Short-Term Regional Greenhouse Gas Construction Emissions 4.13-19
4.13.G Long-Term Regional Greenhouse Gas Operational Emissions 4.13-19

5.A Significant Environmental Effect Which Cannot Be Avoided 5-1

6.A Summary of Analyzed Alternatives 6-9
6.B Comparison of Average Daily and P.M. Peak Hour Trips 6-9
6.C Comparison of Average Water Use 6-9
6.D Comparison of Average Wastewater Generation 6-10
6.E Comparison of Average Solid Waste Generation 6-10
6.F Comparison of Greenhouse Gas Emissions 6-10
6.G Alternative 2 Operational Emissions 6-12
6.H Alternative 3 Operational Emissions 6-19
6.I Alternative 4 Operational Emissions 6-25
6.J Alternative 5 Operational Emissions 6-33
6.K Comparison of Alternatives to the Proposed Project 6-38
6.L Summary of Significant Environmental Impacts of the Project Alternatives 6-39

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1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The Draft Environmental Impact Report (EIR) (State of California Clearinghouse No. 2008021002) for the Eucalyptus Industrial Park, formerly known as the "ProLogis Park Moreno Valley Eucalyptus Project" (proposed project or project) has been prepared by LSA Associates, Inc. on behalf of the City of Moreno Valley (City) to: 1) identify the proposed project's impacts on the environment; 2) to discuss alternatives to the proposed project; and 3) to propose mitigation measures that will offset, minimize or otherwise avoid significant environmental impacts. This EIR has been prepared in accordance with the California Environmental Quality Act[1] (CEQA) and Sections 15120 through 15131 and 15161 of the *Guidelines for California Environmental Quality Act,*[2] both of which regulate the preparation of EIRs. Based on the potential impacts of the proposed project, including cumulative impacts, and the comments received during the public review of the Initial Study (IS) and public scoping meeting, the City determined that an EIR should be prepared to analyze potential impacts of the proposed project with respect to the following environmental issues:

- Aesthetics;
- Agricultural Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Hazards and Hazardous Materials;
- Hydrology, Drainage, and Water Quality;
- Land Use;
- Noise;
- Population and Housing;
- Traffic and Circulation;
- Utilities and Service Systems; and
- Greenhouse Gas Emissions and Global Climate Change.

These thirteen environmental issues are individually addressed in Section 4.0 (Environmental Analysis). Based on the analysis provided in the IS (contained in Appendix A) for the proposed project, all impacts associated with the following five environmental issues were determined to be "Effects Not Found to be Significant" according to Section 15128 of the *CEQA Guidelines* and are not addressed in detail in Section 4 of this EIR:

- Forest Resources;
- Geology and Soils;
- Mineral Resources;
- Public Services; and
- Recreation.

---

1 *California Environmental Quality Act*, as of January 1, 2011, §§21000–21178, Public Resources Code, State of California.
2 *Guidelines for California Environmental Quality Act*, as amended January 1, 2008, §§15000–15387, California Code of Regulations, Title 14, Chapter 3, State of California.

The site does not contain forest or mineral resources, so there is no need for the EIR to evaluate these resources. The project is industrial in nature, will provide appropriate development impact fees, and there are adequate existing services to the surrounding area, so there is no need for the EIR to evaluate public services and recreation. Finally, there are no earthquake faults or unusual geologic or soil conditions in the project area, the project would experience ground shaking similar to the region as a whole, and the project will have to comply with City and State seismic guidelines, so the EIR does not need to evaluate geological and soil impacts. Additional discussion of these issues is provided in the IS (Appendix A).

1.2 PROPOSED PROJECT

The proposed project site is located in the eastern portion of the City of Moreno Valley, Riverside County (Figure 1.1). The 122.8-acre project site is generally located south of State Route 60 (SR-60), east of Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel.

The proposed development would result in the construction and operation of a warehouse facility comprising six buildings consisting of approximately 2,244,638 square feet. As indicated in Figure 1.2, the project site is divided into northern and southern areas. The northern area, north of Fir Avenue/future Eucalyptus Avenue would contain approximately 1,030,377 square feet of warehouse uses divided between two buildings (Building One = approximately 168,342 square feet; Building Two = approximately 862,035 square feet). Development in the southern portion of the site, south of Fir Avenue/future Eucalyptus Avenue would consist of approximately 1,214,261 square feet of warehouse uses divided among four buildings (Building Three = approximately 160,106 square feet; Building Four = approximately 339,015 square feet; Building Five = approximately 390,102 square feet; and Building Six = approximately 325,038 square feet). Since the proposed uses are not consistent with the current General Plan and zoning, implementation of the project would require amendments to the City's General Plan and zoning designations for the project site. The EIR evaluated "worst-case" conditions of the project operating 24 hours per day, 7 days per week.

It is important to note that the proposed project would require and proposes the following changes:

- Approval of a General Plan Amendment to change the land use designation of 71.2 acres of the project site from Residential (R15, R5, and R2) to Business Park.
- Approval of a Zone Change of the entire 122.8 acres from its current zoning of Business Park (BP), Business Park/Mixed Use (BPX), Multi-Family Residential (R15), Suburban Residential (R5), and Residential Agriculture (RA-2) to Light Industrial (LI).
- Approval of an amendment to the Circulation Element of the General Plan that would be consistent with the proposed site plan as identified in Figure 3.3 (q.v.):
    - Eliminate the undeveloped Quincy Street from State Route 60 (SR-60) south to Cottonwood Avenue; and
    - Eliminate the undeveloped portion of Encilia Avenue between the Quincy Street Channel and Eucalyptus Avenue to the north, and an unnamed connection between Encilia and Moreno Beach Drive to the west.
- Approval of an amendment to the Master Plan of Trails to relocate the Eucalyptus Avenue Trail to the north side of Eucalyptus Avenue and/or eliminate the planned trail segment on Quincy Avenue from SR-60 to Fir Avenue.

The proposed project is designed to be consistent with a recent Municipal Code Amendment that establishes a minimum clearance or setback of 250 feet between any residential zoning district and a truck court or primary truck circulation driveway of an adjacent industrial use (Ordinance #830).

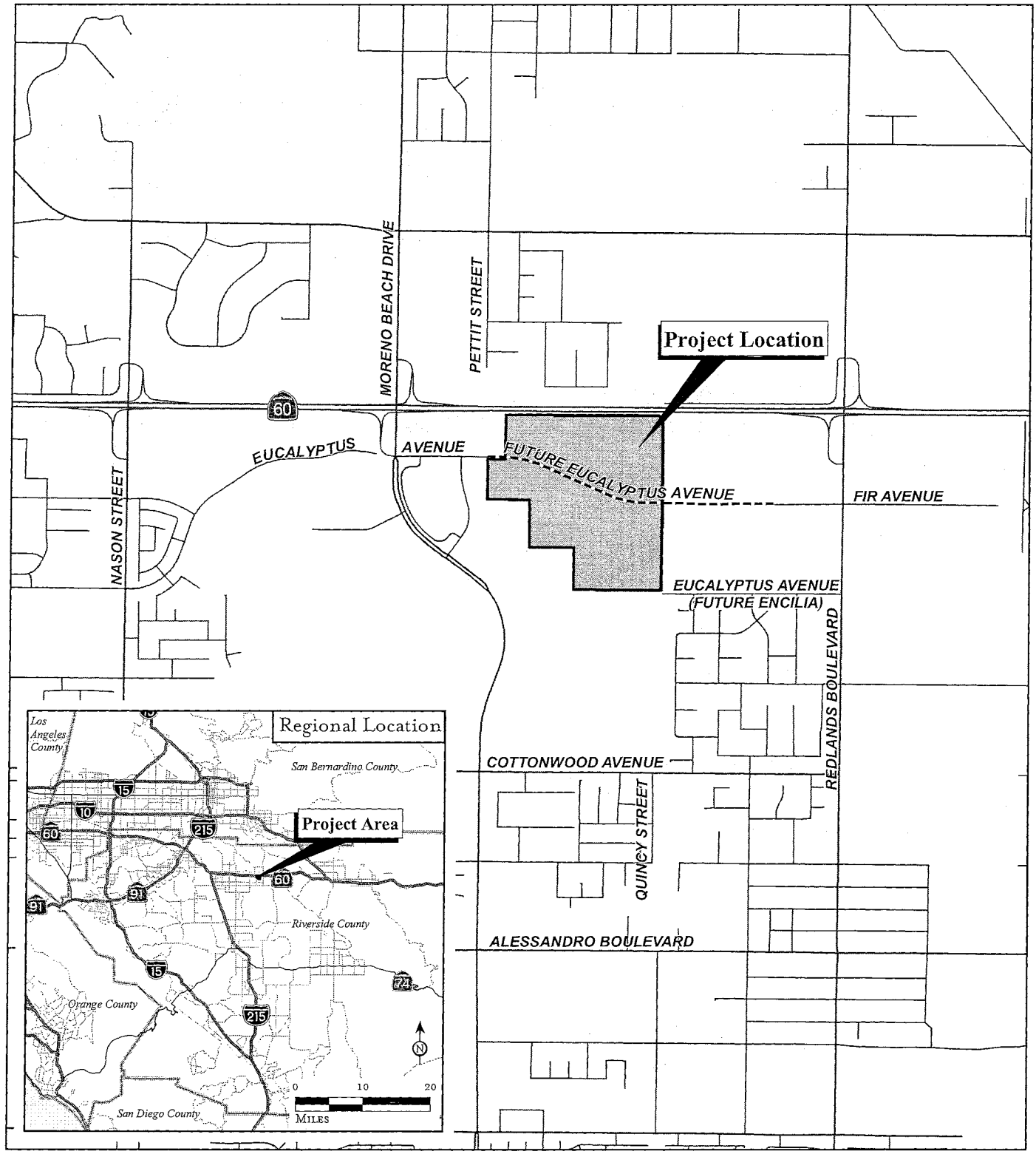

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FIGURE 1.1

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SOURCE: County of Riverside, 2011.

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Eucalyptus Industrial Park
Environmental Impact Report

Regional and Project Location

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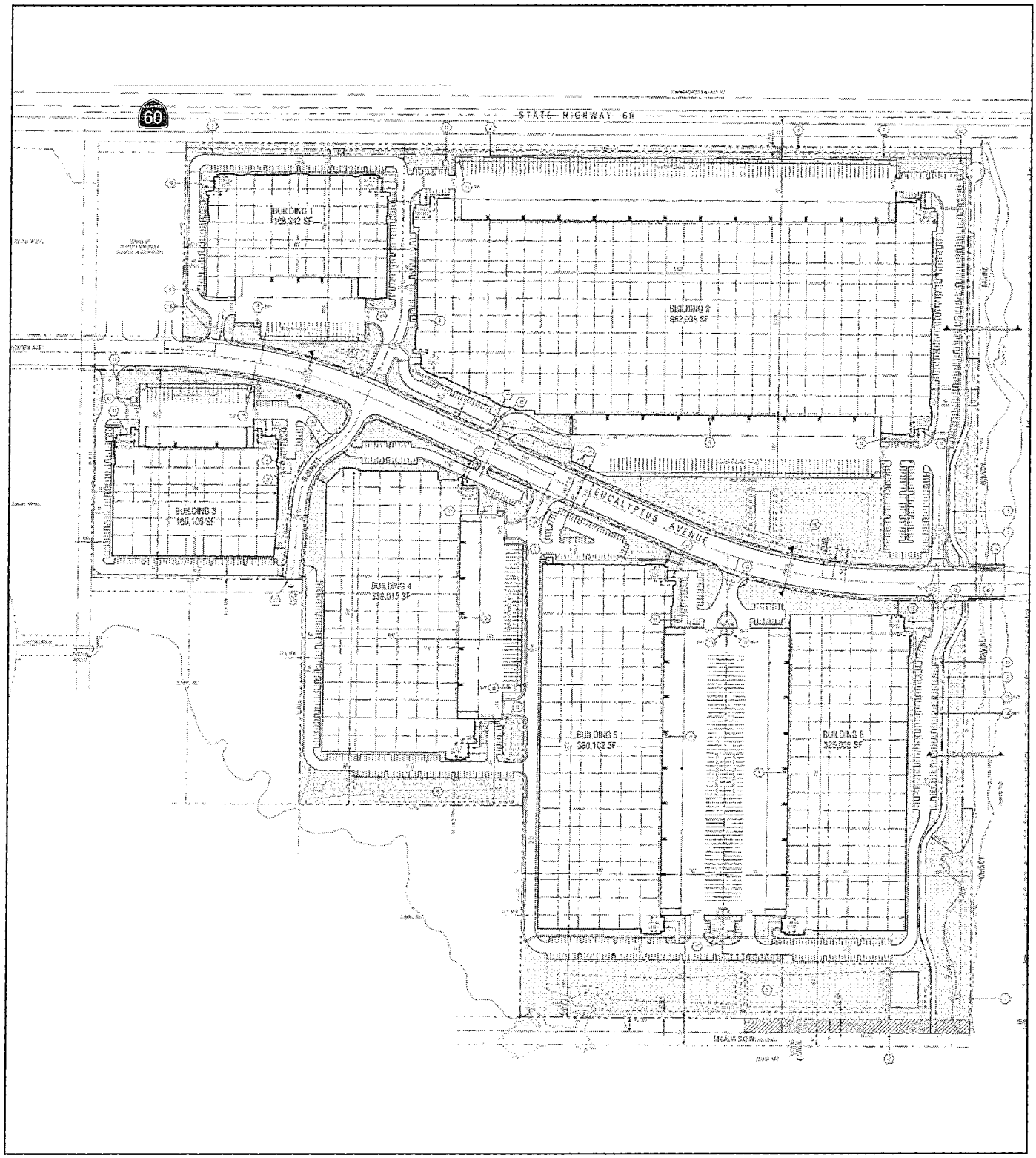

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FIGURE 1.2

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SOURCE: RGA, 2011

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Eucalyptus Industrial Park
Environmental Impact Report

Site Plan

Item No. E.6

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1.3 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

The EIR discusses impacts that would occur to on-site and off-site uses as a result of implementation of the proposed project. This EIR also includes proposed mitigation measures that have been identified to reduce or avoid significant effects that would result from the construction and operation of the proposed on-site uses. *CEQA Guidelines* Section 15123(b)(2) requires that areas of controversy known to the Lead Agency (City of Moreno Valley) be stated in the EIR summary. The following discussion identifies issues raised by other agencies and the public during the 30-day public comment period of the IS and Notice of Preparation (NOP), as well as comments received during the public scoping meeting that was held for the proposed project at the City of Moreno Valley City Council Chambers on February 13, 2008, at 6:00 p.m.

Local residents indicated they understand the desire of the City to add employment during these economic times, but also expressed strong concerns about the following potential impacts associated with the new industrial uses in the general area, including the proposed project:

- Change in use from established General Plan and zoning designations. This issue is discussed in Section 4.1, *Aesthetics,* and Section 4.8, *Land Use,* of this EIR;
- Short-term and long-term air pollutant emissions including dust and diesel particulates from truck exhaust that could negatively affect nearby residential uses. This issue is discussed in Section 4.3, *Air Quality,* of this EIR;
- Short-term and long-term noise impacts that could affect nearby residential uses. These issues are discussed in Section 4.9, *Noise,* of this EIR;
- Potential impacts to future planned school sites are addressed in Section 4.8, *Land Use,* of this EIR;
- Potential water-related impacts (drainage, water quality of runoff from the project) are addressed in Section 4.7, *Hydrology and Water Quality*, in the EIR;
- Project truck traffic causing congestion on local roads, intersections, and freeway ramps, primarily on Redlands Boulevard, and impacts to vehicular, bicycle, and pedestrian safety. These issues are discussed in Section 4.11, *Transportation,* of this EIR;
- Impacts to aesthetics from loss of views, loss of neighborhood character, and increased night lighting as this area transitions from previously planned residential and business park uses to industrial uses along the south side of SR-60. These issues are discussed in Section 4.1, *Aesthetics,* and 4.8, *Land Use,* of this EIR; and
- Potential loss of biological or cultural (archaeological) resources by grading and development of the site, and suggestions to consult with local Native American tribes per SB 18. These issues are discussed in Section 4.4, *Biological Resources*, and 4.5, *Cultural Resources*, of this EIR.

1.3.1 Notice of Preparation

The objective of distributing an NOP is to solicit public comment in order to identify and determine the full range and scope of issues of concern so that these issues might be fully examined in the EIR. An IS was distributed in tandem with the NOP. The NOP was distributed to the State Clearinghouse, as well as to the organizations and persons considered likely to be interested in the project and its potential impacts. Comments received regarding the NOP were used to help identify impacts that could result from implementation of the proposed project. An NOP for the Draft EIR was distributed to state, regional, and local agencies on February 4, 2008, for a 30-day review period ending on March 4, 2008. Some time has passed since circulation of the NOP, mainly due to poor economic conditions since that time. However, the applicant recently decided to continue the EIR process for this project.

The IS, NOP, distribution list, Notice of Public Scoping Meeting, and response letters are included in Appendix A of the Draft EIR. As of the close of the 30-day NOP public review period, 22 responses to

the NOP had been received. Table 1.A summarizes the comments received regarding the NOP. An additional three responses were received after the close of the 30-day NOP public review period. Although received after the close of the NOP public review period, these three responses are included in Table 1.B.

Table 1.A: Notice of Preparation Comment Letters Received

Agency/Organization	Date	Comments
Moreno Valley Unified School District	February 24, 2008	Request to discuss overall cumulative impacts associated with long-term warehousing development on the community and schools; conflicts with existing agricultural zoning; the transport, use, and handling of hazardous materials around school sites; air quality associated with truck traffic and impacts to schools; mobile and stationary noise impacts to nearby schools; change of land use and impacts to nearby schools; increase in traffic impacts to nearby schools; storm water impacts to nearby schools.
Riverside County Transportation Commission	March 5, 2008	Recommendation of coordination with Caltrans District 8 for project's local traffic and circulation impacts. Identifies concern regarding potential impacts to SR-60 interchanges at Moreno Beach Drive and Redlands Boulevard.
South Coast Air Quality Management District	February 6, 2008	Request to discuss air pollutant emissions for construction and operational phases; calculation of $PM_{2.5}$ emissions using $PM_{2.5}$ significance thresholds; calculation of localized significance thresholds; and inclusion of a mobile source health risk assessment.
State of California Governor's Office of Planning and Research	February 1, 2008	Explanation of Notice of Preparation procedures.
Riverside County Flood Control and Water Conservation District	February 14, 2008	Request to address impacts to the Moreno Master Drainage Plan within the proposed project area.
Native American Heritage Commission	February 13, 2008	Explanation of SB18 Consultation Process (e.g. sacred lands file search and associated mitigation measures).
Pechanga, Temecula Band of Luiseño Mission Indians	March 4, 2008	Explanation of SB18 Consultation Process; request for mitigation measures associated with uncovered cultural resources; request that Pechanga tribal monitors be present during ground-disturbing activities. Native American Heritage Commission procedures (e.g., sacred lands file search and mitigation measures).
Morongo Band of Mission Indians	February 26, 2008	Request the contact of Tribe in the event that Native American cultural resources are found on site.
Pala Band of Mission Indians	February 7, 2008	Explanation that the project site is not within the recognized Pala Indian Traditional Use Area.
Soboba Band of Luiseño Indians	February 12, 2008	Explanation of SB18 Consultation Process; explanation that the project site is within the recognized Soboba Traditional Use Area. Request for a Native American monitor to be present during any and all grounding-disturbing activities.
Southern California Edison	March 4, 2008	Explanation of California Public Utilities Commission CEQA requirements; request for analysis in the event that the project requires relocation of existing SCE facilities.
Sierra Club, San Gorgonio Chapter	February 29, 2008	Request more information pertaining to City Master Plan of Trails; changes to General Plan; aesthetic impacts; green building standards; discussion of hazardous waste and impacts to nearby schools; truck traffic patterns; discussion of PM_{10} and $PM_{2.5}$; storm water impacts; traffic impacts; global warming discussion; request for cumulative impact discussion.
Center for Community Action and Environmental Justice	March 3, 2008	Concerns about proximity to schools and diesel sources; request discussion of cumulative impacts; green building standards; and type of hazardous materials that would be present at the project.

Table 1.A: Notice of Preparation Comment Letters Received

Agency/Organization	Date	Comments
Friends of the Northern San Jacinto Valley	February 27, 2008	Explanation of proposed project's potential impacts to the San Jacinto Wildlife Area; discussion of MSHCP and biological impacts; discussion of loss of night-sky; and concern regarding the loss of agricultural land and the loss of raptor foraging habitat.
Jan Beyers	March 4, 2008	Request to discuss General Plan changes; discussion of air quality impacts with emphasis on diesel trucks; discussion of traffic impacts; request to analyze alternative off-site location; discussion of cumulative impacts.
Margie Breitkreuz	February 29, 2008	Request to discuss change in zoning; increased traffic; freeway congestion; truck traffic impacts; alternative fuels; diesel exhaust; socio/economic impacts of project; proximity to future schools.
Melody Lardner	February 13, 2008	Request for a discussion about air quality impacts; diesel trucks and associated truck traffic patterns; cumulative impacts; change in General Plan zoning and land use designation; aesthetics of the proposed project.
Bob and Marti Orth	March 2, 2008	Concerns about proximity to school; air quality impacts to surrounding land uses; zoning changes and impacts associated with zoning changes; traffic on SR-60 and surrounding roadways.
Martha Orth	March 1, 2008	Concerns about industrial uses and proximity to schools; changes in zoning and General Plan land uses; air quality impacts; noise impacts; diesel trucks and associated truck traffic; traffic impacts on SR-60; cumulative projects and cumulative impacts; land use impacts.
Charles Hale	February 19, 2008	Concerns about existing land uses versus proposed land uses; truck related traffic on surface streets and highways; changes in General Plan.
Suthep Charoonratana	February 20, 2008	Statement of benefits coming from increased job opportunities, greater tax revenues, and stimulation of City's economy.
Susan Gilchrist	February 26, 2008	Concerns about aesthetics; air quality; biological resources; hydrology and water quality; existing versus proposed land use; traffic impacts; and job opportunities.

Note: All NOP response letters (along with the Initial Study) are included in Appendix A of the Draft EIR.

Table 1.B: Late-Arriving Notice of Preparation Comment Letters Received

Agency/Organization	Date	Comments
California Department of Transportation, District 8	April 1, 2008	Recommendation of conducting a traffic impact study to determine the proposed project's near-term and long-term impacts to the regional transportation system.
California Department of Transportation, District 8	April 15, 2008	Recommendation of providing mitigation measures for impacts freeway interchanges; the provision of a traffic impact study that identifies near-term and long-term impacts to the regional transportation system; analysis of ramp metering and cumulative impacts to State Route 60.
County of Riverside Transportation and Land Management Agency	April 24, 2008	Concerns of increases in traffic volumes in the area. Recommendation for the traffic study to include analysis of impacts and identification of mitigation measures on any County roadways in the area and cumulative traffic impacts.

Note: All NOP response letters (along with the Initial Study) are included in Appendix A of the Draft EIR.

It should be noted that subsequent to circulation of the NOP, the State added "forest resources" and "greenhouse gas emissions" as issues to be considered on the standard environmental checklist (Initial Study form). The proposed project and the existing conditions of the site and surrounding area have not changed since the NOP was issued in 2008, so there is no need to revise and recirculate

the NOP. Section 1.1 explains that the EIR will address greenhouse gas emissions and why forest resources do not need to be evaluated for this project site.

1.3.2 Public Scoping Meeting

In compliance with *State CEQA Guidelines*, the City of Moreno Valley has taken steps to maximize opportunities for individuals, parties, and agencies to participate in the environmental process. During circulation of the NOP, various federal, state, regional, and local government agencies, and other interested parties were contacted to solicit comments and to inform the public of the proposed project. A public scoping meeting was held to solicit public comment on direction and scope of the analysis necessary for the Draft EIR. The public scoping meeting was held on February 13, 2008, at 6:00 p.m., at the City of Moreno Valley City Council Chambers, Moreno Valley California. Copies of the IS, NOP, and the conceptual site plan were available to the public for review. City staff, the project applicant, and the EIR consultant (LSA Associates, Inc.) were present to provide information regarding the project and collect public comment. The proposed project and the existing conditions of the site and surrounding area are similar to those when the scoping meeting was held in 2008, except that the large Skechers industrial warehouse project has been completed east of Redlands Boulevard, and the West Ridge industrial warehouse project has been approved just east of the proposed project. The City determined there was no need to conduct another scoping meeting, and input from the scoping meeting in 2008 will be used to prepare the Draft EIR prior to circulation for public comment.

1.4 ALTERNATIVES TO THE PROPOSED PROJECT

In compliance with *CEQA Guidelines* (Section 15126.6), an EIR must describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the project objectives, and would avoid or substantially lessen significant effects of the project. The EIR need not consider every conceivable alternative; rather it must consider a reasonable range of potentially feasible alternatives. This EIR evaluates a "No Project – No Build" as well as a "No Project" alternative (i.e., development according to the General Plan and zoning) in order to allow decision-makers to compare the effect of approving the project to the effect of not approving the project. A more detailed description of each project alternative as well as an analysis of the potential environmental impacts associated with the construction and operation of each is provided in Section 6.0.

1.4.1 No Project Alternative

Pursuant to CEQA (§15126.6[e][2]), the No Project Alternative should discuss what would reasonably be expected to occur on the site based on current plans and consistent with available infrastructure and community services, in the foreseeable future. The project site is currently zoned Business Park (BP) on the northern portion of the site, Medium-High Residential (R15) on the western portion of the project site, Suburban Residential (R5) on the eastern portion of the project, and Residential Agricultural (RA-2) on the southernmost section of the project site. The project site is currently designated by the General Plan for Business Park/Light Industrial uses on the northern portion of the site and Residential uses on the southern portion of the site. Given the goals and objectives of the City of Moreno Valley, it is highly reasonable in the event the proposed project were not approved that the site would be developed with some type of business park and residential uses. For analysis purposes, it is assumed that the No Project Alternative would be developed with approximately 665,300 square feet of business park uses, 548 multiple-family residential units, and 138 single-family residential units as would be allowed under the existing zoning designation.

1.4.2 No Project, Previously Approved Tentative Tract Map 32255

Given the goals and objectives of the City of Moreno Valley, in the event the proposed project was not approved, it is reasonable to expect that the site would be developed with some type of business park and residential uses. For analysis purposes, this alternative assumes that the project site would be developed with a previously approved Tentative Tract Map for a business park and single-family residential development. The City Planning Commission approved Tentative Tract Map No. 32255 on February 13, 2007, which consisted of a subdivision of the project site into 83 single-family lots in the R5 zone, 16 single-family lots in the RA-2 zone, two R15 zoned lots, a BP zoned lot, and a Business Park Mixed Use (BPX) zoned lot. Under this alternative, it is anticipated that approximately 101 single-family residential units, 548 multi-family residential units, and up to 574,000 square feet of business park uses[1] would be developed.

1.4.3 Reduced Intensity Alternative

With the intent of avoiding or substantially reducing significant impacts created by the project traffic, air quality, and noise, the City has considered a Reduced Intensity Warehouse Alternative. This alternative includes four warehouse buildings covering approximately 1,683,314 square feet on approximately 92 acres of the site. Under this alternative, the proposed warehouse uses would represent a net decrease of approximately 25 percent (561,105 square feet) of building area compared with the proposed project. This alternative would also allow continued or expanded agriculture on 31 acres in the southeastern portion of the site to eliminate significant impacts to agriculture.

1.4.4 Mixed Commercial/Office/Residential Alternative

The Mixed Commercial/Office/Residential Alternative would result in the development of commercial, office, and residential uses on the project site. The existing residential zoning of the project site (71.3 acres) would be retained and the development of 548 multiple-family residential units and 138 single-family residential units would occur. The balance of the site (33.75 acres) would be developed with up to approximately 441,000 square feet of commercial uses and 441,000 square feet of office uses for a total of approximately 882,000 square feet of commercial and office uses. The commercial component of this alternative would require a zone change similar to the proposed project.

1.4.5 Off-Site Location Alternative

This alternative would result in the development of approximately 2.2 million square feet of warehouse uses on approximately 123 acres. The alternative project site identified by the City is bounded by Grove View Road on the north, Perris Boulevard to the east, Oleander Avenue to the south, and Indian Avenue on the west. The off-site location is currently zoned Industrial Specific Plan 208 (SP 208 I) and is designated Business Park/Light Industrial (BP) in the City's General Plan. Since the proposed uses are consistent with the uses identified for the off-site location, no zone change or General Plan Amendment would be required. It should be noted that the VIP Moreno Valley project (PA09-0004 Plot Plan and PA09-0012 [TPM 36162]) is a 1,616,133-square foot warehouse that has been proposed on 80 acres at the same location as the off-site alternative. This project currently has a DEIR in review.

1.4.6 Summary of Impacts of Alternatives

The No Project-No Development Alternative would eliminate any development-related impacts of the project. The No Project, TTM32255 Alternative reduces the significant aesthetic, land use, and population/housing impacts to less than significant levels. The Reduced Intensity Alternative would

[1] Based on a 30.94-acre BP zoned lot, a 2.02-acre BPX zoned lot, and 60% coverage of site.

reduce but not eliminate aesthetic, air quality, and land use impacts, and reduce the agricultural impacts to less than significant levels. The Mixed-Use Alternative reduces the aesthetic and population/housing impacts to less than significant, but increases the already significant air quality and traffic impacts. The Off-Site Location Alternative would reduce aesthetic, land use, and population and housing impacts to less than significant levels compared to the proposed project, but significant agricultural, air quality, and traffic impacts would remain.

1.5 IMPACTS, MITIGATION, AND LEVEL OF IMPACTS SUMMARY TABLE

Table 1.C provides a summary of the proposed project impacts, proposed mitigation measures, and the level of significance of each impact following the application of identified mitigation measures.

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
4.1 AESTHETICS		
Less than Significant Impacts		
Light and Glare: While the proposed project would add new lighting sources to the project area, City standards for the design of outdoor lighting require the design of lighting to reflect away from residential areas and public roadways. The review and approval of lighting fixtures would occur during the City's design review. Since all development in the City is required to adhere to these lighting requirements contained in the City's Zoning Code, impacts associated with light or glare impacts would be less than significant.	No mitigation required	Less than Significant
Significant Impacts		
Impact 4.1.6.1 Existing Visual Character or Quality of Site and Its Surroundings: Implementation of the proposed project would replace the undeveloped character of the project site with an urban setting containing warehouse uses. Therefore, the change in the character of the site would be recognizable and would constitute a permanent alteration of the existing visual character of the project site. Although the visual characteristic of the project site would change, the proposed project would replace the existing vacant parcel with an attractive, well designed development through the use of architectural elements, landscaping, and design of the project site. In addition, the proposed project would be designed and constructed per applicable City Municipal Code and General Plan standards. A less than significant impact related to this issue would occur.	No feasible mitigation is available	Significant and Unavoidable
Impact 4.1.6.2 Scenic Vistas: Implementation of the proposed project would obstruct or partially obstruct existing background views of the distant Box Springs Mountains for residences southeast of the project and existing background views of the mount Russell Range for residences north of SR-60 and along Pettit Street. This is a significant impact requiring mitigation.	No feasible mitigation is available	Significant and Unavoidable.
Impact 4.1.6.3 Scenic Resources and Scenic Highways: The proposed project would result in the obstruction of most of the Mount Russell Range for motorists traveling on SR-	No feasible mitigation is available	Significant and Unavoidable.

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
60. Although the incorporation of project façades and landscaping design features would soften the visual appearance of the proposed buildings from SR-60, the obstruction of the Mount Russell Range is considered significant.		
Impact 4.1.6.4 Cumulative Impacts: Changes in the visual character of the site resulting from the development of the proposed project, in combination with existing and planned development in the project vicinity, would include similar distribution uses. Therefore, it can be anticipated that such uses would have a similar design and massing as the proposed project. Since the proposed project would obstruct views of the surrounding mountains, it is reasonable to conclude that similar warehouse distribution uses would also obstruct views of the surrounding mountains. Therefore, the proposed project in combination with other cumulative projects in the eastern portion of the City and along SR-60 would have a cumulatively significant and unavoidable impact on scenic viewsheds. Cumulative lighting-related impacts would be reduced through the adherence to applicable City lighting standards. No cumulatively significant lighting impact would result from implementation of the proposed project.	No feasible mitigation is available	Significant Contribution to Cumulatively Considerable Impact.
4.2 AGRICULTURAL RESOURCES		
Less than Significant Impacts		
None		
Significant Impacts		
Impact 4.2.6.1 Conflict with an Existing Agricultural Zone: The proposed project would not conflict with an existing agricultural zone. An approximately 12-acre portion of the project site is zoned Residential Agriculture (R-A-2) located near the southern border. With the development of the project, this portion of the site would be rezoned to Light Industrial to allow for the proposed warehouse distribution uses. While this zone change would conflict with the existing zone for this area of the project site, this type of change is expected and planned for within the City and is consistent with the City's overall vision. Impacts are less than	No feasible mitigation is available	Significant and Unavoidable

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
significant.		
Impact 4.2.6.2 Conversion of State Designated Farmland: The project site is designated as 67 percent Prime Farmland (82.5 acres) and 12 percent (39.8 acres) as Farmland of Local Importance (5.3 acres). While farmland conservation measures have been implemented in other areas of the State, neither the City of Moreno Valley nor Riverside County maintains a program that developers and property owners can participate in to offset agricultural resource impacts; therefore, the conversion of State designated Prime Farmland is a significant impact.	No feasible mitigation is available	Significant and Unavoidable
Impact 4.2.6.3 Conversion of an Agricultural Operation to a Non-Agricultural Use: The northern portion of the project site currently has active orange groves. Based on the proposed project's LESA score of 83 out of 100 points, impacts associated with conversion of agricultural operations to a non-agricultural use is a significant impact on agricultural resources.	No feasible mitigation is available	Significant and Unavoidable
Cumulative Impacts: The cumulative area for agricultural resource impacts is Riverside County. No local or regional program to mitigate for the cumulative impacts to agricultural resources is available. Because agricultural land, including Prime Farmland is a finite resource, and because neither the City of Moreno Valley nor the County of Riverside maintains a program to offset agricultural resource impacts, the conversion of the project site to warehouse uses, in conjunction with planned and future development in the City and region, would contribute to a further reduction in the amount of land available for agricultural uses. This reduction in agricultural land represents a significant impact.	No feasible mitigation is available	Significant Contribution to Cumulatively Considerable Impact
4.3 AIR QUALITY		
Less than Significant Impacts		
Impact 4.3.5.1 Construction-Chronic Health Risk Impacts: The estimated construction-related health risk is below the cancer threshold of 10 in 1 million and the chronic threshold of 1.0; therefore, both health risks would be less than significant and no mitigation is required.	No mitigation is required	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
Impact 4.3.5.2 Operational-Acute Health Risk Impacts: The only air pollution emissions in any significant quantity associated with the operation of the project occur from diesel-powered equipment exhaust. Currently, the health risk associated with diesel exhaust PM_{10} only has a carcinogenic and chronic effect; no short-term acute effect is recognized. Therefore, the potential for short-term acute exposure from project-related toxic emissions will be less than significant.	No mitigation is required	Less than Significant
Impact 4.3.5.3 Operational-Chronic Health Risk Impacts: Long-term operational emissions would result from the operation of diesel-powered trucks delivering and removing supplies and materials to and from the project site. The primary health risk from heavy-duty trucks emissions is diesel particulate exhaust. The nearest existing residence to the southeast would be exposed to an unmitigated inhalation cancer risk of no more than 1.1 in 1 million, which is below the threshold of 10 in 1 million. In addition, the chronic health risk index for the closest existing residences is 0.003, which is less than the threshold of 1.0. The nearest sensitive receptor would experience a non-cancer risk less than the threshold of 1.0. No significant health risk from project-related truck traffic would occur.	No mitigation is required	Less than Significant
Impact 4.3.5.4 Air Quality Impacts to Adjacent Future Development: The future residential units south of the project site would be exposed to an unmitigated inhalation cancer risk of approximately 3 in 1 million, which is less than the threshold of 10 in 1 million. The corresponding chronic and acute hazard indices would be approximately 0.002 and 0.000018, which is less than the threshold of 1.0 for the chronic hazard index and acute hazard index. Since overall project health risks are below the threshold, a less than significant impact to future uses would occur. No mitigation is required.	No mitigation is required	Less than Significant
Impact 4.3.5.5 Long-Term Microscale (CO Hotspot) Impacts: Under the existing year (2012), opening year (2013) and future year (2030) scenarios, none of the intersections analyzed would exceed either the State or Federal one-hour or the eight-hour CO standard. The	No mitigation is required	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
proposed project would contribute, at most, a 0.2 ppm increase to the one-hour CO concentrations and an increase in 0.1 ppm to the eight-hour CO concentrations at these intersections, which is below the one-hour and eight-hour threshold of 20.0 ppm and 9.0 ppm, respectively. Because no CO hot spots would occur at intersections with the highest potential for CO hotspot formation, impacts associated with issue are less than significant.		
Impact 4.3.5.6 Odors: During construction, various diesel-powered vehicles and equipment in use on the site would create odors. With the exception of short-term construction-related odors, the proposed uses do not include uses that are generally considered to generate offensive odors. Solid waste generated by the proposed on-site uses will be collected by a contracted waste hauler, ensuring that any odors resulting from on site would be adequately managed. No significant impact related to this issue would occur.	No mitigation is required	Less than Significant
Significant Impacts		
Impact 4.3.6.1 Air Quality Management Plan Consistency: The project was not considered when the General Plan was prepared and therefore is inconsistent with the AQMP. Amendments to the City of Moreno Valley General Plan, zoning reclassification, and plan approval are required before the affected portion of the proposed project can be implemented. This is a significant impact requiring mitigation.	Please refer to **Mitigation Measures 4.3.6.2A** through **4.3.6.2M** and **Mitigation Measures 4.3.6.3A** through **4.3.6.3C**	Significant and unavoidable until the proposed project is included in the next SCAG and SCAQMD AQMP projections.
Impact 4.3.6.2 Equipment Exhaust Emissions From Construction Activities Impacts: Grading and other construction activities would result in combustion emissions from heavy-duty construction vehicles, haul trucks, utility engines, and vehicles transporting the construction crew. Construction equipment/vehicle emissions during proposed on-site grading periods would exceed the SCAQMD daily thresholds for CO and NO_X. This remains a significant impact requiring mitigation.	**4.3.6.2A.** Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall place construction equipment staging areas at least 200 feet away from sensitive receptors. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City. **4.3.6.2B.** Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize power sources (e.g., power poles) or clean-fuel generators.	Implementation of identified mitigation measures would reduce construction-related emissions; however, it is not possible to quantify emission reductions for all pollutants, so impact remains significant and unavoidable.

-2563-
Item No. E.6

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City. **4.3.6.2C.** Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize California Air Resources Board (CARB) Tier II Certified equipment or better during the rough/mass grading phase for the following pieces of equipment: rubber-tired dozers and scrapers. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City. **4.3.6.2D.** All clearing, grading, earthmoving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. **4.3.6.2E.** The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day. **4.3.6.2F.** The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less to reduce PM_{10} and $PM_{2.5}$ fugitive dust haul road emissions. Speed limit signs (15 mph maximum) shall be posted at entry points to the project site, and along any unpaved roads providing access to or within the project site and/or any unpaved designated on-site travel routes. **4.3.6.2G.** Groundcover shall be replaced, and/or non-toxic soil stabilizers shall be applied (according to manufacturers' specifications) to any inactive construction areas (previously graded areas inactive	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	for ten days or more). **4.3.6.2H.** The contractor shall minimize pollutant emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and during smog season (May through October) by not allowing construction equipment to be left idling for more than five minutes (per California law). **4.3.6.2I.** The contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board (CARB) (diesel fuel with sulfur content of 15 ppm by weight or less). **4.3.6.2J.** Grading plans, construction specifications and bid documents shall also include the following notations: • Off-road construction equipment shall utilize alternative fuels where feasible e.g., biodiesel fuel (a minimum of B20), natural gas (CNG), liquefied natural gas (LNG), propane, except for equipment where use of such fuels would void the equipment warranty; • Gravel pads shall be provided at all access points to prevent tracking of mud onto public roads; • Install and maintain trackout control devices at all access points where paved and unpaved access or travel routes intersect; • The contractor or builder shall designate a person or person(s) to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site; • The contractor or builder shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The contact person shall take corrective action	

-2565-
Item No. E.6

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	within 24 hours; • High-pressure injectors shall be provided on diesel construction equipment where feasible; • Engine size of construction equipment shall be limited to the minimum practical size; • Substitute gasoline-powered for diesel powered construction equipment where feasible; • Use electric construction equipment where feasible; • Install catalytic converters on gasoline-powered equipment where feasible; • Ride-sharing program for the construction crew shall be encouraged and shall be supported by contractor(s) via incentives or other inducement; • Documentation shall be provided to the City of Moreno Valley indicating that construction workers have been encouraged to carpool or otherwise reduce VMT to the greatest extent practical, including providing information on available park and ride programs; • Lunch vendor services shall be provided on site during construction to minimize the need for off-site vehicle trips; and • All forklifts used during construction and in subsequent operation of the project shall be electric or natural gas powered. **4.3.6.2K.** Throughout project construction, a construction relations officer/community liaison, appointed by the Applicant, shall be retained on site. In coordination and cooperation with the City, the construction relations officer/community liaison shall respond to any concerns related to PM_{10} (fugitive dust) generation or other construction-related air	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	quality issues. **4.3.6.2L.** All project entrances shall be posted with signs which state: • Truck drivers shall turn off engines when not in use; • Diesel delivery trucks servicing the project shall not idle for more than three (3) minutes; and • Telephone numbers of the building facilities manager and CARB, to report violations. These measures shall be enforced by the on-site facilities manager (or equivalent). **4.3.6.2M.** During project grading and construction, the various project contractors shall adhere to the control measures listed in Tables 1.D and 1.E.	
Impact 4.3.6.3 Localized Construction Equipment Exhaust Emissions Impacts: Emissions of PM_{10} and $PM_{2.5}$ exceed the localized threshold that would occur for construction activity. PM_{10} and $PM_{2.5}$ emissions are a significant impact requiring mitigation.	**4.3.6.3A.** Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer). **4.3.6.3B.** Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that construction access roads shall be paved at least 100 feet onto the site from the main road. **4.3.6.3C.** Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.	Although **Mitigation Measures 4.3.6.3A** through **4.3.6.3C** would reduce localized emission rates up to 50 percent, the localized construction thresholds are exceeded at the nearest residences for PM_{10} and $PM_{2.5}$. Therefore, even with implementation of **Mitigation Measures 4.3.6.3A** through **4.3.6.3C**, impacts associated with localized construction emissions for PM_{10} and $PM_{2.5}$ would remain significant and unavoidable.
Impact 4.3.6.4 Architectural Coating Impacts: The amount of VOC generated per day (591 pounds) during the	**4.3.6.4A.** The project applicant shall use "Low-Volatile Organic Compounds" paints, coatings, and	Adherence to **Mitigation Measure 4.3.6.4A** would reduce the project's

-2567-
Item No. E.6

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
application of architectural coatings would exceed the SCAQMD VOC threshold of 75 lbs/day. This is a significant impact requiring mitigation.	solvents with a VOC content lower than required under Rule 1113 (not to exceed 150 grams/liter; 1.25 pounds/gallon). High Pressure Low Volume (HPLV) applications of paints, coatings, and solvents shall be consistent with South Coast Air Quality Management District Rule 1113. Alternatively, the project applicant shall use materials that do not require painting or are pre-painted.	architectural coatings emissions impact. However, even with adherence to Mitigation Measure **4.3.6.4A**, the SQAQMD VOC threshold would still be exceeded. Therefore, impacts associated with this issue would remain significant and unavoidable
Impact 4.3.6.5 Long-Term Project-Related Emissions Impacts: Project-related emissions for CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ would exceed the SCAQMD daily emissions thresholds during the operational phase of the project. This is a significant impact requiring mitigation.	**4.3.6.5A.** Prior to issuance of building permits, the project applicant shall provide evidence to the City that applicable (as determined by the City) Transportation Demand Management (TDM)/ Transportation Control Measure (TCM) strategies such as preferential parking for employee vanpooling/carpooling, bicycle parking facilities (such as bicycle lockers and racks), bus turnouts, and other strategies are incorporated into the design of the proposed project. **4.3.6.5B.** Prior to issuance of building permits, the project applicant shall provide evidence to the City that energy-efficient and low-emission methods and features of building construction shall be incorporated into the project design. These methods and features may include (but are not limited to) the following: • Construction of buildings that exceed statewide energy requirements beyond 20 percent of that identified in Title 24: o Use of low-emissions water heaters; o Use of central water-heating systems; o Use of energy-efficient appliances; o Use of increased insulation; o Use of automated controls for air conditioners; o Use of energy-efficient parking lot lighting;	Although implementation of **Mitigation Measures 4.3.6.5A** through **4.3.6.5B** may reduce vehicle trips associated with the proposed project, it is not possible to quantify the reduction in the amount of emissions that may occur. In the absence of mitigation to reduce the proposed project's emission of contribution of ROC and NOx to below SCAQMD thresholds, long-term air quality impacts resulting from the operation of the proposed project would remain significant and unavoidable.

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	and o Use of lighting controls and energy-efficient lighting. • Utilize low-VOC interior and exterior coatings during project repainting. • Provide on-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the number of vehicle trips. • Installation of skylights and energy-efficient lighting that exceeds California Title 24 standards where feasible, including electronic dimming ballasts and computer-controlled daylight sensors in the buildings. • Shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building shall be planted at the proposed project site. These strategies will minimize the heat island effect and thereby reduce the amount of air conditioning required. • Strategies to be considered include fans to assist natural ventilation, centralized water and space conditioning systems, high efficiency individual heating and cooling units, and automatic setback thermostats. • Reduction of energy demand associated with potable water conveyance through the following methods: o Incorporating drought-tolerant plants into the landscaping palette; and o Use of water-efficient irrigation techniques. • Energy-efficient low-pressure sodium parking lot lights or equivalent as determined by the	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	City shall be used; • Buildings shall be oriented north-south where feasible; • Implement an on-site circulation plan in parking lots to reduce vehicle queuing; • Develop a trip reduction plan to achieve 1.5 average vehicle ridership (AVR) for businesses with fewer than 100 employees or multi-tenant worksites; • Include bicycle parking facilities such as bicycle lockers and racks; • Include showers for bicycling employees use; and • Construct on-site pedestrian facility improvements such as building access that is physically separated from street and parking lot traffic and walk paths.	
Impact 4.3.6.6: Localized Project Operational Emissions. All localized operational emissions for the proposed project, with the exception of PM_{10} and $PM_{2.5}$ emissions, are below the localized significance threshold. Since PM_{10} and $PM_{2.5}$ emissions exceed the localized significance thresholds, operational activities associated with the proposed project may cause long-term localized air quality impacts and mitigation is required.	**4.3.6.6A.** Prior to issuance of the first building permit, building and site plan designs shall ensure that the project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 20 percent. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and review and approved by the City. Any combination of design features, including but not limited to the following list, may be used to fulfill this requirement provided that the total increase in energy efficiency meets or exceeds 20 percent: • Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City. • Increase in insulation such that heat transfer and	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	thermal bridging is minimized. • Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. • Incorporate dual-paned or other energy-efficient windows. • Incorporate energy-efficient space heating and cooling equipment. • Interior and exterior energy-efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City. Automatic devices to turn off lights when they are not needed shall be implemented. • To the extent that they are compatible with landscaping guidelines established by the City, shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the project site. • Paint and surface color palette for the project shall emphasize light and off-white colors which reflect heat away from the buildings. • All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design. • To reduce energy demand associated with potable water conveyance, the project shall implement the following: o Landscaping palette emphasizing drought-tolerant plants; o Use of water-efficient irrigation techniques;	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	and, o EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads. • The project shall provide secure, weather-protected, on-site bicycle storage/parking. • The project shall provide on-site showers (one for males and one for females). Lockers for employees shall be provided. • The project will establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce GHG emissions. A plan will be submitted by the TMA to the City within two months of project completion that outlines the measures implemented by the TMA, as well as contact information. • The project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan. • The project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	project building plans. • Lease/purchase documents shall identify that tenants are encouraged to promote the following: o Implementation of compressed workweek schedules. o SmartWay partnership; o Achievement of at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long haul trips carried by SmartWay 1.0 or greater carriers. o Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by SmartWay 1.0 or greater carriers. o Use of fleet vehicles conforming to 2010 air quality standards or better. o Installation of catalytic converters on gasoline-powered equipment. o Inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets. o Establishment and use of carpool/vanpool programs, complemented by parking fees for single-occupancy vehicles. o Provision of preferential parking for EV and	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	CNG vehicles. o Use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance. o Use of electric (instead of diesel or gasoline-powered) yard trucks. o Use of SmartWay 1.25 rated trucks. **4.3.6.6B.** The project shall be designed to facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills by providing easily accessible areas that are dedicated to the collection and storage of recyclable materials including: paper, cardboard, glass, plastics, and metals. Locations of proposed recyclable materials collection areas are subject to review and approval by the City. Prior to Final Site Plan approval, locations of proposed recyclable materials collection areas shall be delineated on the project site plan.	
Cumulative Impacts: The cumulative area for air quality impacts is the Basin. The project would contribute criteria pollutants to the area during project construction. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction would result in substantial short-term increases in air pollutants. This would be a contribution to short-term cumulatively significant air quality impacts. The Basin is in nonattainment for PM_{10} and ozone at the present time; therefore, the construction and operation of the proposed project would exacerbate nonattainment of air quality standards within the Basin and contribute to adverse cumulative air quality impacts. Implementation of the proposed project would unavoidably contribute to significant cumulative air quality impacts. The health risk assessment conducted for the proposed	The project-specific measures will help reduce project-related air pollutants; however, no feasible mitigation is available to reduce cumulative air quality impacts to a less than significant level.	Significant Contribution to a Cumulatively Considerable Impact

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
project identified the increase in health risks to the nearby sensitive receptors from the proposed project's air emissions. The CARB web site "Maps of Estimated Cancer Risk From Air Toxics" identifies a carcinogenic risk of over 250 in 1 million for the Riverside area. This HRA identified that the project's incremental increase is only a very small fraction of the ambient condition. Therefore, the concentration of diesel particulates at the project site is below the established risk threshold. Individuals living and working in southern California may be exposed to levels of diesel emissions that are cumulatively significant; however, that circumstance is not created by the project. It is reasonable to anticipate that advancements in truck/ transportation technology would reduce the amount of particulate matter in future years. However, a determination of the amount and extent of that reduction in diesel particulate matter from these types of activities is not available at this time. Therefore, in an overabundance of caution, because other cumulative projects in the area would also contribute diesel particulates in the area and because the Riverside area has a level of particulate matter that is above the SCAQMD's recommended cancer risk threshold of 10 in one million, cumulative impacts associated with diesel particulate matter are considered significant and unavoidable.		
4.4 BIOLOGICAL RESOURCES		
Less than Significant Impacts		
Endangered and Threatened Species: No species listed by the State and/or Federal government as endangered or threatened was identified on site during the field surveys, but Swainson's hawk, a State-listed species, and Stephens' kangaroo rat, a federally and State-listed species, have a low potential to occur on the site. Impacts to Swainson's hawk would, at most, consist of impacts to foraging habitat of migrating individuals. Impacts to Swainson's hawk are covered by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and no mitigation would be required other than participation in the MSHCP.	No mitigation is required	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
The project site is within the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) fee area, but is not within an SKR Core Area. The SKR HCP provides Take Authorization for the SKR within its boundaries, and no surveys or additional measures are required for potential impacts to SKR other than paying a development fee prior to issuance of a grading permit by the City. The project may affect one or more non-listed special status species. However, the species potentially affected are all relatively widespread and the site does not contain high quality habitat for any of them. Therefore, any impacts to these species by the project would not be considered significant. Neither additional surveys nor additional conservation measures for these species will be required for the proposed project.		
Habitat Fragmentation/Wildlife Movement: The project site does not serve as a wildlife nursery site (e.g., no bat roosting sites or bird rookeries were identified on or adjacent to the project site). Due to its location and condition, the development of the proposed project would not fragment habitat or interfere with wildlife movement. No impact related to this issue would occur.	No mitigation is required	Less than Significant
Adopted Policies and/or Ordinances: The project is generally consistent with County and local policies and ordinances protecting biological resources, including implementation of the County's MSHCP and SKR HCP by payment of impact fees. The project also provides a buffer along the riparian corridor (Quincy Channel) consistent with City General Plan requirements. Therefore, less than significant impacts would occur from implementation of the project.	No mitigation is required	Less than Significant
Adopted Habitat Conservation Plans: While the project site is located within the MSHCP, the project site is not within any MSHCP criteria cell or habitat linkage. Furthermore, the project site is not located within an MSHCP mammal or amphibian survey area, a Narrow Endemic Plant Species Survey Area, or a Criteria Area Plant Species Survey Area, and the site does not contain	No mitigation is required	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
habitat that would require surveys for sensitive vernal pool or riparian species. Development of the proposed project will require payment of the MSHCP fee prior to issuance of a building permit, and the project will not conflict with the provisions of the MSHCP. The project will also pay an SKR HCP impact fee prior to issuance of a grading permit to mitigate regional impacts to that species. A less than significant impact would occur and no mitigation is required.		
Cumulative Impacts: The proposed project would not make a cumulatively considerable contribution to impacts on endangered or threatened species, riparian habitat or natural plant communities, jurisdictional waters, habitat fragmentation, wildlife movement, local policies and ordinances, or habitat conservation plans. There are no projects that would, in combination with the proposed project, produce a significant impact to non-listed sensitive species. Therefore, there are no significant cumulative impacts anticipated to occur that are associated with biological resources. With implementation of project-level **Mitigation Measures 4.4.6.1** through **4.4.6.3**, the project's contribution to cumulative biological impacts will not be cumulatively considerable.	No additional mitigation is required	Less than Significant with project mitigation
Significant Impacts		
Impact 4.4.6.1 Candidate, Non-listed Sensitive, or Special Interest Species: Although no burrowing owls were observed during site reconnaissance, the project site contains habitat suitable to support the burrowing owl. This species requires additional surveys by the MSHCP since the burrowing owl is a highly mobile species and may occupy the site in the future. This is a potentially significant impact requiring mitigation.	**4.4.6.1A.** If tree removal or clearing and grubbing activities must take place during the general nesting season (February 1 through August 31), a nesting bird survey shall be conducted within seven (7) days prior to any vegetation disturbance activities. If passerine birds are found to be nesting or there is evidence of nesting behavior inside the impact area, an exclusion buffer, to be determined by the appropriate agency (e.g. the City, County, and/or CDFG), shall be set in place around the nest where no vegetation disturbance will be permitted. For raptor species, such as hawks and owls, this buffer may be as large as 500 feet. A qualified biologist shall closely monitor nests until it is determined that they are no longer active, at which time construction	Less than Significant with Mitigation

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	activity in the vicinity of nests may continue. **4.4.6.1B.** Prior to site grading, a pre-construction survey shall be required for the burrowing owl to confirm the presence/absence of this species from the site. The survey shall be conducted by a qualified biologist within 30 days prior to ground disturbance, and in accordance with MSHCP survey requirements, to avoid direct take of burrowing owls. If burrowing owls are determined to occupy the project site or immediate vicinity, the City of Moreno Valley Planning Department shall be notified and avoidance measures as identified in **Mitigation Measure 4.4.6.1C**, shall be implemented. Implementation of avoidance measures shall be executed pursuant to the MSHCP, the California Fish and Game Code, and the MBTA, and according the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (California Burrowing Owl Consortium 1993) and reviewed the City of Moreno Valley, the County of Riverside, and/or by the CDFG. **4.4.6.1C.** As recommended in the *BUOW Survey and Mitigation Guidelines* prepared by the California BUOW Consortium, no disturbance to an occupied burrow shall occur within approximately 160 feet of an occupied burrow during the non-breeding season (September 1 through January 31), or within approximately 250 feet of an occupied burrow during the breeding season (February 1 through August 31). For unavoidable impacts, passive relocation of burrowing owls shall be implemented. Passive relocation shall be conducted by a qualified biologist in accordance with procedures set forth by the MSHCP and California Burrowing Owl Consortium. Passive relocation of occupied burrows supporting a breeding pair of burrowing owls shall be conducted outside of the breeding season pursuant to the California Fish and Game Code and the MBTA.	
Impact 4.4.6.2 Riparian Habitat or Other Sensitive	**4.4.6.2A.** As outlined in the project's Determination of	Less than Significant with Mitigation

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
Natural Communities: The three on-site drainages, including the Quincy Channel, contain riparian/riverine area. While the proposed project would incorporate the design standards identified in the City's Municipal Code, the development of the proposed project may result in the elimination of habitat for special-status plant species (mule fat scrub) or reduce population size of sensitive plant species below self-sustaining levels. Therefore, a potentially significant impact would occur and mitigation is required.	a Biologically Equivalent or Superior Preservation (DBESP) report, the project applicant shall compensate for the permanent impact on and loss of jurisdictional waters and streambeds by providing a minimum 2:1 off-site replacement of equivalent riverine/riparian habitat (0.36 acre impact = 0.72 acre replacement). This off-site replacement shall be accomplished through the contribution of in-lieu fees to the Santa Ana Watershed Association (SAWA) for its efforts in removal of invasive plants and restoration of riparian habitat adjacent to the tributaries of the San Jacinto River or within the Santa Ana River watershed. Documentation of acceptance of the SAWA contribution shall be provided to the City prior to issuance of a grading permit. **4.4.6.2B.** The project applicant shall retain qualified personnel to prepare and implement a Habitat Mitigation and Monitoring Plan (HMMP) to oversee restoration of temporarily affected areas (0.35 acre of riverine/riparian habitat) to their pre-construction contours and vegetation. The HMMP will be approved by USACE and CDFG prior to the City issuing any occupancy permits.	
Impact 4.4.6.3 Jurisdictional Waters/Wetlands: Implementation of the proposed project would result in permanent impacts to 0.051 acre (354 linear feet) of non-wetland waters of the United States and waters of the State and 0.362 acre (440 linear feet) of State streambed associated with the eastern, southern, and western drainages In addition to permanent impacts, the proposed project would result in temporary impacts to 0.054 acre (332 linear feet) of non-wetland waters of the United States and waters of the State and 0.33 acre (547 linear feet) of State streambed associated with construction activities. This is a significant impact requiring mitigation.	**4.4.6.3A.** The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE and a Section 1602 Streambed Alteration Agreement from the CDFG. Direct temporary impacts to more than 0.1 acre of jurisdictional area that are regulated by the USACE, CDFG, and RWQCB shall be mitigated at a 2:1 ratio, including enhancement and/or creation of wetlands or the contribution of in-lieu fees to the Santa Ana Watershed Association (SAWA) for its efforts in removal of invasive plants and restoration of offsite riparian habitat, as outlined in **Mitigation Measure 4.4.6.2A**.	Less than Significant with Mitigation

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
4.5 CULTURAL RESOURCES		
Less than Significant Impacts		
Historic Structures and Features: No evidence of past structures or unique features was identified, nor was evidence of such structures identified during the on-site cultural resource survey. As no evidence has been identified to suggest the presence of past or current structures on site, potential impacts related to historic structures or features will not occur and further mitigation is not needed.	No mitigation is required	Less than Significant
Human Remains: Adherence to provisions of Health and Safety Code §7050.5 is required of all development projects; therefore, adherence to the requirements in State law sufficiently mitigates for potential impacts to human remains, no significant impact related to this issue will occur.	No mitigation is required	Less than Significant
Cumulative Impacts: The cumulative area for cultural resources is the City of Moreno Valley. There is no existing evidence of pre-European contact or usage of the project site. Implementation of the proposed project will require measures to identify, recover, and/or record any cultural resource that may occur within the project limits. There are no projects that would, in combination with the proposed project, result in any significant cumulative impacts on historical, archaeological, or paleontological resources, or in impacts to human remains. Therefore, the proposed project would have no significant cumulative impacts associated with cultural resources.	No mitigation is required	Less than Significant
Significant Impacts		
Impact 4.5.6.1 Prehistoric Cultural Resources: The cultural resources survey indicates there are no recorded cultural sites or surface evidence that cultural resources are present on the project site. Correspondence from Native American groups represents appropriate consultation under SB 18. The site's location within the Moreno Hills Complex indicates a potential exists that excavation and construction activities may uncover previously undetected prehistoric or historic cultural resources. This is a significant impact requiring mitigation.	**4.5.6.1A.** If cultural resources are found during grading, the applicant shall immediately retain a qualified archaeological monitor to oversee subsequent ground-altering activities (e.g., removal of debris, de-vegetation, and grading). This monitor shall ensure that any buried or previously unidentified resources are adequately identified, recorded, and evaluated in accordance with applicable standards. The archaeological monitor shall be trained in both prehistoric and historic archaeology and have the	Less than Significant with Mitigation

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	authority to temporarily redirect any ground-disturbing activities affecting potentially significant cultural resources. **4.5.6.1B.** Prior to the issuance of a grading permit, the local Native American representatives (Soboba, Morongo, and Pechanga) shall be notified in writing of the pending activities. If any evidence of Native American resources is discovered during grading, the archaeological monitor identified in **Mitigation Measure 4.5.6.1A** shall invite one or more Native American monitors to participate in the monitoring program. The Native American monitor shall work with the archaeological monitor to aid in the identification of resources and assist in the preliminary evaluation of any Native American resources. **4.5.6.1C.** If cultural artifacts and resources are discovered during ground disturbance activities and are historic in nature (not Native American in origin), the archaeological monitor/consultant shall make recommendations for the appropriate handling and evaluation of the resources. If cultural artifacts and resources are discovered during ground disturbance activities are determined to be of Native American origin (but not involving burials or grave goods), the archaeological monitor/consultant shall notify the applicant, City, and local Native American representatives and complete consultation for the handling of the resources. All archaeological decisions shall be at the discretion of the professional archaeologist, taking the Native American concerns into account. Work may continue on other parts of the project site while historic or unique archaeological mitigation takes place (14 Cal. Code Regs. 15065.5(f)). **4.5.6.1D.** As a condition of approval, the property owner shall make all cultural resources (e.g., artifacts) discovered on site available for curation at a	

-2581-
Item No. E.6

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	curation facility identified by the City (e.g., the UCR Archaeological Research Unit, the Western Center for Archaeology and Paleontology, or the Ya'i Heki' Regional Indian Museum). All artifacts shall be inventoried and prepared for curation per standard professional requirements. If neither repository is available to accept the collections, the cultural resources shall be temporarily curated at a facility identified through consultation with all stakeholders. **4.5.6.1E.** Should resources determined to be of sacred or religious significance to Native Americans be identified within the project area, the resources shall be protected from adverse impacts until consultation among the Applicant, City, the Most Likely Descendant (MLD) as determined by the Native American Heritage Commission, and the archaeological consultant, occurs at which time the responsibility for the care and disposition of the cultural resources shall be determined and recorded to the satisfaction of all parties involved.	
Impact 4.5.6.2 Paleontological Resources: The project site is located in an area identified as having a "high sensitivity" for paleontological resources. Construction of the proposed project has the potential to result in significant impacts to nonrenewable paleontological resources, requiring mitigation.	**4.5.6.2A.** Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include the provision of a trained paleontological monitor during on-site soil disturbance activities. The monitoring for paleontological resources shall be conducted during the rough-grading phase of the project. In the event that paleontological resources are unearthed or discovered during excavation, **Mitigation Measure 4.5.6.2C** shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional action is required. **4.5.6.2B.** The paleontological monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During	Less than Significant with Mitigation

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	monitoring, samples of soil shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains. **4.5.6.2C.** If paleontological resources are unearthed or discovered during excavation of the project site, the monitoring for paleontological resources shall be conducted on a full-time basis for the duration of the rough-grading of the project site. The following recovery processes shall apply: • Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques. • All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens. • A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared. • All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.	
4.6 HAZARDS AND HAZARDOUS MATERIALS		
Less than Significant Impacts		
Routine Transport, Use, and Disposal of Hazardous Materials and Reasonable Foreseeable Accident Conditions Impacts: During construction activities, the project will require limited transport of potentially hazardous	No mitigation is required	Less than Significant

-2583-

Item No. E.6

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
materials (e.g., fuels, lubricants, solvents, cleansers, paints) to and from the project site. Additionally, operation of the project could involve the temporary storage and handling of potentially hazardous materials such as petroleum products, pesticides, fertilizer, and other household hazardous products such as paint products, solvents, and cleaning products that are pre-packaged for distribution and use. This type of storage, transfer, use, and disposal of potentially hazardous materials is extensively regulated at the local, State, and Federal levels. It is not anticipated that the development of the project would result in conditions that are not currently addressed by existing regulations. On this basis, potential impacts due to routine transport, use, or disposal of hazardous materials are considered less than significant.		
Located on a List of Hazardous Materials Sites: The project site has not been identified by the Department of Toxic Substance Site (DTSC) as being on or within a site on its Hazardous Waste and Substance Site (Cortese) list. In addition, the results of the site investigations performed by RM Environmental indicate that no significant amount of any hazardous material exists on site. Therefore, impacts associated with this issue are less than significant and no mitigation would be required.	No mitigation is required	Less than Significant
Existing or Proposed School: At the time the NOP for the proposed project was released, the Moreno Valley Unified School District (MVUSD) had identified three potential school sites within the project vicinity. These potential school sites were for High School #5, Elementary School #24, and Middle School #7. Of these potential school sites, High School #5 was the closest planned school to the project site as it was to be located on the adjacent parcel east of the project site. Due to MVUSD concerns regarding the placement of schools in areas that may be rezoned with warehousing uses, MVUSD has made a decision to abandon the development of these school facility projects on the previously identified sites. No planned school facilities would be located within 0.25 mile of the project site, and there are no existing schools within 0.25 mile of the	No mitigation is required	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
project site. Therefore, no impacts would occur.		
Emergency Response Plan: The proposed project would not have any direct effect on an adopted emergency response plan, or emergency evacuation plan. The City's emergency plans are also consistent with the General Plan. The proposed project will be designed and conditioned to provide required circulation and fire access to allow for ingress and emergency vehicles and egress of employees and patrons. Therefore, the proposed project would not be in conflict in any way with the City's emergency response or emergency evacuation plans.	No mitigation is required	Less than Significant
Wildland Fires: The project site is not located within or adjacent to a City-designated "High Fire Hazard Area" as indicated in the City's General Plan EIR Figure 5.5-2. Due to the location of the fire station adjacent to the project in the northwest corner and the low probability that the project site would be subject or susceptible to wildland fires, no significant impact related to this issue would occur. No mitigation is required.	No mitigation is required	Less than Significant
Cumulative Impacts: Significant cumulative impacts associated with the routine transport, use, and disposal of hazardous materials would not occur as these risks are largely site-specific and localized and therefore limited to the project site. Since site-specific investigations would be conducted at sites where hazardous materials are released and since accidental spills and leaks are unplanned occurrences, it is impossible to predict the occurrences of such events. As with the proposed project, it is anticipated that future development projects will be required to adhere to applicable local, State, and Federal requirements that regulate the use, release, storage, sale, and transport of hazardous materials. Such compliance would ensure that cumulative impacts are less than significant.	No mitigation is required	Less than Significant
4.7 HYDROLOGY, DRAINAGE, AND WATER QUALITY		
Less than Significant Impacts		
Groundwater: It is anticipated that the proposed project would primarily utilize imported water purchased from Metropolitan. This imported water would be supplemented	No mitigation is required	Less than Significant

-2585-
Item No. E.6

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
by local groundwater sources. The implementation of the existing West San Jacinto Groundwater Basin Management Plan would ensure that local groundwater resources are conserved and groundwater overdraft does not occur. The proposed project would not interfere with groundwater recharge as the project site is not identified as a groundwater recharge area. The development of the proposed project would reduce the amount of pervious surfaces that could facilitate percolation on site. However, the proposed project would consist of other project design features such as detention basins that would be designed to offset the conversion of pervious surfaces to impervious surfaces. Therefore, the proposed project would not interfere with groundwater recharge activities. Impacts associated with this issue are less than significant and no mitigation is required.		
Flooding-Related Impacts: Based on FIRM maps, the project site does not fall within a 100-year floodplain. Because the project site does not lie within a 100-year floodplain and does not include housing, impacts related to this issue are less than significant and no mitigation would be required.	No mitigation is required	Less than Significant
Drainage Pattern-Related Impacts: Development of the project site would result in an increase in the amount of impervious surfaces in the form of roadways, parking lots, and buildings. To reduce the flows leaving the project site to below or equal to pre-development conditions, the anticipated on-site flows must be routed to basins to reduce flows leaving the site to pre-development flow rates. Because the proposed project would maintain existing drainage patterns on site, impacts associated with this issue are less than significant and no mitigation measures are required.	No mitigation is required	Less than Significant
Cumulative Impacts: Cumulatively, development within the watershed would result in an increase in impervious surfaces in addition to changes in land use and associated pollutant runoff characteristics. Increased impervious surfaces are likely to alter existing hydrology and increase potential pollutant loads. However, all proposed and future	No mitigation is required	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
development in the City and throughout the Santa Ana RWQCB jurisdiction must comply with the NPDES permit program requirements. Each new development is required to mitigate its own specific impacts on water quality and drainage. Therefore, there would be no significant cumulative impacts to water quality.		
Significant Impacts		
Impact 4.7.6.1 Construction-Related Water Quality Impacts: The construction and grading phases of the project site would require temporary disturbance of surface soils and removal of vegetative cover which could potentially result in erosion and sedimentation on site. This is a significant impact requiring mitigation.	**4.7.6.1A.** Prior to grading plan approval and the issuance of a grading permit by the City, the project applicant shall provide evidence to the City that a Notice of Intent (NOI) has been filed with the Regional Water Quality Control Board for coverage under the State NPDES General Construction Permit for discharge of storm water associated with construction activities. **4.7.6.1B.** Prior to grading plan approval and the issuance of a grading permit by the City, the project applicant shall submit to the State Water Quality Control Board a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. Additionally, the SWPPP shall identify structural and nonstructural BMPs to control sediment and nonvisible discharges from the site. BMPs to be implemented in the SWPPP may include, but shall not be limited to, the following: • Sediment discharges from the site may be controlled by the following: gravel bags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs will be periodically inspected during construction, and repairs will be made when necessary as required by the SWPPP.	Less than Significant with Mitigation

-2587-
Item No. E.6

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	• No materials of any kind shall be placed in drainage ways. • Materials that could contribute non-visible pollutants to storm water must be contained, elevated, and placed in temporary storage containment areas. • All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected per RWQCB standards to eliminate any discharge from the site. Stockpiles will be surrounded by silt fences. • The SWPPP will include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance. • Additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary. • The SWPPP will be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time. In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site. **4.7.6.1C.** Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that the following provisions have been added to construction contracts for the project: • The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP.	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	Monthly reports shall be maintained by the Contractor and submitted to the City for inspection. In addition, the Contractor will also be required to maintain an inspection log and have the log on site to be reviewed by the City of Moreno Valley and the representatives of the Regional Water Quality Control Board.	
Impact 4.7.6.2 Operational-Related Water Quality Impacts: The proposed project would result in the conversion of permeable surfaces to impermeable surfaces. During the operational phase of the proposed project, the major source of pollution in storm water runoff would be contaminants that have accumulated on the land surface over which runoff passes. This is a significant impact requiring mitigation.	**4.7.6.2A.** Prior to grading plan approval and the issuance of a grading permit by the City, the project applicant shall receive approval from the City of Moreno Valley for a Final Water Quality Management Plan (F-WQMP). The F-WQMP shall specifically identify pollution prevention, site design, source control, and treatment control BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality to the maximum extent practicable. BMPs to be implemented in the F-WQMP may include (but shall not be limited to) the following: • Required landscaped areas shall not use decorative concrete or impervious surfaces. • Landscape plans shall incorporate native and drought-tolerant plants, trees, and shrubs. Landscaping shall be maintained weekly and maintenance contractor will properly dispose of all landscape wastes. • Irrigation systems shall be inspected monthly by the landscape contractor to check for over-watering, leaks, or excessive runoff to paved areas. Timers will be used to prevent over-watering. • Signage will be inspected and maintained twice a year for legibility. • Outdoor Loading/Unloading truck docks shall be kept in a clean and orderly condition with weekly inspections, continuous monitoring, and	Less than Significant with Mitigation

-2589-
Item No. E.6

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	immediate clean up of spills. • Parking area maintenance shall be swept or vacuumed at least quarterly, if there is any trash or debris in between the routine sweeping, it shall be swept or vacuumed immediately. • Trash enclosures will be inspected and maintained weekly or as needed by maintenance contractor. • On-site extended detention/sedimentation basins and sand filters will treat all of the site's runoff via vegetated swales and will be maintained and inspected at least twice a year and prior to October 1. • Additional BMPs will be documented in the WQMP and utilized if necessary. In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.	
Impact 4.7.6.3 Drainage Capacity-Related Impacts: Because the development of the site would introduce a greater percentage of impervious surfaces, the post-development flows that would be generated on site are anticipated to be significantly higher than the pre-development flows. To avoid significant impacts to existing storm drain facilities and water quality, on-site storm drain facilities must be sized to accept and handle site drainage flows that would result from the development of the project including any detention necessary. To ensure the implementation of drainage improvements and the corresponding reduction in the significance of drainage related impact, mitigation is required.	**4.7.6.3A.** Prior to grading plan approval, the project proponent shall receive approval on a project-specific Final Hydrology Study, with supporting engineering calculations, from the City Engineer. The Final Hydrology Study shall incorporate relevant requirements identified by the City, and/or site-specific geotechnical investigations. A Preliminary Hydrology Study will be required prior to approval of the associated project tentative tract map.	Less than Significant with Mitigation
4.8 LAND USE AND PLANNING		
Less than Significant Impacts		
Physically Divide an Established Community: The	No mitigation is required	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
project site does not contain any existing housing, nor does the site constitute part of an established community or neighborhood. The site is just south of SR-60 and the area has built and approved industrial warehouse uses. The construction and operation of the proposed project would neither displace residents nor divide an existing established community. No impact related to this issue would occur.		
Conflict with Any Applicable Habitat or Natural Community Conservation Plan: While the project site is not within any conservation area delineated in the MSHCP or SKR HCP, the project is still subject to provisions of these plans. The payment of the mitigation fees and compliance provisions of the MSHCP and SKR HCP provides full mitigation under the CEQA, FESA, and CESA for impacts to the species and habitats covered by these plans; therefore, no significant impact related to this issue would occur.	No mitigation is required	Less than Significant
Cumulative Impacts: The project is not consistent with existing on-site General Plan or zoning designations and a General Plan Amendment and Zone Change are required to achieve consistency. It is also not consistent with the zoning of land adjacent to the east (RA-2). Other development projects in the surrounding area, including recently built (Skechers) or approved (West Ridge) industrial warehouse projects, would have cumulatively considerable land use impacts for the project area, and the proposed project will make a significant contribution to that cumulative impact.	No mitigation is required	Less than Significant
Significant Impacts		
Impact 4.8.6.1 Conflict with Applicable Land Use Plans, Policies, or Regulations: Based on a review of regional SCAG, SCAQMD, UWMP, and Basin Plan policies, the proposed project is generally consistent with these regional plans, except for some population/housing projections in the SCAG Regional Transportation Plan, growth management policies in the SCAG Compass Blueprint Plan, and the Air Quality Management Plan. The project would remove 12.1 acres of RA-2 zoned land within the Primary Animal Keeping Overlay (PAKO) designation, which represents 0.4	No feasible mitigation available	Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
percent of the PAKO-designated land in the City. The project is not consistent with existing General Plan land use or zoning designations. A General Plan Amendment (GPA) is required so the proposed project will be consistent with the land use designations and policies in the General Plan. The project would remove the potential for a maximum of 681 multifamily residential units on the property, 80 percent of which could contribute to the City's affordable housing goals, so the project is not consistent with the City's Housing Element. Since the project cannot replace the loss of MFR zoning elsewhere in the City, these land use impacts are considered significant and no feasible mitigation is available to reduce them to less than significant levels.		
4.9 NOISE		
Less than Significant Impacts		
Airport Noise Impacts: The proposed project site is located approximately 5 miles northeast of the March Air Reserve Base. However, the proposed project is not identified as being within the noise or safety contours delineated for the March Air Reserve Base Airport. The proposed project is not located within two miles of a public or private airport; therefore, it would not have the potential to expose people to excessive noise levels from airport operations and no impact regarding this issue would occur with implementation of the proposed project.	No mitigation is required	Less than Significant
Groundborne Vibration: While heavy-duty earthmoving equipment would be used during the construction phase of the project, the level of vibration would not be excessive or permanent, nor would it exceed the level at which building damage typically occurs. Therefore, impacts from construction-related groundborne vibration construction would be less than significant and no mitigation is required.	No mitigation is required	Less than Significant
Long-Term Traffic-Related Noise Impacts: The largest project-related increase in traffic noise would be along Eucalyptus Avenue between Auto Mall Drive and Redlands Boulevard. This segment would experience a 13.3 dBA increase over the baseline (without the project) scenario in	No mitigation is required	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
the Opening Year (2016). However, no noise-sensitive uses exist or are planned in the vicinity of this roadway segment. All other roadway segments would have an increase in noise of less than 3.0 dBA, which would not be perceptible to the human ear in an outdoor environment.		
Long-Term Operational Noise Impacts: Potential long-term stationary noise impacts would primarily be associated with operations at the proposed warehouse and the light industrial uses. The proposed on-site warehouses and light industrial uses would generate noise from truck delivery, loading/unloading activities at the loading areas, and other noise-producing activities within the parking lots. Most of these noise events are intermittent in nature and are typically short in duration. However, since these noise generators would generate noise that is below the City identified thresholds at the nearest existing sensitive receptor, impacts associated with this issue are less than significant.	No mitigation is required	Less than Significant
Noise Impacts to Adjacent Future Development: Future development would result in the occupation of residential units in close proximity to noise-generating industrial uses located on the proposed project site. However it is anticipated that the proposed project site would be fully developed prior to the occupation of any new dwelling units; therefore, no construction-related noise impacts to future adjacent sensitive receptors would result from development of the proposed project. Operational noise at the nearest future sensitive receptors is anticipated to be below City identified thresholds. Therefore, noise impacts associated with this issue would be less than significant.	No mitigation is required	Less than Significant
Cumulative Noise Impacts: It is not possible to predict if contiguous properties may be constructed at the same time and create cumulative noise impacts that would be greater than if developed at separate times, However, in the event that adjacent properties are developed at the same time as the proposed project, implementation of the required mitigation at each development site would reduce the cumulative impacts of the proposed project to less than	No mitigation is required	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
significant levels. The increases over existing traffic volume are attributable to cumulative development projects in the project vicinity and region. Cumulative noise impacts associated with roadway noise have been addressed based on the projected future traffic volumes. Comparing cumulative noise levels that would occur both with and without the project, the proposed project would not expose sensitive uses located adjacent to area roadways to excessive noise levels. Therefore, the proposed project's contribution to cumulative noise impacts at sensitive uses would not be significant.		
Significant Impacts		
Impact 4.9.6.1: Short-Term Construction Noise Impacts: Construction activities would include grading, excavation, and installation activities generating noise levels up 91 dBA L_{max} at 50 feet from an active construction area. These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. The worst-case scenario during construction would be a noise level of 91 dBA L_{max} at a distance of 50 feet from the noise source to the nearest existing sensitive receptor. However, compliance with the construction hours specified in the City's Municipal Code would result in construction noise impacts that are less than significant. While impacts would be considered less than significant as long as construction activities occur within the designated hours identified in the City's Municipal Code, mitigation measures have been identified to reduce the noise levels that would expose nearby sensitive receptors to noise levels in excess of the City's noise standards.	**4.9.6.1A.** During all project site excavation and grading on site, the project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. **4.9.6.1B.** The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site. **4.9.6.1C.** The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest to the project site during all project construction. **4.9.6.1D.** During all project site construction activities, the construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 6:00 a.m. and 8:00 p.m. on weekdays and between the hours of 7:00 a.m. to 8:00 p.m. on weekends and holidays, unless written approval is obtained from the City Building Official or City Engineer.	Less than Significant with Mitigation

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
4.10 POPULATION AND HOUSING		
Less than Significant Impacts		
Population Growth: Development of the proposed on-site uses would increase the number of jobs in the City by 1,532 positions based on data from a regional marketing study. The new employment opportunities resulting from development of the proposed industrial uses will improve the City's current jobs-to-housing ratio by providing jobs to local residents. While the place of residence of the persons accepting employment provided by the proposed uses is uncertain, due to the City's projected jobs/housing ratio, it is reasonable that a large percentage of these jobs would be filled by persons already living within the City or project area; therefore, no significant increase in population of the City would result from the development or operation of the proposed on-site uses. In the absence of a significant impact, no mitigation is required.	No mitigation is required	Less than Significant
Significant Impacts		
Displace Substantial Housing/People: No residential structures are currently located within the project limits. The construction and operation of the proposed on-site uses would neither displace existing housing or residents, nor require the construction of replacement housing elsewhere in the City. No significant impact related to this issue would occur and no mitigation is required. However, the project would eliminate 71.2 acres of multifamily residential uses planned for the site, which could result in as many as 681 units of which 80 percent are at a density sufficient for affordable housing programs (R15), which results in a significant housing impact. This impact is also evaluated in Section 4.8.6.1, *Consistency with Regional and Local Land Use Plans*.	No feasible mitigation is available	Significant
Cumulative Impacts: The project proposes development of industrial uses on a portion of the site that was planned for residential uses. Industrial uses would contribute jobs to the local some of which may be employment opportunities for the citizens of Moreno Valley. Loss of 681 units of potential	No feasible mitigation available	Contributes to a cumulatively considerable Impact on local housing

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
future housing will result in a cumulatively considerable housing impact, but it would not induce significant growth in areas where growth was not previously anticipated.		
4.11 TRANSPORTATION		
Less than Significant Impacts		
Air Traffic Pattern Impacts: The proposed project does not consist of any uses that would cause changes to air traffic volumes or otherwise affect air traffic patterns. Additionally, the proposed project does not include any visual, electronic, or physical hazards to aircraft in flight and is not anticipated to disrupt or alter air traffic patterns, including either an increase in traffic levels or a change in location. As such, no impacts associated with this issue would occur.	No mitigation is required	Less than Significant
Design Features or Incompatible Uses: Roadway improvements in and around the project site would be designed and constructed to satisfy all City requirements for street widths, corner radii, intersection control as well as incorporate design standards tailored specifically to site access requirements. Adherence to applicable existing requirements of the City of Moreno Valley and other agencies would reduce impacts associated with this issue to a less than significant level. Since no proposed schools would be located next to the proposed project, there would not be an incompatible use associated with the proposed project and the traffic associated with the proposed project on school facilities in the area. Similarly, for the existing residences to the southeast, it is anticipated that there would not be an incompatible use associated with traffic generated by the proposed project since there would be no truck or vehicle access to the project site on Encilia Avenue. Therefore, impacts associated with this issue are less than significant.	No mitigation is required	Less than Significant
Inadequate Emergency Access: The developers of the proposed project would be required to design, construct, and maintain structures, roadways, and facilities to provide for adequate emergency access and evacuation. Adherence to applicable existing requirements of the City of	No mitigation is required	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
Moreno Valley and other agencies would reduce impacts associated with this issue to a less than significant level.		
Inadequate Parking Capacity: The preliminary site plan indicates that 1,091 automobile parking spaces are provided, which includes spaces for employees, drivers, and handicap spaces, and is well above the minimum requirement of 562 spaces. Adherence to parking standards contained in the *Zoning Code* would ensure that the proposed project would not result in inadequate parking capacity. Impacts associated with parking capacity are less than significant.	No mitigation is required	Less than Significant
Alternative Transportation: The design of the proposed project would be required to adhere to applicable City of Moreno Valley standards that support and/or facilitate alternative modes of transportation. Through the City's project review process, policies, plans, and/or programs supporting alternative transportation would be reviewed and incorporated as applicable. Consequently, a less than significant impact would occur.	No mitigation is required	Less than Significant
Significant Impacts		
Impact 4.11.6.1A Existing (2011) with project Conditions (Intersection) Traffic and Level of Service Impacts: The addition of project traffic to this scenario would result in conditions exceeding the established LOS standard at the following intersections: • Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); and • Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (p.m. peak hour). The project would contribute toward the worsening of the already unsatisfactory LOS at the intersection of Redlands Boulevard/SR-60 Westbound Ramps and would create a significant impact at the intersection of Redlands Boulevard/Eucalyptus Avenue-Fir Avenue. Therefore, mitigation is required at both intersections.	**4.11.6.4A.** Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program: • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** Install a traffic signal. This improvement is listed in the City's DIF program. Add a northbound left-turn lane and a southbound left-turn lane. These improvements are listed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the	With the implementation of the recommended improvements, the minimum level of service standards would be maintained for the Existing (2011) with project condition and impacts would be reduced to a less than significant level for all identified intersections. However, improvements to freeway facilities are under the authority of Caltrans. Since the City has no control over when and how the improvements will be in place, impacts associated with SR-60 ramp intersections would remain significant and unavoidable until such improvement is constructed.

-2597-
Item No. E.6

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	significant impact at this location.	
Impact 4.11.6.4B Opening Year (2016) with project conditions (Intersection) Traffic and Level of Service Impacts: The addition of project traffic to this_scenario would result in conditions exceeding the established LOS standard at the following intersections: • Moreno Beach Drive/SR-60 WB Ramps (p.m. peak hour) • Redlands Boulevard/SR-60 WB Ramps (a.m. and p.m. peak hours) • Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (p.m. peak hour). The project would have a significant impact at all three intersections, and therefore mitigation would be required.	**4.11.6.4B.** Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program: • **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** Install a traffic signal. This improvement is listed in the City's DIF program. Add a northbound left-turn lane and a southbound left-turn lane. These improvements are listed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.	With the implementation of the recommended improvements, the minimum level of service standards would be maintained for the Opening Year (2016) with project condition and impacts would be reduced to a less than significant level for all identified intersections. In addition to the signalization of the Redlands Boulevard/SR-60 Westbound ramp intersection included in the City's DIF program, reconstruction of the Redlands Boulevard/SR-60 interchange is programmed in the TUMF program. As a result, there are programmed improvements at the deficient freeway ramp intersection identified in **Mitigation Measure 4.11.6.1B** in both the DIF and TUMF programs. Improvements to freeway facilities are under the authority of Caltrans. Although the City would collect fees that would be utilized for improvements to the Moreno Beach Drive/SR-60 Eastbound Ramps and Redlands Boulevard/SR-60 Westbound Ramps, improvements to these intersections are outside the City's jurisdiction. Since the City has no control over when and how the improvements will be in place, impacts associated with these identified intersections would remain significant and unavoidable until such improvements are constructed.
Impact 4.11.6.4C: Opening Year (2016) cumulative with project conditions (Intersection) Traffic and Level of Service Impacts: The addition of project traffic to this scenario would result in conditions exceeding the established LOS standard at the following intersections:	**4.11.6.4C.** Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program:	With the implementation of the recommended improvements, the minimum level of service standards would be maintained for the opening year (2016) cumulative with project and impacts would

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
• Moreno Beach Drive/SR-60 Eastbound Ramps (p.m. peak hour); • Moreno Beach Drive/Cottonwood Avenue (p.m. peak hour); • Moreno Beach Drive/Alessandro Avenue (p.m. peak hour); • Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); • Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours); • Redlands Boulevard/Fir Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours); • Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (p.m. peak hour); and • Redlands Boulevard/Alessandro Boulevard (p.m. peak hour). These intersections are forecast to exceed satisfactory levels of service in opening year (2016) cumulative without-project conditions, with the exception of the intersection of Redlands Boulevard/Eucalyptus Avenue-Fir Avenue and Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue; these intersections already exceeded established LOS standards in the opening year (2016) cumulative without-project condition. Because the proposed project would contribute to and would cause intersections to operate at unsatisfactory levels, mitigation is required.	• **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Alessandro Boulevard.** Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is listed in the City's DIF program. Add a northbound through lane. The Redlands Boulevard/SR-60 Interchange reconstruction would implement the northbound through lane. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF fee would mitigate the significant impact at this location.	be reduced to a less than significant level for all identified intersections. In addition, reconstruction of the interchanges at the location of the deficient freeway ramp intersections identified in **Mitigation Measure 4.11.6.1C** are already programmed into the TUMF program. However, as noted previously, improvements to freeway facilities are under the authority of Caltrans. Although the City would collect fees that would be utilized for improvements to the Moreno Beach Drive/SR-60 Eastbound Ramps, Redlands Boulevard/SR-60 Westbound Ramps, and Redlands Boulevard/SR-60 Eastbound Ramps intersections, improvements to these intersections are outside the City's jurisdiction. Since the City has no control over when and how these improvements will be in place, impacts associated with these identified intersections would remain significant and unavoidable until such improvements are constructed.

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	• **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** Install a traffic signal. Add a westbound right-turn lane and provide overlap phasing for the westbound right turns. Add a westbound left-turn lane and an eastbound left-turn lane. These improvements are programmed in the City's DIF program. Add a northbound left-turn lane, a southbound through lane, and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Eucalyptus Avenue.** Add a southbound right-turn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Alessandro Boulevard.** Add a southbound left-turn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMF fees would mitigate the significant impact at this location.	
Impact 4.11.6.4D: Future Year (2035) with project conditions (Intersection) Traffic and Level of Service Impacts: The addition of project traffic to this_scenario would result in conditions exceeding the established LOS standard at the following intersections: • Nason Street/Eucalyptus Avenue (a.m. and p.m. peak hours); • Nason Street/Alessandro Boulevard (a.m. and p.m. peak hours); • Moreno Beach Drive/SR-60 Westbound Ramps (a.m. peak hour); • Moreno Beach Drive/SR-60 Eastbound Ramps (p.m. peak hour);	**4.11.6.4D.** Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program. At some locations, the DIF and TUMF fees would not fully mitigate the project's impact. For these locations, additional improvements shall be implemented by the project applicant prior to the issuance of a certificate of occupancy for the project: • **Nason Street/Eucalyptus Avenue.** Add a northbound right turn lane. This improvement is programmed in the City's DIF; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In	With the implementation of the recommended improvements, the minimum level of service standards would be maintained for the future year (2035) with project scenario and impacts would be reduced to a less than significant level for all identified intersections. In addition, reconstruction of the interchanges at the location of the deficient freeway ramp intersections identified in **Mitigation Measure 4.11.6.2D** are already programmed into the TUMF program. It is anticipated that by future year (2035) improvement to the identified freeway ramps and intersections would be built through the TUMF process and

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
• Moreno Beach Drive/Eucalyptus Avenue (p.m. peak hour); • Moreno Beach Drive/Cottonwood Avenue (p.m. peak hour); • Moreno Beach Drive/Alessandro Avenue (a.m. and p.m. peak hours); • Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); • Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours); • Redlands Boulevard/Fir Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours); • Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours); and • Redlands Boulevard/Alessandro Boulevard (a.m. and p.m. peak hours). All of the intersections that are forecast to experience a deficient LOS with the proposed project would also operate with a deficient LOS without the proposed project. Although the proposed project does not cause these intersections to operate at an unsatisfactory LOS, it does contribute to the worsening of the intersections' LOS and therefore mitigation would be required to offset the cumulative impact of the project.	addition, the project shall contribute a fair share (calculated to be 1.76%) toward restriping the westbound approach to provide dual left-turn lanes. • **Nason Street/Alessandro Boulevard.** Add an eastbound through lane and a westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 1.4%) toward modification of the traffic signal to provide overlap phasing for the eastbound right-turn lane. • **Moreno Beach Drive/SR-60 Westbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Eucalyptus Avenue.** Convert the existing eastbound through lane to a left-turn lane and the eastbound right-turn lane to a shared through/right-turn lane. These	coordination by Caltrans, WRCOG, and the City of Moreno Valley. Because the project would pay its fair-share cost associated with these improvements and because such improvements are anticipated to be constructed by the future year (2035), impacts associated with this issue are less than significant after the identified mitigation measures have been implemented.

-2601-
Item No. E.6

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 8.63%) toward modification of the traffic signal to provide right-turn overlap phasing for the westbound right-turn lane. • **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane, This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Alessandro Boulevard.** Add 2 southbound through lanes, 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. • **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane, eastbound through	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	lane, eastbound left-turn lane, and a westbound right-turn lane with overlap phasing. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, southbound left-turn lane, northbound through lane, and northbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a northbound left-turn lane and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Alessandro Boulevard.** Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.	
Impact 4.11.6.4E: General Plan Build Out with project conditions (Intersection) Traffic and Level of Service	**4.11.6.4E.** Prior to issuance of building permits, the project applicant shall pay the fair-share contribution	With the implementation of the recommended improvements, the

-2603-
Item No. E.6

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
Impacts: The addition of project traffic to this scenario would result in conditions exceeding the established LOS standard at the following intersections: • Nason Street/Eucalyptus Avenue (a.m. and p.m. peak hours); • Nason Street/Alessandro Boulevard (a.m. and p.m. peak hours); • Moreno Beach Drive/SR-60 Westbound Ramps (a.m. and p.m. peak hours); • Moreno Beach Drive/SR-60 Eastbound Ramps (a.m. and p.m. peak hours); • Moreno Beach Drive/Eucalyptus Avenue (a.m. and p.m. peak hours); • Moreno Beach Drive/Cottonwood Avenue (a.m. and p.m. peak hours); • Moreno Beach Drive/Alessandro Avenue (a.m. and p.m. peak hours); • Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); • Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours); • Redlands Boulevard/Fir Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours); • Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours); • Redlands Boulevard/Cottonwood Avenue (a.m. and p.m. peak hours); and • Redlands Boulevard/Alessandro Boulevard (a.m. and p.m. peak hours). All of the intersections that are forecast to experience a deficient LOS with the proposed project would also operate	toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program, or through a fair-share contribution to the City of Moreno Valley as noted below: • **Nason Street/Eucalyptus Avenue.** Add a northbound right-turn lane and an eastbound right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.6%) toward modification of the traffic signal to provide right-turn overlap phasing for the eastbound and northbound right turns. • **Nason Street/Alessandro Boulevard.** Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.35%) toward the addition of an eastbound left-turn lane and modification of the traffic signal to provide overlap phasing for the westbound right-turn lane. • **Moreno Beach Drive/SR-60 Westbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate	minimum level of service standards would be maintained for the General Plan Build Out with project condition and impacts would be reduced to a less than significant level for all identified intersections. However, improvements to freeway facilities are under the authority of Caltrans. Since the City has no control over when and how the improvements will be in place, impacts associated with freeway ramp intersections would remain significant and unavoidable until such improvement is constructed.

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
with a deficient LOS without the proposed project. Although the proposed project does not cause these intersections to operate at an unsatisfactory LOS, it does contribute to the worsening of the intersections' LOS and therefore mitigation would be required to offset the cumulative impact of the project.	the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Eucalyptus Avenue.** Restripe eastbound approach to dual left-turn lanes and add a northbound through lane, a westbound through lane, and a southbound right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 5.17%) toward modification of the traffic signal to provide right-turn overlap phasing for the southbound right-turn lane. • **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane, a northbound through lane, an eastbound left-turn lane, an eastbound through lane, a westbound through lane, and a westbound left-turn lane. These improvements are programmed in the City's DIF	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Moreno Beach Drive/Alessandro Boulevard.** Add 2 southbound through lanes, 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Auto Mall Drive/Eucalyptus Avenue.** Install a traffic signal. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. Therefore, payment of the DIF fee would mitigate the significant impact at this location. • **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF fee would mitigate the significant impact at this location. • **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, a westbound right-turn lane with overlap phasing, and a southbound right-turn lane with overlap phasing. These improvements are programmed in the	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, a southbound left-turn lane, a northbound through lane, a northbound left-turn lane, and a northbound right-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the TUMF fee would also partially mitigate the significant impact at this location. In addition, the project shall pay a fair share (calculated to be 10.44%) of the cost of adding a southbound left-turn lane. • **Redlands Boulevard/Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a northbound left-turn lane, a northbound through lane, a southbound left-turn lane, and southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Cottonwood Avenue.** Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, add a northbound through lane and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location. • **Redlands Boulevard/Alessandro Boulevard.** Install a traffic signal. This improvement is	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	programmed in the City's DIF program; therefore, payment of the DIF fee would partially mitigate the significant impact at this intersection. In addition, and add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, a southbound through lane, a westbound through lane, and an eastbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF fees would mitigate the significant impact at this location.	
Impact 4.11.6.4F General Plan Build Out conditions with the Quincy Street and Encilia Avenue connections (Intersection) Traffic and Level of Service Impacts: The addition of project traffic to this scenario would result in conditions exceeding the established LOS standard at the following intersections: • Moreno Beach Drive/SR-60 Westbound Ramps (a.m. and p.m. peak hours); • Moreno Beach Drive/SR-60 Eastbound Ramps (a.m. and p.m. peak hours); • Moreno Beach Drive/Eucalyptus Avenue (a.m. and p.m. peak hours); • Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); • Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours); • Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (a.m. and p.m. peak hours); • Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours); • Moreno Beach Drive/Encilia Avenue (a.m. and p.m. peak hours); and	**4.11.6.4F.** If the Encilia Avenue and Quincy Street Connection plan is implemented as part of the proposed project, then prior to issuance of building permits, the project applicant shall implement the following improvements, in addition to those identified in **Mitigation Measure 4.11.6.4.E**, either through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program: • **Moreno Beach Drive/Eucalyptus Avenue.** Restripe the southbound shared through/right-turn lane to a southbound through lane. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the impacts of the project at this intersection. • **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Pay the fair share (calculated to be 10.84%) to add a southbound right-turn lane. • **Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program. In addition, add a northbound left-turn lane, northbound through lane, southbound left-	With the implementation of the recommended improvements, the minimum level of service standards would be maintained for the General Plan Build Out with the Quincy Street and Encilia Avenue connections with project condition and impacts would be reduced to a less than significant level for all identified intersections. However, improvements to freeway facilities are under the authority of Caltrans. Since the City has no control over when and how the improvements will be in place, impacts associated with freeway ramp intersections would remain significant and unavoidable until such improvement is constructed.

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
• Quincy Street/Encilia Avenue-Eucalyptus Avenue (p.m. peak hour). All of the intersections that are forecast to experience a deficient LOS with the proposed project would also operate with a deficient LOS without the proposed project. Although the proposed project does not cause these intersections to operate at an unsatisfactory LOS, it does contribute to the worsening of the intersections' LOS and therefore mitigation would be required to offset the cumulative impact of the project.	turn lane, and a southbound through lane. These improvements are programmed in the TUMF program. Therefore, payment of the DIF and TUMF fees would fully mitigate the impact of the project at this intersection. • **Moreno Beach Drive/Encilia Avenue.** Install a traffic signal and add a northbound through lane, southbound left-turn lane, and a southbound through lane. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF fee would mitigate the impacts of the project at this intersection.	
4.12 UTILITIES AND SERVICE SYSTEMS		
Less than Significant Impacts		
Solid Waste Facility Facilities: Because solid waste generated represents substantially less than one percent of the surplus daily capacity, and because the payment of fees would offset operation costs associated with solid waste collection and disposal, no significant solid waste impacts would result from the development of the proposed on-site uses and no mitigation would be required.	No mitigation is required	Less than Significant
Solid Waste Regulations: Solid waste disposal needs of the proposed project have been incorporated into local and regional waste management planning. Because the proposed project would be required to coordinate with the waste hauler to develop collection of recyclable materials for the project on a common schedule as set forth in applicable local, regional, and State programs, a less than significant impact related to this issue would occur.	No mitigation is required	Less than Significant
Cumulative Impacts to Solid Waste Services: With the implementation of AB 939 provisions, the amount of solid waste disposed of in landfills by County build out is projected to be 3.3 million tons per year. With planned expansion activities of County landfills and projected growth rates contained with a Landfill System Capacity Study prepared for the County, the Riverside County Integrated Project EIR concluded sufficient landfill capacity would exist	No mitigation is required	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
to accommodate future disposal needs through County build out in 2040 (including the City of Moreno Valley). Therefore, build out of the County General Plan would not create demands for solid waste services that exceed the capabilities of the County's waste management system. Consequently, cumulative impacts associated with solid waste within the County would be considered less than significant.		
Construction of Expansion of Water Treatment Facilities: The proposed project would not require the construction of new water treatment facilities or expansion of existing facilities, which could cause significant environmental effects; and impacts related to this issue would be less than significant.	No mitigation is required	Less than Significant
Adequate Water Supply: According to the project's Water Supply Assessment (EMWD 2012), project water consumption represents substantially less than one percent of the consumption yearly capacity. In addition, the EMWD indicates that water to service the project's proposed industrial uses is available, so no significant water supply impacts would occur with implementation of the proposed industrial uses.	No mitigation is required	Less than Significant
Cumulative Water Supply Impacts: The cumulative area for water supply-related issues is the EMWD service area. Increases in population, square footage, and intensity of uses would contribute to increases in the overall regional water demand. Because the EWMD will have water supplies for projected growth through 2030 in wet, dry, and multiple-dry years, cumulative impacts to water supply would be less than significant. Because the proposed project will connect to existing conveyance infrastructure and adequate treatment capacity is available, no cumulatively significant effect on water infrastructure will result from the development of the proposed project.	No mitigation is required	Less than Significant
Wastewater Treatment Requirements: Compliance with condition or permit requirements established by the City, and waste discharge requirements at the MVRWRF and PVRWRF would ensure that discharges into the wastewater	No mitigation is required	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
treatment facility system from the operation of the proposed project would not exceed applicable Santa Ana Regional Water Quality Control Board wastewater treatment requirements. Therefore, no significant impact related to this issue would occur.		
Wastewater Treatment Capacity: The amount of wastewater generated by the proposed project would be within the existing surplus treatment capacity at the MVRWRF. In addition, planned expansion of the MVRWRF would occur prior to the project's opening year, thus increasing capacity further. Therefore, the proposed project would not require the construction of new wastewater treatment facilities or expansion of existing facilities, which could cause significant environmental effects; impacts associated with wastewater facilities would be less than significant.	No mitigation is required	Less than Significant
Cumulative Impacts to Wastewater Services: Because the combined projected wastewater generation of the proposed project represents one percent of the average wastewater surplus capacity, and because there are no projects that would, in combination with the proposed industrial uses, result in any significant impact related to wastewater treatment or cause significant environmental effects, no significant cumulative impacts associated with wastewater would occur with payment of adequate development impact fees.	No mitigation is required	Less than Significant
Significant Impacts		
Impact 4.12.2.6.1 Storm water Drainage Requirements: Due to the installation of impervious surfaces on the project site, the post-development flows that would be generated on the project site are higher than the pre-development flows. To avoid a significant impact to the existing drainage capacity, the post-development flows coming from the proposed project site are required to not be greater than pre-development flows. This is a significant impact requiring mitigation.	Previously referenced **Mitigation Measure 4.7.6.3A**	Less than Significant

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
4.13 GLOBAL CLIMATE CHANGE		
Less than Significant Impacts		
Energy Consumption: The proposed project would utilize approximately 14.6 million kilowatt-hours of electricity per year and 4.5 million cubic feet of natural gas per year. The supply of natural gas and electricity is demand responsive. Because the proposed project would be required to adhere to standards contained in Title 24 in addition to requirements set forth by the respective utility providers, development of the proposed project would not result in the wasteful, inefficient, or unnecessary consumption of energy. Consequently, impacts associated with this issue are considered to be less than significant.	No mitigation is required	Less than Significant
Greenhouse Gas Emissions and Climate Change: Construction of the project would emit approximately 37.5 tons per day of CO_2 equivalent emissions, while occupancy of the project will emit 61,000 tons of CO_2 equivalent emissions per year. The carbon dioxide, methane, and nitrous oxide emissions that would be associated with the proposed project is approximately 0.0024 percent of California's 2004 total emissions for carbon dioxide, methane, and nitrous oxide (492 Tg CO_2 Eq). The proposed project would be consistent with all feasible and applicable strategies to reduce greenhouse gas emissions in California. Therefore, the impact of the proposed project, based on these specifications, would be less than significant. The SCAQMD currently recommends that potential GHG emissions be addressed through energy efficiency.	**4.13.6.1A.** Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that building features have been incorporated in building plans as required by Title 24 of the California Code of Regulations. These features include but are not limited to the following: • Exterior windows shall utilize window treatments for efficient energy conservation. • Per CALGreen Code requirements, water-efficient fixtures and appliances, including but not limited to low-flow faucets, dual-flush toilets minimizing water consumption by 20 percent from the Building Standards Code baseline water consumption shall be used. • Per CALGreen Code requirements, a Commissioning Plan shall be prepared and all building systems (e.g., heating, ventilation, and air-conditioning [HVAC], irrigation systems, lighting, and water heating) shall be commissioned by the Commissioning Authority. • Per CALGreen Code, restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.	Less than Significant with Mitigation Since the project is consistent with the strategies to reduce California's emissions to the levels proposed by Executive Order S-3-05, the project's incremental contribution to climate change at the project level is less than significant.

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	4.13.6.1B. Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been be incorporated into the design and construction of the project: • Use of locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project. • Use of "Green Building Materials," such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project. • Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption, and therefore, GHG emissions. • Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants. • Design the project building to exceed the California Building Code's (CBC) Title 24 energy standard, including, but not limited to, any combination of the following: o Increase insulation such that heat transfer and thermal bridging is minimized. o Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. o Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	other applicable electrical equipment. • Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping. • Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings. • Install light-colored "cool" roof and cool pavements. • Install energy-efficient heating and cooling systems, appliances and equipment, and control systems. • Install solar or light-emitting diodes (LEDs) for outdoor lighting. **4.13.6.1C.** Prior to the issuance of occupancy permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been be incorporated into the operation of the project: • The project applicant shall use less than 3,900 Global Warming Potential (GWP) hydrofluorocarbon (HCF) refrigerants or natural refrigerants (ammonia, propane, carbon dioxide [CO_2]) for refrigeration and fire suppression equipment. • Provide vegetative or man-made exterior wall shading devices for east-, south-, and west facing walls with windows. • Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate:	

Table 1.C: Eucalyptus Industrial Park Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance after Mitigation
	○ Install drought-tolerant plants for landscaping. ○ Use reclaimed water for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water. ○ Install water-efficient irrigation systems, such as weather-based and soil-moisture-based irrigation controllers and sensors for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance. • Provide employee education about reducing waste and available recycling services.	
Cumulative Greenhouse Gas Emissions and Climate Change: The proposed project would contribute 0.012 Tg CO_2 Eq, which is 0.0024 percent of California's 2004 total emissions for carbon dioxide, methane, and nitrous oxide (492 Tg CO_2 Eq). Without mitigation, the project's emissions of greenhouse gases may be considered cumulatively considerable, within the meaning of *CEQA Guidelines* Sections 15065(a)(3) and 15130.	Implementation of **Mitigation Measures 4.13.6.1A** through **4.13.6.1C** are consistent with the CARB's Scoping Plan measures and will effectively reduce the potential impact of the project's greenhouse gases relative to global (cumulative) climate change.	Less than Significant with Mitigation Given the findings of AB 32 and the requirements of CEQA, the Lead Agency must determine whether a project will or will not have a cumulatively considerable contribution. Due to the lack of guidance for determining the significance of cumulative impacts to climate change from projects, and out of an overabundance of caution, the project has been evaluated to determine whether emissions of greenhouse gases have been minimized to the extent feasible with current technology and measures. Based on the threshold of the project's consistency with these measures contained in Executive Order S-3-05, the project has a less than significant impact as it does comply with these measures. Inherently, the issue of climate change is cumulative in nature. Therefore, although the project would contribute some GHG emissions to existing conditions, its contribution to climate change is cumulatively less than significant.

Table 1.D: Air Quality Measure 4.3.6.2M Best Available Control Measures for Fugitive Dust (Apply to All Construction Activities)

Source Category	Control Measures	Guidance
Backfilling	• Stabilize backfill material when not actively handling; and • Stabilize backfill material during handling; and • Stabilize soil at completion of activity.	• Mix backfill soil with water prior to moving; and • Dedicate water truck or high capacity hose to backfilling equipment; and • Empty loader bucket slowly so that no dust plumes are generated; and • Minimize drop height from loader bucket.
Clearing and grubbing	• Maintain stability of soil through pre-watering of site prior to clearing and grubbing; and • Stabilize soil during clearing and grubbing activities; and • Stabilize soil immediately after clearing and grubbing activities.	• Maintain live perennial vegetation where possible; and • Apply water in sufficient quantity to prevent generation of dust plumes.
Clearing forms	• Use water spray to clear forms; or • Use sweeping and water spray to clear forms; or • Use vacuum system to clear forms.	• Use of high pressure air to clear forms may cause exceedance of Rule requirements.
Crushing	• Stabilize surface soils prior to operation of support equipment; and • Stabilize material after crushing.	• Follow permit conditions for crushing equipment; and • Pre-water material prior to loading into crusher; and • Monitor crusher emissions opacity; and • Apply water to crushed material to prevent dust plumes.
Cut and fill	• Pre-water soils prior to cut and fill activities; and • Stabilize soil during and after cut and fill activities.	• For large sites, pre-water with sprinklers or water trucks and allow time for penetration; and • Use water trucks/pulls to water soils to depth of cut prior to subsequent cuts.
Demolition – mechanical/manual	• Stabilize wind erodible surfaces to reduce dust; and • Stabilize surface soil where support equipment and vehicles will operate; and • Stabilize loose soil and demolition debris; and • Comply with AQMD Rule 1403.	• Apply water in sufficient quantities to prevent the generation of visible dust plumes.
Disturbed soil	• Stabilize disturbed soil throughout the construction site; and • Stabilize disturbed soil between structures.	• Limit vehicular traffic and disturbances on soils where possible; and • If interior block walls are planned, install as early as possible; and • Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes.

Table 1.D: Air Quality Measure 4.3.6.2M Best Available Control Measures for Fugitive Dust (Apply to All Construction Activities)

Source Category	Control Measures	Guidance
Earthmoving activities	• Pre-apply water to depth of proposed cuts; and • Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 ft in any direction; and • Stabilize soils once earth-moving activities are complete.	• Grade each Project phase separately, timed to coincide with construction phase; and • Upwind fencing can prevent material movement on site; and • Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes.
Importing/exporting of bulk materials	• Stabilize material while loading to reduce fugitive dust emissions; and • Maintain at least 6 inches of freeboard on haul vehicles; and • Stabilize material while transporting to reduce fugitive dust emissions; and • Stabilize material while unloading to reduce fugitive dust emissions; and • Comply with CVC Section 23114.	• Use tarps or other suitable enclosures on haul trucks; and • Check belly-dump truck seals regularly and remove any trapped rocks to prevent spillage; and • Comply with track-out prevention/mitigation requirements; and • Provide water while loading and unloading to reduce visible dust plumes.
Landscaping	• Stabilize soils, materials, slopes	• Apply water to materials to stabilize; and • Maintain materials in a crusted condition; and Maintain effective cover over materials; and • Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slopes; and Hydroseed prior to rain season.
Road shoulder maintenance	• Apply water to unpaved shoulders prior to clearing; and • Apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance.	• Installation of curbing and/or paving of road shoulders can reduce recurring maintenance costs; and • Use of chemical dust suppressants can inhibit vegetation growth and reduce future road shoulder maintenance costs.
Screening	• Pre-water material prior to screening; and • Limit fugitive dust emissions to opacity and plume length standards; and • Stabilize material immediately after screening.	• Dedicate water truck or high capacity hose to screening operation; and • Drop material through the screen slowly and minimize drop height; and • Install wind barrier with a porosity of no more than 50 percent upwind of screen to the height of the drop point.

Table 1.D: Air Quality Measure 4.3.6.2M Best Available Control Measures for Fugitive Dust (Apply to All Construction Activities)

Source Category	Control Measures	Guidance
Staging areas	• Stabilize staging areas during use; and • Stabilize staging area soils at project completion.	• Limit size of staging area; and • Limit vehicle speeds to 15 miles per hour; and • Limit number and size of staging area entrances/exits.
Stockpiles/bulk material handling	• Stabilize stockpiled materials, and stockpiles within 100 yards of off-site occupied buildings must not be greater than 8 ft in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.	• Add or remove material from the downwind portion of the storage pile; and • Maintain storage piles to avoid steep sides or faces.
Traffic areas for construction activities	• Stabilize all off-road traffic and parking areas; and • Stabilize all haul routes; and • Direct construction traffic over established haul routes.	• Apply gravel/paving to all haul routes as soon as possible to all future roadway areas; and • Barriers can be used to ensure vehicles are only used on established parking areas/haul routes.
Trenching	• Stabilize surface soils where trencher or excavator and support equipment will operate; and • Stabilize soils at the completion of trenching activities.	• Pre-watering of soils prior to trenching is an effective preventive measure. For deep trenching activities, pre-trench to 18 inches, soak soils via the pre-trench and resuming trenching; and • Washing mud and soils from equipment at the conclusion of trenching activities can prevent crusting and drying of soil on equipment.
Truck loading	• Pre-water material prior to loading; and • Ensure that freeboard exceeds 6 inches (CVC 23114).	• Empty loader bucket such that no visible dust plumes are created; and • Ensure that the loader bucket is close to the truck to minimize drop height while loading.
Turf overseeding	• Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and plume length standards; and • Cover haul vehicles prior to exiting the site.	• Haul waste material immediately off site.
Unpaved roads/parking lots	• Stabilize soils to meet the applicable performance standards; and • Limit vehicular travel to established unpaved roads (haul routes) and unpaved parking lots.	• Restricting vehicular access to established unpaved travel paths and parking lots can reduce stabilization requirements.
Vacant land	• In instances where vacant lots are 0.10 acre or larger and have a cumulative area of 500 sf or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and/or off-road vehicle trespassing, parking and/or access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees, or other effective control measures.	

ac = acre(s) AQMD = Air Quality Management District CVC = California Vehicle Code ft = feet sf = square feet

Table 1.E: Air Quality Measure 4.3.6.2M Contingency Control Measures for Fugitive Dust (During High Winds in Excess of 25 MPH)

Fugitive Dust Source Category	Control Measures
Earthmoving	• Cease all active operations; or • Apply water to soil not more than 15 minutes prior to moving such soil.
Disturbed surface areas	• On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than 4 consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than $^{1}/_{20}$ of the concentration required to maintain a stabilized surface for a period of 6 months; or • Apply chemical stabilizers prior to wind event; or • Apply water to all unstabilized disturbed areas 3 times per day. If there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of 4 times per day; or • Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; or • Utilize any combination of these control actions such that, in total, these actions apply to all disturbed surface areas.
Unpaved roads	• Apply chemical stabilizers prior to wind event; or • Apply water 2 times per hour during active operation; or • Stop all vehicular traffic.
Open storage piles	• Apply water 2 times per hour; or • Install temporary coverings.
Paved road track-out	• Cover all haul vehicles; or • Comply with the vehicle freeboard requirements of Section 23114 of the CVC for both public and private roads.
All categories	• Executive Officer and the USEPA as equivalent to the methods specified in this table may be used.

CVC = California Vehicle Code
USEPA = United States Environmental Protection Agency

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2.0 INTRODUCTION AND PURPOSE

This section of the Draft EIR describes the purpose and type of EIR, the intended uses of the EIR, documents incorporated by reference, and the process and procedures governing the preparation of the environmental document. Included in this section is a discussion of issues determined to be less than significant. This section also identifies topic areas of discussion and analysis in the Draft EIR and provides an outline of the document format.

2.1 DOCUMENT FORMAT

To assist the reader's review of the document, the following describes the format of this EIR.

Section 1.0 *Executive Summary* provides a summary of the EIR document and (in Table 1.C) the proposed project impacts, proposed mitigation measures, and the level of significance of each impact following the application of identified mitigation measures.

Section 2.0 *Introduction and Purpose* provides a discussion of the EIR's purpose, focus, legal requirements, and an outline of the document's format and content.

Section 3.0 *Project Description* provides a detailed description of the proposed project, discretionary actions required to implement the project, and objectives of the proposed project.

Section 4.0 *Existing Setting, Impacts, and Mitigation Measures* evaluates the impacts associated with the proposed project. This section is organized by issue area and follows the following framework:

- *Existing Setting*. Information in the existing setting contains a discussion of the local and regional environment conditions (environmental and man-made) in existence at the time the NOP was circulated for public review. Existing setting information provides the reader with the "baseline" from which future impacts are analyzed, and provides a standard against which to measure these impacts.
- *Existing Policies and Regulations.* Regulatory requirements and policies (Federal, State, and local) applicable to the issue area are summarized.
- *Methodology.* Identification of methods and techniques utilized for analysis.
- *Thresholds of Significance*. Determinations regarding the significance of potential impacts resulting from implementation of the proposed project are provided. These thresholds represent the criteria used in this EIR to determine whether identified impacts are significant.
- *Impacts*. Potential impacts are identified based on implementation of the proposed project. An analysis of potential impacts of the proposed project is presented in this section. This discussion focuses on the impacts of implementation of the proposed project, and includes potential short-term/long-term and direct/indirect project impacts, and consistency with applicable planning documents or regulations.
    - *Mitigation Measures*. The measures proposed to mitigate any potential impacts of the proposed project.
    - *Level of Significance after Mitigation.* Discussion that provides a conclusion as to whether implementation of the proposed project will reduce the project-related and cumulative impacts to a level that is less than significant.

- *Cumulative Impacts.* This discussion focuses on the potential environmental effect of the proposed project combined with the effects of reasonably foreseeable development within the project study area.

Section 5.0 *Additional Topics Required by CEQA* contains discussions of additional topics required by CEQA, including unavoidable effects of the proposed project and significant irreversible environmental changes.

Section 6.0 *Alternatives* contains discussion of alternatives to development of the proposed project. As allowed by CEQA, the impacts of these alternatives are evaluated at a more general level than the analyses of the proposed project that is contained in Section 4.0. This section also evaluates the proposed effects of the No Project Alternative and identifies the environmentally superior alternative.

Sections 7.0–9.0 Contain listings of organizations and persons consulted in preparation of the EIR, references cited, a list of the EIR preparers, and acronyms used in the document.

The *Appendices* contain a copy of the NOP, NOP mailing list, NOP comment letters and responses, public scoping meeting information, technical reports, and other relevant correspondence received during the course of the analysis of the proposed project.

2.2 PURPOSE OF THE DRAFT ENVIRONMENTAL IMPACT REPORT

Approval of the proposed project requires the following discretionary actions by the City:

- Approval of a General Plan Amendment;
- Approval of a Zone Change;
- Approval of an amendment to the City's Master Plan of Trails;
- Approval of a Master Plot Plan application and five related Plot Plan applications;
- Approval of a Tentative Parcel Map; and
- Certification of the EIR.

Because of these discretionary actions to be considered by the City, CEQA requires that the proposed project be reviewed to determine the environmental effects that would result if the project is approved and implemented. The City is the Lead Agency and has the responsibility for preparing and certifying this EIR prior to consideration of the proposed project. The City has the authority to make decisions regarding discretionary actions relating to implementation of the proposed project. Ministerial actions include approval of a Preliminary Water Quality Management Plan (P-WQMP) and Final WQMP (F-WQMP), Preliminary and Final Drainage Studies, Grading Plans, and Improvement Plans.

The objective of the Draft EIR is to inform City decision-makers, representatives of other affected/ responsible agencies, the public, and other interested parties of the potential environmental consequences that may be associated with the approval and implementation of the proposed project. The Draft EIR also examines various alternatives to the proposed project and describes potential impacts relating to a variety of environmental issues and methods in which these impacts would be mitigated or avoided. This Draft EIR has been prepared in accordance with CEQA, California Public Resources Code Section 21000 *et seq.*; the *Guidelines for California Environmental Quality Act* (California Code of Regulations, Title 14, Chapter 3); and the rules, regulations, and procedures for implementing CEQA as adopted by the City.

2.2.1 Purpose of the California Environmental Quality Act

According to Section 15002 of *CEQA Guidelines*, the basic purposes of CEQA are to:

- Inform government decision-makers and the public about the potential significant environmental effects of proposed activities;
- Identify ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governing agency finds the changes to be feasible; and
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

2.2.2 Intended Use of This EIR

The City, as the Lead Agency, has the responsibility for reviewing and approving the project-related actions. Under contract to the City and as permitted under *CEQA Guidelines* (§ 15084[d-e]), LSA Associates, Inc. (LSA), an independent environmental consulting firm, has prepared the Draft EIR. Prior to certification, this EIR must be subjected to the City's independent review and analysis. The information and conclusions must represent the City's independent judgment. This Draft EIR has been prepared utilizing information from City planning and environmental documents, applicant-provided technical studies; and other publicly available data. This Draft EIR is intended to provide the City with relevant information to use in considering approval of the proposed project by the City, and will serve as an informational document to assess the environmental effects of the proposed project and mitigation measures recommended to avoid or minimize identified significant impacts. As a public disclosure document, the Draft EIR has been made available to public agencies and the public for review prior to the City's consideration of the discretionary actions required for project approval.

2.2.3 Incorporated Documents

CEQA[1] permits the incorporation by reference of all or portions of other documents that are generally available to the public. Any document incorporated by reference shall be made available to the public for inspection at a public place or public building and requires that the EIR state where the incorporated documents will be made available for public inspection. The following documents have been incorporated by reference:

- *City of Moreno Valley General Plan*, adopted June 11, 2006.
- *City of Moreno Valley General Plan Final Environmental Impact Report – SCH#:* 2000091075, July 2006.

Information from these documents relates to the condition of the natural and built environment; the type and level of services provided; City objectives, goals, and policies; thresholds for the evaluation of potential environmental impacts; and mitigation measures incorporated into the analysis contained in this Draft EIR.

[1] CEQA Section 15150.

All of the project-related documents are available for review at the following locations:

City of Moreno Valley
Community Development Department
Planning Division
14177 Frederick Street
Moreno Valley, California 92553
(951) 413-3206
Hours:
Monday through Thursday: 7:30 a.m. to 5:30 p.m.
(closed Fridays)

Moreno Valley Main Library
25480 Alessandro Boulevard
Moreno Valley, California 92553
(951) 413-3880
Hours:
Monday–Thursday: 9:00 a.m. to 8:00 p.m.
Saturday: 9:00 a.m. to 6:00 p.m.
Friday and Sunday: closed

The Draft EIR and technical studies is available online at the City's website: http://www.moval.org/.

2.2.4 Technical Reports

Various technical reports have been prepared to assess specific issues that may result from the construction and operation of the proposed project. As relevant, information from these technical reports has been incorporated into the Draft EIR. The technical reports and other information included as appendices to this EIR include the following:

- Appendix B: *Air Quality Impact Analysis*, LSA Associates, Inc., September 2011.
- Appendix C: 3 Biological Resource Reports:
  - *MSHCP Consistency Analysis and Burrowing Owl Habitat Assessment and Focused Survey for the Eucalyptus Industrial Project,* Jones & Stokes, original July 2011, updated January 2012.
  - *Jurisdictional Delineation Report for the ProLogis Eucalyptus Project Site*, Jones & Stokes, original July 2011, updated January 2012.
  - *Determination of Biologically Equivalent or Superior Preservation Report*, Jones & Stokes, original July 2011, updated January 2012.
- Appendix D: *Eucalyptus Industrial Park Cultural Resources Assessment*, LSA Associates, Inc., August 2011.
- Appendix E: *Eucalyptus Industrial Park Paleontological Resources Assessment*, LSA Associates, Inc., August 2011.
- Appendix F: 3 Separate Environmental Evaluations of the Site or portions thereof:
  - *Phase I Preliminary Environmental Site Assessment prepared for APN 477-120-001 and 477-120-006,* RM Environmental, Inc., October 20, 2003.
  - *Phase I Preliminary Environmental Site Assessment prepared for APN 477-120-007, 008, 014, 015,* RM Environmental, Inc., November 25, 2003.
  - *Report for Removal of Abandoned 13,400 Gallon Diesel Underground Storage Tank, APN 477-120-001*, RM Environmental, Inc., January 28, 2004.
- Appendix G: 2 Separate Environmental Evaluations of the Site:
  - *Preliminary Hydrology Calculations for Moreno Valley Eucalyptus*, Thienes Engineering, July 2011.
  - Preliminary Water Quality Management Plan for Moreno Valley-Eucalyptus, Thienes Engineering, Inc., approved 2009.
- Appendix H: *Noise Study*, LSA Associates, Inc., August 2011.

- Appendix I: *Traffic Impact Analysis*, LSA Associates, Inc., original August 2011, updated January 2012.
- Appendix J: *Water Supply Assessment*, Eastern Municipal Water District, original June 4, 2008, updated February 23, 2012.

In addition to these technical studies, this Draft EIR includes the Initial Study, NOP, Distribution List, and public responses to the NOP, which are included as Appendix A.

2.3 PUBLIC REVIEW OF THE DRAFT ENVIRONMENTAL IMPACT REPORT

This Draft EIR will be distributed to responsible and trustee agencies, other affected agencies, and interested parties. Additionally, in accordance with Public Resources Code 21092(b)(3), the Draft EIR will be provided to all parties who have previously requested copies. Notice of Completion and Availability of the Draft EIR will be distributed as required by CEQA. During the 45-day public review period, the Draft EIR and technical appendices will be made available for review.

Written comments regarding this Draft EIR should be addressed to:

Jeff Bradshaw, Associate Planner
City of Moreno Valley, Planning Division
14177 Frederick Street • Post Office Box 88005
Moreno Valley, California 92553
Phone: (951) 413-3224 • Email: jeffreyb@moval.org

After the 45-day public review period, written responses to all significant environmental issues raised will be prepared. These responses will be available for review for a minimum of 10 days prior to the public hearing before the City Council, at which time the certification of the Final EIR will be considered. The Final EIR, which includes the Draft EIR, the public comments and responses to the Draft EIR, Mitigation Monitoring and Reporting Plan, and findings will be included as part of the environmental record for consideration by the City decision-makers.

2.3.1 Initial Study and Notice of Preparation

The City formally initiated the environmental process with circulation of an NOP, which it sent to responsible agencies and interested individuals for a 30-day review period from February 4 to March 4, 2008. At the close of the public review period, the City had received 22 letters on the NOP. An additional three NOP letters were received after the close of the 30-day review period. Summaries of the comments received during the NOP comment period have been identified in Section 1.3.1 of this Draft EIR. The NOP and the responses to the NOP from agencies and individuals are included in Appendix A of this EIR. Since the proposed project and project site conditions have not changed appreciably since 2008, the NOP will not be recirculated.

2.3.2 Public Scoping Meeting

A public scoping meeting was held to solicit public comment as to the scope of the EIR. This meeting was held on February 13, 2008, at 6:00 p.m. at the City of Moreno Valley City Council Chambers. Since the proposed project and project site conditions have not changed appreciably since 2008, an additional scoping meeting will not be held.

2.4 POTENTIAL SIGNIFICANT IMPACTS OF THE PROPOSED PROJECT DISCUSSED IN THE EIR

As identified in the NOP, this Draft EIR includes an analysis of potential environmental effects associated with the following issues:

- Aesthetics
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Transportation
- Utilities and Service Systems
- Greenhouse Gases and Global Climate Change

2.5 EFFECTS FOUND NOT TO BE SIGNIFICANT

As required under CEQA (§ 15128), an EIR is to contain a statement supporting the Lead Agency's determination that some of the possible effects of a project are not significant and, therefore, are not discussed in detail in the EIR. The City has determined that that potential impacts related to the following issue areas are less than significant.

2.5.1 Geology and Soils

The proposed project site is not located within the boundaries of an earthquake fault zone for fault-rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act. The nearest fault is the San Jacinto Fault Zone,[1] located approximately 1.7 miles from the project site. The maximum event on the San Jacinto Fault zone affecting the project site would measure magnitude 7.2.[2] The maximum credible earthquake (MCE) is generally less than or equal to design levels as defined by the Uniform Building Code (UBC). The California Building Code (California Code of Regulations, Title 24) established engineering standards appropriate for the seismic zone in which development may occur. Adherence to the Uniform Building Code (UBC) and the California Building Code standards would ensure potential ground shaking impacts are reduced to a less than significant level and therefore no mitigation is required.

2.5.2 Mineral Resources

The project site is not located within an area identified by the California Department of Mines and Geology (CDMG) as having substantial mineral resources. Consequently, impacts to Statewide or regional mineral resources would not occur. Additionally, there are no identified Mineral Resource Zones (MRZ) located with the General Plan Study Area.[3] The project site has been historically and is currently being utilized for agricultural production and does not harbor any known mineral resource. Implementation of the proposed project would not result in the loss of availability of a known mineral resource. Therefore, no impact associated with mineral resources would occur.

2.5.3 Public Services

2.5.3.1 Fire Protection

The fire station nearest the project site is Station No. 58, located at 28040 Eucalyptus Avenue,, adjacent to and northwest of the proposed project site. The proximity of Station No. 58 to the project

1 California Geological Survey, 2002 and 2005.
2 *Table 5.6-1 Potential Earthquake Scenarios for Moreno Valley*, Moreno Valley General Plan Final Program EIR, July 2006.
3 *Section 5.14 Mineral Resources*, City of Moreno Valley General Plan EIR, July 2006.

site is sufficient to meet the City's General Plan performance standard requiring a response time of five minutes or less.[1] As with any new development, the proposed project would increase the need for fire protection services within the City. However, the proposed project would be required to adhere to all standards and conditions required by the City and the Riverside County Fire Department including, but not limited to, restrictions on project design and the imposition of construction standards. Adherence to these standards would reduce potential impacts related to the provision of fire protection services and the need for the construction of new facilities that would result in adverse physical impacts to a less than significant level and no mitigation is required.

2.5.3.2 Police Protection

The Moreno Valley Police Department (MVPD) operates out of the Central Police Station, located at 22850 Calle San Juan de Los Lagos. As with any new development, the proposed project would increase the need for police protection services within the City. The proposed project would be required to adhere to all standards and conditions required by the City and the MVPD, including the payment of fees, and result in a less than significant impact associated with police services.

2.5.3.3 Schools

The proposed project site is located within the Moreno Valley Unified School District (MVUSD). The nearest elementary school is Moreno Elementary located at 26700 Cottonwood Avenue, approximately 1.5 miles west of the project site. The nearest middle school is Mountain View Middle School located at 13130 Morrison Street, approximately 1.6 of a miles west of the project site. The nearest high school is Valley View High School located at 13135 Nason Street, approximately 1.2 miles west of the project site. The proposed project does not include the construction of residential dwelling units. Future proposed school sites in vicinity of the project and potential impacts associated with these future sites are discussed in respective technical sections of this EIR. During the NOP process, the MVUSD identified several potential future school sites in the vicinity of the project site, but subsequently moved or eliminated the sites proximate to the project site.

Per California Government Code (§ 65995[h]), "The payment or satisfaction of a fee, charge, or other requirement levied or imposed ... are hereby deemed to be full and complete mitigation of the impacts ... on the provision of adequate school facilities." Upon payment of required fees, a less than significant impact to school services and/or facilities would occur.

2.5.3.4 Parks

The proposed project does not include a residential component and would not contribute to a direct increase in population. As there is no direct increase in population resulting from the proposed project, no new significant demand on existing park facilities would occur. Therefore, impacts associated with an increased use of existing park facilities are considered to be less than significant.

2.5.3.5 Other Public Facilities

The proposed project does not include a residential component and would not contribute to a direct increase in population. As there is no direct increase in population resulting from the proposed project, no new significant demand on library or medical facilities would occur. In the absence of a significant impact, the construction of new facilities that would result in a significant environmental impact would not occur. All on-site access, parking areas, utilities, and structures would be maintained by the project applicant or operator of the proposed facility. Maintenance of public facilities and infrastructure would not be significantly altered by the development of the proposed project. The applicant would pay all developmental fees required by the City of Moreno Valley.

[1] *Section 5.13 Public Services and Utilities*, The City of Moreno Valley General Plan Final EIR, July 2006.

Additionally, as with any commercial or industrial operation, the proposed project would be required to provide revenue to the City in the form of fees, property taxes, etc. It is anticipated that the payment of such monies would offset any increased maintenance burden associated with the development of project site; therefore, potential impacts associated with this issue are anticipated to be less than significant.

2.5.4 Recreation

The proposed project would develop a multi-use trail along the east side of Building #6 on the west side of Quincy Channel. This multi-use trail would continue over Quincy Channel on the north side of Eucalyptus Avenue enabling the proposed trail to connect to the Fir Avenue/future Eucalyptus Avenue trail segment. The City's Master Plan of Trails references a proposed trail segment and freeway crossing at proposed Quincy Street. However, since the adoption of the City's Master Plan of Trails, the adoption of an updated General Plan has occurred. The updated General Plan Circulation Element no longer identifies a freeway crossing and therefore a proposed trail segment at this location may not be needed. Construction of the trail would be required to adhere to the City's standards, which include California Code of Regulations Title 24 and the City's Park and Community Services Specification Guide. Adherence to these standards would result in a less than significant impact associated with the construction of the multi-use trail.

2.5.5 Forest Resources

Since the NOP and Initial Study were circulated in 2008, the State added Forest Resources to the Agricultural Resources category of the Initial Study Checklist form. However, the proposed project site does not contain any forest resources, so this issue does not need to be evaluated in the EIR.

2.6 MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Monitoring and Reporting Program (MMRP) will be prepared to comply with the requirements of State law (Public Resources Code, Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts or reduce impacts to a less than significant level. The MMRP is intended to ensure compliance with mitigation measures during implementation of the proposed project. The MMRP will be adopted by the City Council concurrent with certification of the Final EIR for the proposed project.

3.0 PROJECT DESCRIPTION

The project description is provided in this section of the EIR in conformance with *CEQA Guidelines* Section 15124. It provides the location and boundaries and environmental setting of the project, the objectives of the project, and a description of the project, which is used as the basis for analysis in Section 4.0 of the EIR.

3.1 GEOGRAPHICAL SETTING

The proposed project site is located within Section 2, Township 3 South, and Range 3 West of the U.S. Geological Survey (USGS) 7.5-minute *Sunnymead, California* quadrangle in the City of Moreno Valley in Riverside County, California. The project site is located within the Perris Block area of the Peninsular Ranges geomorphic province of southern California.[1] The Perris Block is bounded on the northeast by the San Jacinto Fault, on the north by the Cucamonga Fault and the San Gabriel Mountains, and on the southwest by the Elsinore Fault and the Santa Ana Mountains. The proposed project site is located in the City of Moreno Valley, south of State Route 60 (SR-60). The Cities of Riverside and Perris border Moreno Valley to the northwest and south, respectively. The County of Riverside borders the City of Moreno Valley to the north, northeast, and southeast.

3.2 PROJECT LOCATION

The proposed project site is located in the eastern portion of the City of Moreno Valley. The 122.8-acre project site is generally located south of and adjacent to SR-60, east of Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel. The project site consists of ten parcels (Assessor's Parcel Numbers [APNs] 488-330-011, 488-330-012, 488-330-013, 488-330-017, 488-330-018, 488-330-019, 488-330-022, 488-330-023, 488-330-024, and 488-330-025). Previously referenced Figure 1.1 illustrates the location of the proposed project.

3.3 EXISTING SITE CONDITIONS

The proposed project site is bounded by SR-60 on the north, the Moreno Valley Auto Mall on the northwest, residential uses to the southeast, and vacant land to the west, east and south. The site has two citrus groves in the northeastern and northwestern portions of the site, while the central and southern portions are vacant and support mainly weedy vegetation. Elevations on site range from 1,795 feet above mean sea level (amsl) near the northeast corner of the site down to 1,720 feet amsl at the southeast corner of the site. There are three small natural drainage features on site, two ephemeral channels in the southwestern portion of the site and the larger Quincy Channel along the eastern edge of the property. Some minor amount of refuse is present in the southwest and southeast corners of the site from unauthorized dumping. The site is visible from the freeway and surrounding properties to the east, west, and south. The project area enjoys views of nearby hills to the southwest and northeast.

Land adjacent to the project site includes vacant land east and south of the proposed project site, SR-60 to the north, and the Moreno Valley Auto Mall and the City of Moreno Valley Fire Station No. 58 northwest of the project site. Existing single-family residential uses are located approximately 50 feet southeast of the southeastern corner of the project site. Table 3.A summarizes on-site and adjacent land uses.

[1] *Section 4.0 Environmental Setting, Moreno Valley General Plan Final Program EIR,* City of Moreno Valley, July 2006.

Table 3.A: On-site and Adjacent Land Uses and Land Use Designations

Location	Current Land Use	General Plan Land Use Designation	Zoning
On site	Undeveloped on south, citrus groves on north	Business Park/Light Industrial and Residential R15, R5, and R2	BP; BPX, R15; R5 and RA-2
North	State Route 60 and residential uses farther to the north (north of the freeway)	Residential R2 (north of the freeway)	R2 and RA-2 (north of the freeway)
South	Undeveloped	Residential R2, Hillside Residential HR	RA-2 and HR
East	Former agriculture (currently fallow)	Business Park/Light Industrial and Residential R2	BP and RA-2
West	Moreno Valley Auto Mall, City of Moreno Valley Fire Station 58, and vacant land	Commercial	SP209-CC

Notes: BP = Business Park; BPX = Business Park Mixed Use; SP209-CC = Specific Plan Area 209-Community Commercial; HR = Hillside Residential; R15 = Residential R15 District; R5 = Residential 5 District; R2 = Residential 2 District; and RA-2 = Residential Agriculture 2.
Source: Moreno Valley General Plan Land Use Map, August 2010; Moreno Valley Zoning Map, November 7, 2011

3.4 CITY GENERAL PLAN AND ZONING DESIGNATIONS

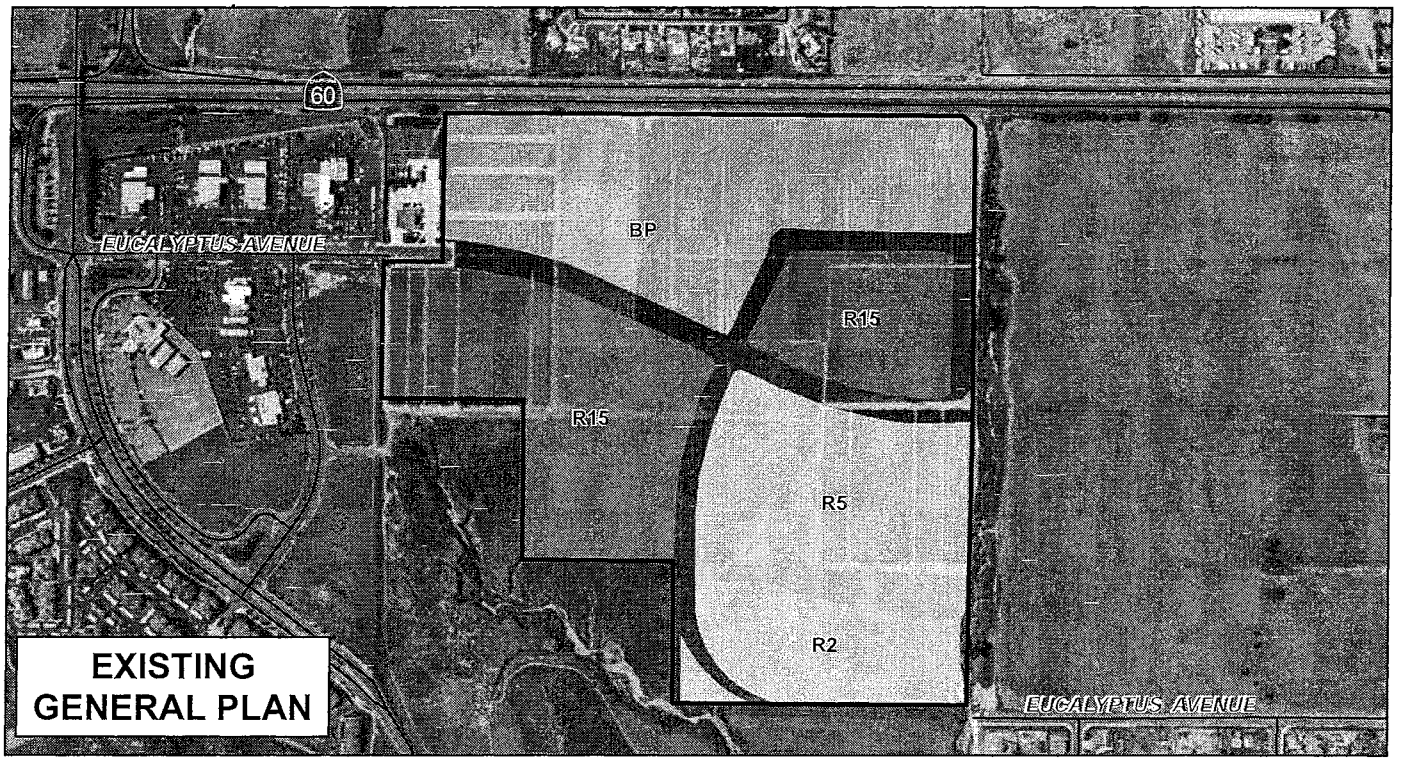
As identified in the City of Moreno Valley General Plan, the City designates the northern portion (50 acres) of the project site as Business Park/Light Industrial (BP) and the southern portion (71.3 acres) of the project site as Residential. The northern portion of the site is zoned Business Park (BP) and Business Park Mixed Use (BPX) in a small center portion of the project site, Residential 15 District (R15) in the western portion of the project site, Residential 5 District (R5) in the eastern portion of the project site, and Residential Agriculture (RA-2) on the southernmost section of the project site. Figure 3.1 illustrates existing and proposed zoning designations while Figure 3.2 illustrates the existing and proposed land uses. Previously referenced Table 3.A identifies General Plan/Zoning designations on the project site and on adjacent properties.

3.5 PROJECT CHARACTERISTICS

The project site is approximately 122.8 acres in size. The proposed project includes the construction and operation of a warehouse facility comprising six buildings consisting of a total of approximately 2,244,638 square feet. The project site is divided into northern and southern areas. The northern area, north of the future Eucalyptus Avenue, would contain approximately 1,030,377 square feet of warehouse uses divided between two buildings (No. 1 and 2). Development in the southern area, south of the future Eucalyptus Avenue, would consist of approximately 1,214,261 square feet of warehouse uses divided among four separate buildings (No. 3 through 6). The proposed conceptual site plan is illustrated in the previously referenced Figure 1.2. The master and individual building plans, including grading, landscaping, elevations, and selected line of sight plans are provided in Appendix K and exhibits at the end of this chapter.

All traffic and passenger vehicles will be accommodated by nine driveways onto Eucalyptus Avenue. The proposed project would also construct a roadway ("B" Street) between Buildings 3 and 4 to provide future access to the vacant parcel south of the project. The proposed project includes the construction of asphalt/concrete surfaces in parking and driving areas, and landscaping along the perimeter and roadway frontages (see Appendix K). It is important to note that the proposed project would also require the following changes:

- Approval of a General Plan Amendment to change the land use designation of 71.3 acres of the project site from Residential (R15, R5, and R2) to Business Park (BP) so the entire site would then be designated Business Park (BP).



LSA

Project Boundary

General Plan Designations

BP, Business Park/Light Industrial

R15, Residential (15 units/ac)

R2, Residential (2 units/ac)

R5, Residential (5 units/ac)

N

0 400 800

FEET

FIGURE 3.1A

Eucalyptus Industrial Park
Environmental Impact Report

General Plan and Zoning

SOURCE: Bing Maps Aerial, 2010; County of Riverside, 2011; City of Moreno Valley, 2007.

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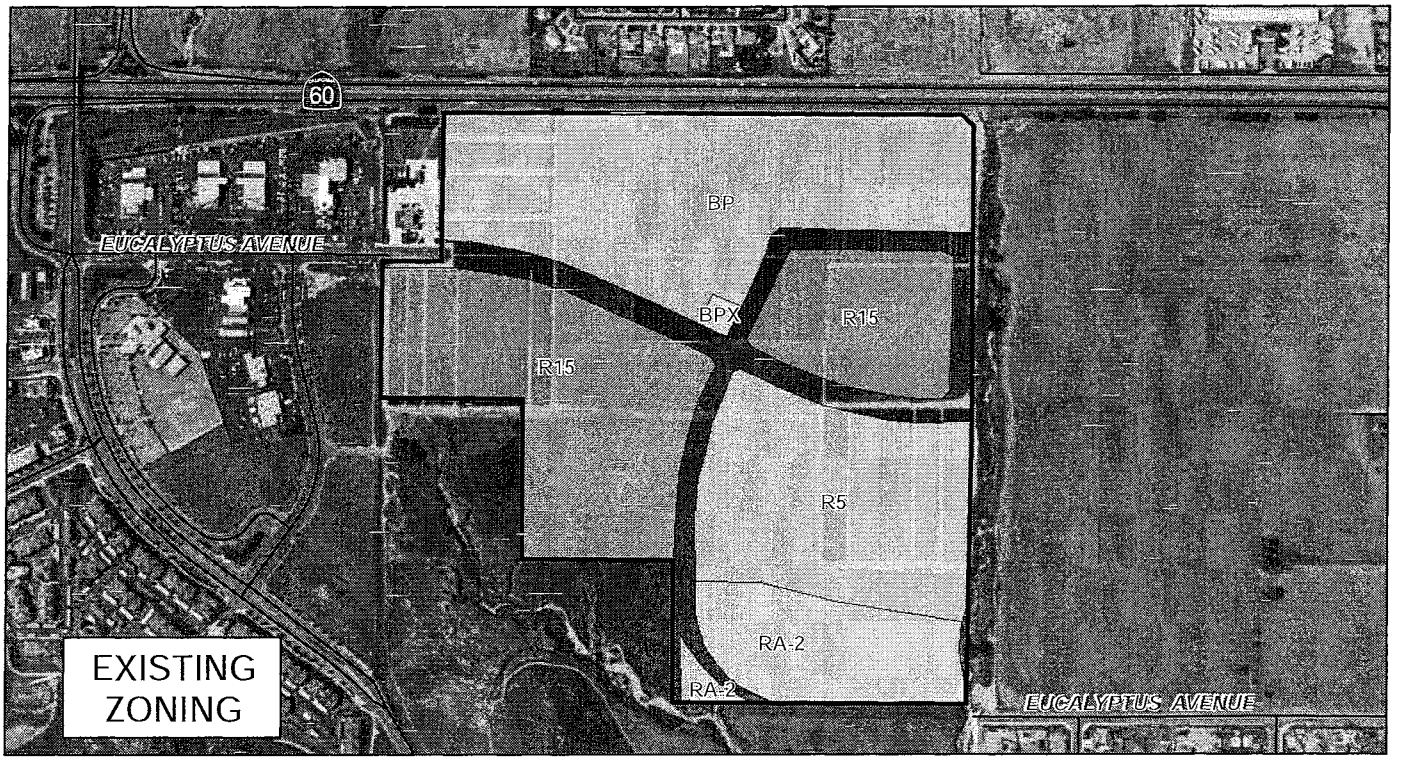

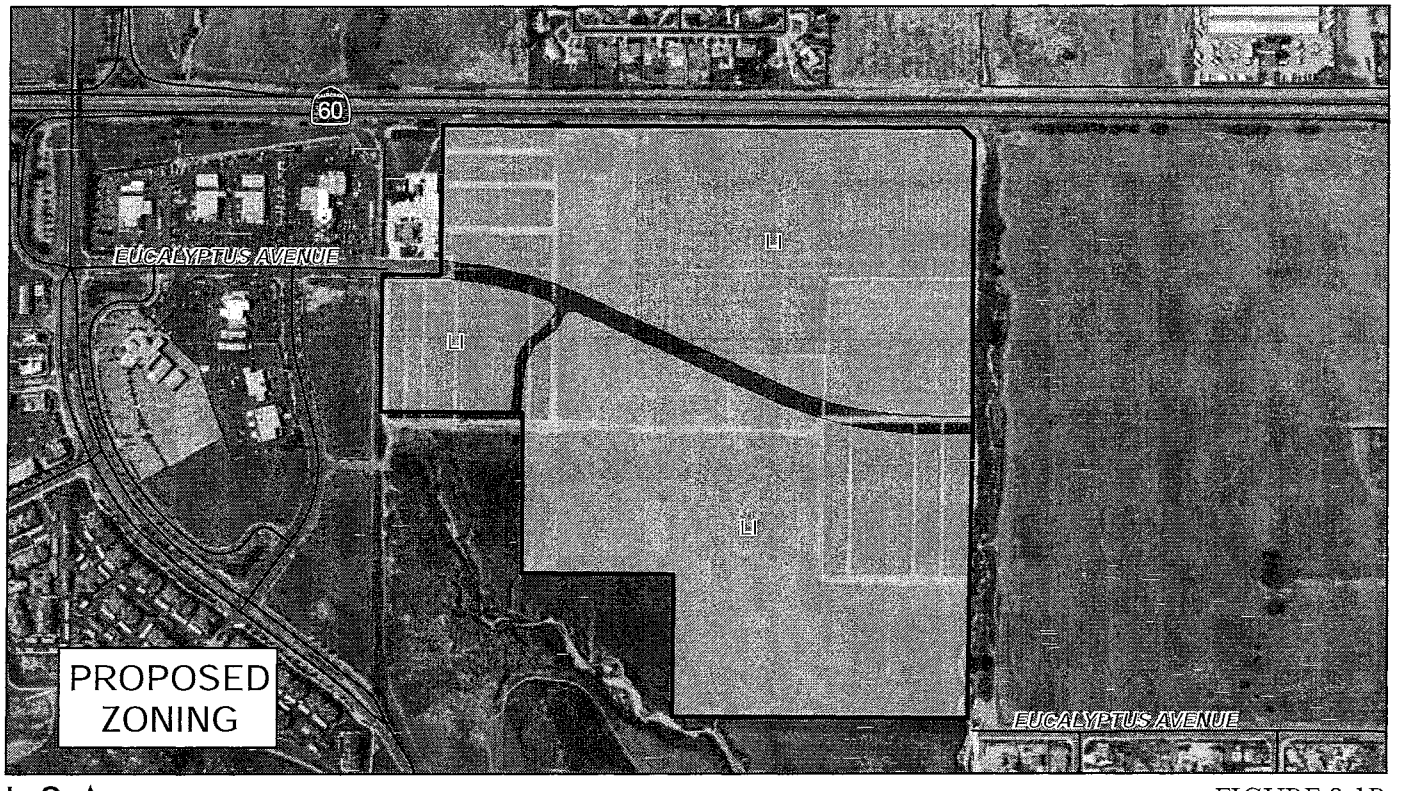

LSA

Project Boundary

Zoning Designations

BP, Business Park

BPX, Business Park - Mixed Use

R15, Multi-family Residential (15 du/ac)

R5, Suburban Residential (5 du/ac)

RA-2, Residential Agricultural (2 du/ac)

LI, Light Industrial

0 400 800

FEET

FIGURE 3.1B

Eucalyptus Industrial Park
Environmental Impact Report

General Plan and Zoning

SOURCE: Bing Maps Aerial, 2010; County of Riverside, 2011; City of Moreno Valley, 2007.

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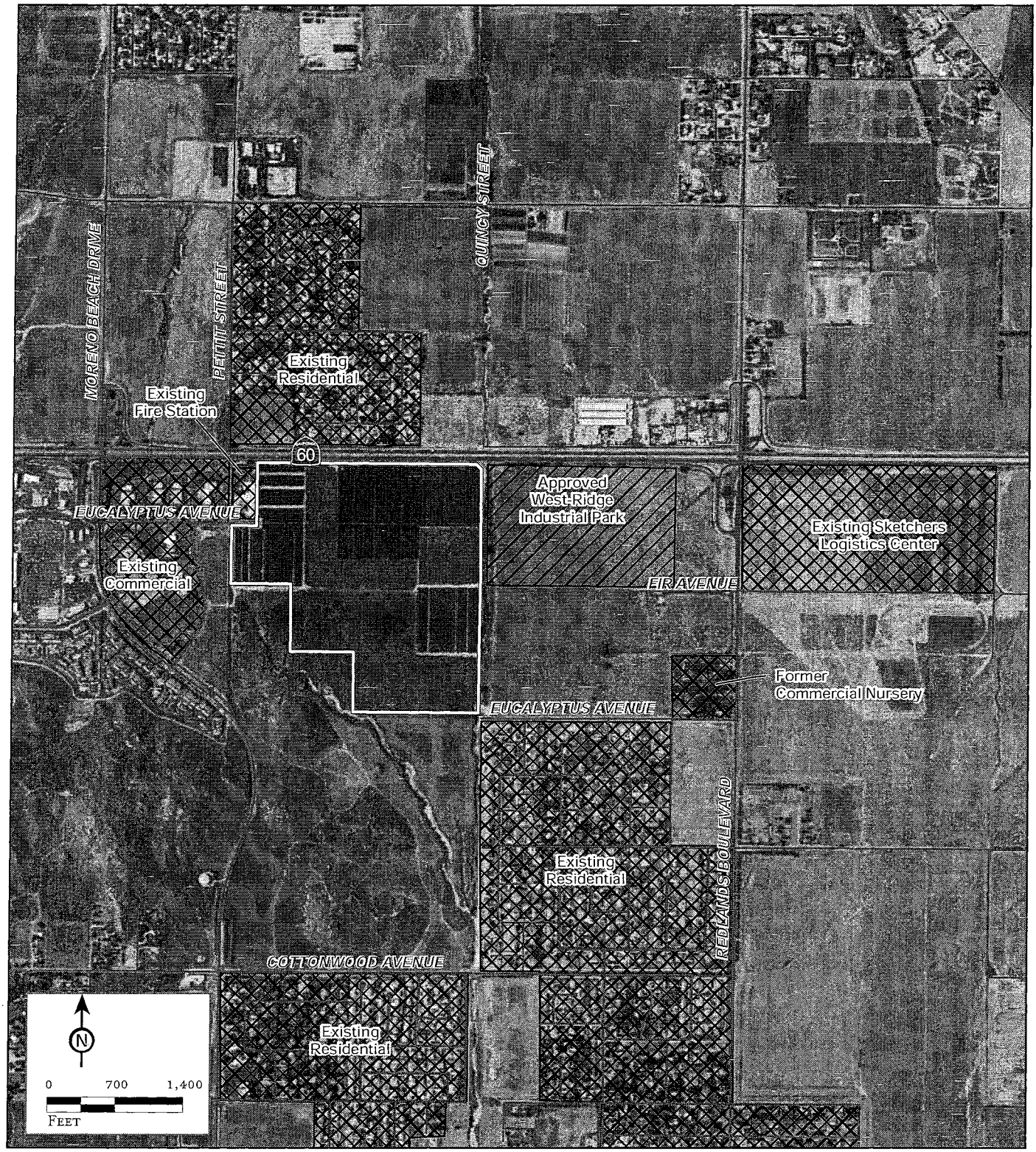

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FIGURE 3.2

Project Location

Existing Land Use

Proposed Land Use

Eucalyptus Industrial Park
Environmental Impact Report

Surrounding Land Uses

SOURCE: Bing Map Aerial, 2010; Riverside County, 2011.

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-2636-

- Approval of a Zone Change of the entire 122.8 acres from its current zoning designations of Business Park (BP), Business Park/Mixed Use (BPX), Residential 15 District (R15), Residential 5 District (R5), and Residential Agriculture 2 (RA-2) to all Light Industrial (LI).
- Zone Change will also be used to redraw the boundary of the Primary Animal Keeping Overlay (PAKO) district.
- Approval of an amendment to the City's Master Plan of Trails to relocate the Eucalyptus Avenue Trail to the north side of future Eucalyptus Avenue and eliminate the planned trail segment on Quincy Avenue from SR-60 to Fir Avenue (future Eucalyptus Avenue), based on discussion with the City Trails Commission.
- Approval of an amendment to the Circulation Element of the General Plan. These changes (as illustrated in Figure 3.3) include the following:
    - Eliminate the undeveloped Quincy Street from Eucalyptus Avenue south to Encilia Avenue;
    - Realign Encilia Avenue from its current alignment such that its westerly terminus is located at Moreno Beach Drive instead of the current General Plan westerly terminus at Eucalyptus Avenue; and
    - The segment between Quincy Channel and Moreno Beach Drive would be classified as a Collector.

With construction of the proposed project, storm water runoff would be routed and treated through water quality basins and sand filters. The basins would be used to detain the incremental increase in flows as well as serve as a treatment control best management practice (BMP) identified in the project specific Water Quality Management Plan (WQMP) per the City of Moreno Valley Public Works Department guidelines and National Pollutant Discharge Elimination System (NPDES) requirements. Landscape improvements would be installed throughout the parking area and would utilize a varied selection of low-water-demand plants and include a water-efficient irrigation system. The locations of the water quality basins and the building landscaping plans are provided in Appendix K.

An approximately 12.2-acre portion of the project site is zoned Residential Agriculture RA-2 located near the southern portion of the project site. The RA-2 zone is within the City's PAKO, which serves to maintain animal keeping and the rural character of the areas noted within the overlay district and designate a portion of the parcel for medium and large animal keeping. With the development of the project, this portion of the site would be rezoned to Light Industrial to allow for the proposed warehouse distribution uses and would also be removed from the PAKO. Section 4.8.6.1 evaluates the impacts of the loss of this PAKO-designated land.

A recent amendment to the Municipal Code requires a 250-foot buffer or clearance between a truck court or primary truck circulation driveway in an industrial area and adjacent residential use(s). The proposed industrial project provides for a minimum 250-foot buffer between the nearest truck circulation area (i.e., near southeast corner of Building No. 6) and the existing residential neighborhood to the southeast (off of the existing Eucalyptus Avenue).

The project proposes to construct a number of off-site improvements, including a bridge over the Quincy Channel for Fir Avenue/future Eucalyptus Avenue, utility connections and improvements (and contributions to improvements) for utilities in Fir Avenue/future Eucalyptus Avenue east to Redlands Boulevard. In addition, the project will construct or help fund the installation of improvements at various area intersections and roadway segments, as outlined in the project traffic study (LSA 2012) and Section 4.11, *Traffic and Circulation*. These improvements will be analyzed in appropriate sections of the EIR. Table 3.B summarizes details the development characteristics of each of the six project buildings.

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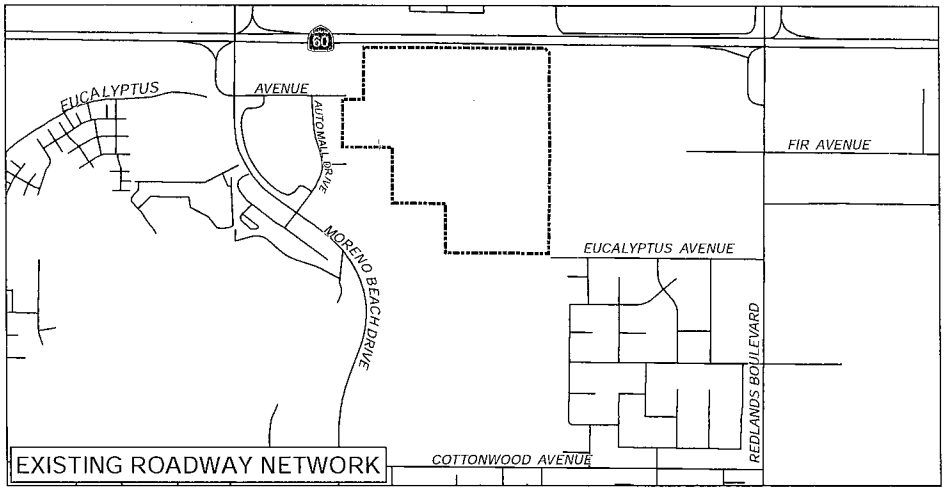

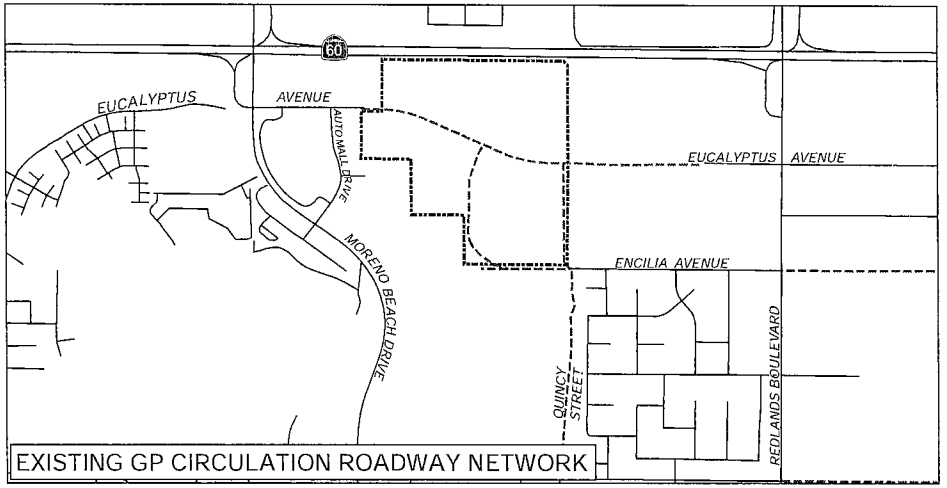

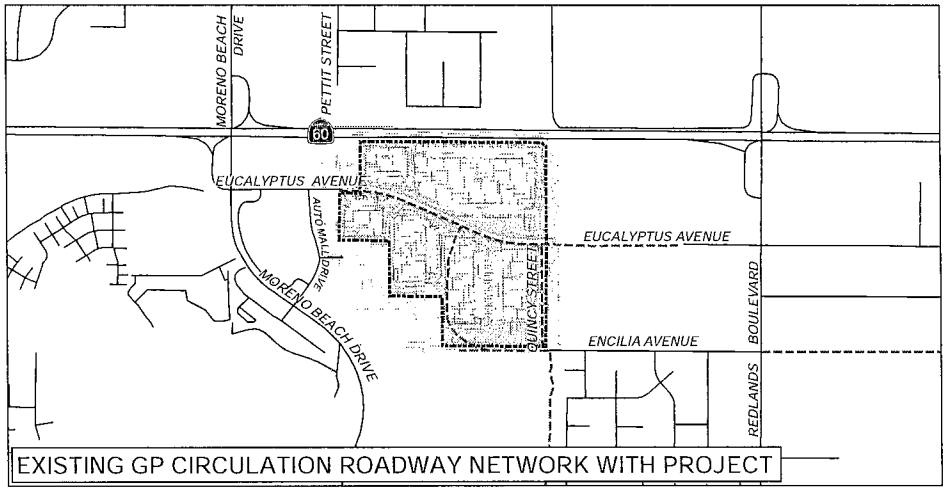

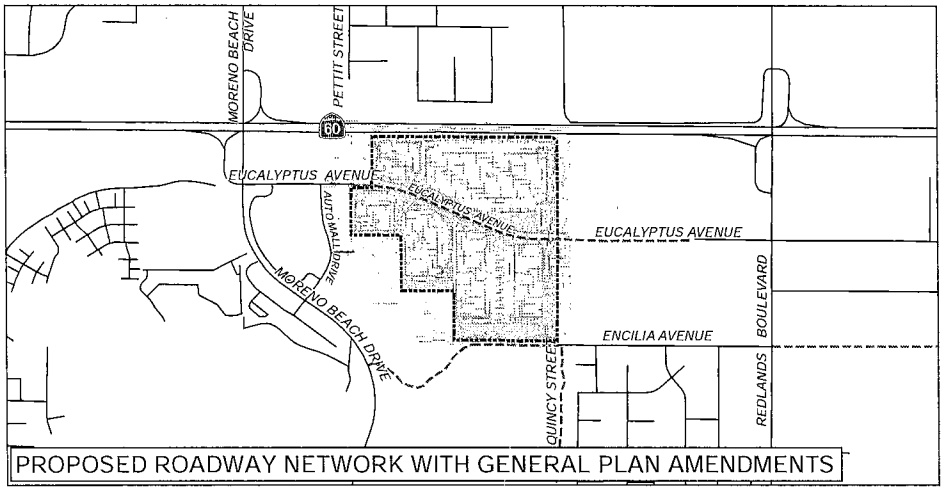

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FIGURE 3.3

Project Boundary
Existing Roads
Proposed Roads

0 750 1,500
FEET

SOURCE: Thomas Bros, 2008; RGA. 2011; Moreno Valley General Plan, 2012.

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Eucalyptus Industrial Park
Environmental Impact Report

Existing and Proposed Public Circulation

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Table 3.B: Summary of Project Development Characteristics

Project Characteristics	Parcel/Building 1	2	3	4	5	6	LL [1]	Total
Site Acres	8.8	39.4	8.5	15.7	19.3	17.7	13.4	122.8
Building Area (SF)	168,342	862,035	160,106	339,015	390,102	325,038	—	2,244,638
Dimensions (ft)								
North-South	300	560	320	826	1,070	926	—	—
East-West	542	1,514	484	400	360	350	—	—
Height (ft)								
Average	39	39	39	38	39	39	—	39
Maximum	44	50	50	44	44	44	—	50
Net Building Coverage	43.8%	50.2%	43.2%	49.7%	46.4%	42.2%	—	47.1%
Auto Parking								
Required (MC)	100	311	98	180	193	176	—	1,058
Provided	103	331	114	190	193	179	—	1,110
Bicycle Parking (required/provided)	5	16	5	9	10	9	—	54
Truck Docks	21	143	20	36	53	53	—	326
Truck Trailer Parking Spaces	22	169	24	37	60	60	—	372
Landscaping								
Required (10%)	38,453	171,606	37,033	68,204	84,036	77,056	—	476,483
Provided	67,001	258,190	73,756	128,965	165,429	188,142	—	881,483
Percent	17.4	15.1	19.9	18.9	19.7	24.4	—	18.5

[1] Lettered Lots for detention basins, streets, and Quincy Channel

Source: Thinnes Engineering, Revised Tentative Parcel Map 35679 (12/19/11), Conceptual Grading Plan, and Individual Site Plans.

3.5.1 Operations and Infrastructure Timing

The EIR evaluated "worst case" conditions of the project operating 24/7. If the proposed project is constructed prior to the West Ridge project, ProLogis will install the infrastructure necessary to serve its project (e.g., roads, water, and sewer) and will be reimbursed by the City from the West Ridge developer at the time that project is constructed. If the West Ridge project is constructed first, ProLogis will contribute an appropriate amount to the City for a reimbursement account to help off-site improvement costs installed by the West Ridge project that serve the ProLogis project. The timing of improvements shall be coordinated by the City in cooperation with ProLogis and the West Ridge developer.

3.5.2 Jobs Estimate

Although specific uses/users are not known at this time, it is useful to the public and decision-makers to estimate the likely number of workers the project will generate. Although only 1,097 car parking spaces are required, the project could generate approximately 1,500 new jobs based on 260 square feet per office worker for 115,000 square feet of office uses (446 jobs) and 1,000 square feet per warehouse worker for 2,115,000 square feet of warehousing (1,057 jobs). These numbers could be higher if there was more office use, multiple shifts, etc. or they could be lower if there were more highly automated warehouse operations (P. Cavanagh, personal communication, April 2012).

3.5.3 Green Building Construction

The applicant has indicated the buildings will be designed to qualify for certification under the Leadership in Energy and Environmental Design (LEED) program, but there are no plans to submit the project for actual LEED certification at this time due to cost and time delay factors.

3.5.4 Utilities

There is an existing 12-inch EMWD water line along the northern property boundary, and the project will install a new 12-inch line to connect the existing EMWD line with the new 24-inch line planned in Eucalyptus Avenue. The project will install a new 18-inch storm drain line along the north and east sides of the property, and a new 8-inch sewer line and 24-inch water line in Fir Avenue/future Eucalyptus Avenue through the project site, tying into existing lines to the west and east to Redlands Boulevard (totaling approximately 1,620 feet). A new 8-inch sewer line will connect to Encilia Avenue at the southeast corner of the site with a siphon to take flows under the Quincy Channel and tie into an existing line in Redlands Boulevard (approximately 780 feet). Each of the six parcels/buildings will be served by 6–8-inch sewer lines to the office "corners" of each building. There are existing overhead Southern California Edison (SCE) lines along the northern property boundary; these will be relocated and undergrounded as part of project construction. If available and/or required by the EMWD, the project will install "purple piping" for future reclaimed water use.

3.5.5 Roads and Related Improvements

The new Eucalyptus Avenue (existing Fir Avenue) through the project site will utilize City Cross Section 104A and have a right-of-way (ROW) of 104 feet with 76 feet of travel lanes to accommodate large trucks, plus sidewalks. Encilia Avenue (existing Eucalyptus Avenue) along the south side of the site will have an 88-foot ROW and the project will preserve ROW for half the width along the project site. The new "A" Street between Buildings No. 3 and 4 will have a 60-foot ROW with 40 feet for travel lanes and sidewalks (City Cross Section 108A).

The Eucalyptus Avenue bridge over the Quincy Channel will utilize City Cross Section 116 with 100 feet ROW and will span the channel with no piers in the channel, which will minimize impacts on jurisdictional areas.

A multi-purpose trail will be constructed along the north side of Fir Avenue/future Eucalyptus Avenue west of the Quincy Channel to the west boundary of the project site. It should be noted that the project plans and the end of Section 3 and in Appendix K show a trail segment along the north side of the Quincy Channel north of the new Eucalyptus Avenue; however, recent action by the City Trails Commission has eliminated this northern trail segment in favor of a trail along the north side of Eucalyptus Avenue through the project site.

3.5.6 Grading

The conceptual grading plan for the project indicates that the project will require a total of 572,196 cubic yards of earthwork, although it will be largely balanced on site and only 200 cubic yards of soil importation is expected (see end of this chapter and Appendix K). Excavation will require 339,561 cubic yards of fill assuming approximately 15 percent shrinkage of soil during placement. This amount of earthwork has been incorporated where appropriate into the analysis of project impacts (e.g., air quality, noise, etc.).

3.5.7 Landscaping

Each building and surrounding parking areas will be landscaped according to the project landscape plans (see end of this chapter and Appendix K), consistent with City landscaping requirements. The

project will have several rows of citrus trees planted along the south side of SR-60, the east sides of Buildings No. 2 and 6, and the south sides of Buildings No. 6 and 5. These trees will help shield views of the site from the existing residential neighborhood to the southeast, and partially shield views from travelers on SR-60.

3.6 RELATED ACTIONS

The following actions are required to be taken by the City as part of the proposed project (actions are discretionary unless noted):

- General Plan Amendment to amend the Land Use Element resulting in a change of land use designations for the southern portion of the project site (approximately 71.3 acres) from Residential 15, Residential 5, and Residential Agriculture to Business Park.
- General Plan Amendment to amend the Circulation Element including (1) elimination of undeveloped Quincy Street from Eucalyptus Avenue to Encilia Avenue; and (2) realignment of Encilia Avenue from its current alignment such that its westerly terminus is located at Moreno Beach Drive instead of the current General Plan westerly terminus at Eucalyptus Avenue. The segment between Quincy Channel and Moreno Beach Drive would be classified as a Collector.
- Change of Zone resulting in a change from Business Park (BP), Business Park Mixed-Use (BPX), Residential 15 (R15), Residential 5 (R5), and Residential Agriculture (RA-2) to Light Industrial (LI) on the project site.
- Modification of the PAKO zone district per the recommended change of zone.
- Modification of the Master Plan of Trails to eliminate trail segment along the west side of the Quincy Channel north of the future Eucalyptus Avenue and add a segment along the north side of Eucalyptus Avenue from the Quincy Channel to the west boundary of the project site.
- Approval of a Master Plot Plan and five related Plot Plans.
- Tentative Parcel Map approval.
- Certification of the Environmental Impact Report.
- Final Parcel Map, public improvement agreement, and related securities approval.
- Issuance of an encroachment permit for any construction work done in any City-controlled ROW. Encroachment permit issuance requires approval of improvement plans, public improvement agreement execution with securities posted, and satisfying those conditions of approval required prior to grading.
- Approval of a Storm Water Pollution Prevention Plan (SWPPP) to accommodate site runoff during construction.
- Approval of a Preliminary Water Quality Management Plan (P-WQMP) and Final Water Quality Management Plan (F-WQMP) to mitigate for post-construction runoff flows (non-discretionary).
- Issuance of a Grading Permit that requires approval of a grading plan, approval of the final drainage study, approval of the F-WQMP, obtaining an NOI and WDID#, obtaining a WQMP#, and satisfying those conditions of approval required prior to grading (non-discretionary).
- Issuance of a Building permit. The comprehensive building permit includes building, plumbing, mechanical, and electrical permits (non-discretionary).

The following approvals and permits are required by other agencies:

- Approval from the City and Riverside County Flood Control and Water Conservation District (RCFCWCD) to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened.

- Approval of Quincy Channel improvements from the RCFCWCD.
- A Section 404 Permit from the U.S. Army Corps of Engineers (USACE).
- A Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB).
- A Section 1602 Streambed Alteration Agreement from the California Department of Fish and Game (CDFG).
- Encroachment permits from Caltrans for any construction work done in any State-controlled ROW (i.e., SR-60).

3.7 PROJECT OBJECTIVES

Upon development, the proposed project will achieve the following objectives:

- Provide industrial warehouse facilities that meet the substantial and unmet demands of businesses located in the City and County;
- Provide new industrial development that is attractive and minimizes conflicts with the surrounding existing uses;
- Provide a variety of new employment opportunities for the citizens of Moreno Valley and surrounding communities;
- Encourage warehouse distribution services that take advantage of the area's close proximity to various freeways and transportation corridors;
- Encourage new development consistent with the capacity and municipal service capabilities;
- Provide infrastructure improvements to meet phased project needs in an efficient and cost-effective manner;
- Cluster industrial warehouse uses near access points to the state highway system to reduce traffic congestion on surface streets and to reduce air pollutant emissions from vehicle sources;
- Develop land uses that provide the City with a positive revenue/cost ratio and provide needed infrastructure in a timely fashion;
- Address community circulation, both vehicular and pedestrian, utilizing available capacity within the existing circulation system, and provide fair share improvements to various future-year deficient intersection or road segments; and
- Reduce peak hour vehicle trips, energy and water consumption compared to existing General Plan land uses.

3.8 CUMULATIVE PROJECTS

Substantial changes are anticipated to occur as the result of population and employment as well as the development of other projects in the City and region. *CEQA Guidelines* (Section 15130) require that an EIR include a discussion of the potential cumulative impacts of a proposed project. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments.

Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period of time. The *CEQA Guidelines*, state:

(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

The cumulative baseline for this project includes past, present, and probable future projects, which are either approved or being considered for approval, or anticipated to be submitted for consideration, including projects in the design phase or under construction. In determining the cumulative impacts of a proposed project with other area projects, an EIR may either consider a list of past, present, and probable future projects, or it may consider a summary of projections method or a combination of both.[1] This EIR utilizes the list method.

Information was collected and compiled from the Cities of Moreno Valley and Calimesa, and Riverside County. The cumulative area was limited to within 5.0 miles of the project site, which coincides with the 5.0-mile limit identified in the Traffic Impact Analysis (LSA 2012) for study area intersections prepared for the proposed project.

The list of cumulative projects is based on project lists provided by staff from the City of Moreno Valley.[2] The project listings provided by the cities identify projects for which applications have been submitted. As noted by the respective development reports, some of the identified applications are "inactive," "on-hold," or pending Planning Commission approval. It is not possible to determine with a reasonable level of certainty which or how many of the projects listed on the respective development inventories will complete the entitlement process and be issued permits for construction and occupancy; therefore, the figures cited represent a scenario of what may be developed within 5.0 miles of the project site. Because of market demands, demographic and economic conditions, and local development trends, it is reasonable to conclude that the number and amount of uses developed may vary from the total potential cumulative development cited in Table 3.C. The cumulative area is illustrated in Figure 3.4.

The cumulative analyses are provided following the discussion of the individual impacts associated with the proposed project in Chapter 4.0. For example, the cumulative impact for biological resources is provided in Section 4.3, for air quality in Section 4.1, and so forth. Depending on the issue discussed, the area addressed in the cumulative analysis varies. For example, because of the cumulative nature of regional air pollutant emissions, the cumulative area for air quality impacts would encompass the South Coast Air Basin; while the cumulative area associated with the biological resources would be limited to areas in the proximity of the project site. Because of the nature of the various cumulative discussions, the consideration of all the cumulative projects in every cumulative analysis is not warranted.

1 State *CEQA Guidelines*, Section 15130(b) (1).
2 Based on traffic stuffy for West Ridge Commerce Center and input from Jeff Bradshaw, City of Moreno Valley Community Development – Planning Division, dated July 2011.

Table 3.C: Cumulative Projects

#	Title/Applicant	Location	Type and Status
1	Stoneridge Towne Center (Phase 2) PA05-0209, PM 34411	South of State Route 60 at southeast corner of State Route 60 and Nason Street	80,000 square feet of Retail/Restaurant – Existing
2	WalMart Shopping Center (Phase 2) P06-164, PM 30882	South of State Route 60 at southwest corner of State Route 60 and Moreno Beach Drive	85,267 square feet of Retail/Restaurant – Existing
3	P05-111/ UC Riverside Foundation/L'Aquila D'Pietra PA08-0059, TTM 35823	Northeast corner of Moreno Beach Drive and Cottonwood Avenue	478 units of Residential – In Review
4	PA07-0138	Northeast Corner of Moreno Beach Drive and Alessandro Avenue	176,200 square feet of Commercial – Currently Inactive
5	West Ridge Commerce Center, Ridge Property Trust PA08-0097	North side of Fir Avenue and west of Redlands Boulevard at Quincy Channel	937,260 square feet of Warehouse distribution facility – Approved
6	Highland Fairview Corporate Park TPM 35629	South side of State Route 60 on Eucalyptus Avenue between Redlands Boulevard and Theodore Street	2,410,000 square feet of Warehouse distribution facility, 10,000 square feet of retail/outlet center, 200,000 square feet community commercial uses – Phase 1 Existing
7	Quail Ranch Specific Plan PA07-0062, TTM 35530	Gilman Springs Road	1,251 units Residential/Golf Course – Currently Inactive
8	PA07-0039, PA08-0021, TPM 35822	Northeast corner of Heacock Street and Iris Avenue	409,598 square feet of Industrial – Approved
9	PA07-0035, PA08-0021, TPM 35822	Near northeast corner of Heacock Street and Iris Avenue	201,086 square feet of Industrial – Approved
10	PA07-0079, PA07-0080, TPM 35672	Southwest corner of Iris Avenue and Indian Street	1,491,469 square feet of Industrial – Approved
11	PA07-0151, TPM 35879	24015 Iris Avenue	1,572,405 square feet of Industrial – Approved
12	PA07-0165-0167/ First Industrial, TPM 35859	Northwest corner of Perris Boulevard and Nandina Avenue	880,000 square feet of Industrial - Approved
13	PA09-0004 Plot Plan, PA09-0012 Tentative Parcel Map 36162	South side of Grove View Road between Perris Boulevard and Indian Street	1,161,613 square feet of Industrial – Currently in Review, requires an EIR
	TOTAL		6,653,431 SF Industrial 667,830 SF Commercial (all types) 1,729 Residential units 1 Golf Course

Source: City of Moreno Valley, January 2012.

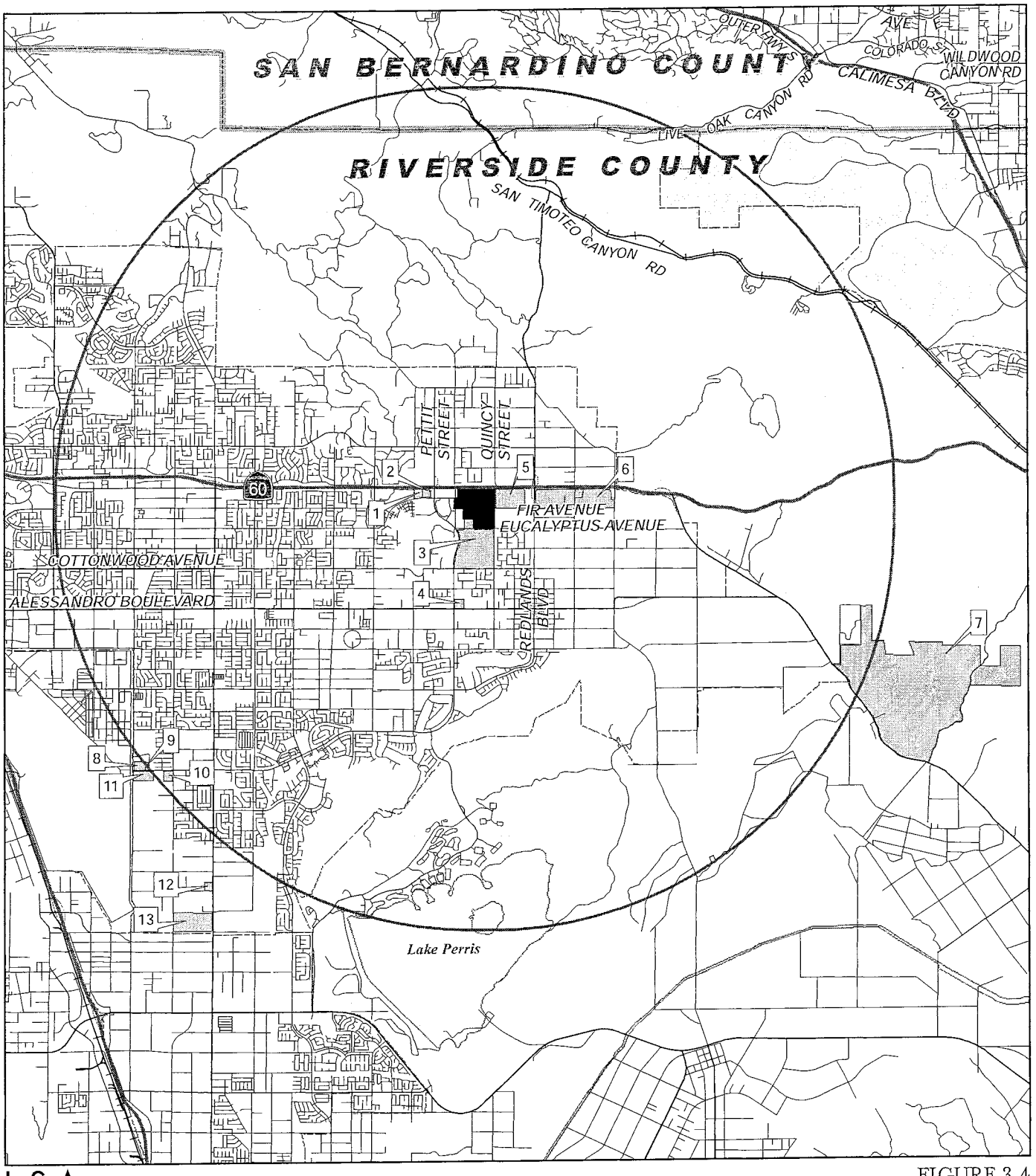

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FIGURE 3.4

Project Location
5 Mile Buffer of Project
Cumulative Projects
Moreno Valley Project

CITIES
Calimesa
Moreno Valley
Perris
County Boundary

0 4,500 9,000
FEET

Eucalyptus Industrial Park
Environmental Impact Report

Cumulative Projects

SOURCE: County of Riverside, 2006; Thomas Bros, 2009

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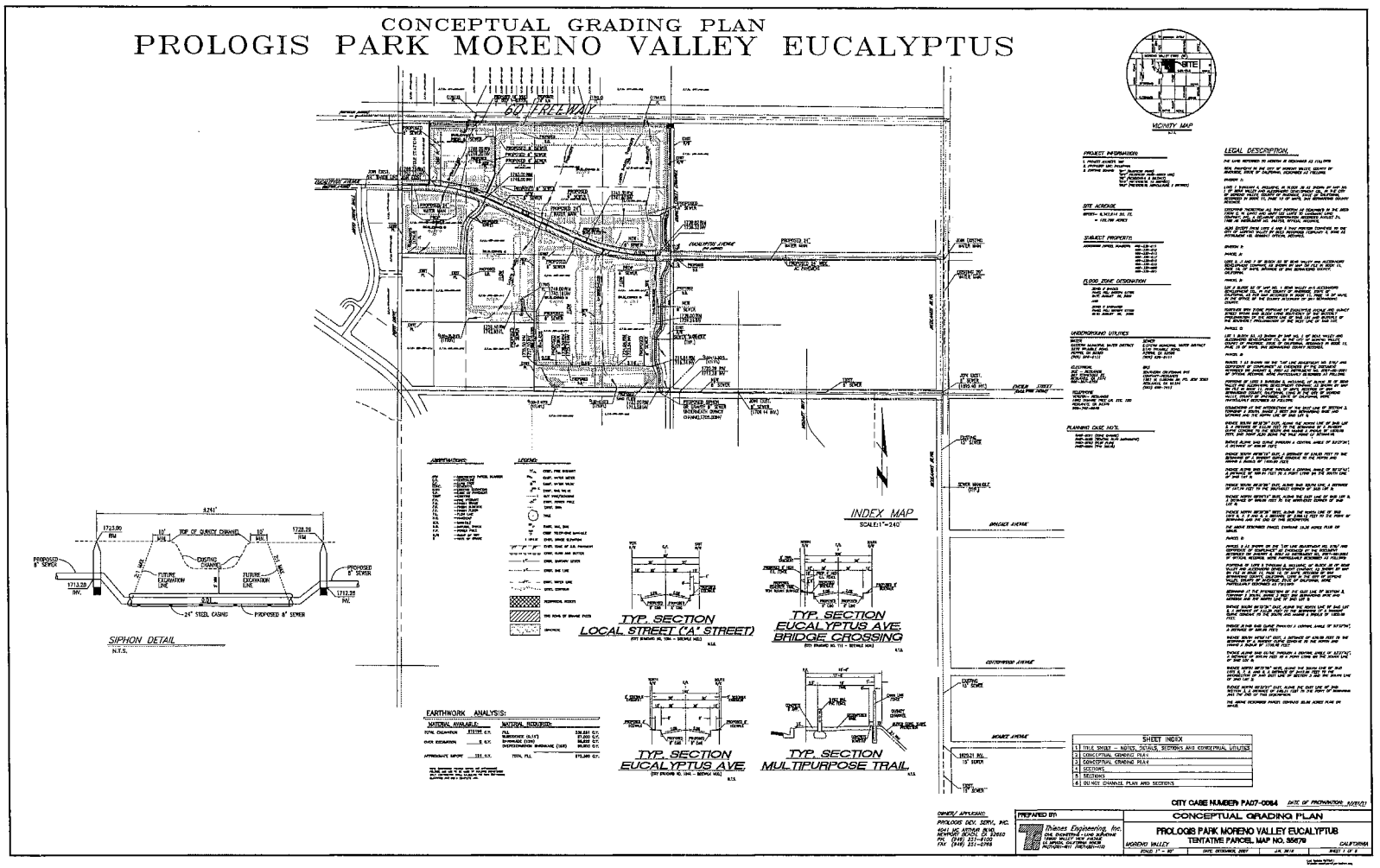

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FIGURE 3.5

Eucalyptus Industrial Park
Environmental Impact Report

SOURCE: Thienes Engineering 2007

Conceptual Grading Plan

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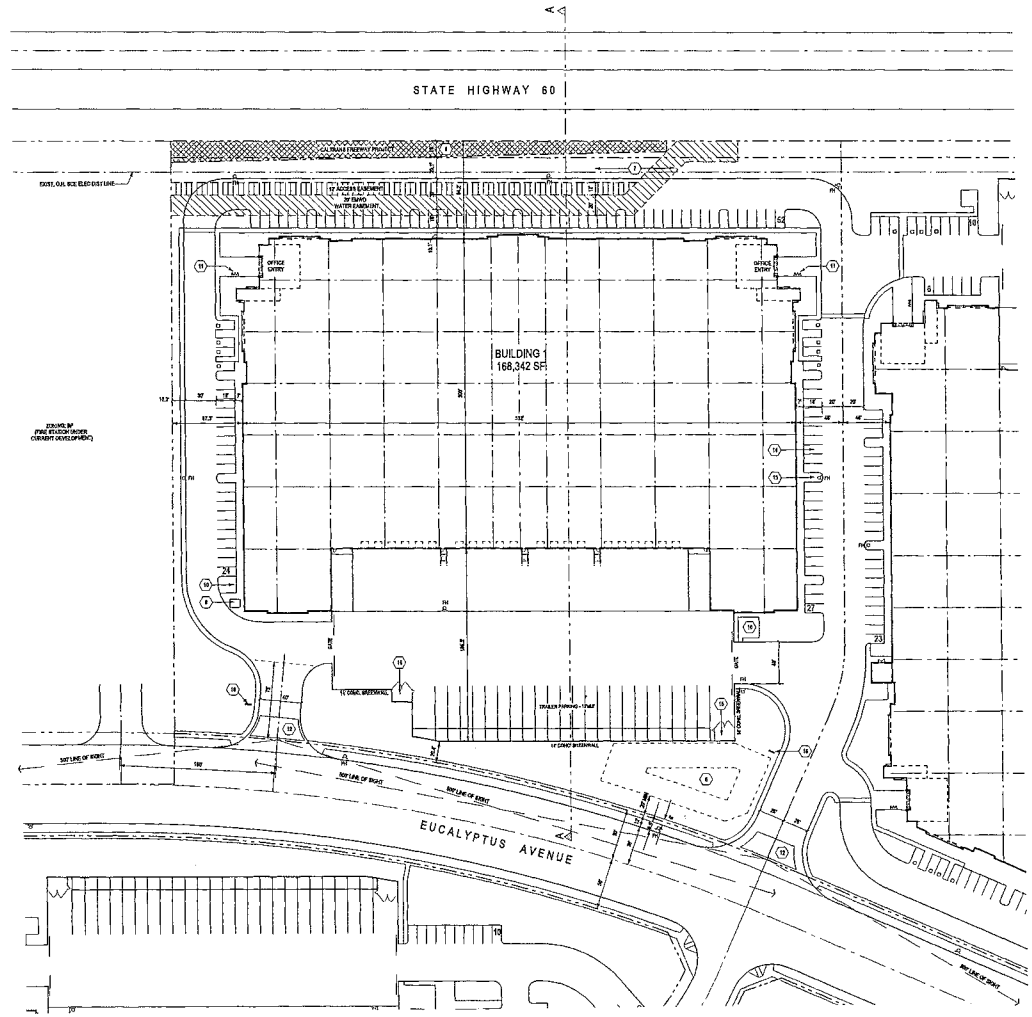


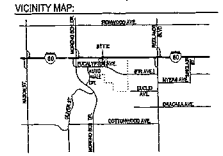
KEYNOTES

1. N/A
2. N/A
3. N/A
4. N/A
5. WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
6. 19' CALTRANS RENOVATION AREA FOR FUTURE DEDICATION TO CALTRANS.
7. STAGGERED DOUBLE ROW OF CITRUS TREES ALONG FREEWAY FRONTAGE.
8. N/A
9. BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN
10. LUNCH PATIO.
11. BICYCLE RACK AT PRIMARY BUILDING ENTRANCES.
12. DECORATIVE COLORED CONCRETE AT DRIVEWAY CURB CUTS.
13. TYPICAL LANDSCAPED FINGER AS PARKING STALLS: 9'W X 19' WITH 12" WIDE CONCRETE CURBS ALONG SIDE AUTO STALLS.
14. TYPICAL AUTO PARKING STALL: 9'W X 19'D OR 16'D W/ 2' OVERHANG. STALLS TO BE STRIPED PER CITY STANDARDS.
15. DOUBLE TRASH ENCLOSURE PER CITY STANDARDS #23A & B.
16. N/A
17. N/A
18. 8' RAMP FOOT HIGH SCREEN ALONG THE APPROVED TRUCK ROUTE PLAN AT ALL RE DRIVEWAY EXIT LOCATIONS, SEE DETAIL 1 ON SHEET A1.0 (A7)

PROJECT DATA

	BUILDING 1
SITE AREA	
SQUARE FEET	384,527
ACRES	8.83
OTHER LOTS (STREETS & RAVINE)	
SQUARE FEET	
ACRES	
BUILDING AREA	168,342
NET COVERAGE	43.78%
AUTO PARKING REQUIRED	
10,000 SF OFF CE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	-
0 - 20K WH @ 1/1000	20
20K - 40K WH @ 1/2000	10
40K + WH @ 1/4000	10
TOTAL PARKING REQUIRED	100
AUTO PARKING PROVIDED	103
BICYCLE PARKING REQD./PROVIDED	6
TRUCK DOCK POSITIONS PROVIDED	21
TRUCK TRAILER PARKING PROVIDED	22
LANDSCAPE REQD @ 10% OF NET SITE	38,453
LANDSCAPE PROVIDED	67,091
	17.42%

VICINITY MAP:



OWNER:

PACLOOP
4643 JACKSON DR. NO., STE 400
NEWPORT BEACH, CA 92660
PHONE: 949-221-4700
FAX: 949-955-1178
E-MAIL: [redacted]
CONTACT: JIM ZACHETTA

ARCHITECT:

RGA, OFFICE OF ARCHITECTURAL DESIGN
18201 VON KARMAN AVE., SUITE 200
IRVINE, CA 92612
PHONE: 949-541-0888
FAX: 949-541-0922
E-MAIL: [redacted]
CONTACT: DENNIS KOT

UTILITY PURVEYORS:

WATER:
EASTERN MUNICIPAL WATER DISTRICT
T: 951-413-3500

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
T: 909-335-7700

SEWER:
EASTERN MUNICIPAL WATER DISTRICT
T: 951-413-3500

TELEPHONE:
VERIZON
T: 909-748-4600

ELECTRIC:
CITY OF MORENO VALLEY / SCE
T: 951-413-3500 / 800-357-6100

CABLE:
TIME WARNER COMMUNICATIONS
T: 909-466-3000

GENERAL NOTES:

1. PROPOSED BUILDINGS ARE 32' CLEAR HEIGHT TO ROOF STRUCTURE. SEE ELEVATION DRAWINGS FOR OVERALL BUILDING HEIGHT.
2. PROPOSED SCREEN WALLS (R.W.) ARE PAINTED CONCRETE, 6 MIN. HEIGHT OF 12', 3 TAPER UP TO 14' WHERE REQUIRED TO ADEQUATELY SCREEN TRUCK YARD AREAS.
3. PROPOSED FENCES ARE STEEL TUBE CONSTRUCTION AND ARE 8' HIGH.
4. GRADED AREA IN PROPOSED LANDSCAPING AREA. ALL LANDSCAPE IS INSTALLED A GROUND BY 6" X 6" CONC. CURB, WITH EXCEPTION OF RAVINE AREAS ARE ONSITE STORMWATER RETENTION BASIN, WHICH SHALL COMPLY WITH RIVERSIDE COUNTY F CONTROL STANDARDS.
5. ALL DRIVE AISLES SHOWN ARE FOR 2-WAY TRAFFIC, AND ARE A MIN. OF 24' WIDTH A CLEAR TO SKY.
6. PARKING STALLS ARE 9' X 19', STRIPED PER CITY REQUIREMENTS.
7. MONUMENT SIGNAGE IS NOT PROPOSED AS PART OF THIS PLOWR. A SEPARATE SI PROPOSAL SHALL BE SUBMITTED AND APPROVED SEPARATELY BY OTHERS.
8. FOR CLARITY, THE PROPOSED FINISH TOPOGRAPHY IS SHOWN ON THIS CONCEPTUA GRADING PLAN. RETAINING WALLS ARE SHOWN ON THIS SITE PLAN.
9. SEE ELEVATION SHEETS FOR HIGHLIGHTED PARAPET AREAS AT PROPOSED OFFICE COVERAGE. FUTURE ROOF-MOUNTED EQUIPMENT WILL BE ADEQUATELY SCREENED BY THESE HIGHLIGHTED PARAPET AREAS.
10. EXISTING ZONING TO BE CHANGED. EXISTING ZONING IS BP, R1A, R1, R1-5 + R-M2.
11. ON-GRADE NON-PLANT TREES, SHRUBS AND GROUNDCOVER SPECIES SHALL BE USE THE EXTENT POSSIBLE.

0' 10' 20' 50' 100'
SCALE: 1" = 40'-0"

FIGURE 3.6A

Eucalyptus Industrial Park
Environmental Impact Report

Architectural Plan - Building 1

SOURCE: RGA, 2011

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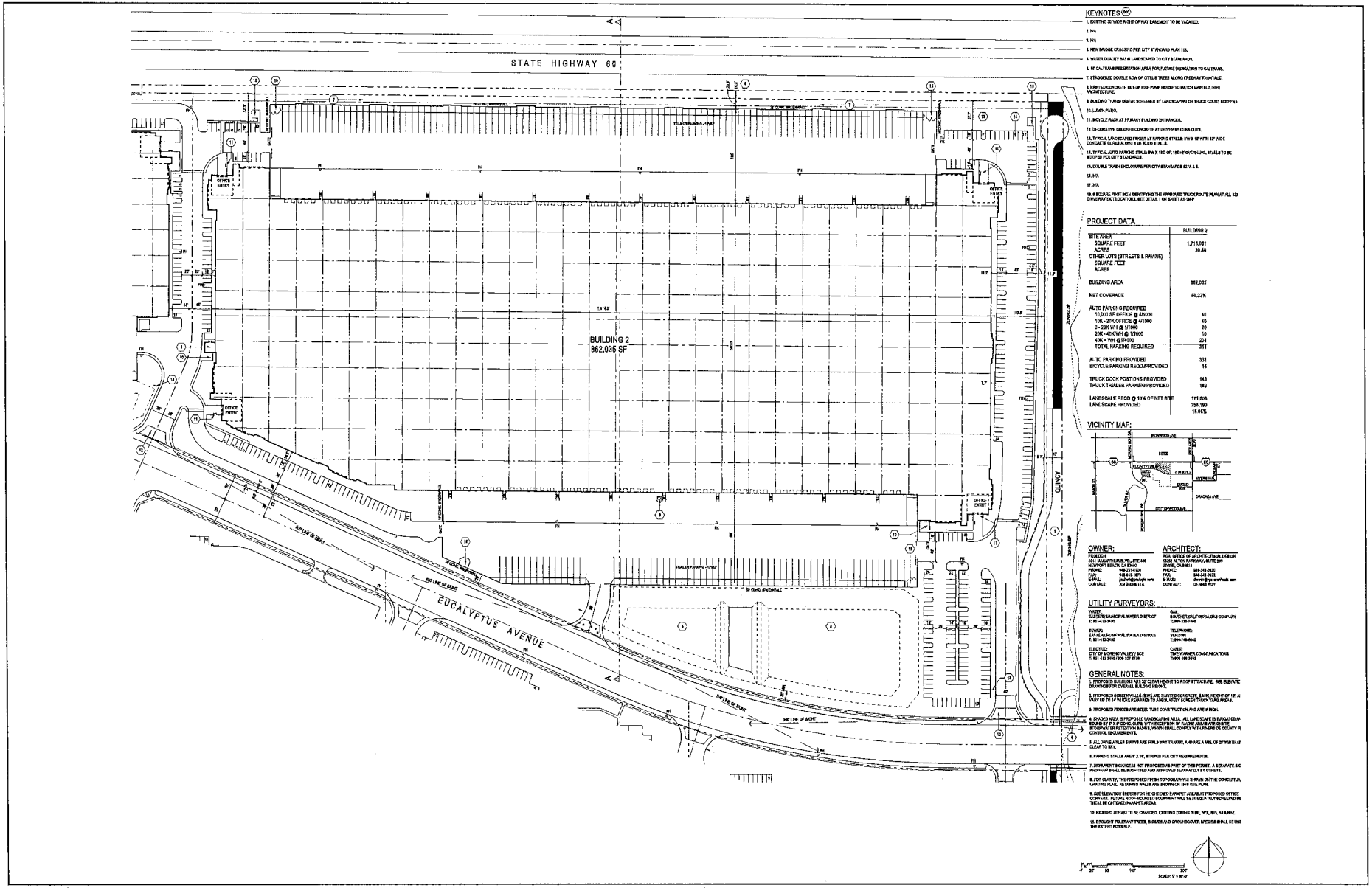

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FIGURE 3.6B

Eucalyptus Industrial Park
Environmental Impact Report

Architectural Plan - Building 2

SOURCE: RGA, 2011

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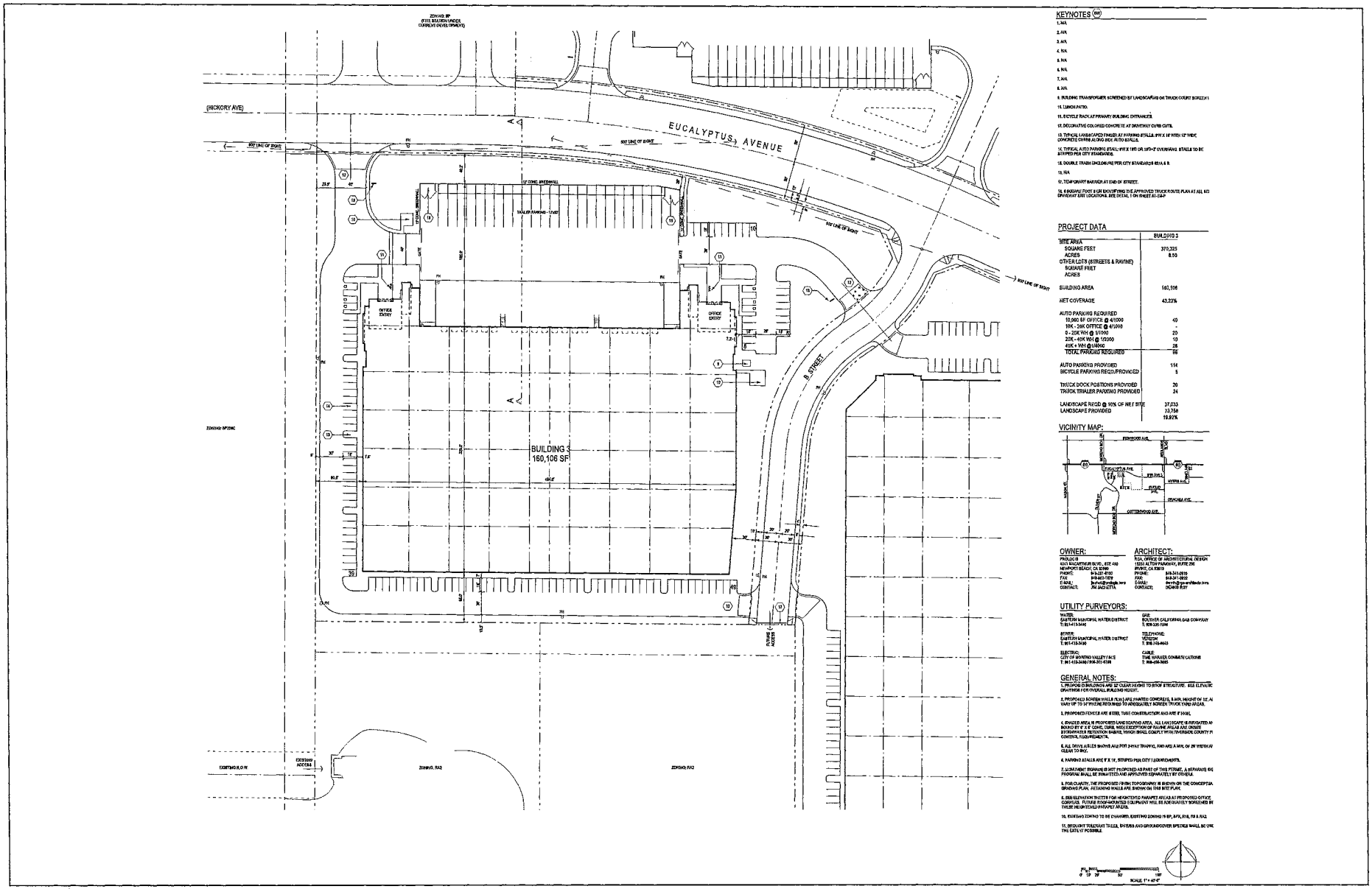

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FIGURE 3.6C

Eucalyptus Industrial Park
Environmental Impact Report

Architectural Plan - Building 3

SOURCE: RGA, 2011

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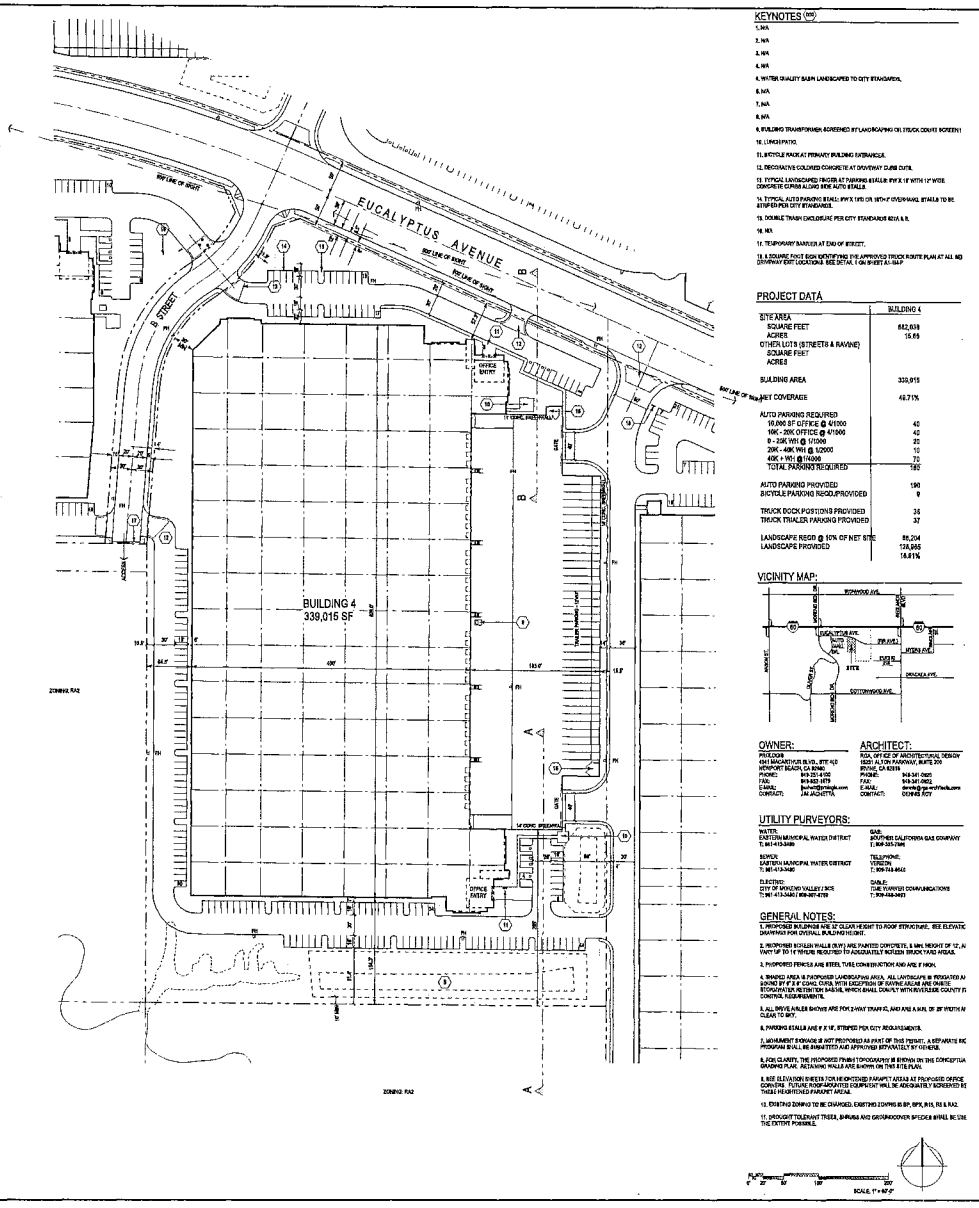

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FIGURE 3.6D

Eucalyptus Industrial Park
Environmental Impact Report

Architectural Plan - Building 4

SOURCE: RGA, 2011

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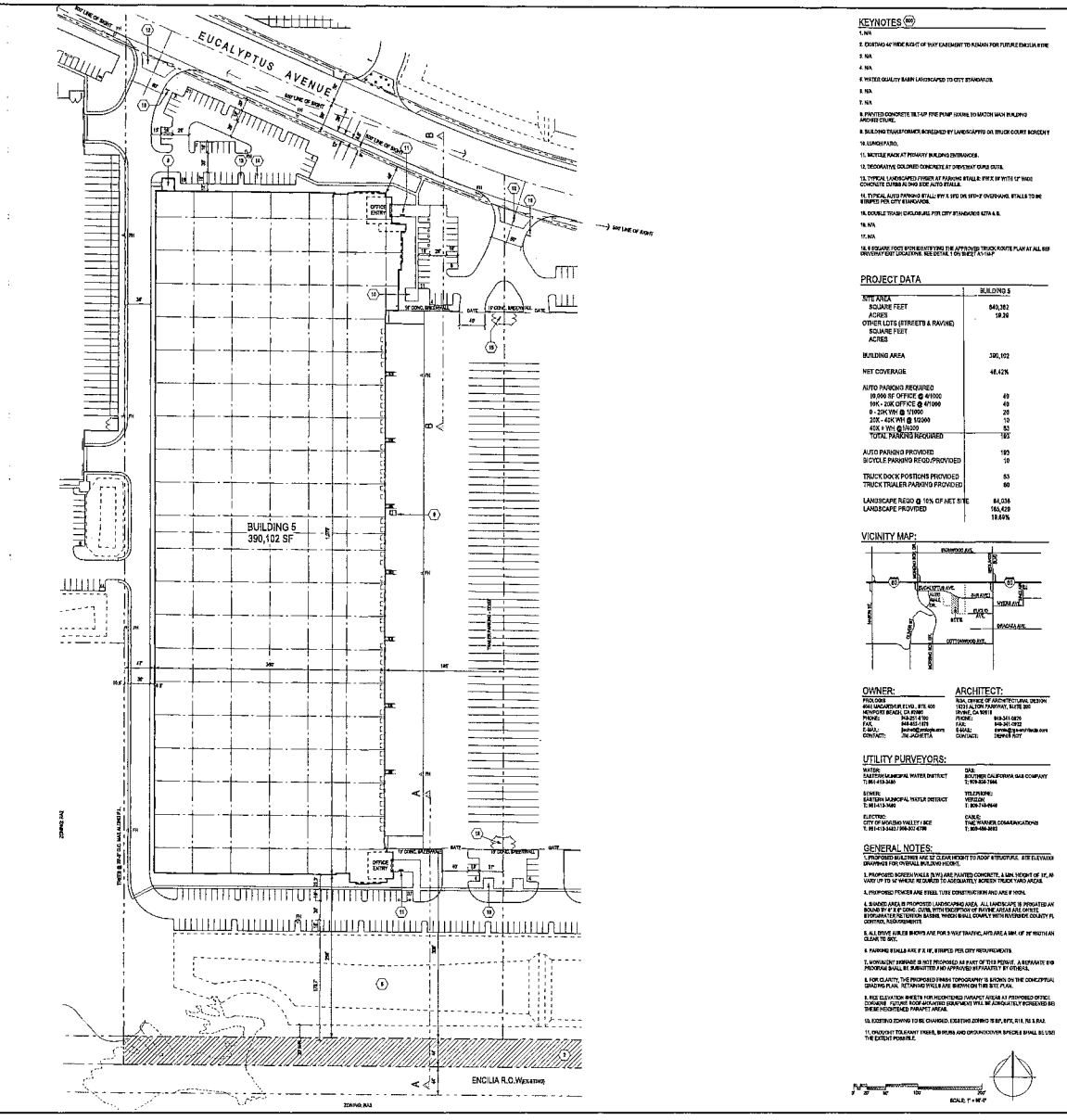

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SOURCE: RGA, 2011

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FIGURE 3.6E

Eucalyptus Industrial Park
Environmental Impact Report

Architectural Plan - Building 5

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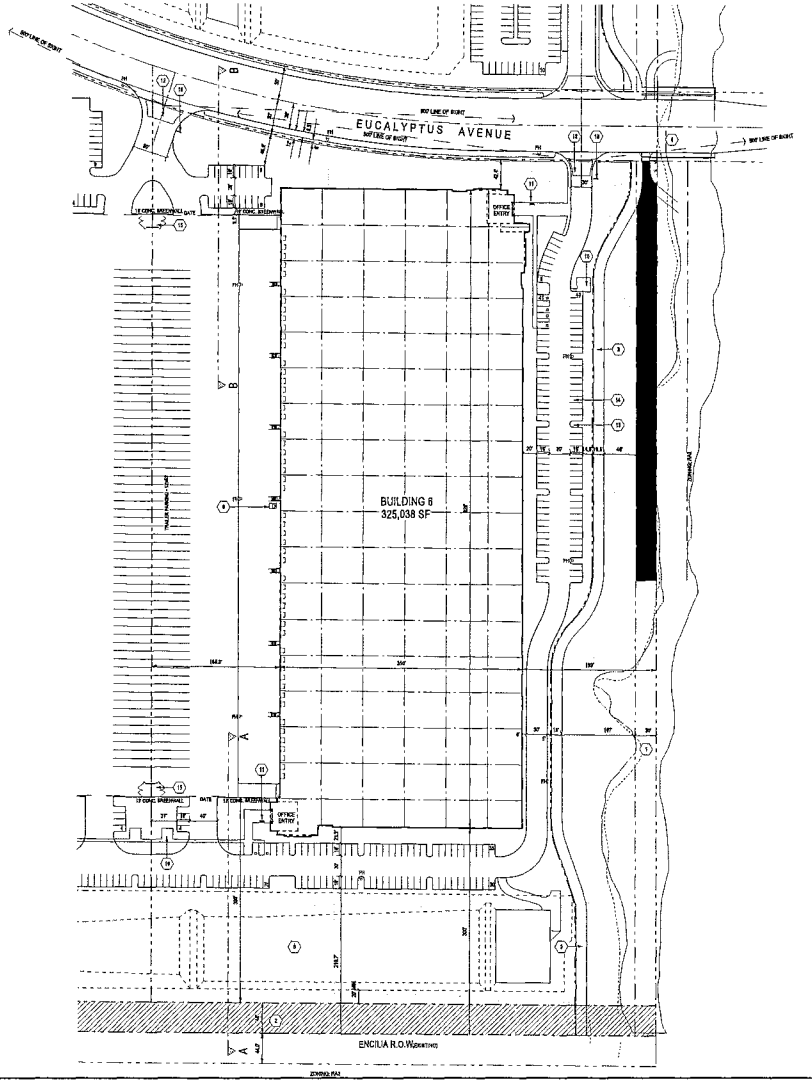

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FIGURE 3.6F

Eucalyptus Industrial Park
Environmental Impact Report

Architectural Plan - Building 6

SOURCE: RGA, 2011

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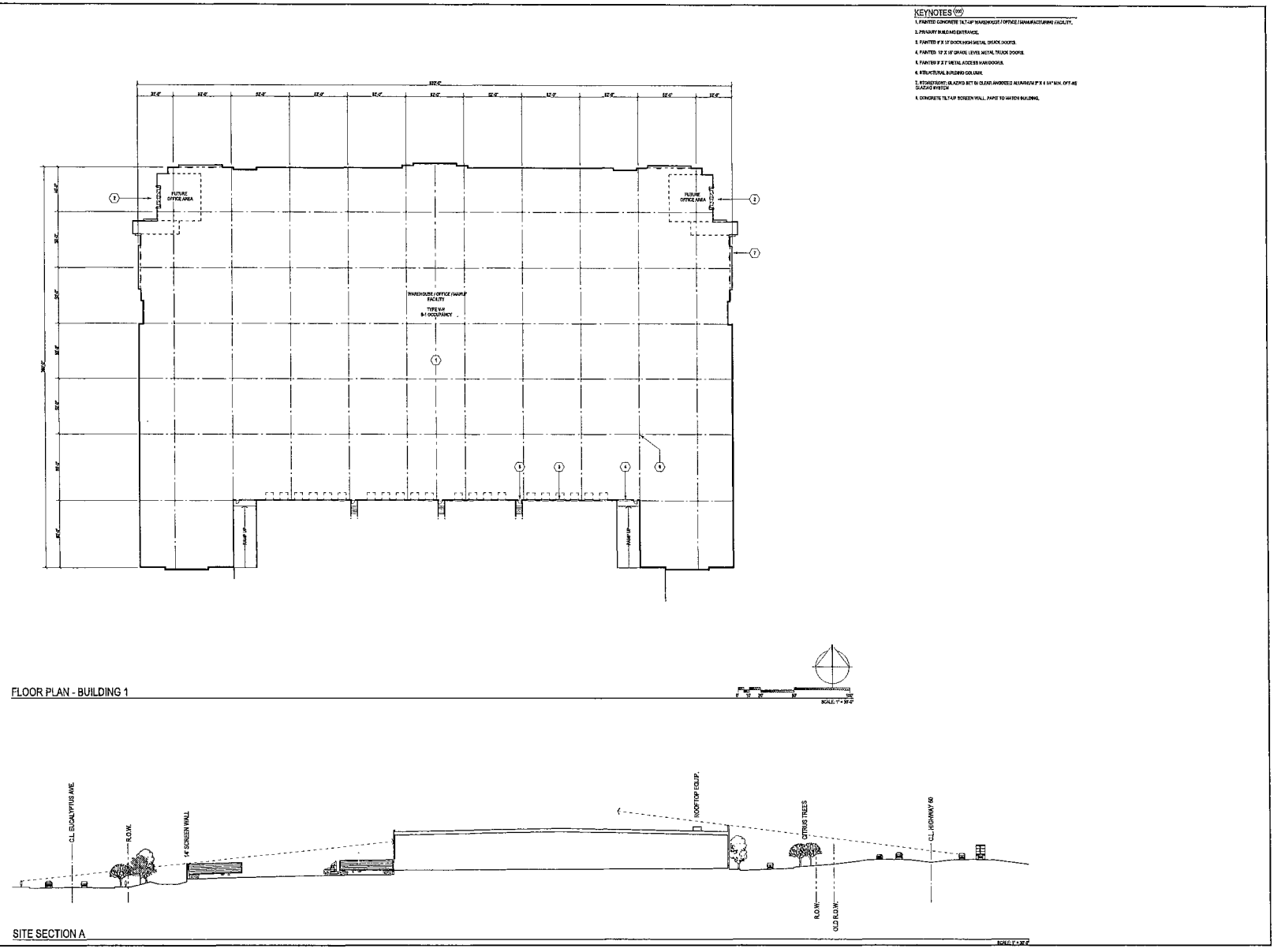

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FIGURE 3.7A

Eucalyptus Industrial Park
Environmental Impact Report

Floor Plan and Line of Sight - Building 1

SOURCE: RGA, 2011

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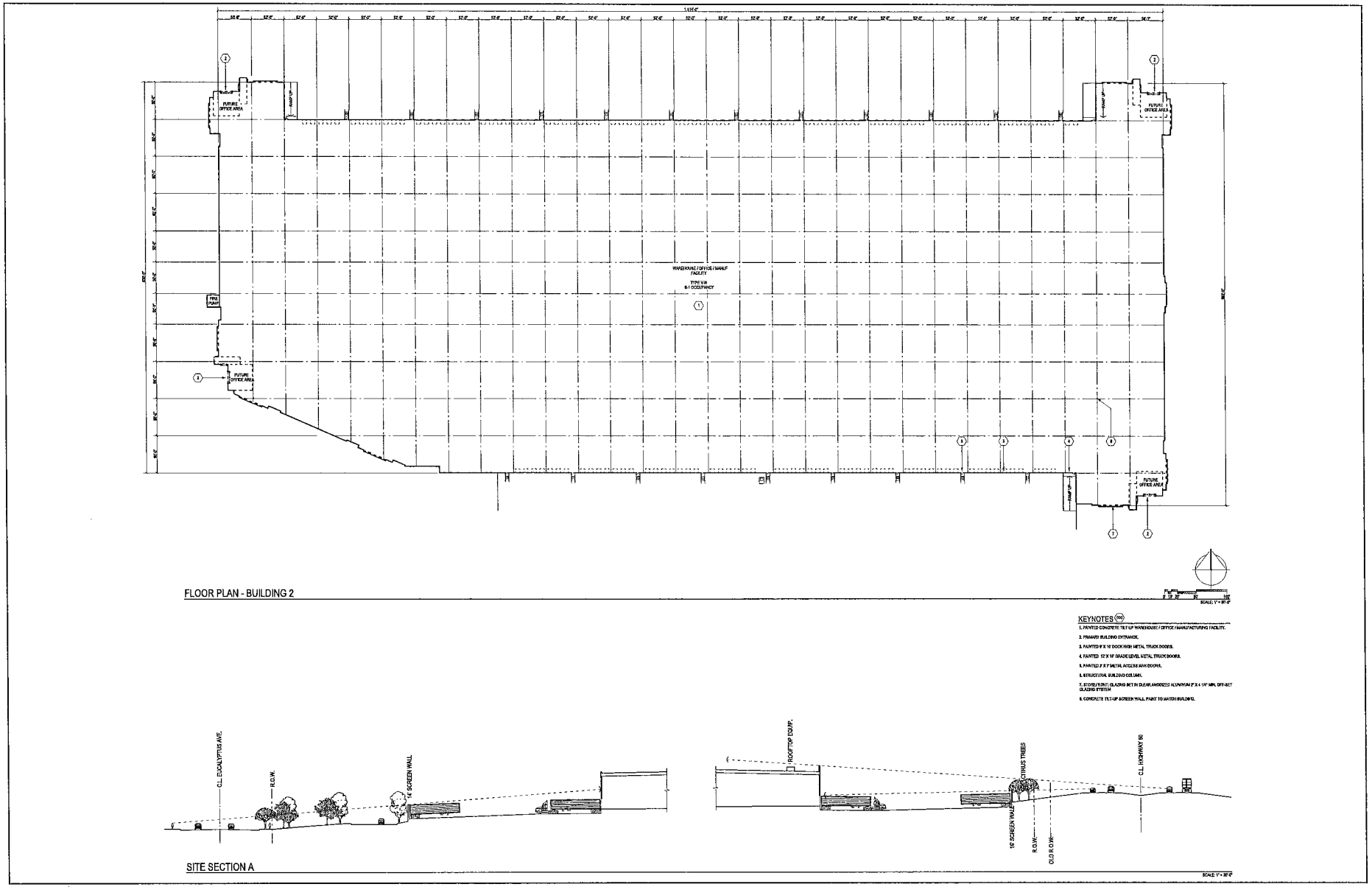

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FIGURE 3.7B

Eucalyptus Industrial Park
Environmental Impact Report

Floor Plan and Line of Sight - Building 2

SOURCE: RGA, 2011

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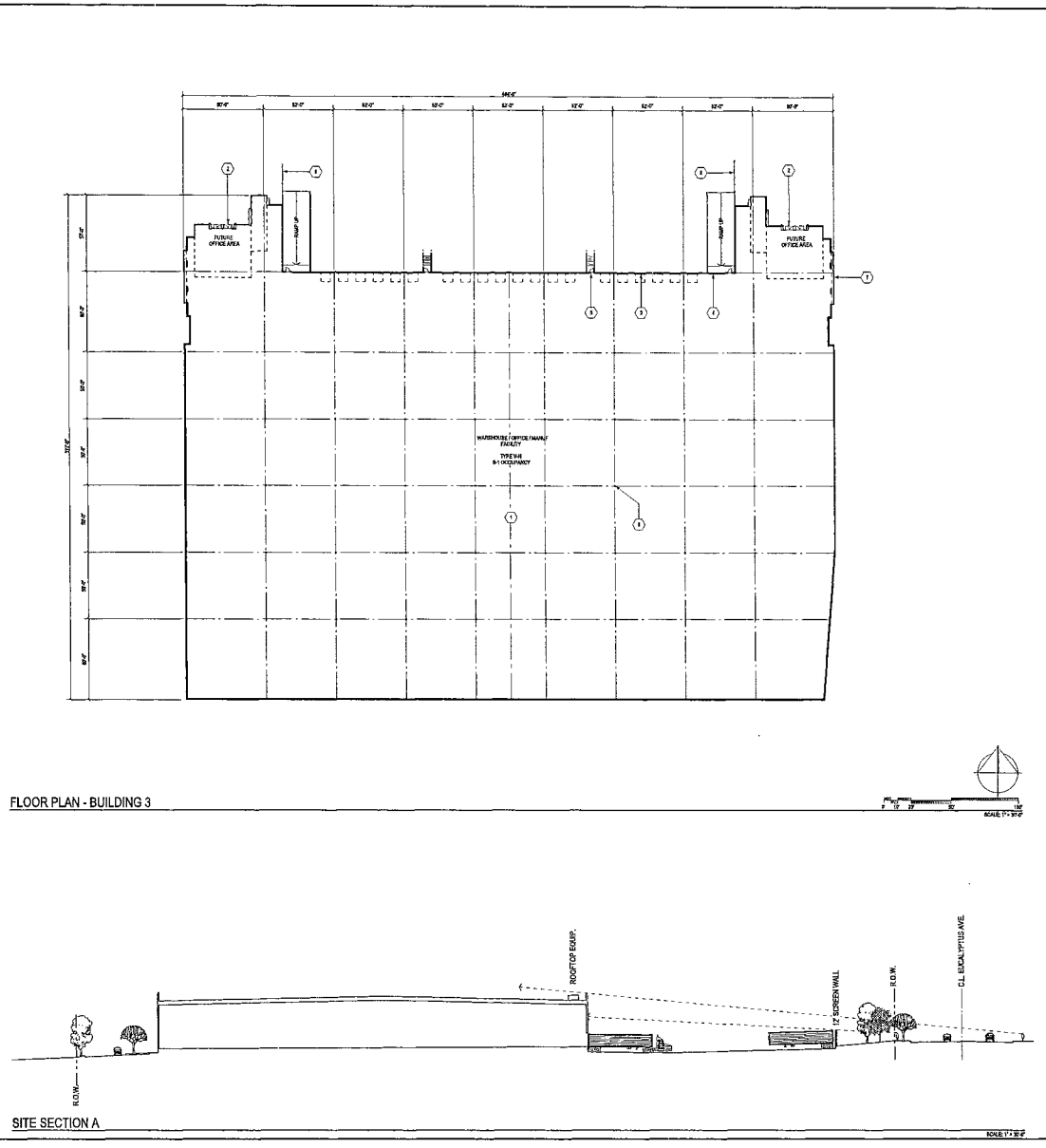

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FIGURE 3.7C

Eucalyptus Industrial Park
Environmental Impact Report

Floor Plan and Line of Sight - Building 3

SOURCE: RGA, 2011

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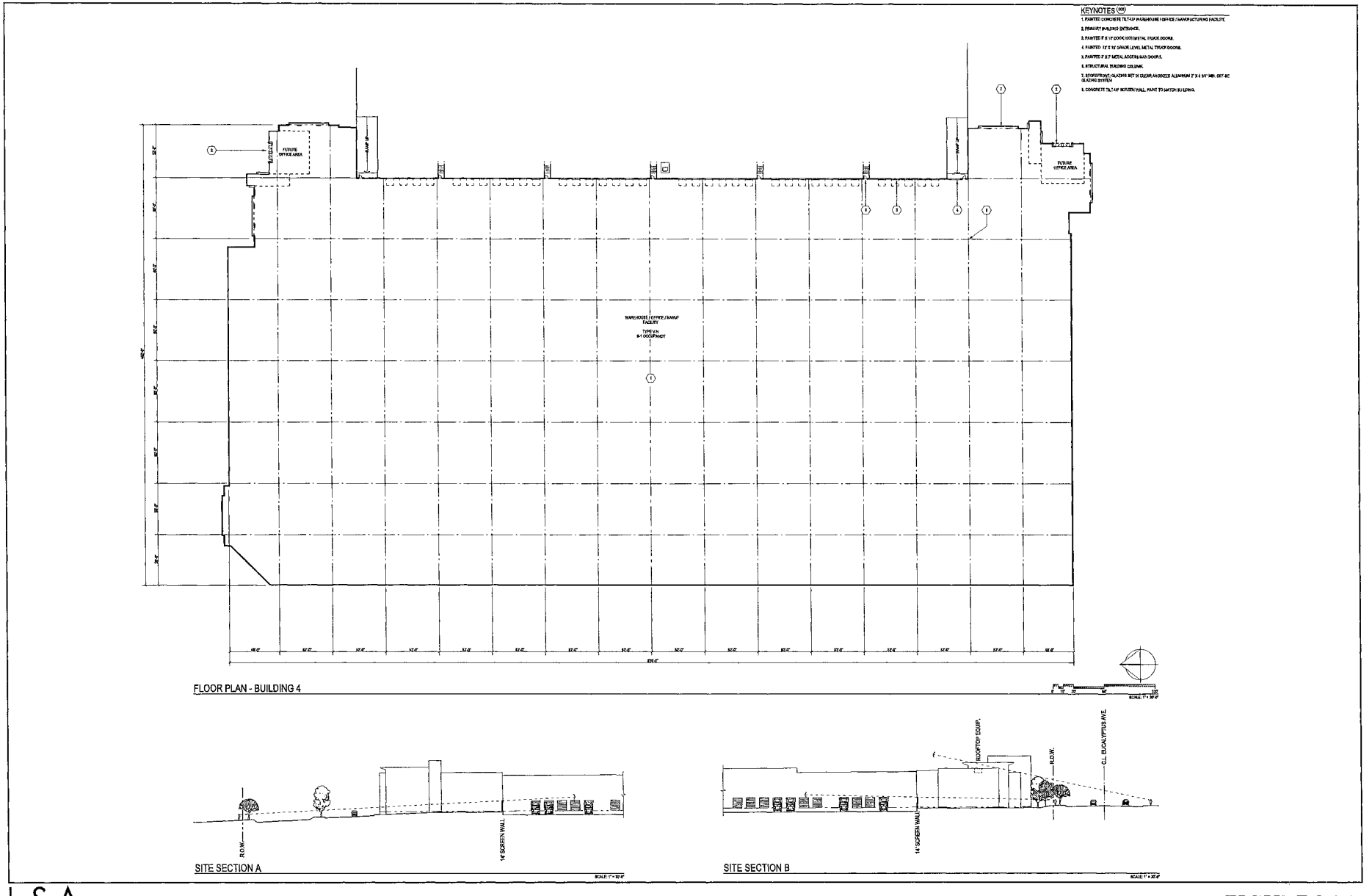

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FIGURE 3.7D

Eucalyptus Industrial Park
Environmental Impact Report

Floor Plan and Line of Sight - Building 4

SOURCE: RGA, 2011

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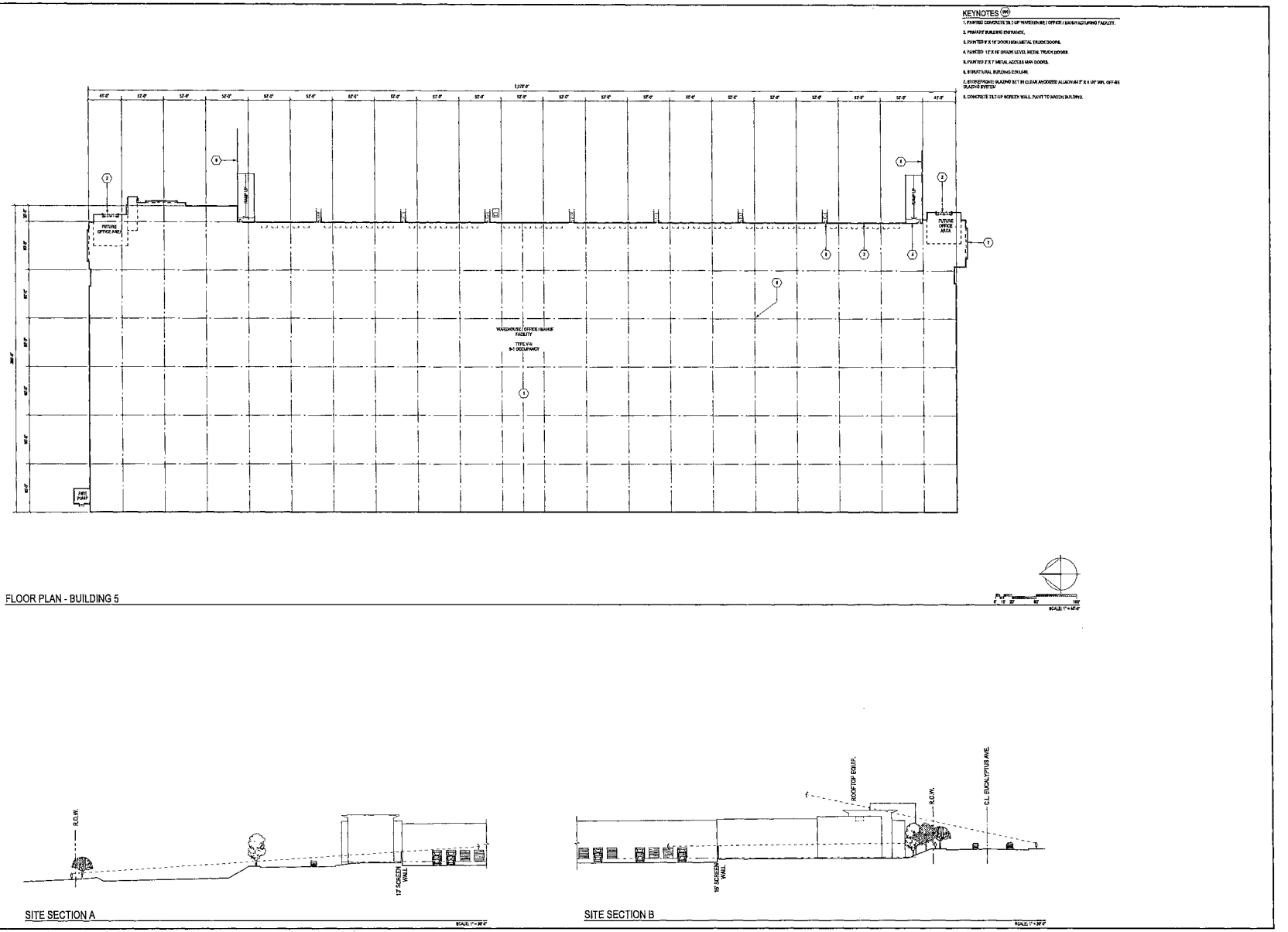

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FIGURE 3.7E

Eucalyptus Industrial Park
Environmental Impact Report

Floor Plan and Line of Sight - Building 5

SOURCE: RGA, 2011

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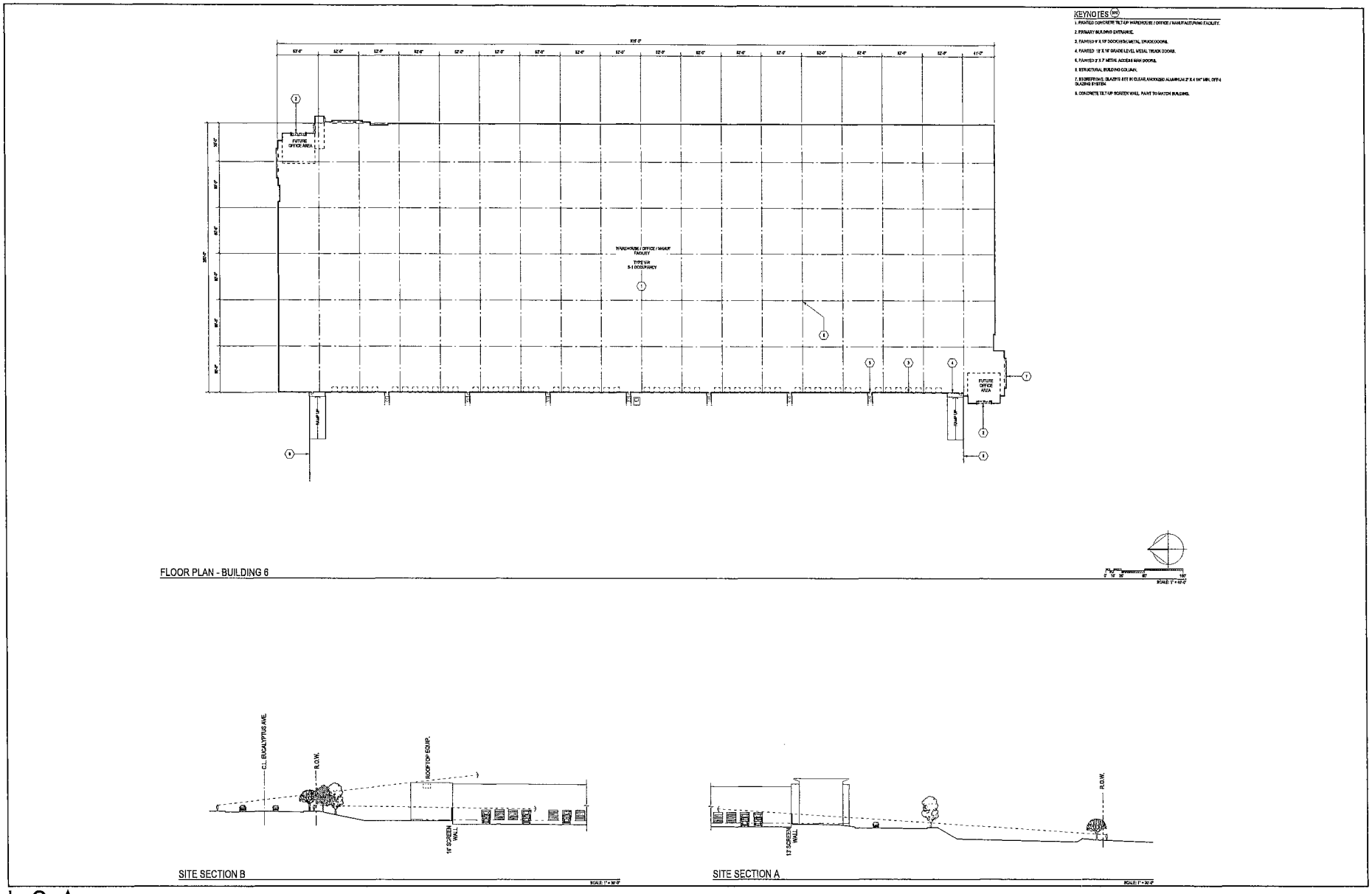

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FIGURE 3.7F

Eucalyptus Industrial Park
Environmental Impact Report

Floor Plan and Line of Sight - Building 6

SOURCE: RGA, 2011

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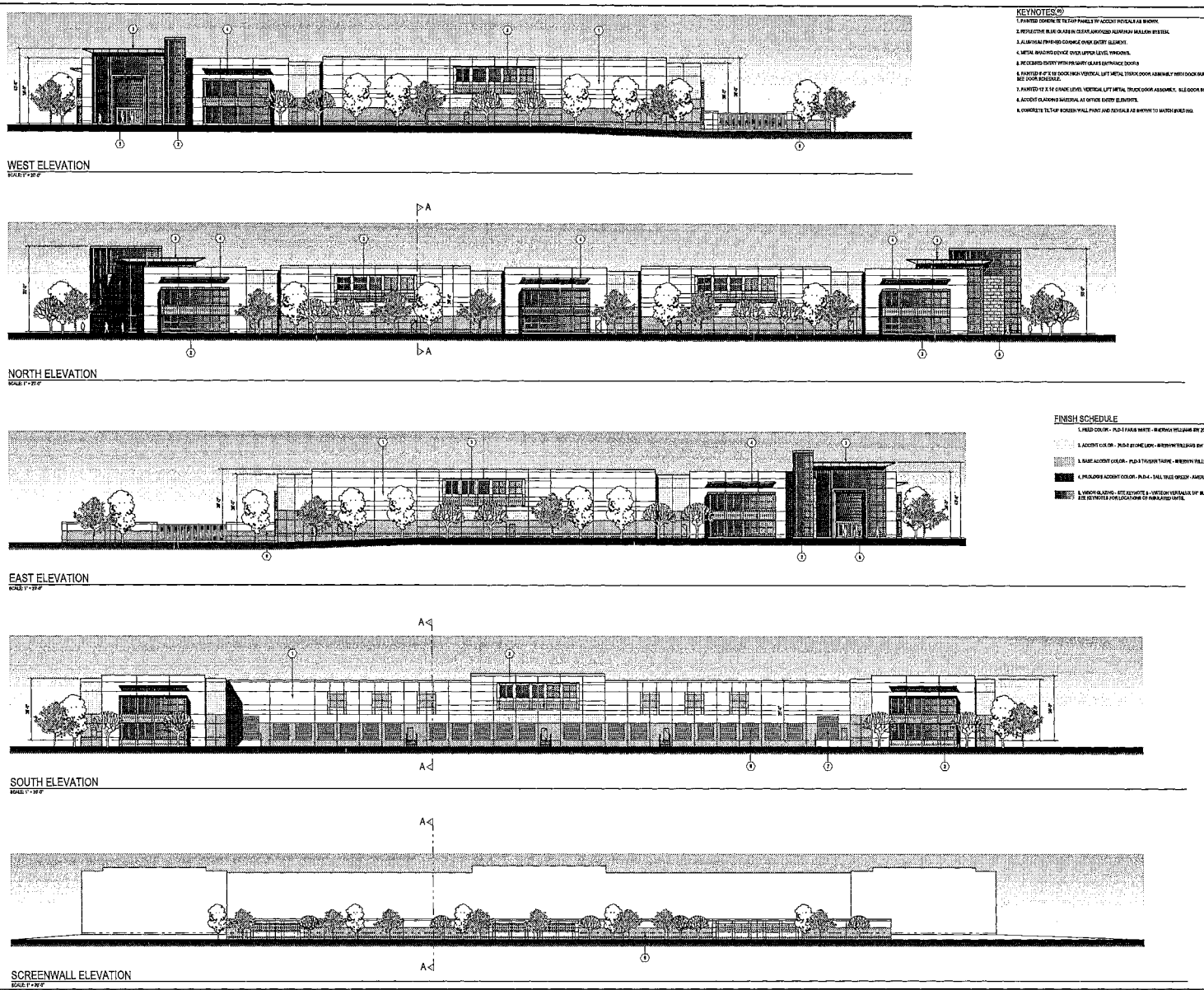

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FIGURE 3.8A

Eucalyptus Industrial Park
Environmental Impact Report

Elevations - Building 1

SOURCE: RGA, 2011

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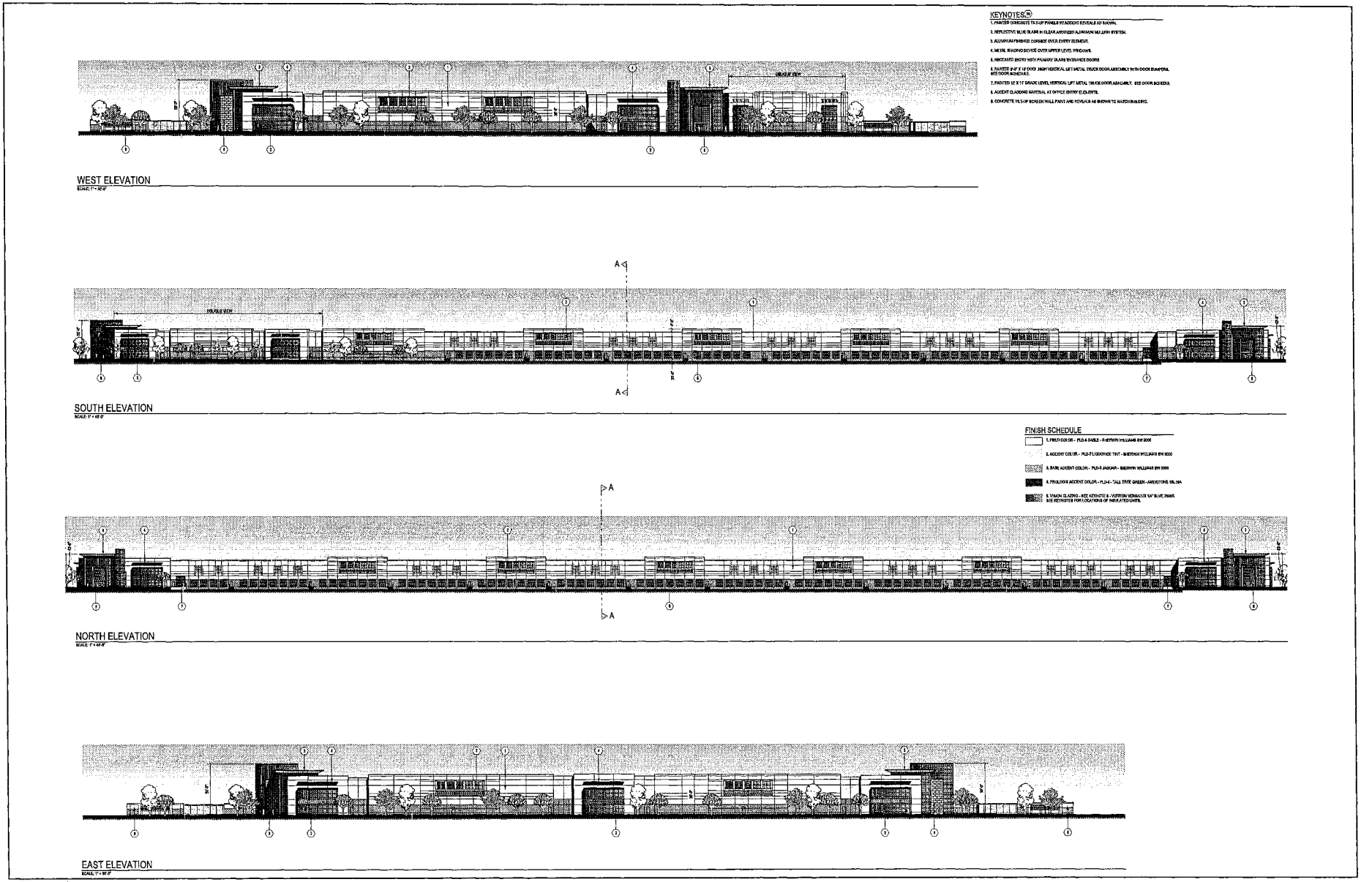

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FIGURE 3.8B

Eucalyptus Industrial Park
Environmental Impact Report

Elevations - Building 2a

SOURCE: RGA, 2011

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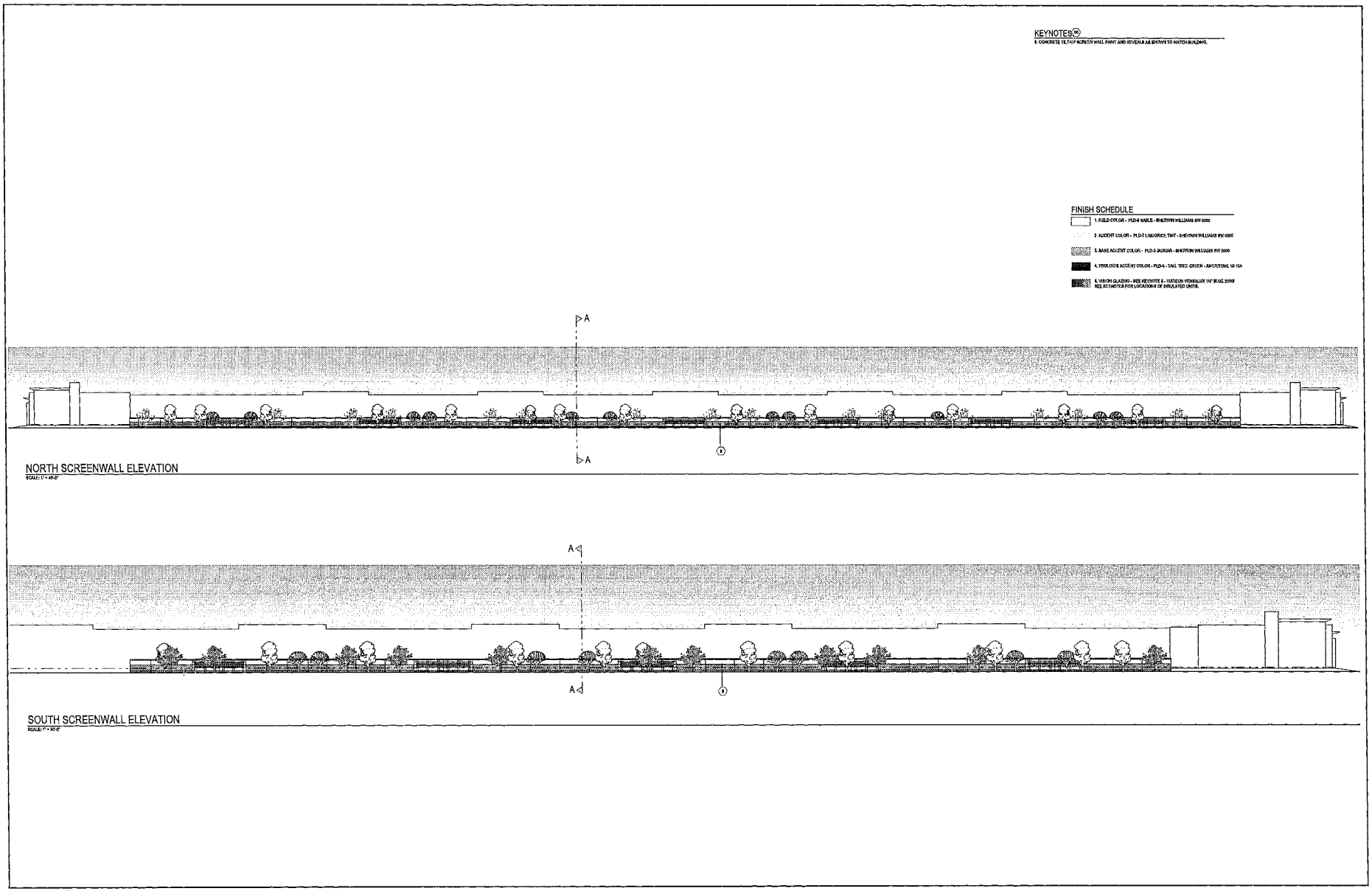

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FIGURE 3.8C

Eucalyptus Industrial Park
Environmental Impact Report

Elevations - Building 2b

SOURCE: RGA, 2011

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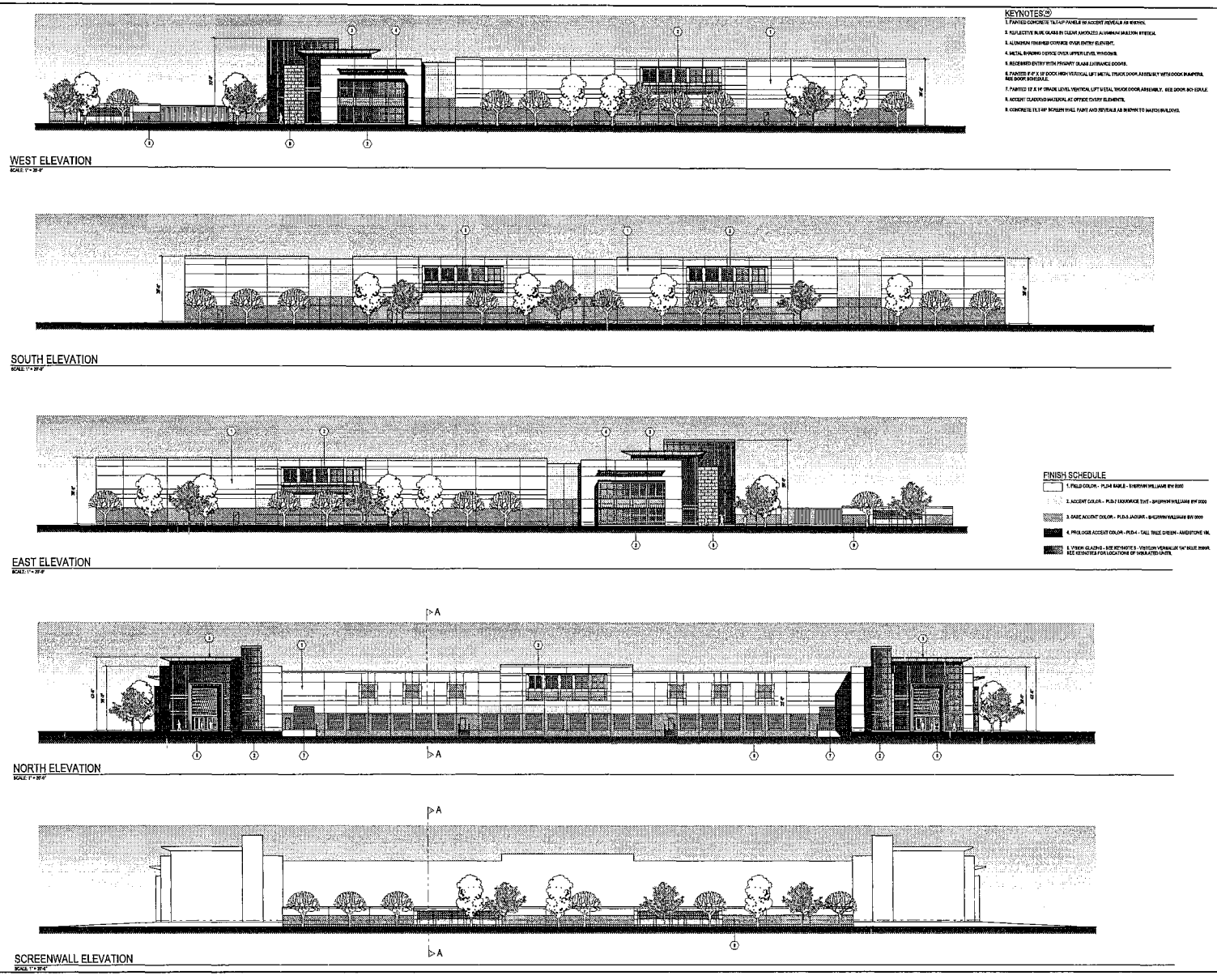

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FIGURE 3.8D

Eucalyptus Industrial Park
Environmental Impact Report

Elevations - Building 3

SOURCE: RGA, 2011

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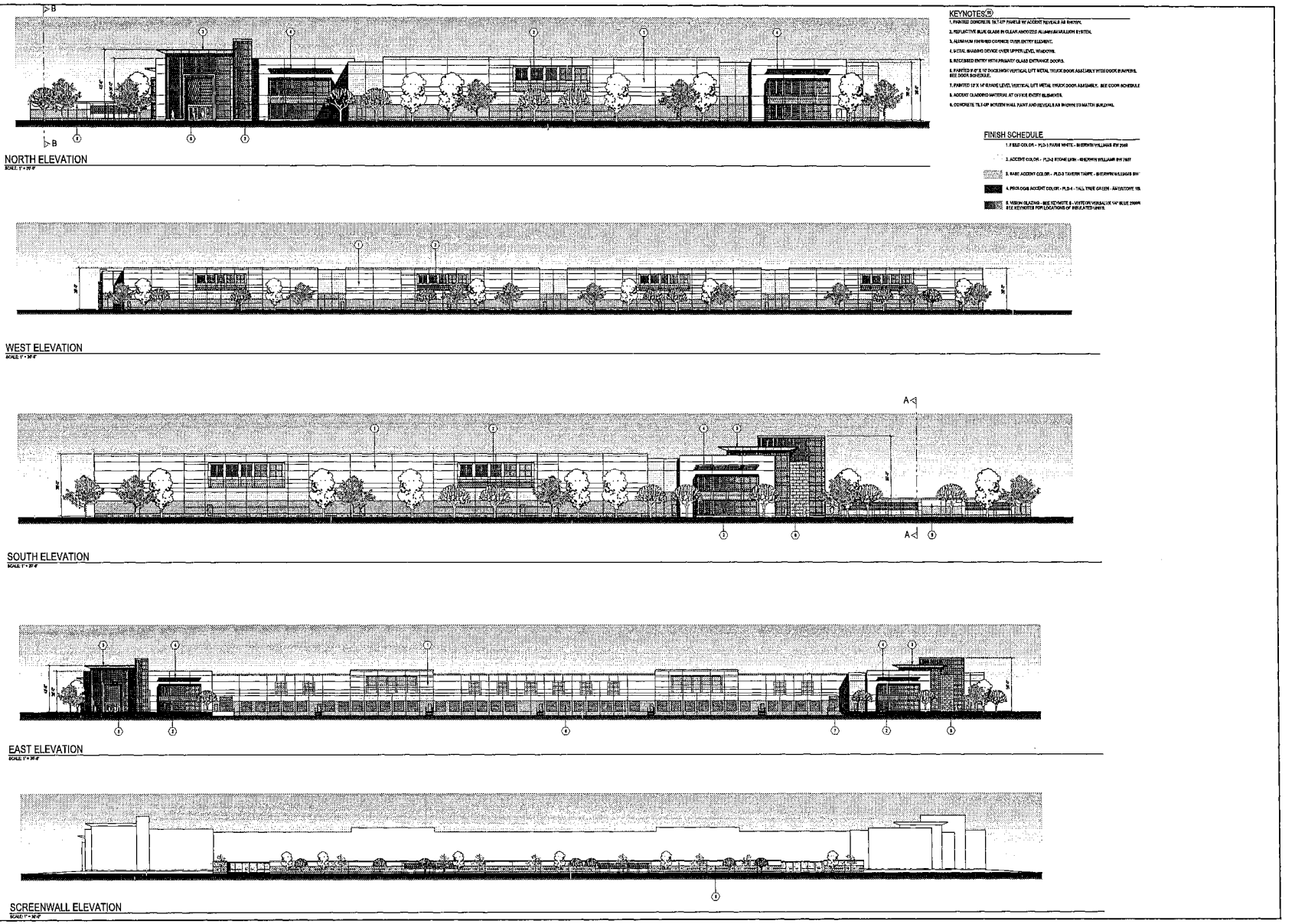

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FIGURE 3.8E

Eucalyptus Industrial Park
Environmental Impact Report

Elevations - Building 4

SOURCE: RGA, 2011

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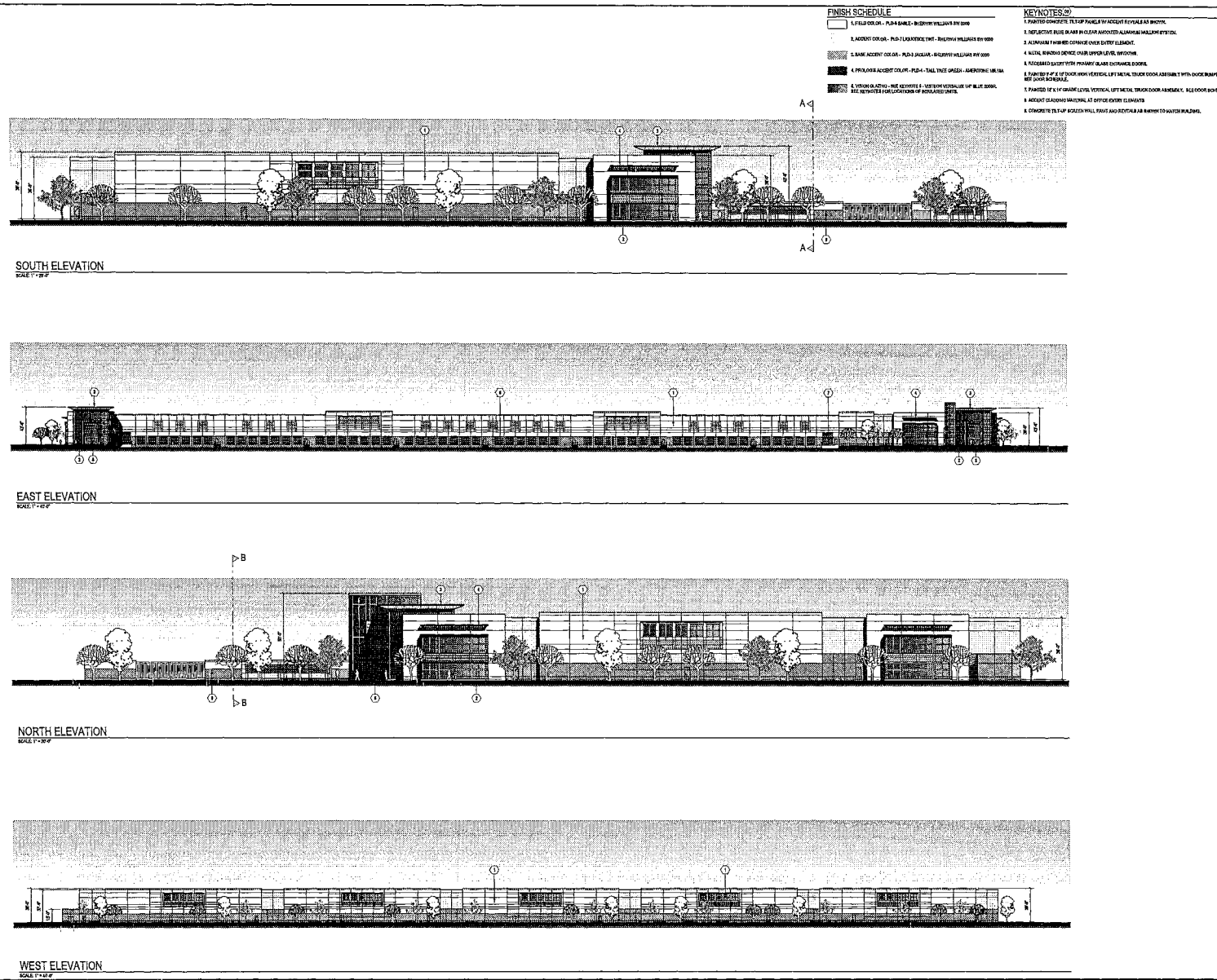

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FIGURE 3.8F

Eucalyptus Industrial Park
Environmental Impact Report

Elevations - Building 5

SOURCE: RGA, 2011

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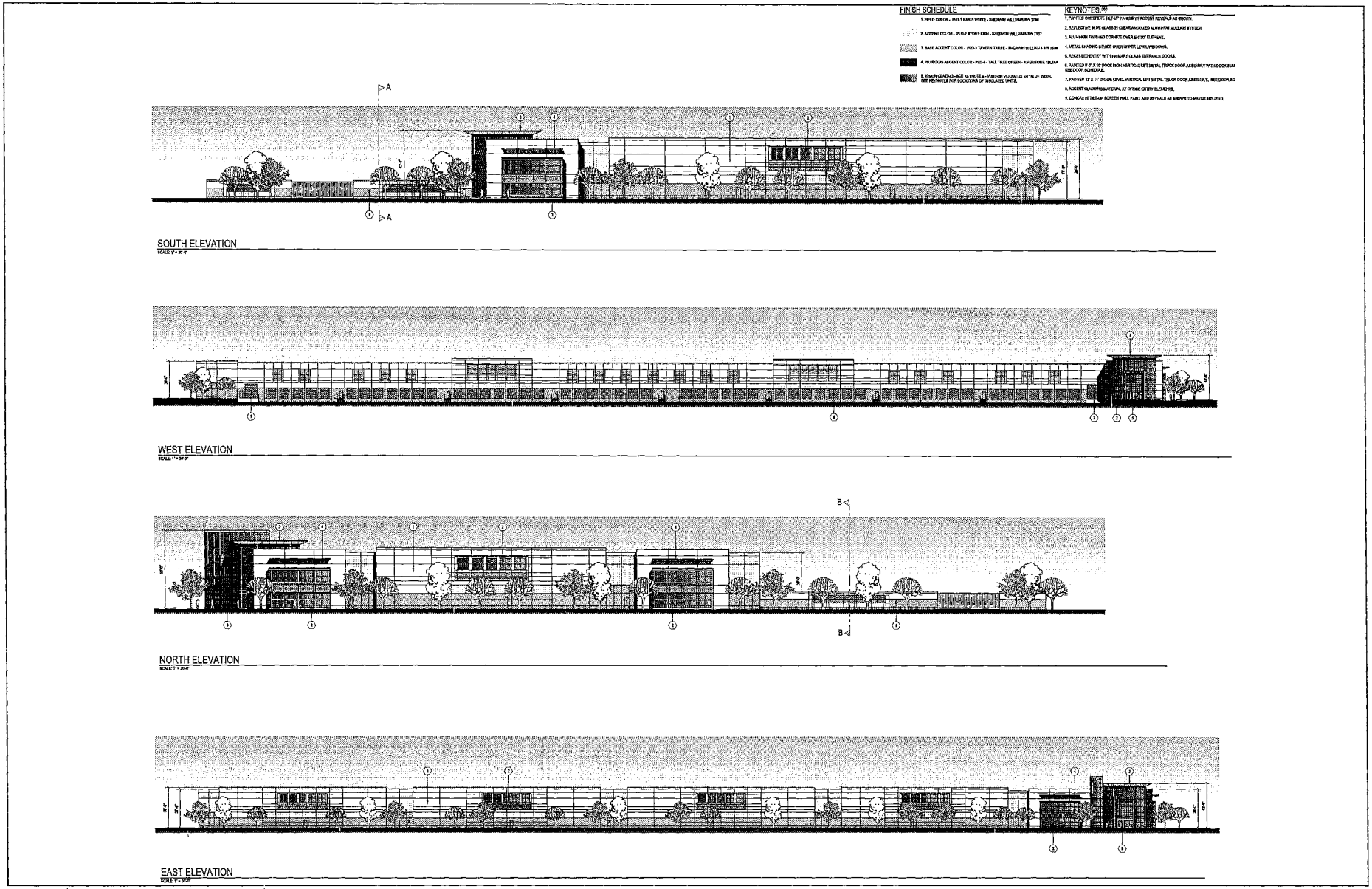

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FIGURE 3.8G

Eucalyptus Industrial Park
Environmental Impact Report

Elevations - Building 6

SOURCE: RGA, 2011

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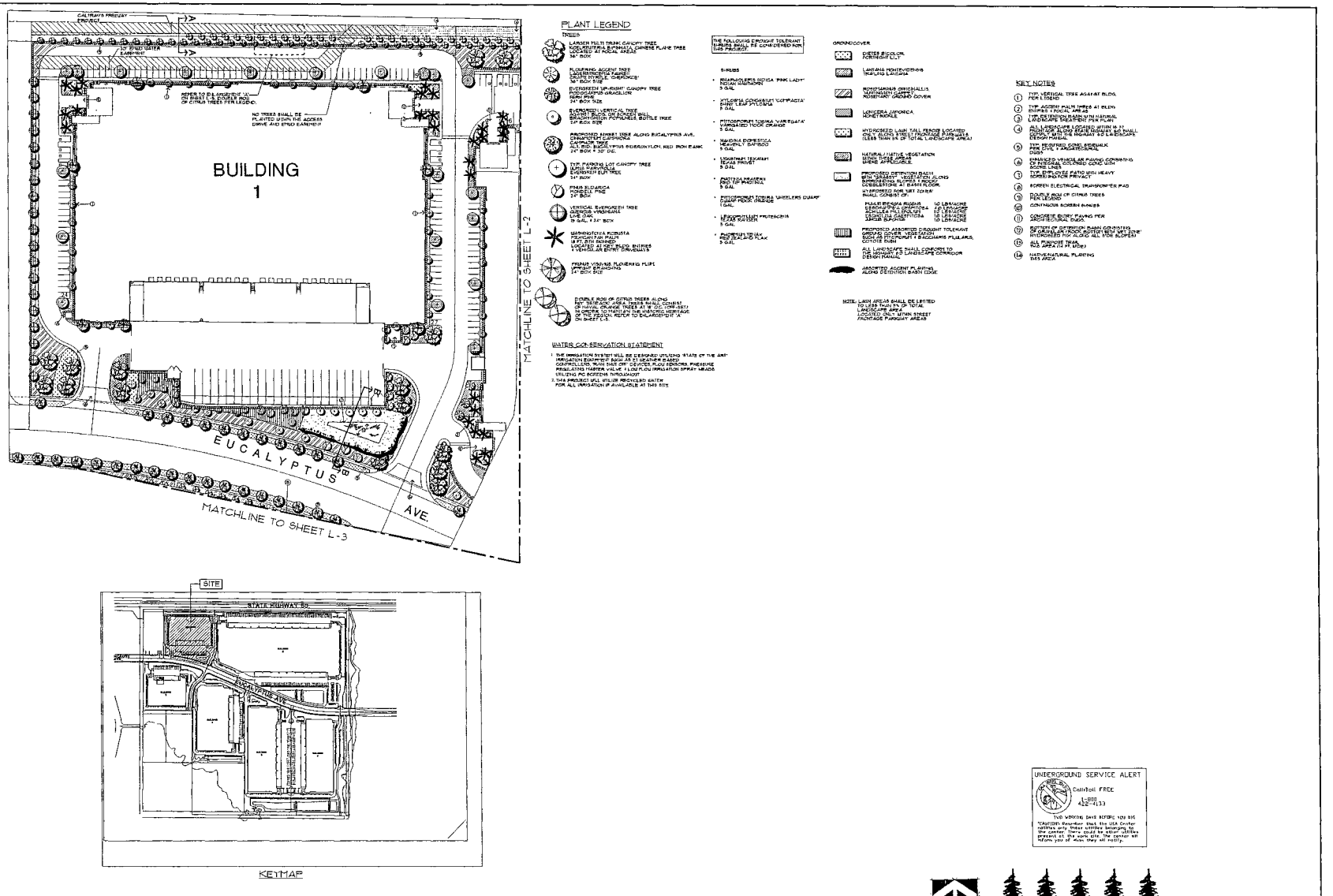

CONCEPTUAL LANDSCAPE MASTER PLAN

LSA

FIGURE 3.9A

Eucalyptus Industrial Park
Environmental Impact Report

Landscaping - Building 1

SOURCE: RGA, 2011

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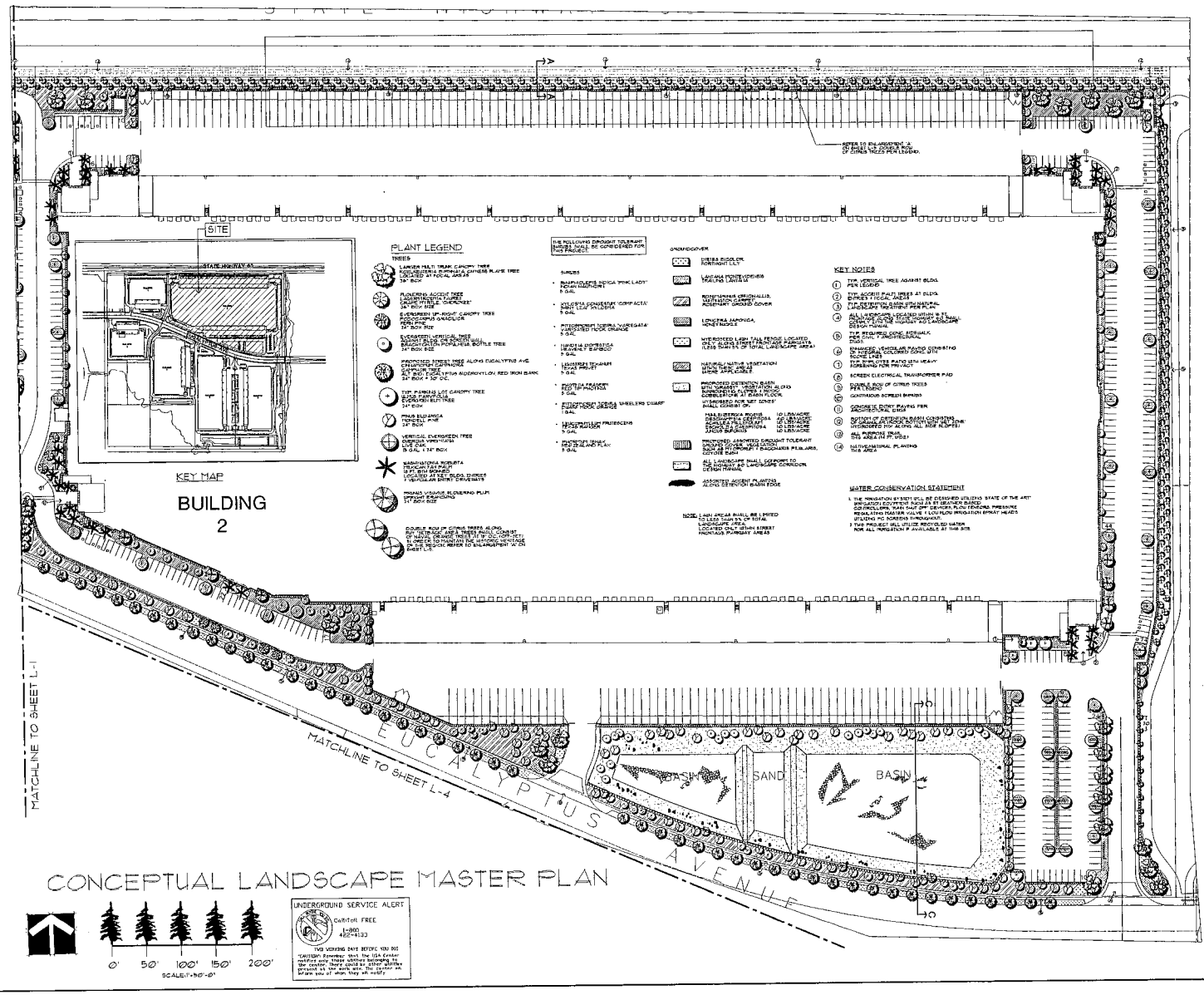

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FIGURE 3.9B

Eucalyptus Industrial Park
Environmental Impact Report

Landscaping - Building 2

SOURCE: RGA, 2011

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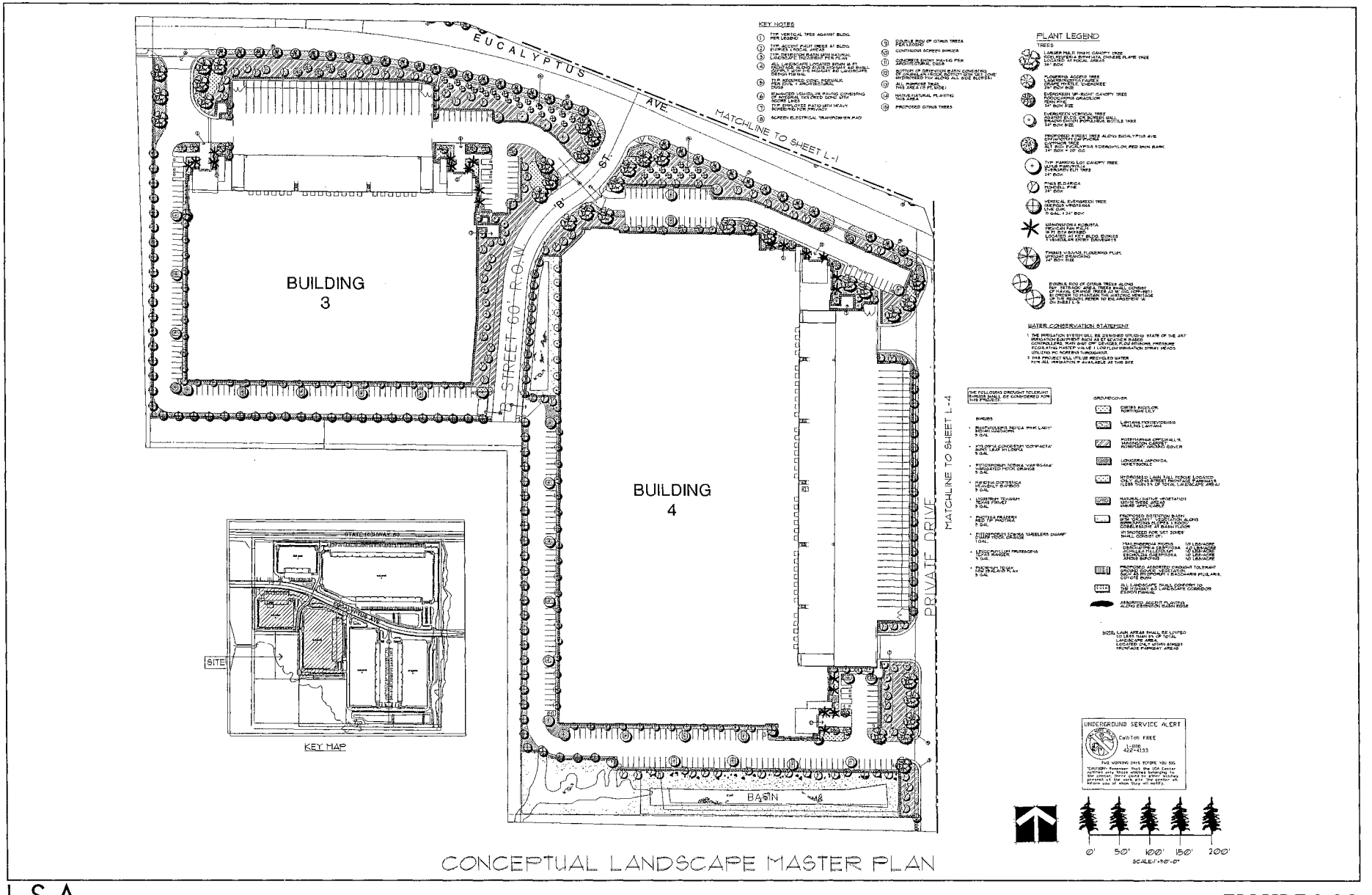

CONCEPTUAL LANDSCAPE MASTER PLAN

LSA

FIGURE 3.9C

Eucalyptus Industrial Park
Environmental Impact Report

Landscaping - Buildings 3 and 4

SOURCE: RGA, 2011

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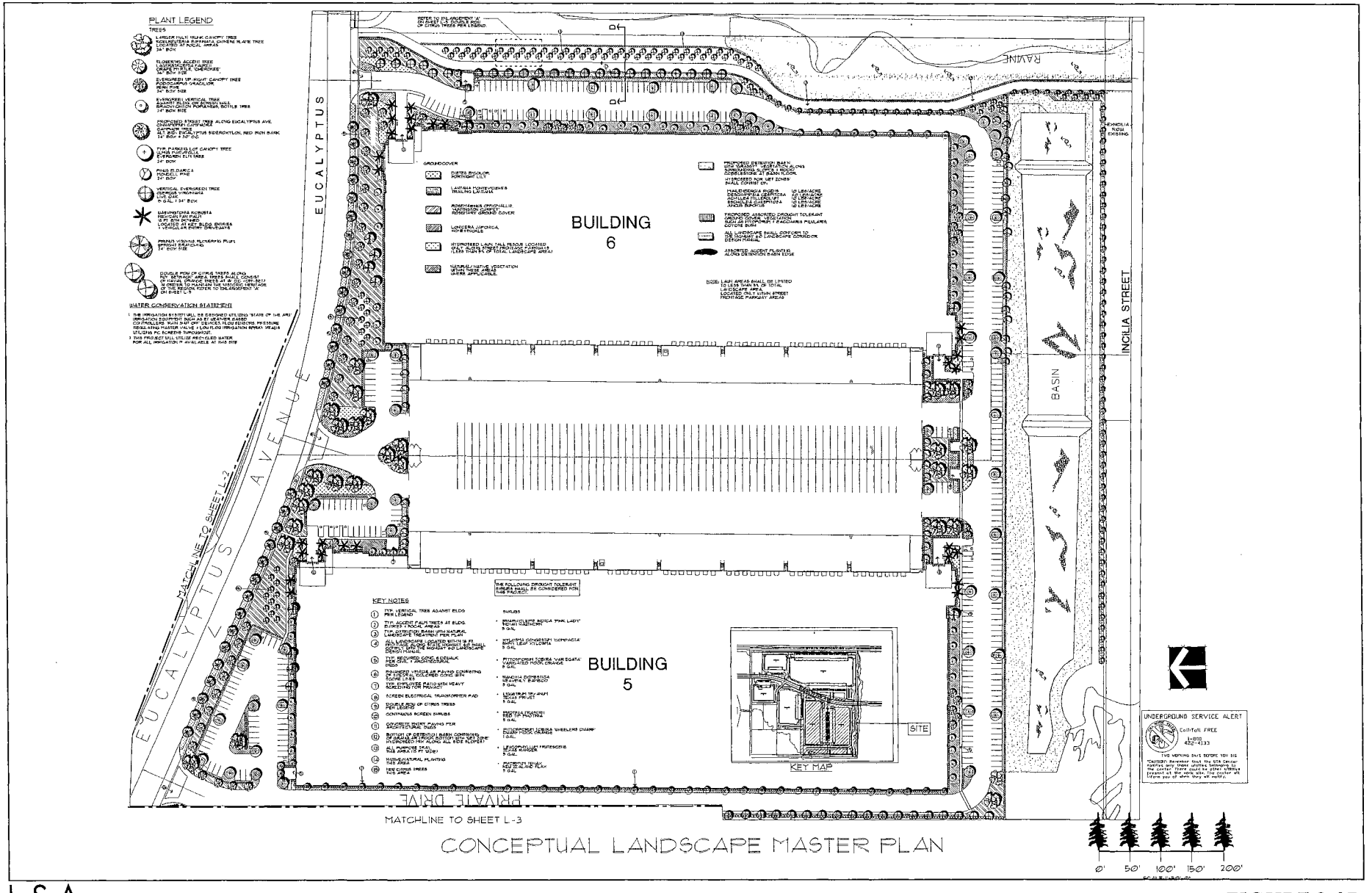

CONCEPTUAL LANDSCAPE MASTER PLAN

LSA

FIGURE 3.9D

Eucalyptus Industrial Park
Environmental Impact Report

Landscaping - Buildings 5 and 6

SOURCE: RGA, 2011

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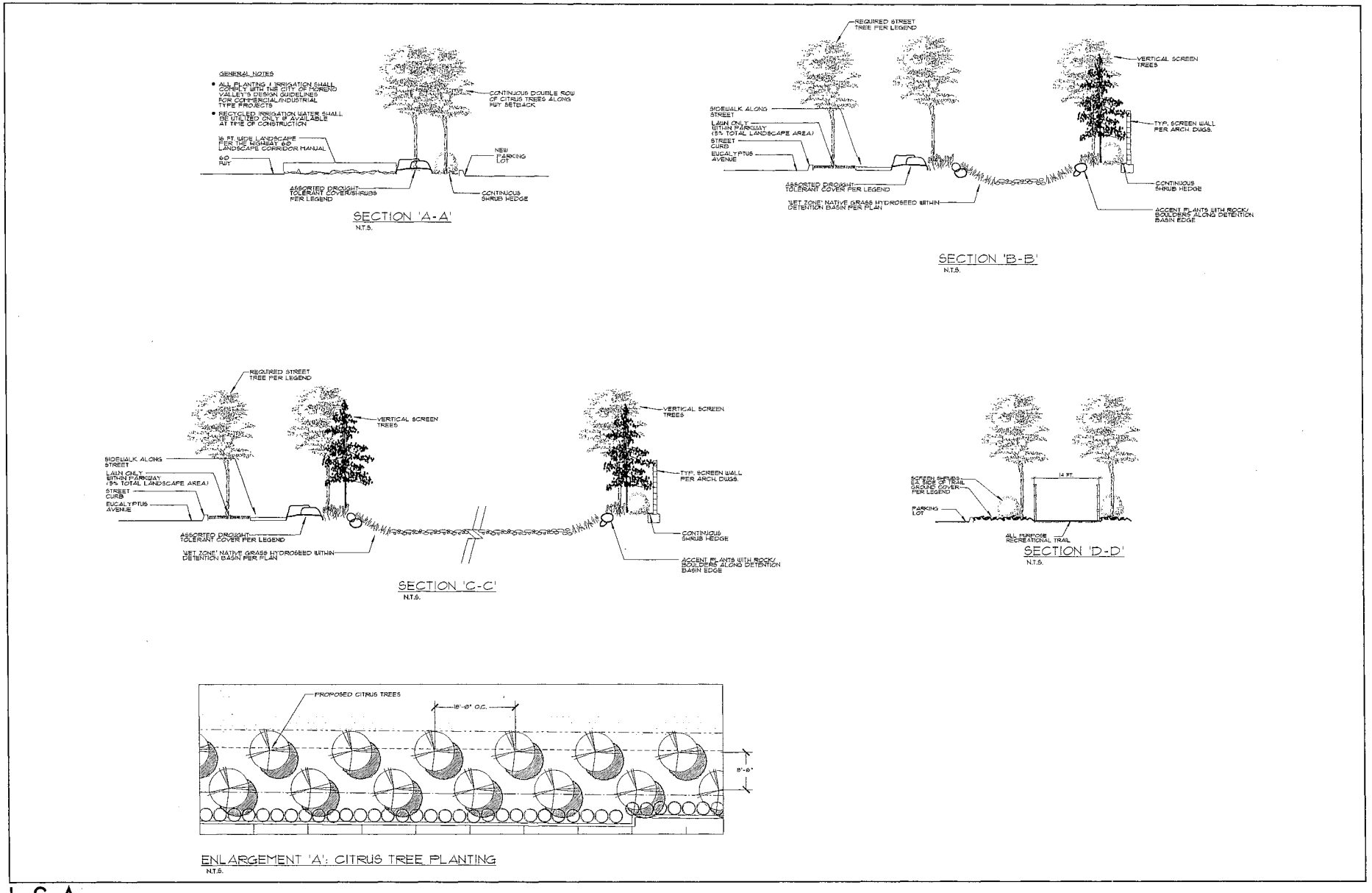

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FIGURE 3.9E

Eucalyptus Industrial Park
Environmental Impact Report

Landscaping - Detention Basin Details

SOURCE: RGA, 2011

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4.0 ENVIRONMENTAL IMPACT EVALUATION

As stated previously, there are 13 environmental issue areas that are analyzed in this EIR with respect to the proposed project. These issues are:

4.1 Aesthetics
4.2 Agricultural Resources
4.3 Air Quality
4.4 Biological Resources
4.5 Cultural and Paleontological Resources
4.6 Hazards and Hazardous Materials
4.7 Hydrology and Water Quality
4.8 Land Use and Planning
4.9 Noise
4.10 Population and Housing
4.11 Traffic and Circulation
4.12 Utilities and Service Systems
4.13 Global Climate Change

Within each subsection described in Section 4.0, the following information is presented relative to each environmental issue described:

- Description of the Existing Setting as it relates to the specific environmental issue;
- A summary of Policies and Regulations relevant to the specific environmental issue;
- Identification of the Thresholds of Significance;
- Evaluation of project-specific impacts and a determination of significance based on identified threshold levels;
- Identification of Mitigation Measures for project-specific impacts;
- A determination of the level of significance after mitigation measures are implemented; and
- Cumulative Impacts and any additional mitigation for those impacts.

The following environmental analysis provided in Sections 4.1 through 4.13 focuses on changes in the existing physical environment and identifies direct and indirect significant effects associated with the proposed project. The cumulative impacts for each of the proposed project components are analyzed within the discussion of each component for each threshold.

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4.1 AESTHETICS

This section describes the existing aesthetic condition of the project area and analyzes aspects of the proposed project, such as light and glare generation and compatibility issues with the visual characteristics of surrounding land uses. In particular, descriptions of existing visual characteristics, both on the site and in the vicinity of the project site, are presented. Potential impacts to aesthetic and visual resources resulting from the development of the proposed project were based on analyses of site photographs, site reconnaissance, and project data provided in reports prepared for the project. This section is based in part on the City of Moreno Valley General Plan, site reconnaissance, conceptual elevations, and visual simulations provided by the applicant.

4.1.1 Existing Setting

The approximately 122.8-acre project site is located in the eastern portion of the City, and is situated on a relatively flat valley floor directly south of SR-60 between Moreno Peak, Reche Mountains, and the Badlands. Land uses adjacent to the project site include vacant land to the south, agricultural operations to the east, and City of Moreno Valley Fire Station 58 and the Moreno Valley Auto Mall to the west. There is a large single-family residential neighborhood immediately southeast of the project site, along the south side of the existing Eucalyptus Avenue east to Redlands Boulevard. The closest residence is within 50 feet of the project property (refer to Figure 3.2 in Chapter 3.0). There are also existing residential uses directly to the north of the project site; however, those residences are separated from the project site by SR-60.

4.1.1.1 Topographic/Vegetation Features

Situated within northeastern Moreno Valley, the project site gently slopes down to the south, and elevations on site range from 1,795 feet amsl near the northeast corner down to 1,720 feet amsl at the southeast corner. The project site is located immediately northeast of Moreno Peak, a prominent landform that reaches an elevation of 2,067 feet amsl or approximately 300 feet above the elevation of the project site. The proposed project site is currently undeveloped Commercial and citrus groves occupy the northwestern and northeastern portions of the project site, forming a dark-green canopy over approximately a third of the site area. The 2006 City General Plan EIR notes that the remaining citrus groves are "visually pleasing features" (MVGP FEIR, p. 5.11-2). The Quincy Channel, a small natural meandering channel, runs along the eastern side of the project site. There is currently no ornamental landscaping, lighting, or signage located within the project limits.

4.1.1.2 Surrounding Land Uses

Adjacent land uses include fallow agricultural land to the east, although a large industrial/warehouse development known as the "West Ridge Project" was recently approved on this property. Land uses to the south consist of undeveloped land, while there is an existing single-family residential neighborhood southeast of the project site (refer to Figure 3.2 in Chapter 3.0). Adjacent to the northern boundary of the project site is SR-60 (a six-lane freeway) and to north of the freeway is a single-family housing tract. The City of Moreno Valley Fire Station 58 and Moreno Valley Auto Mall are located directly west of the project site. The assessment of surrounding land uses is necessary to identify any "sensitive visual receptors" or land uses that contain persons especially sensitive to changes in visual character, such as residences. For the proposed project, the nearest sensitive visual receptor would be the existing single-family residential neighborhood to the southeast across future Encilia Avenue. The closest residence is approximately 200 feet southeast of the southeast corner of the project site, while the closest residence to an industrial building proposed on the project

site is 395 feet (residence at southeast corner of Eucalyptus and the Quincy Channel and the southeast corner of Building No. 6). Other sensitive visual receptors in the project vicinity include the residences north of SR-60 along Pettit Street (refer to Figure 3.2 in Chapter 3.0).

4.1.1.3 Existing Viewsheds

The Merriam Webster dictionary defines viewshed as the "natural environment that is visible from one or more viewing points." CEQA documents typically define viewshed as what portions of the project viewers can see from surrounding areas. A viewshed can be divided into three distinct components: the foreground, midground, and background. Section 4.1.3 provides a description of these terms.

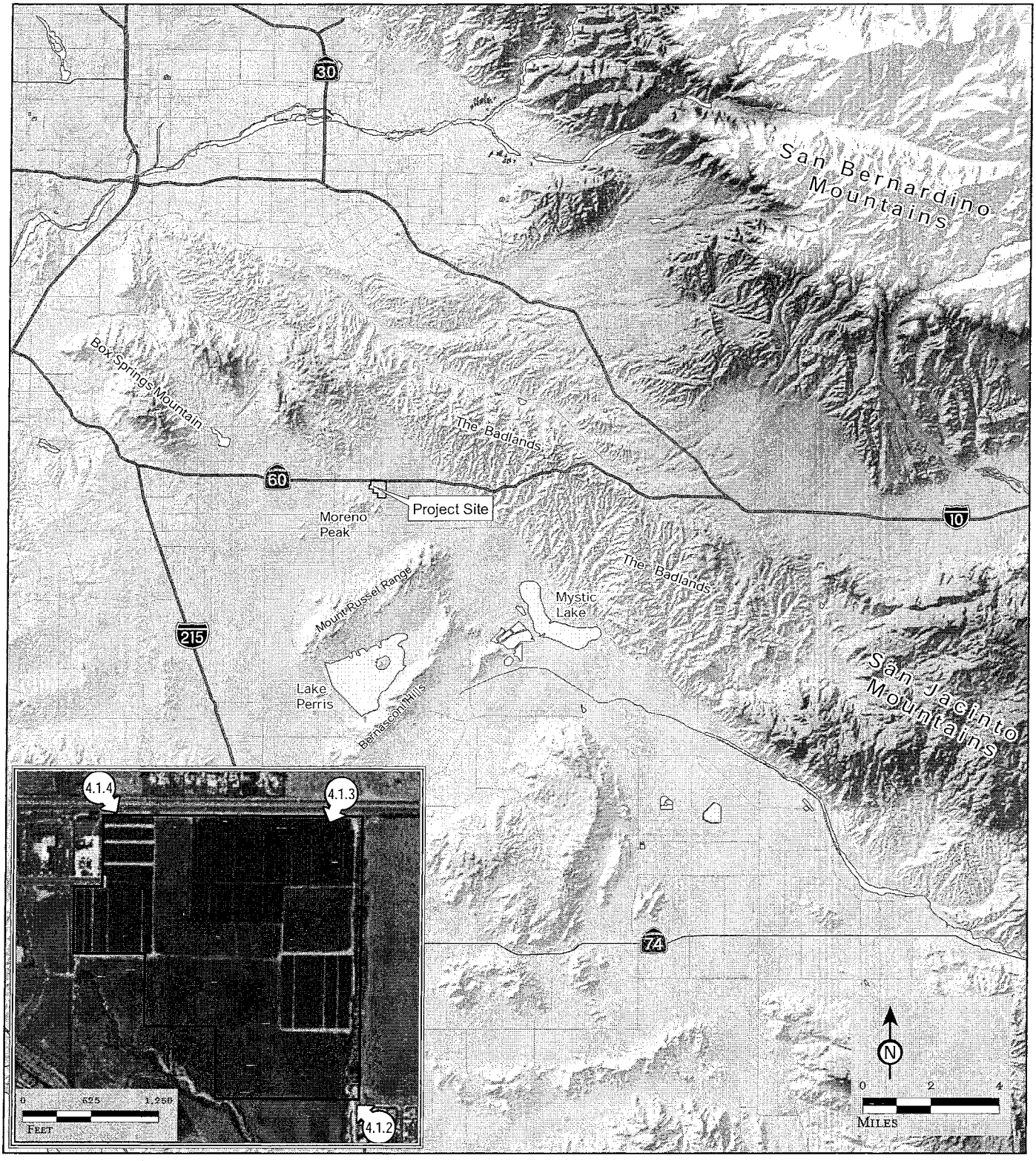
As illustrated in Figure 4.1.1, the proposed project site is situated within an urbanizing area between the Reche Mountains, Badlands, Moreno Peak, and Russell Mountains. Section 5.11, *Aesthetics*, in the City's General Plan EIR, indicates the major scenic resources within the Moreno Valley study area are visible from SR-60, a City-designated local scenic road. Upon entering Moreno Valley from the west, the dominant view is of the Box Springs Mountains to the immediate north and the Mount Russell foothills to the south. Both mountain ranges display numerous rock outcroppings and boulders that add visual character to these landforms. As SR-60 continues east through Moreno Valley, it passes through the Badlands area. Characterized by steep and eroded hillsides, the Badlands provide a range of hills that act as a visual backdrop to the valley. Similarly, views afforded while traveling west through the City include views of the Badlands to the north, the Mount Russell Range to the south, and the Box Springs Mountains to the northwest. These resources are highlighted in General Plan EIR Figure 5.11-1, *Major Scenic Resources*. Table 4.1.A provides a summary of the existing viewsheds to and from the project site.

Table 4.1.A: Existing Viewsheds Toward the Project Site

Vantage Point	Characteristics of Views		
	Foreground	Midground	Background
Northward view toward project site from south	Citrus groves, Quincy Channel, unnamed drainage courses, concrete wall, disked undeveloped fields	State Route 60 (SR-60), single-family residential subdivision north of SR-60, portions of Auto Mall to northwest, portions of Moreno Peak	Reche Mountains, Badlands
Southward view toward project site from north	SR-60, soundwall, citrus groves, small portions of disked fields	Moreno Peak, single-family residential to southeast, portion of Auto Mall to southwest	Russell Mountains, foothill area
Eastward view toward project site from west	Citrus groves, unnamed drainage courses, disked undeveloped fields	Citrus groves, disked undeveloped fields	Skechers Warehouse (across Redlands Boulevard), Badlands
Westward view toward project site from east	Citrus groves, Quincy Channel, disked undeveloped fields, Auto Mall, City of Moreno Valley Fire Station 58, residential subdivision to south	Citrus groves, disked undeveloped fields, un-named drainage courses, residential subdivision, Moreno Peak	Reche Mountains, Badlands

Source: LSA Associates, Inc. July 2011.

Views from the Project Site. Views north from the project site consist of SR-60, single-family residential residences, and the Reche Mountains. Views to SR-60 and to the single-family residences are partially obstructed by a six-foot high concrete block walls. Views east of the project site consist of active agricultural land, dispersed residences, Quincy Channel, and the Badlands. Views to the south of the project site include undeveloped land, unnamed drainages, Moreno Peak, single-family residences (southeast of the project site), and the Russell Mountains. Views to the west of the project site include an existing six-foot concrete wall, undeveloped land, City of Moreno Valley Fire Station



LSA

FIGURE 4.1.1

Project Boundary

Photograph Location and Direction Taken

Eucalyptus Industrial Park
Environmental Impact Report

Photographic Key Map and Natural Landforms

SOURCE: Bing Aerial, 2010; ESRI, USGS DEM.

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58, the Moreno Valley Auto Mall, multifamily residential uses, the Moreno Beach Drive/SR-60 interchange, and commercial uses.

Views toward the Project Site. The most critical view considerations from surrounding areas are the residential neighborhoods to the north and southeast of the project site. At present, views for the residences located north of SR-60 and the project site looking south are partially obscured by the freeway and soundwalls. In addition, the project site is partially vacant and contains citrus groves, which provide a green canopy, so the main views from this residential area are the uplands in the background to the south and southwest. Views for the residences southeast of the project site are vacant land, green canopy of the citrus groves in the foreground, SR-60 in the midground, and the Reche Mountains in the background. For the analysis in this EIR, the critical consideration will be views that the residences north and southeast of the project site have toward the project site if it were to be developed with the proposed project, as highlighted in previously referenced Table 4.1.A.

4.1.1.4 Lighting and Visibility

Ambient nighttime lighting in the vicinity of the project site is characteristic of areas along a major transportation corridor and commercial development. Light sources include the headlights of vehicles traveling along SR-60, street lighting along Moreno Beach Drive and Auto Mall Drive, outdoor lighting and illuminated signs from the existing Moreno Valley Auto Mall parking lot located to the west, and lighting from the existing single-family residential development located southeast. Due to the absence of on-site development, no lighting sources currently operate within the project limits.

4.1.2 Existing Policies and Regulations

4.1.2.1 City of Moreno Valley General Plan Policies

The following policies and goals pertain to aesthetics and are applicable to the proposed project:

Community Development

Objective 2.5	Promote a mix of industrial uses which provide a sound and diversified economic base and ample employment opportunities for the citizens of Moreno Valley with the establishment of industrial activities that have good access to the regional transportation system, accommodate the personal needs of workers and business visitors, and which meets the service needs of local businesses.
Policy 2.5.1	The primary purpose of areas designated Business Park/Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio of 1.00 and the average floor area ratio should be significantly less.
Policy 2.5.2	Locate manufacturing and industrial uses to avoid adverse impacts on surrounding land uses.
Policy 2.5.3	Screen manufacturing and industrial uses where necessary to reduce glare, noise, dust, vibrations, and unsightly views.
Policy 2.5.4	Design industrial developments to discourage access through residential areas.
Objective 2.10	Ensure that all development within the City of Moreno Valley is of high quality, yields a pleasant living and working environment for existing and

future residents, and attracts business as the result of consistent exemplary design.

Policy 2.10.1 Encourage a design theme for each new development that is compatible with surrounding existing and planned developments.

Policy 2.10.2 Screen trash storage and loading areas, ground and roof mounted mechanical equipment, and outdoors storage areas from public view as appropriate.

Policy 2.10.3 Require exterior elevations of buildings to have architectural treatments that enhance their appearance.

(a) A design theme, with compatible materials and styles, should be evident within a development project.

(b) Secondary accent materials, colors, and lighting should be used to highlight building features.

(c) Variations in roofline and setbacks (projections and recesses) should be used to break up the building mass.

(d) Industrial buildings shall include architectural treatments on visible façades that are aesthetically pleasing.

Policy 2.10.4 Landscaping and open spaces should be provided as an integral part of project design to enhance building design, public views, and interior spaces, provide buffers and transitions as needed, and facilitate energy and resource conservation.

Policy 2.10.5 Development projects to freeways shall provide landscaped buffer strips along the ultimate freeway right-of-way.

Policy 2.10.6 Buildings should be designed with a plan for adequate signage. Signs should be highly compatible with the building and site design relative to size, color, material, and placement.

Policy 2.10.7 On-site lighting should not cause nuisance levels or glare on adjacent properties.

Policy 2.10.8 Lighting should improve the visual identification of structures.

Policy 2.10.9 Fences and walls should incorporate landscape elements and changes in materials or textures to deter graffiti and add visual interest.

Policy 2.10.10 Minimize the use and visibility of reverse frontage walls along streets and freeways by treatments as landscaping, berming, and "side-on" cul-de-sacs.

Policy 2.10.11 Screen and buffer non-residential projects from adjacent residential property and other sensitive land uses when necessary to minimize noise, glare, and other adverse effects on adjacent uses.

Policy 2.10.12 Screen parking areas from streets to the extent consistent with surveillance needs (e.g., mounding, landscaping, low profile walls, and/or grade separations).

Policy 2.10.13 Provide landscaping in automobile parking areas to reduce solar heat and glare.

Conservation Element

Objective 7.7 Where practicable, preserve significant visual features significant views and vistas.

Policy 7.7.3	Implement reasonable controls on the size, number, and design of signs to minimize degradation of visual quality.
Policy 7.7.4	Gilman Road, Moreno Beach Drive, and State Route 60 shall be designated as local scenic roads.
Policy 7.7.5	Require development along scenic roadways to be visually attractive and to allow for scenic views of the surrounding mountains and Mystic Lake.

City of Moreno Valley Municipal Code. The following City of Moreno Valley Municipal Code requirements are applicable to the proposed project.

Section 9.05.40	**B3. Industrial site development standards:** In all industrial districts, required front building setback areas shall be landscaped. The landscaping shall consist predominantly of plant materials except for necessary walks and drives.
Section 9.08.100	**L.4. Lighting:** Industrial and manufacturing developments shall provide adequate lighting for safe and secure onsite parking, loading, storage, receiving, and pedestrian areas.
Section 9.16.160	**B4. Business Park/Industrial:** Entries into industrial buildings shall be well-defined through the use of projections, recesses, space frames, pergolas, colonnades, raised planters, seats, enhanced paving, low-level lighting bollards or other elements.
Section 9.17.130	**Freeway Frontage:** Development projects adjacent to the Moreno Valley Freeway (California State Highway 60) are landscaped within the freeway right-of-way, as prescribed in guidelines established by the City of Moreno Valley.

4.1.3 Methodology

It should be noted at the outset that any evaluation of visual impacts is inherently subjective; however, community aesthetic values can be used as a benchmark against which to evaluate changes in views within a particular community. These values can be derived from General Plan policies, zoning ordinances, and, where specific policies are absent, general design theory and visual analysis methods can be incorporated to evaluate aesthetic impacts. For the purposes of CEQA compliance, this analysis of visual impacts will focus on changes in the visual character of the project site that would result from the development of the proposed on-site uses, including the visual compatibility of on-site and adjacent uses, changes in vistas and viewsheds where visual changes would be evident, and the introduction of sources of light and glare. Impacts to the existing environment of the project site are to be determined by the contrast between the site's visual setting before and after proposed development. In this analysis, emphasis has been placed on the transformation of the existing undeveloped conditions into more urbanized uses. Although few standards exist to singularly define perceptions of aesthetic value, the degree of visual change can be measured and described in terms of visibility and visual contrast, dominance, and magnitude. Concepts of visual character and quality can be organized around four elements: site utilization, buildings and structures, landscaping, and signage. Current residences north and southeast of the project site, as well as travelers along SR-60, would be considered sensitive to the visual and aesthetic alteration of the project site.

For conditions where new buildings are being placed where they can be seen by existing residents, architectural considerations become important such as viewing distance, building height, length, proportionality, massing, appearance, building materials, landscaping, fencing, signage, etc. because they can affect the degree to which new buildings are positively or negatively perceived by residents.

A scenic vista can be categorized as either containing a panoramic view[1] or a focal view. Panoramic views are typically associated with vantage points that provide a sweeping geographic orientation not commonly available (e.g., skylines, valleys, mountain ranges, or large bodies of water). Focal views are typically associated with views of natural landforms, public art/signs, and visually important structures, such as historic buildings. Aesthetic components of a scenic vista include three components: scenic quality, sensitivity level, and view access.

As previously stated, a viewshed can be divided into three distinct components: the foreground, midground, and background. The foreground is the part of the view that is or seems to be nearest to the viewer. The background is the part of the view that is or seems to be farthest away from the viewer. The midground view is the part of the view that is between the foreground view and the background view.

Where possible, the potential aesthetic impacts of the proposed project will be evaluated to determine if or the degree to which the project is consistent with applicable General Plan objectives and policies.

4.1.4 Thresholds of Significance

Appendix G of the State CEQA Guidelines recognizes the following significance thresholds related to aesthetics. Based on these significance thresholds, a project would have a significant impact on aesthetic resources if it would result in:

- A substantial adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- Substantial degradation of the existing visual character or quality of the site and its surroundings; and/or
- A new source of substantial light or glare that would adversely affect daytime or nighttime views in the area.

4.1.5 No Impact/Less than Significant Impacts

The following potential aesthetic impacts were determined to be less than significant (i.e., either no impact would occur and no mitigation would be required, or the adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level).

4.1.5.1 Light and Glare

Threshold	Would the proposed project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Currently, there are no sources of light or glare on the project site, but the proposed on-site uses would be visible from SR-60, future Eucalyptus Avenue, future Encilia Avenue, and residences to the southeast and north of SR-60. Existing sources of light and glare from surrounding areas include streetlights, exterior lighting from the nearby Moreno Valley Auto Mall and City of Moreno Valley Fire Station 58, exterior lighting from the nearby single-family residences, and vehicle headlights from motorists driving along SR-60. Development of the project site would introduce new sources of light and glare into the area in the form of street lighting, parking lot lighting, and security lighting for the buildings. It is anticipated that the materials utilized in the construction of the proposed lighting fixtures would be generally similar to those utilized in nearby warehouse uses within the City. Lighting within loading

[1] A panoramic view consists of visual access to a large geographic area, for which the field of view can be wide and extend into the distance.

areas (areas within the public view include the loading areas of Buildings 1, 2, and 3) will be directed downward so as to not project lighting into the sky. The overall increase in ambient light in the area is expected to be incremental with compliance with the City's development standards for lighting.

Exterior surfaces of the concrete tilt-up structure would be finished with a combination of architectural coatings, trim, and/or other building materials such as concrete and brushed metal. The proposed project will incrementally increase the amount of daytime glare in the project area from introducing windows and metal fixtures into the area. All development in the City, which includes light generated from warehouse buildings and parking lots, is required to adhere to lighting requirements contained in the City's Municipal Code (Section 9.08.100 Lighting), which state that any outdoor lighting associated with nonresidential uses shall be shielded and directed away from the surrounding residential uses. Such lighting shall not exceed one-half foot-candle at all property lines and shall not blink, flash, oscillate, or be of unusually high intensity or brightness. Lighting in parking areas and drive aisles must be at least 1.0 foot candle and cannot exceed a maximum of 8.0 foot candles. Adherence to the City's Zoning Code will help reduce potential building or parking lighting impacts to less than significant levels.

Consistency with General Plan Policies. The project is consistent with Objective 2.5 and Policy 2.5.1 by providing industrial uses near SR-60 and within the floor to area ratio (FAR) limits outlined. The project does not appear to be fully consistent with Policies 2.5.2 and 2.5.3 because it places industrial uses adjacent to lower density residential uses without the typical buffering land uses (e.g., higher density residential, business park, etc) for impacts such as light and glare. The project is consistent with Policies 2.10.7 and 2.10.8 relative to lighting, although the tower accent features at the corners of the buildings may produce new off-site glare.

Consistency with Municipal Code Requirements. The project appears to be consistent with the various Municipal Code requirements for the proposed land uses outlined in Section 4.1.2 related to lighting and glare.

Based on the preceding analysis, aesthetic impacts associated with light and glare can be reduced to less than significant with adherence to established City ordinances and development guidelines. Therefore, no mitigation is required.

4.1.6 Significant Impacts

4.1.6.1 Scenic Vistas

Threshold	Would the proposed project have a substantial adverse effect on a scenic vista?

The proposed project could have a substantial adverse effect on one or more scenic vistas, notably views of the Reche Mountains and Badlands, Moreno Peak, and the Russell Mountains. For the proposed project, the nearest sensitive permanent visual receptor would be the existing single-family residences to the southeast across future Encilia Avenue. Other sensitive visual receptors in the project vicinity include the residences north of SR-60 along Pettit Street. The nearest transient visual receptor would be motorists traveling along SR-60. A discussion of impacts to transient visual receptors is provided in Section 4.1.6.2 of this EIR. In general, views for the residences southeast of the site will change from vacant land and citrus groves to industrial buildings with extensive landscaping including rows of citrus trees to help provide a visual buffer. Permanent views for residences north of SR-60 and transient views for travelers on SR-60 will change as the tops of the proposed industrial buildings will partially block views of the mountains to the south.

To better evaluate impacts to views from surrounding sensitive receptors, both conceptual elevations and photographic renderings or simulations were prepared for the project. Three computerized

photographic simulations were prepared to illustrate the proposed project from three vantage points. Figures 4.1.2 through 4.1.4 show before-and-after views of the project site from (1) residences southeast of the site; (2) travelers westbound on SR-60 and to some degree residences north of SR-60; and (3) travelers eastbound on SR-60.

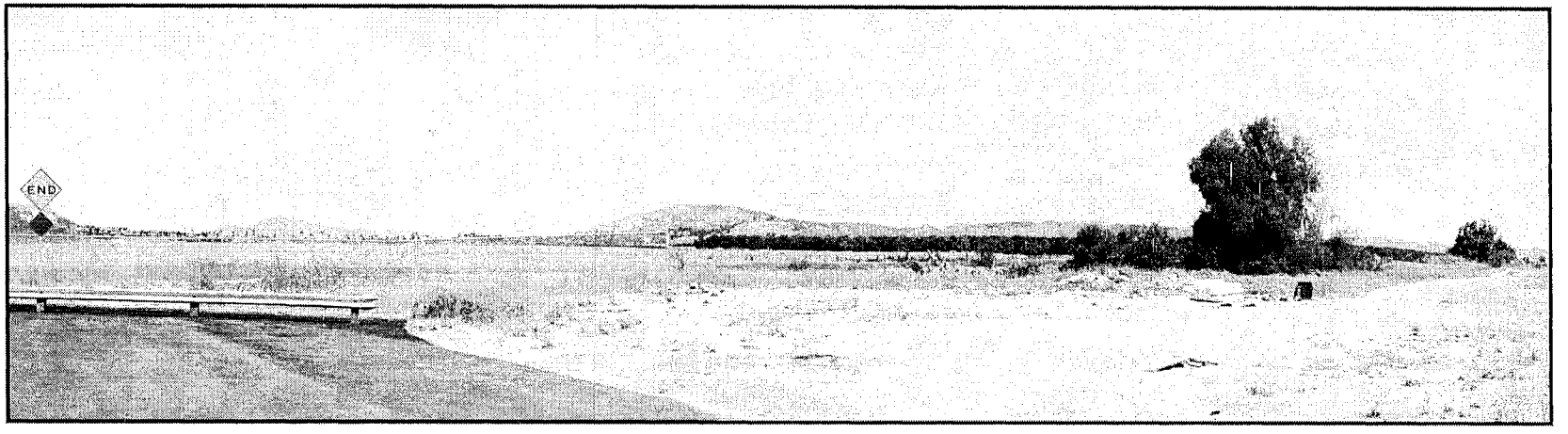
Views from Residences Southeast of the Site. The conceptual elevations for the proposed project indicate the proposed buildings would have a height of 39 feet, with the entrances at a height of 43 feet. By comparison, the single-family residences southeast of the proposed project have an approximate height of 30 feet. The plans also show the closest distance between the existing single-family residences to the southeast and the proposed warehouse uses would be approximately 395 feet. The landscape plans for the proposed project show several rows of citrus trees being planted along the south side of SR-60 to shield views of freeway travelers, and along eastern property line of Parcel No. 6 and the southern property lines of Parcels No. 5 and 6. These trees will help shield views from residential areas to the southeast, but will not fully obscure views of the buildings or parking areas.

Views from the existing single-family residences would be limited to the second-floor windows on the back sides of the residences. Views from the first floor of the existing single-family residences are currently partially obstructed due to the existing perimeter concrete block wall located along the side yards of some homes, on the south side of future Encilia Avenue. Views from the rear of homes backing the Quincy Channel are somewhat unobstructed since they have a tubular steel view fence.

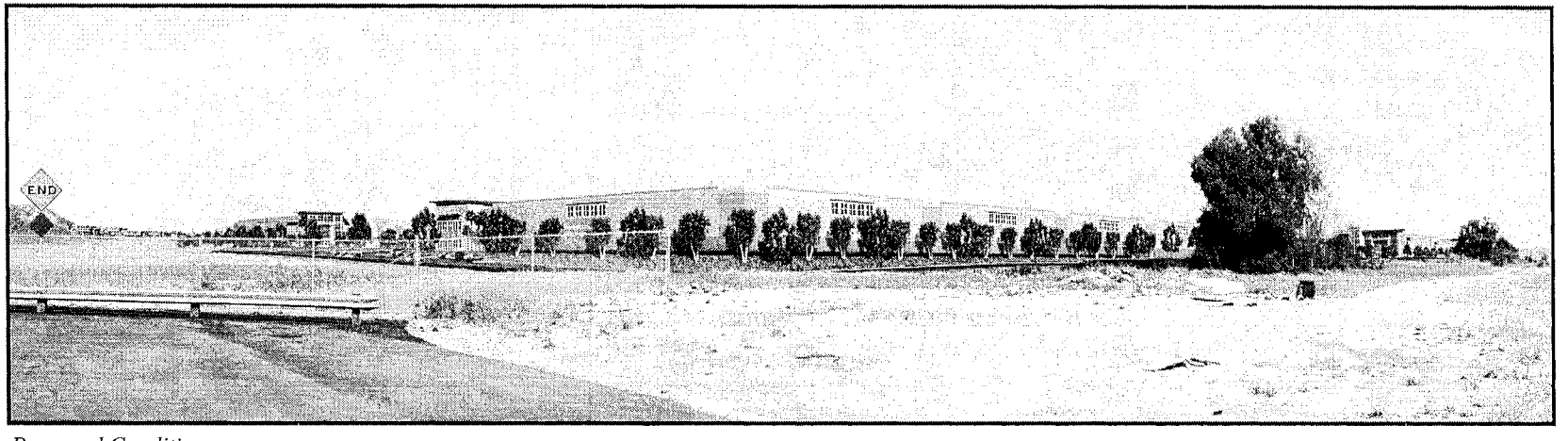
As illustrated in Figure 4.1.2, existing views looking onto the project site from the existing residences include future Encilia Avenue in the foreground, vacant land and citrus groves in the midground, and portions of Box Springs Mountains in the background. With development of the proposed project, buildings, associated parking lots, and landscaping would be built and placed on the project site. This would change existing views from the single-family residences to the southeast. Foreground views would consist of future Encilia Avenue, midground views would consist of trees, ornamental landscaping, grass, warehouse buildings, and background views would consist of the Box Springs Mountains. Although the warehouse buildings and the single-family residences would be separated by a distance of 395 feet, the proposed project would still result in the obstruction of existing background views, including Box Springs Mountain.

Views from SR-60 and Residences North of SR-60. Travelers on SR-60, both eastbound and westbound, will have views of the project site. Once it is developed, the proposed buildings would partially block views of travelers in both directions, as shown in Figures 4.1.3 and 4.1.4. The landscape plans for the proposed project show several rows of citrus trees planted along the south side of SR-60 to shield views of freeway travelers, but will not fully obscure views of the buildings or parking areas, as the buildings will be higher than the citrus trees would grow.

As previously identified, other sensitive permanent visual receptors in the area include the residences on the north of SR-60 along Pettit Street. Views from these residences would be limited to the second-floor windows on the rear of the house as there is an existing noise attenuation wall along the southern perimeter of these properties. As identified in Figure 4.1.3, existing views from this vantage point include SR-60 in the foreground, a concrete lane divider and the tops of citrus groves in the midground, and the Mount Russell Range in the background. As part of conditions of approval for the proposed project, two rows of the existing orange trees would be provided and maintained on the northern portion of the project site adjacent to SR-60 and along the perimeter of the proposed project site adjacent to the public ROW or residential zoning. With development of the proposed project, buildings, associated parking lots, and ornamental landscaping would be built and placed on the project site. This would change existing views from the single-family residences north of SR-60 along Pettit Street. Foreground views would consist of SR-60, midground views would consist of a concrete divider and the tops of the mature orange trees, and background views would consist of the upper half of the proposed warehouse buildings.



Existing Condition



Proposed Condition

LSA

FIGURE 4.1.2

Eucalyptus Industrial Park
Environmental Impact Report

Visual Simulation from Eucalyptus Avenue
(Existing Alignment)

SOURCE: RGA Office of Architectural Design.

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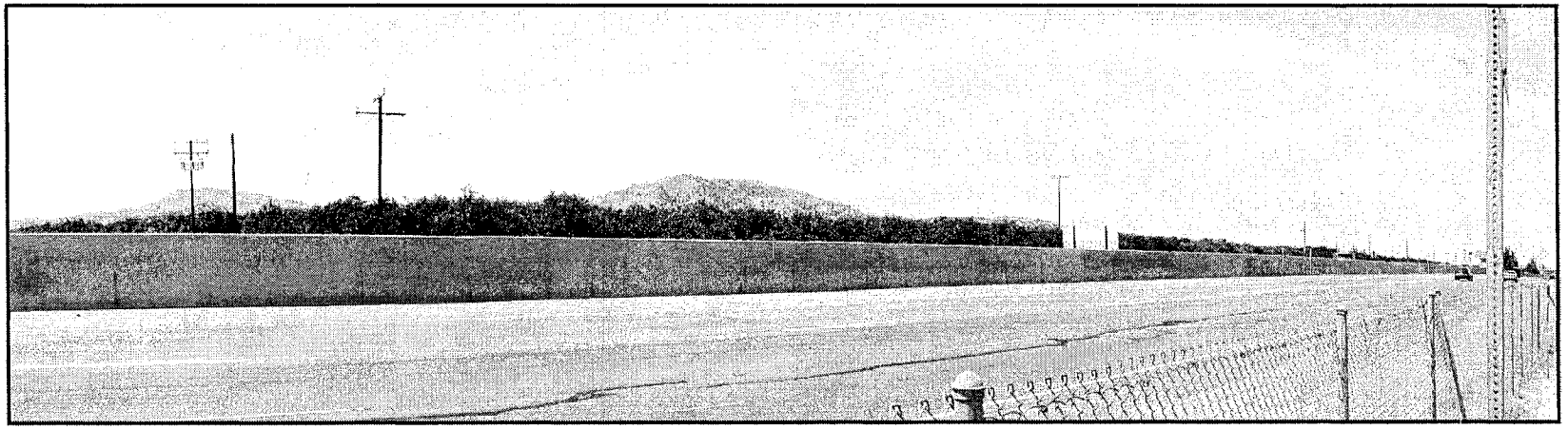

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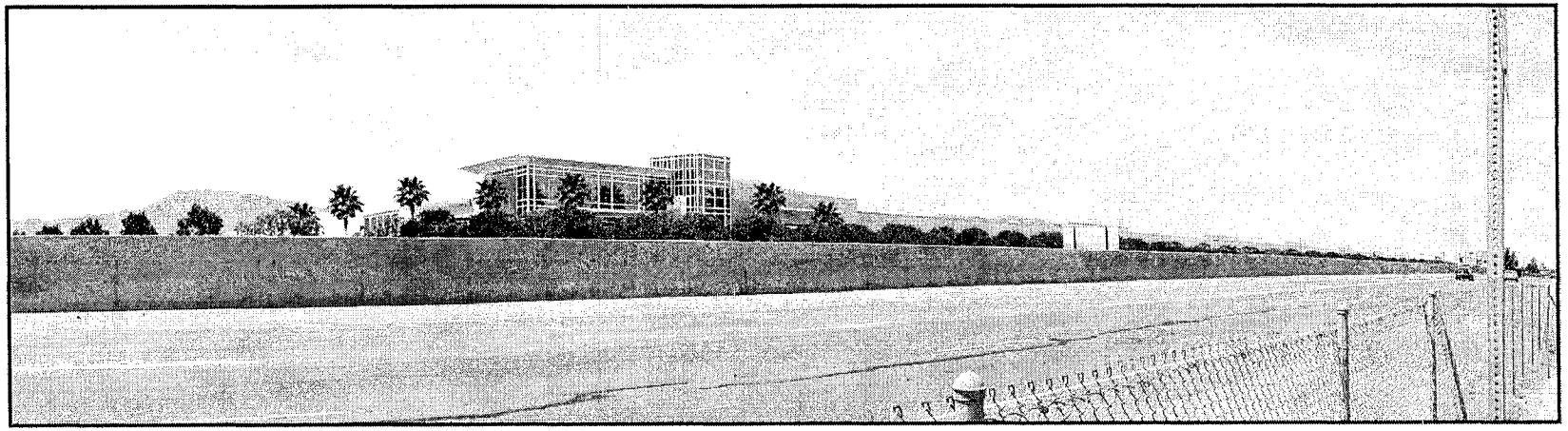

Proposed Condition

LSA

FIGURE 4.1.3

Eucalyptus Industrial Park
Environmental Impact Report

SOURCE: RGA Office of Architectural Design.

Visual Simulation From Westbound on State Highway 60

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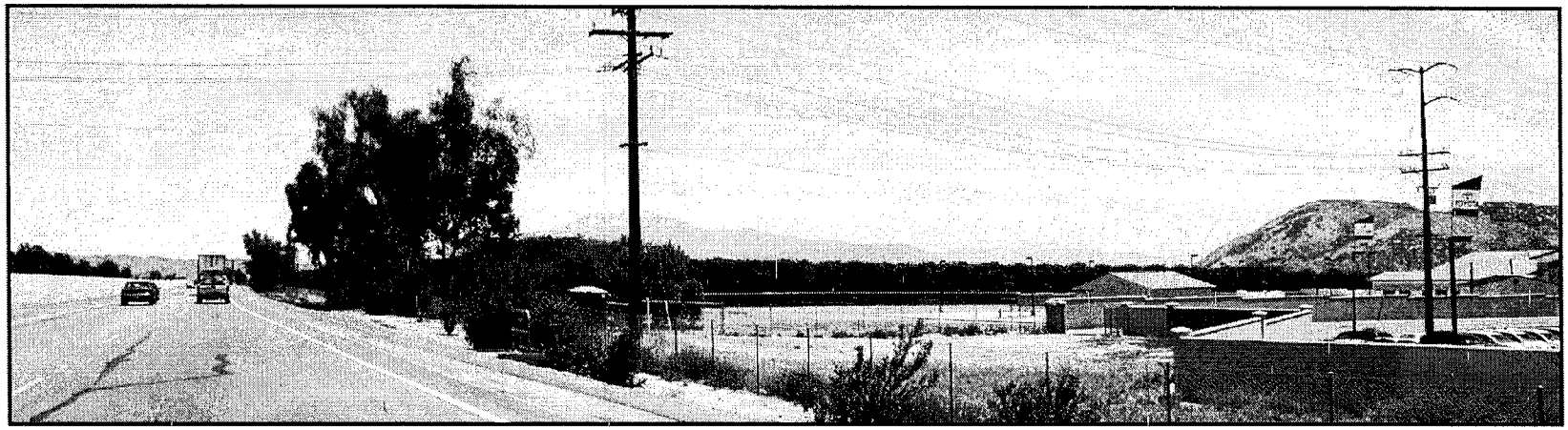
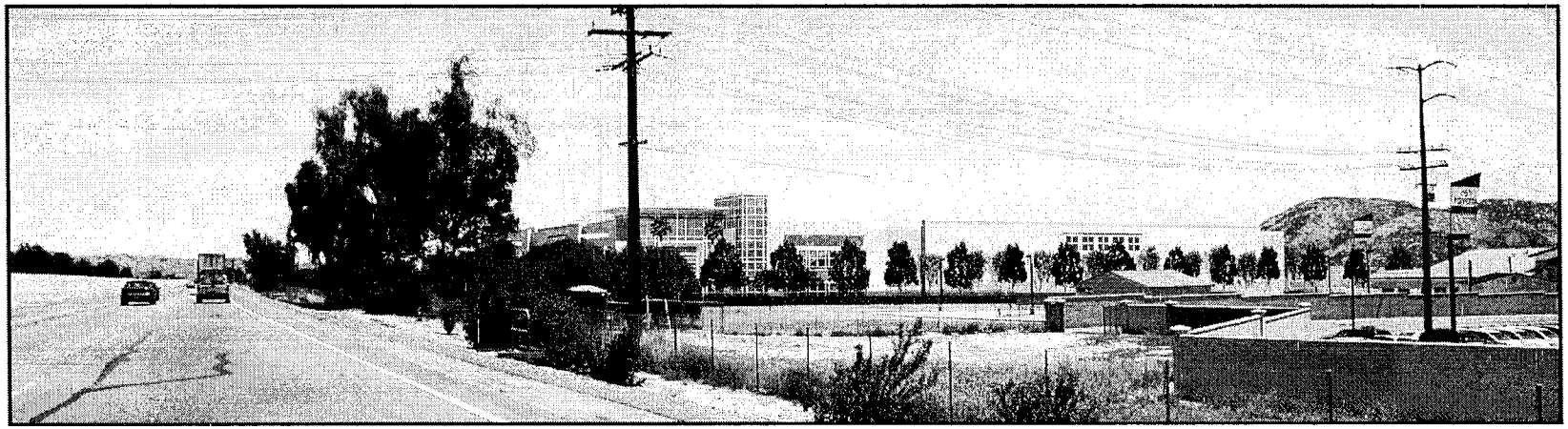


Existing Condition



Proposed Condition

LSA

FIGURE 4.1.4

Eucalyptus Industrial Park
Environmental Impact Report

SOURCE: RGA Office of Architectural Design.

Visual Simulation From Eastbound on State Highway 60

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Single-family residences north of SR-60 and along Pettit Street have an approximate height of 30 feet. As identified in the conceptual elevations for the proposed project, the proposed buildings would have a height of 39 feet, with the entrances at a height of 43 feet. It is anticipated that the existing orange trees have an approximate height ranging from 12 feet to 16 feet. Two rows of the orange trees will be retained on the northern boundary adjacent to SR-60. Additionally, orange trees would be planted along the northern length of Buildings No. 1 and 2. With the inclusion of the orange trees along this project boundary, the existing residences would see the upper 27 to 31 feet of the proposed buildings.

Summary. Despite the provision of ornamental landscaping and citrus trees along the northern, western, and southern boundaries, implementation of the proposed project would obstruct background views of the distant Box Springs Mountains for residences southeast of the project, foreground and midground views of travelers on SR-60, and background views of the Mount Russell Range for residences north of SR-60 and along Pettit Street. This obstruction of views is a significant visual impact of the proposed project.

Mitigation Measures. The sizes, heights, and general locations of buildings on the site are limited by the types of uses being proposed as part of this project. Therefore, there is no feasible mitigation available to reduce impacts related to the loss of this viewshed.

Level of Significance after Mitigation. Since there is no feasible mitigation is available to reduce adverse effects on scenic vistas, impacts associated with this issue would remain significant and unavoidable.

4.1.6.2 Scenic Resources and Scenic Highways

Threshold	Would the proposed project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway and/or local scenic road?

As described previously in Section 4.1.1.2 and in the City's General Plan EIR, major scenic resources within the Moreno Valley study area are visible from SR-60, a City-designated local scenic roadway. The proposed project could have a substantial adverse effect on one or more scenic vistas, including views of the Reche Mountains and the Badlands for both residents and travelers on SR-60.

While the Caltrans Scenic Highway Program does not identify any state-designated scenic highways[1] near the project site,[2] the City of Moreno Valley identifies SR-60 as a local scenic road.[3] According to the City's General Plan, the man-made environment is equally important as natural landforms in terms of scenic values (e.g., buildings, landscaping and signs). Agricultural uses, such as citrus groves, are one example of a man-made environment that constitutes a visually pleasing feature.

The project is not required to provide a formal Visual Impact Assessment (VIA) to Caltrans since SR-60 is not a state-designated scenic highway; however, a cursory application of typical VIA requirements is useful in evaluating potential visual impacts of the project relative to travelers on SR-60 just north of the site. According to the Caltrans Handbook, a VIA is typically considered for projects that have the potential to change the "visual" environment. The level of assessment for the VIA can range from "no formal analysis" to a "complex analysis" and is determined by many factors

1 A State Scenic Highway is defined as any freeway, highway, road, or other public right-of-way, that traverses an area of exceptional scenic quality.
2 *Eligible and Officially Designated Routes,* California Department of Transportation Scenic Highway Program, http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm, website accessed Aril 4, 2008.
3 *Conservation Element, Figure 7-2 Major Scenic Resources,* City of Moreno Valley General Plan, adopted July 11, 2006.

such as numbers of viewer groups affected; existence of scenic resources; degree and totality of the proposed changes in the visual environment; local concerns or project controversy; and cumulative impacts along the transportation corridor.

In order to establish the need and level of study for a VIA, a preliminary evaluation is performed to determine if the project will cause any physical changes to the environment. Projects that replace or rehabilitate existing facilities (e.g., pavement overlay, striping, sign replacement) and do not constitute a change in character to those facilities will not require a formal analysis. This preliminary evaluation includes activities such as conducting a site visit to inventory the scenic resources of the project site, estimating potential changes to that character, and identifying viewer groups and public concerns or opposition to the proposal.

The following analysis of visual impacts of the project was conducted with the VIA criteria in mind. Even though a Caltrans VIA was not prepared, the following evaluation of potential impacts to visual resources is based on guidance from the following resource documents:

- FHWA Technical Advisory T6640.8;
- FHWA Guidance HI-88-054: Visual Impact Assessment for Highway Projects;
- Title 23 U.S.C. 109 (h); and
- FHWA DOT-FH-11-9694: Visual Impact Assessment for Highway Projects, as published by the American Society of Landscape Architects.

Table 4.1.B provides a qualitative analysis as to what would be considered a minor, moderate, or major visual intrusion along scenic highways.

Table 4.1.B: Visual Intrusion Criteria

Type of Intrusion	Characteristics
Minor	Widely dispersed buildings, natural landscape dominates, wide setbacks and buildings screened from roadway, exterior colors and materials are compatible with environment, buildings have cultural or historical significance.
Moderate	Increased number of buildings, but complementary to the landscape, smaller setbacks and lack of roadway screening, buildings do not degrade or obstruct scenic view.
Major	Dense and continuous development, highly reflective surfaces, buildings poorly maintained, visible blight, development along ridge lines, buildings degrade or obstruct scenic view.

Source: *Scenic Highway Guidelines,* California Department of Transportation, March 1996; http://www.dot.ca.gov/hq/LandArch/scenic/guidelines/scenic_hwy_guidelines.pdf, site accessed December 27, 2011. Page 23.

The following analysis is based on the visual intrusion criteria from the Caltrans Guidelines for the Official Designation of Scenic Highways. These criteria, as identified in Table 4.1.B, provide for a qualitative analysis as to what would be considered a minor, moderate, or major visual intrusion along scenic highways. Existing views for motorists traveling eastbound and westbound on SR-60 consist of noise attenuation walls, commercial and residential development, landscaping, parking lots, open space, and orange groves in addition to the mountains and badlands in the distance. As previously identified in Figure 4.1.3, development of the proposed project would alter the existing view by introducing large industrial buildings adjacent to the freeway. As illustrated in Figure 4.1.4, existing eastbound views on SR-60 would be altered with the development of the proposed project. Motorists would still view noise attenuation walls, urban development, landscaping, and orange trees as they look to the south, although these views would be of short duration for motorists traveling at normal freeway speeds.

As illustrated in previously identified Figures 4.1.2 through 4.1.4, the proposed project would have highly reflective surfaces at the taller (43 feet) glass veneered office towers, but would not result in development along ridge lines. The proposed project would result in an increased number of large

bulk structures, but would include colors and materials that are compatible with the existing environment, as shown in the project detail sheets provided in Appendix K. The proposed ornamental landscaping and citrus trees would provide some visual screening, as shown in the landscape plans in Appendix K. However, the proposed project would result in the obstruction of most of the Mount Russell Range for motorists traveling on SR-60, so the proposed buildings would obstruct the view of a scenic feature. The proposed project meets criteria in both the moderate and major visual intrusion categories. In an overabundance of caution, the worst-case scenario is utilized. Therefore, it is anticipated that based on project design features, the proposed project would have a major visual intrusion (i.e., significant impact) for motorists traveling on SR-60.

Development Under Existing Land Use Designations. Development of the site under the existing GP and zoning designations, and under the approved TTM 32255, would result in construction of several smaller warehouse and business park (i.e., office) uses in the northern portion of the site, and multifamily residential uses in the central and southern portion of the site. Warehouse buildings under the proposed project would be less numerous but larger than those under the existing land use designations. The appearance of new buildings under the proposed land use/zoning designations, compared to the existing designations, would result in incremental and potentially significant visual impacts compared to existing (baseline) conditions and compared to buildings that would be built under existing land use designations (warehouses, business park/offices, and multifamily residential).

Mitigation Measures. Incorporation of the proposed building façades and ornamental landscaping design features will soften the visual appearance of the buildings from SR-60; however, the obstruction of local views will still be significant, and there are no feasible mitigation measures available that would reduce these impacts to less than significant levels.

Level of Significance after Mitigation. Since there is no mitigation is available to reduce impacts related to the loss of this view from the SR-60, impacts associated with this issue would remain significant and unavoidable.

4.1.6.3 Existing Visual Character and its Surroundings

Threshold	Would the proposed project substantially degrade the existing visual character or quality of the site and its surroundings?

Visual impacts associated with changes to the general character of the project site (e.g., loss of open area), the components of the visual settings (e.g., landscaping and architectural elements), and the visual compatibility between proposed site uses and adjacent land uses would occur. The significance of visual impacts is inherently subjective as individuals respond differently to changes in the visual characteristics of an area. The project site is currently undeveloped with existing citrus groves on the northwestern, northeastern, and east-central portions of the site. Development of the proposed industrial uses on the project site would include approximately 2.2 million square feet of warehouse distribution uses in six buildings with associated parking areas, ornamental landscaping, and roadway infrastructure within approximately 122.8 acres. The buildings will have an average maximum height of 39 feet and will substantially change the views of residents living southeast of the site, and may incrementally affect views from some residences north of SR-60, although the freeway and soundwall along the northern side of the freeway at least partially block views to the south for many residences immediately north of the freeway. The proposed project would also change views for travelers on this portion of SR-60 by introducing large industrial buildings in place of several citrus groves and vacant land. When the approved West Ridge project is built just east of the proposed project, it will also introduce large industrial buildings into this area. The proposed buildings have an average height of 39 feet (maximum height at the corner towers of 43 feet), which would exceed the existing height of the adjacent freeway by approximately 31 feet at the west end and 23 feet at the

east end, based on a finished floor elevation for Building No. 2 of 1,775 feet and freeway elevations of 1,783 feet at the west and 1,791 feet at the east end (adjacent to Building No. 2).

Development of the proposed project would change the existing character of the project site from open space to a more urbanized setting with large industrial buildings. The change in the character of the site would constitute a significant alteration of the existing visual character of the project site.

While the final design of the proposed project may slightly differ from the preliminary renderings, they are sufficient to assess the effect the development of the proposed project may have on aesthetic character of the project site and surrounding area. The proposed project features a variety of architectural elements including façade accents such as corner treatments and roof trim. The project also provides variation in wall planes that serve to avoid an institutional appearance and break up the bulk of the buildings. This variation would create shadow lines at various times of the day.

The proposed ornamental landscaping would replace the scattered weedy vegetation and existing citrus groves. Landscaping on the site would be provided in accordance with City Municipal Code Chapter 9.17, which requires the installation of landscaping on site and the planting of one tree for every 30 linear feet of building dimension that is visible from the parking lot or public right-of-way. Additionally, the proposed project includes the installation of landscaping throughout the development including along the project perimeter, internal drives, and parking areas. In addition, as part of conditions of approval for the proposed project, two rows of the existing orange trees would be maintained on the northern portion of the project site adjacent to SR-60 and along the perimeter of the proposed project site adjacent to the public right-of-way or residential zoning.

The City's Municipal Code (Section 19.05 and Table 9.05.040-8) establishes the number, location, height, and style of signage permitted within industrial zones. The submittal and approval of signs are required for all development in the City; therefore, it is reasonable to conclude that all on-site signs are internally compatible and consistent with the City's current signage standards. Adherence to City requirements would result in a less than significant visual impact in this regard.

The existing General Plan and zoning designations for the site show low density residential (RA-2) adjacent to the southeast corner of the site, with mainly higher density residential uses (R5, R15) buffering the Industrial/Business Park uses farther north, adjacent to freeway. The proposed plan would introduce industrial uses/buildings adjacent to residences near the southeast corner of the project site. However, it should be noted that the City recently approved an industrial project similar to the proposed project immediately north of the existing residential neighborhood south of Eucalyptus Avenue. In conjunction with that project, the City approved an amendment to the Municipal Code requiring a 250-foot buffer or setback between industrial uses (i.e., the closest building and/or parking areas) and residential uses. According to the current site plan, the proposed project provides 395 feet between the closest residence to the project site and the closest industrial building (southeast corner of Eucalyptus and the Quincy Channel) to the southeast corner of Building No. 6.

Since the project site is currently vacant, suburban development of any type would cause a fundamental change in the visual characteristics of the project site. In addition, the site is currently planned for industrial, business park, single-family, and multifamily uses, which would be different in appearance from the proposed industrial warehouse buildings. Of these uses, the lower density housing (R2) is currently designated adjacent to the existing residences southeast of the project site.

The proposed project would replace the existing vacant parcel and citrus groves with development that is visually compatible with the existing commercial development to the west and the existing and the approved Ridge industrial development to the east, but it will not be compatible with the residential uses to the southeast or farther to the north across SR-60.

Consistency with General Plan Policies. The project is consistent with Objective 2.5 and Policy 2.5.1 by providing industrial uses near SR-60 and within the FAR limits outlined. The project does not

appear to be fully consistent with Policies 2.5.2 and 2.5.3 because it places industrial uses adjacent to lower density residential uses without the typical buffering land uses (e.g., higher density residential or business park). The project is consistent with Policy 2.5.4 as it precludes industrial traffic through residential areas by eliminating Quincy Street south of the new Eucalyptus Avenue road alignment and eliminating the new Encilia Avenue (old Eucalyptus Avenue) west of the Quincy Channel. The project is generally consistent with Objective 2.10 and Policies 2.10.1 through 2.10.5 by providing detailed architectural and landscaping themes for the proposed buildings and grounds, including adjacent to SR-60. The project is consistent with Policies 2.10.7 and 2.10.8 relative to lighting, although the tower accent features at the corners of the buildings may produce new off-site glare. The project appears to be consistent with Policy 2.10.9 as its fences and walls will incorporate landscaping and materials designed to reduce graffiti (see design details in Appendix K). The project may not be fully consistent with Policy 2.10.11 in terms of buffering for nearby residential uses, although it does comply with the new Municipal Code requirement of a 250-foot buffer between industrial and residential uses. Policies 2.10.12 and 2.10.13 require screening for parking areas and the project is consistent with that policy.

Consistency with Municipal Code Requirements. The previous analysis indicates the project is not consistent with Objective 7.7 and Policies 7.7.4 and 7.7.5 as it does not fully preserve significant views and vistas, including those along SR-60. Signage will be consistent with Municipal Code requirements so it is consistent with Policy 7.7.3. Finally, the project appears to be consistent with the various Municipal Code requirements for the proposed land uses outlined in Section 4.1.2 related to landscaping, setbacks, parking, storage, etc.

Mitigation Measures. Incorporation of the proposed building façades and landscaping design features will soften the visual appearance of the buildings from both SR-60 and nearby residences; however, the fundamental change in visual character of the area will still be significant. Even with compliance with the City's General Plan and Municipal Code development guidelines for industrial development, including the 250-foot buffer between industrial and residential land uses, the anticipated fundamental change in views expected in this area will be significant. Due to the heights and masses of buildings needed to accommodate the proposed land uses, no feasible mitigation is available that would reduce these potential impacts to less than significant levels.

Level of Significance after Mitigation. Since there is no feasible mitigation is available to reduce impacts related to the substantial change in visual character from development of the proposed project, impacts associated with this issue would remain significant and unavoidable.

4.1.7 Cumulative Impacts

The development of the proposed project would partially obstruct views of surrounding mountain ranges from current vantage points near the project structures. However, vistas would not be completely obstructed from viewpoints through parking circulation areas, openings between rows of buildings or trees, or at the end of vehicular rights-of-way. Development of lands within the City, particularly along SR-60, would result in the cumulative conversion from open space to a more urbanized land use. The proposed project would continue a recent development trend in the City to expand industrial uses along the south side of SR-60 east of the City's Auto Center. This development trend has not yet been incorporated into the City's General Plan. The proposed project, in conjunction with other cumulative projects, would be developed in a manner consistent with existing development trends in the City. Since other cumulative projects in the area would include similar distribution uses, it can be anticipated that such uses would have a similar design and massing as the proposed project. Since the proposed project would obstruct views of the surrounding mountains, it can be reasonable to conclude that similar warehouse distribution uses would also obstruct views of the surrounding mountains. In addition, General Plan Policy 7.7.4 in the

Conservation Element requires the designation of SR-60 as a local scenic roadway. Therefore, the proposed project, in combination with other cumulative projects in the eastern portion of the City and along SR-60 would have a cumulatively significant and unavoidable impact on aesthetics (i.e., views and scenic resources) in this portion of the City.

The proposed, existing, and future development within the planning area would increase the amount of additional lighting and glare in the area. As with past and currently proposed development, cumulative lighting-related impacts would be reduced through the adherence to applicable City lighting standards, and thus would not make a significant contribution to any cumulative lighting impacts.

4.2 AGRICULTURAL RESOURCES

This section provides a discussion of agricultural resource impacts attributable to the project. As part of the analysis, a description of existing on-site agricultural resources, soils, State farmland classifications, and zoning for the project site have been identified. This section focuses on discussions involving applicable State, regional, and local policies regarding agricultural resources and the conversion of farmland to non-agricultural uses. This section is based in part on the City of Moreno Valley General Plan, the Guide to Farmland Mapping and Monitoring Program (FMMP), and the California Land Evaluation and Site Assessment (LESA) Model.

4.2.1 Existing Setting

Within Moreno Valley, land used for agricultural production is generally concentrated in the eastern portion of the City. Farmland within the City is most often used for grazing, citrus orchards, and potato and dryland farming.[1] Of the land in the City that is utilized for agricultural use, few parcels are owner-operated with the majority of the properties being leased for agricultural use. Many agricultural fields within the City have been out of production for a number of years and are dominated by disturbed ruderal (weedy) vegetation. Various forms of disturbance related to agricultural uses include frequent disking, pesticide application, and irrigation. In addition to on-site farming of citrus, active agricultural operations take place on properties located to the north of SR-60, east and south of the proposed project site.

The project site can be divided into three categories of land cover: citrus production, hay/alfalfa production, and fallow. Currently, the majority of the northern portion of the site (approximately 57 acres) is used for citrus production. The remaining portions of the site are hay/alfalfa (approximately 36 acres) located on the southern portion of the site and fallow Land (approximately 25 acres) located in the northern portion of the site between citrus groves. Currently, there are several abandoned wells and a non-functioning wind machine that were used in the past for on-site agricultural uses.

4.2.1.1 State Designated Farmland

The California Government Code (Section 65570) requires the collection and reporting of agricultural land use acreage and conversion by June 30 of each even-numbered year. Utilizing data from the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) soil survey and current land use information, the California Department of Conservation (DOC) FMMP[2] compiles important farmland maps for each county within the State. Maps and statistics are produced biannually using a process that integrates aerial photo interpretation, field mapping, a computerized mapping system, and public review. These maps categorize land use into eight mapping categories and represent an inventory of agricultural soil resources within Riverside County. The categories of land shown on these maps are listed below.

- **Prime Farmland:** Land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods.
- **Farmland of Statewide Importance:** Land that is similar to *Prime Farmland* but with minor shortcomings, such as greater slopes or less ability to hold and store moisture.
- **Unique Farmland:** Land of lesser quality soils used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season, and moisture

[1] *5.8 Agricultural Resources,* City of Moreno Valley General Plan Final Environmental Impact Report, July 2006.
[2] A Guide to the Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resources Protection, 2004 Edition.

supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. It is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Examples of crops include oranges, olives, avocados, rice, grape, and cut flowers.

- **Farmland of Local Importance:** Land of importance to the local agricultural economy, as determined by each county's board of supervisors and local advisory committees. Examples include dairies, dryland farming, aquaculture, and uncultivated areas with soils qualifying for *Prime Farmland* and *Farmland of Statewide Importance*.
- **Grazing Land:** Land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock.
- **Urban and Built-up Land:** Land used for residential, industrial, commercial, construction, institutional, public administrative purpose, railroad yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, water control structures, and other development purposes. Highways, railroads, and other transportation facilities are also included in this category.
- **Other Land:** Land not included in any of the other mapping categories. Common examples include low-density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres.
- **Water:** Water areas with an area of at least 40 acres.

Within the City, approximately 1,639 acres are designated as Prime Farmland.[1] As illustrated in Figure 4.2.1, the majority of the project site is identified as Prime Farmland, Farmland of Local Importance, and Urban/Built-Up land. Approximately 82.55 acres (69%) of the project site is designated as Prime Farmland,[2] 36.4 acres (30%) is designed Farmland of Local Importance, and less than one acre (1%) is designated Urban and Built-up land.

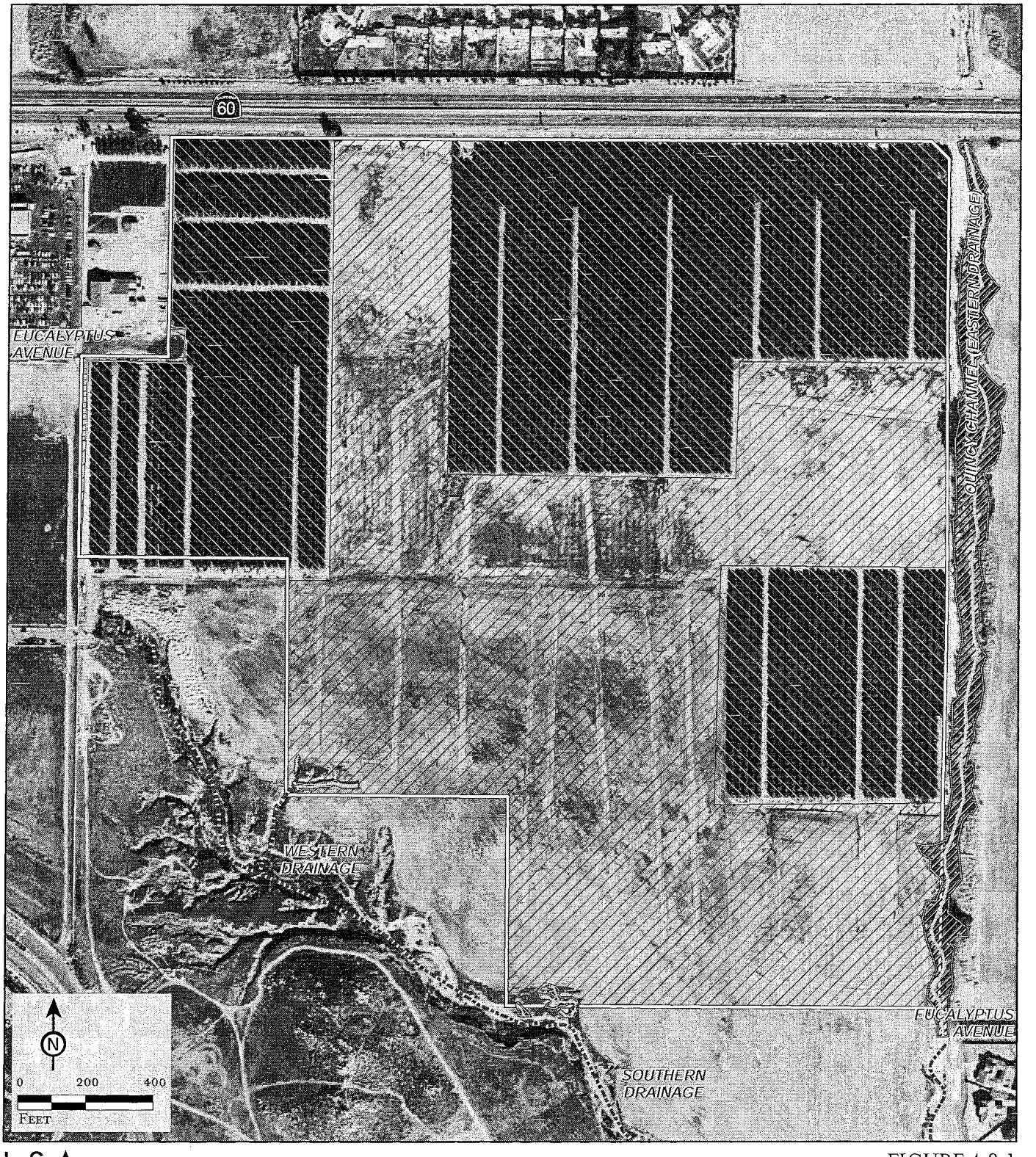
4.2.1.2 General Plan and Zoning Designations

The City of Moreno Valley's General Plan policies support agriculture as an interim use. No land in the City is dedicated for agricultural use. The site is designated as R-15, R-5, R-2, and Business Park in the City's General Plan and currently zoned for Business Park, Business Park Mixed-Use and Residential uses (R-15, R-5, and RA-2). The RA-2 zone is within the PAKO (Municipal Code Section 9.07.080) adopted in 2006, which allows agricultural activities as interim uses of land in specified areas of the City. The PAKO designation requires larger lots with a maximum of 2 residences per acre and allows agricultural uses and animal keeping, and the City identifies agricultural crops as an allowable use for all of its zoning categories. The City's approved PAKO area is bounded by Nason Street on the west, the City limits to the north, Theodore Street to the east, and Cottonwood Avenue to the south. The designation includes properties within the Rural Residential (RR), Residential-1 (R1), Residential Agricultural-2 (RA-2) zoning categories, which currently comprise 2,887 acres based on City's 2011 GIS database. The PAKO-designated land represents 77 percent of the 3,740 total acres of the land zoned RR, R1, and RA-2 in the City.

4.2.1.3 Williamson Act Contract Lands

The Williamson Act is a non-mandated State program, administered by counties and cities, for the preservation of agricultural land. Participation in the program is voluntary on the part of both landowners and local governments, and is implemented through the establishment of Agricultural Preserves and the execution of Williamson Act contracts. Individual property owners enter into a

[1] *5.8 Agricultural Resources,* City of Moreno Valley General Plan Final Environmental Impact Report, July 2006.
[2] Important Farmland Map Riverside County, Farmland Mapping and Monitoring Program, 2004.



LSA

FIGURE 4.2.1

Project Boundary
CDFG* Potential Jurisdictional Waters
ACOE*/RWQCB* Potential Jurisdictional Waters
Eroded Channel

State Farmland Designations
Farmland of Local Importance
Prime Farmland
Urban and Built-Up Land

Eucalyptus Industrial Park
Environmental Impact Report

State Farmland Designations

SOURCE: AirPhotoUSA, 2008; Dept. of Conservation, Farmland & Mapping Program (FMMP), 2008.

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contract that restricts or prohibits development of their property to nonagricultural uses during the term of the contract in return for lower property taxes. Initially signed for a minimum ten-year period, the contracts are automatically renewed each year for a successive minimum ten-year period unless a notice of non-renewal is filed or a contract cancellation is approved by the local government. In the City of Moreno Valley, currently there is no land currently under a Williamson Act contract.[1]

4.2.2 Existing Policies and Regulations

The City of Moreno Valley General Plan recognizes the high demand for land and housing and development in the region and that many of the current agricultural operations in the City are "interim uses" or uses that will ultimately be converted to urban uses. The following policies and goals pertain to agriculture and are applicable to the proposed project.

Parks, Recreation, and Open Space Element

Objective 4.1 Retain agricultural open space as long as agricultural activities can be economically conducted, and are desired by agricultural interests (with some agriculture retained in long-term use), and provide for an orderly transition of agricultural lands to other urban and rural uses.

To support this objective, the City identifies policies to encourage grazing and crop production as a compatible part of a rural residential atmosphere. Additionally, where practical, the City plans to incorporate existing groves into the design of future development projects. These groves can help retain the agricultural character of the area as well as provide a buffer between different land uses.[1]

4.2.3 Methodology

The analysis looks at the FMMP to assess the presence of type of farmlands based on soil quality and irrigation status for State designated farmlands. It evaluates the current land use designation and zoning and the proposed land use and zoning for any conflicts with existing zoning for agricultural uses. Based on California Land Conservation Act, lands under Williamson Act are determined for the project site and surrounding parcels. Lastly, the California LESA, developed by the DOC, is used to quantify potential impacts a development project may have on agricultural resources.

4.2.4 Thresholds of Significance

Appendix G of the *CEQA Guidelines* recognizes the following significance thresholds related to agricultural resources. Based on these significance thresholds, potential impacts to agricultural resources could be considered significant if the proposed project:

- Conflicted with existing zoning for agricultural use, or a Williamson Act contract;
- Converted Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; and/or
- Involved changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.

4.2.5 No Impact/Less than Significant Impacts

The following potential impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to

[1] *5.8 Agricultural Resources*, City of Moreno Valley General Plan Final Environmental Impact Report, July 2006.

established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.2.5.1 Conflict with Existing Zoning or a Williamson Act Contract

Threshold	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Neither the project site nor the surrounding area contains a Williamson Act contract, so the project will have no impacts in this regard.

An approximately 12-acre portion of the project site, located near the southern border, is zoned Residential Agriculture RA-2, which is within the City's PAKO. Citywide there are 2,887 acres of land within the PAKO designation, so the proposed project would result in the loss of 12 acres or 0.4 percent of the PAKO-designated land in the City. The purpose of the PAKO is to maintain animal keeping and the rural character of the areas noted within the overlay district and designate a portion of the parcel for medium and large animal keeping. With the development of the project, this portion of the site would be rezoned to Light Industrial to allow for the proposed warehouse distribution uses and would also be removed from the PAKO.

It should be noted that the Moreno Valley General Plan policies and zoning designations support agriculture only as an interim use, and no land in the City is designated solely for agricultural use or for agricultural preservation. Despite this, the proposed zone change would conflict with the existing zone and PAKO overlay for this portion of the project site; however, this change would remove less than one percent of the PAKO-designated land and would not represent a significant loss of land under this overlay designation.

Based on the recent trends of urban development in the City, development pressures will eventually lead to the conversion of agricultural land in the City to suburban uses. The City's General Plan recognizes that these conversions will eventually occur, and the proposed project is a demonstration of that trend. Therefore, impacts in this regard would be less than significant and no mitigation is required.

4.2.6 Significant Impacts

4.2.6.1 Conversion of State Designated Farmland

Threshold	Would the proposed project result in the conversion of Prime, Unique, or Statewide Important Farmland as shown on the maps prepared by the FMMP?

As previously stated, approximately 82.5 acres of the project site is designated as Prime Farmland. At the time of this writing, the 2004–2006 FMMP survey results were not available. During the 2002–2004 reporting period, Riverside County experienced a net loss of 4,824 acres of Prime Farmland. The conversion of the 82.5 acres of onsite Prime Farmland would be equivalent to 1.7 percent of the total loss of Prime Farmland in the County during this period. The amount of Prime Farmland inventoried in Riverside County during the last countywide survey of farmland totaled 139,253 acres. Of this area, approximately 1,639 acres were located within the City. The 82.5 acres of on-site Prime Farmland represents 5.0 and 0.06 percent of the total amount of Prime Farmland in the City and County, respectively. Because Prime Farmland is a finite resource, its conversion to a non-agricultural use is a significant impact.

Demographic increases, coupled with the availability of developable land and the rising cost of water, increasingly exert pressure on the owners/operators of agricultural operations to sell and/or convert agricultural lands to non-agricultural uses. The DOC has identified potential "conservation tools" available to mitigate for the loss of agricultural land. These include the purchase of agricultural

conservation easements; transfer of development rights; acquisition of farmland by the City or County; mitigation banking; the establishment of "urban limits," greenbelts, and buffers; the payment of in-lieu fees sufficient to a purchase and maintain farmland conservation easements; and planning tools such as clustering development, use of density bonuses, and limiting "leapfrog" development.[1]

A variety of techniques and programs has been utilized in other areas of the State to mitigate for the loss of Prime Farmland and/or ensure the continued economic viability of agricultural operations. For example, the City of Davis requires the granting of a farmland conservation easement or other conservation mechanism for twice the amount of agricultural land being converted to a non-agricultural uses; or the payment of in-lieu fees based upon a two-to-one mitigation requirement.[2] In its "Agricultural Lands Conversion Ordinance," Yolo County requires a one-to-one replacement of converted agricultural lands, either through the granting of a conservation easement, or payment of in-lieu fees. Generally, mitigation lands are required to have similar soil quality, water supply adequacy, and should be in relative proximity to the lands being converted.[3]

The DOC's California Farmland Conservancy Program (CFCP) seeks to encourage the long-term, private stewardship of agricultural lands through the voluntary use of agricultural conservation easements. Implementation of conservation easements is typically achieved either through (1) the outright purchase of easements or (2) the donation of mitigation fees to a local, regional, or statewide organization whose purpose includes the acquisition and stewardship of conservation easements. Through April 2005, the preservation of 22,481 acres of farmland in the State has been wholly or partially funded through the CFCP. Additional agricultural conservation easements have been funded by various entities without the use of CFCP funds. While the amount of CFCP grants varies depending on location, farmland type, and size, CFCP grants to conservancy agencies made to offset the cost of purchasing agricultural conservation easements has averaged approximately $3,000 per acre statewide.[4]

The City does not maintain a program for mitigating impacts resulting from the conversion of agricultural land. Because Prime Farmland is a finite resource, the loss of 82.5 acres of on-site Prime Farmland is significant. Although implementation of the proposed project would result in the retention or provision of rows of citrus trees along the northern portion of the project site adjacent to SR-60, along the western perimeter of Building No. 6, and along the southern perimeter of Buildings No. 5 and 6, the retention or provision of citrus trees on site is for ornamental and landscaping purposes and not for continued agricultural cultivation.

While the proposed project would result in the conversion of Prime Farmland, development of this site and the surrounding area is consistent with the long-term vision of the City as outlined in the General Plan. While the Moreno Valley General Plan policies support agriculture as an interim use, no land in the City is designated for agricultural preservation.

The City of Moreno Valley General Plan EIR discusses impacts related to agriculture in the City as well as potential mitigation. Potential mitigation measures exist which would reduce the impact related to the loss of agricultural resources within the City. These potential mitigation measures include:

- Enrolling productive agricultural land, not presently under contract, under a Williamson Act Contract;
- Providing protection to ongoing agricultural operations from complaints and nuisance complaints from adjacent new development;
- Protecting productive agricultural land subject to conversion through the purchase of or transfer of its development rights;

1 Discussion Paper, Agricultural Land Conservation Tools, California Department of Conservation.
2 Chapter 40 (Right to Farm and Farmland Preservation), City of Davis Municipal Code.
3 Yolo County General Plan Agricultural Element, November 2002.
4 http://www.consrv.ca.gov/dlrp/cfcp/stories/easement_projects.htm, site accessed August 17, 2006.

- Purchasing conservation easements on existing agricultural land to ensure that the land is never converted to urban uses; and
- Donating funds to a regional or statewide program that promotes and implements the use of agricultural land conservation easements.[1]

Mitigation measures must be feasible and fully enforceable through permit conditions, agreements, or other legally binding considerations. To be feasible, mitigation must be capable of being accomplished in a successful manner within a reasonable period of time, taking into account the economic, environmental, legal, social, and technological factors.[2]

While the City of Moreno Valley General Plan EIR identifies potential mitigation measures for impacts to agricultural resources, no mechanism for the mitigation of impacts to Prime Farmland and/or existing agricultural operations has been enacted by either the City of Moreno Valley or the County of Riverside. Rather, the City has specifically recognized that the conversion of agricultural land under its jurisdiction is an eventual and expected outcome of current and future growth. The current General Plan does not include any agricultural designations. The City allows agricultural uses in all land use designations as an interim use until such time as the land is developed per the vision identified in the General Plan. One of the goals stated in the City's recent General Plan is the "...orderly conversion of agricultural lands." The proposed project is a continued extension of development in the surrounding area (commercial to the west, industrial to the east, residential to the southeast). The proposed project does not interfere with the ability of other adjacent properties to be used for agricultural production should the property owner wish to do so, nor does it create any gaps of vacant or agricultural land between the proposed project and the existing adjacent development. However, the project would permanently remove prime agricultural land from active production, and thus is considered a significant impact on agricultural resources.

Mitigation Measures. The potential mitigation measures identified by the City's General Plan have been deemed infeasible by the property owner under current economic conditions. In addition, supplementary analysis of the project site and local economic conditions indicates that continued citrus production and/or the raising of row crops would not be economically feasible on the project site (see Appendix L).

Williamson Act contracts are entered into voluntarily by property owners and the City cannot force owners to participate in this program. The City does have the ability to encourage property owners to participate in Williamson Act programs; however, this is expected to result only in temporary preservation of agricultural land since property owners have the option of non-renewal of these contracts at any time after the ten-year contract period ends. The land would then be available to be developed with urban uses.

Providing protection for ongoing agricultural activities from new developments, such as requiring buffers between agricultural operation and new development or requiring the notification and disclosure of agricultural activities to the purchasers adjacent properties will not permanently protect agricultural land. In addition, the land immediately east of the project site was recently approved by the City Council for industrial/warehouse uses (West Ridge project), which would indicate the City is not requiring or encouraging local property owners to preserve local agricultural land over the long term.

The purchase or transfer of development rights, purchase of conservation easements, or donation of funds to assist in the conservation of agricultural land would need to be implemented to ensure the preservation of agricultural land. As stated previously, the City anticipates the conversion of agricultural land with in the City and does not set aside land for permanent preservation. The City expects that the majority of the land within the City will be converted to urban uses, although some

1 Moreno Valley General Plan Final Program EIR, July 2006
2 *CEQA Guidelines*, Sections 15126.4 and 15364.

agriculture will continue as interim uses, as allowed by the City's Development Code for all zoning categories. Moreno Valley has determined that these measures are economically infeasible and that they are contrary to the City's vision (as stated in its General Plan); therefore, they are not feasible and alternative mitigation has not been identified.[1]

Level of Impact After Mitigation. Since the mitigation measures discussed are not consistent with the objectives of the Moreno Valley General Plan and are not economically feasible, no mitigation measures are proposed and impacts related to this issue remain significant and unavoidable.

4.2.6.2 Conversion of an Existing Agricultural Operation to a Non-Agricultural Use

Threshold	Would the proposed project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

The proposed project would result in the development of industrial uses on land that has historically been utilized for citrus production. Implementation of the proposed project would result in the retention or provision of rows of citrus trees along the northern portion of the project site adjacent to SR-60, along the western perimeter of Building No. 6, and along the southern perimeter of Buildings No. 5 and 6. Although these citrus trees would be retained or provided along the perimeter of the project site, the retention or provision of citrus trees on site is for ornamental and landscaping purposes and not for agricultural cultivation. The conversion of the project site's agriculture land to non-agricultural uses is a result of various economic and demographic factors. Increased cost for water and a continuing demand for housing and other development in the City and region are the primary reasons for this agricultural land conversion.

To further evaluate the proposed project's impacts on agricultural resources, an analysis was completed utilizing the DOC LESA Model. The LESA model is a method to rate the relative quality of land resources and potential impacts to agricultural resources. The LESA Model is intended to provide lead agencies with a methodology to identify potentially significant impacts that may result from agriculture land conversions.

The LESA model is a method to rate the relative quality of land resources and potential impacts to agricultural resources using six different factors (two based on soil resource quality, and four based on on-site and adjacent resources) to develop a weighted score used to identify the significance of potential impacts to agricultural resources. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score, which becomes the basis for making a determination of a project's potential significance.[2] The resulting LESA score for the project site is provided in Table 4.2.A while the scoring threshold is provided in Table 4.2.B.

Table 4.2.A: Land Evaluation and Site Assessment Model Score

Factor Name	Factor Rating (0–100 Points)	×	Factor Weighting (Total = 1.00)	=	Weighted Factor Rating
Land Evaluation					
1. Land Capabilities	94.7	×	0.25	=	23.68
2. Storie Index Rating	91.78	×	0.25	=	22.95
Land Evaluation (LE) Subscore					**46.63**

[1] *5.8 Agricultural Resources – Environmental Impacts,* City of Moreno Valley General Plan Final Program EIR, July 2006.
[2] *California Land Evaluation and Site Assessment Model, Instruction Manual*, State of California Department of Conservation, Office of Land Conservation, 1997, http://www.conservation.ca.gov/dlrp/Pages/qh_lesa.aspx, website accessed December 19, 2011.

Table 4.2.A: Land Evaluation and Site Assessment Model Score

Factor Name	Factor Rating (0–100 Points)	×	Factor Weighting (Total = 1.00)	=	Weighted Factor Rating
Site Assessment					
1. Project Size	122.8	×	0.15	=	18.42
2. Water Resources Available	95	×	0.15	=	14.25
3. Surrounding Agriculture	20	×	0.15	=	3.0
4. Protected Resource Lands	20	×	0.15	=	3.0
Site Assessment (SA) Subscore					**38.67**
TOTAL LESA SCORE (LE+SA)					**85.30**

Table 4.2.B: LESA Model Scoring Threshold

Total LESA Score	Scoring Decision
0–39 Points	Not Considered Significant
40–59 Points	Considered Significant only if LE and SA subscores are each greater than or equal to 20 points
60–79 Points	Considered Significant unless either LE or SA subscore is less than 20 points
80–100 Points	Considered Significant

As identified in Table 4.2.A, the proposed project's LESA score is 85.07. As indicated in Table 4.2.B, a LESA score of 85.3 is considered significant. Therefore, the proposed project would result in a significant impact to agricultural resources.

Currently, property northeast beyond SR-60 is utilized for agriculture, while the land immediately east of the site was used for agriculture in the past but is currently fallow. The proposed project will result in the construction and operation of industrial uses, but it would not preclude the continuation of agricultural uses on adjacent properties, in the event the property owners elected to do so. Whether or not adjacent agricultural land is developed relies on several factors including market demand, availability of property, profitability of the agricultural use, and the landowner's interest in continuing farming. While the operation of industrial uses would increase development pressure on adjacent agricultural properties, conversion of the adjacent agricultural properties is reasonably foreseeable.

The project does not include design features that would prevent the existing agricultural operations in the area from continuing. The project would convert land that is currently used for agriculture and the development of the proposed project would contribute to the conversion of adjacent lands. However, the project is a logical extension of development in the City and does not create leapfrog development or islands of agricultural land that would be difficult to farm. The City recognizes development pressures within the City, and that these pressures will increase as the City continues to build out.

Additionally, while the project would not directly cause the conversion of adjacent agricultural land to non-agricultural uses, it would contribute to development pressure within the City that could potentially lead to the conversion of agricultural land off site. This is a significant impact requiring mitigation.

Mitigation Measures. As stated in Section 4.2.6.1, no feasible mitigation for the loss of agricultural land within the City of Moreno Valley exists.

Level of Impact After Mitigation. As with impacts associated with the conversion of Prime Farmland, no feasible mitigation is available to mitigate for the direct impacts associated with the

conversion of an existing agricultural operation, as previously discussed in Section 4.2.6.1. While the City has identified that the conversion of agricultural land under its jurisdiction is an eventual outcome of current and future growth, the impacts associated with this issue remain significant and unavoidable.

4.2.7 Cumulative Impacts

The cumulative area for agricultural resource impacts is Riverside County. As with the project-related impacts to Prime Farmland and the existing on-site agricultural use, no local or regional program to mitigate for the cumulative impacts to agricultural resources is available. As stated previously, the City does not maintain a General Plan or zoning designation for agricultural uses and there are no project-level feasible mitigation measures that would help reduce cumulative impacts. For example, during 2002–2004 approximately 4,824 acres of Prime Farmland in Riverside County were converted to other uses, and this trend has continued to today. The cumulative effect of development in the region will continue to result in the conversion of agricultural lands to non-agricultural uses. Because agricultural land, including Prime Farmland, is a finite resource, the conversion of 122.8 acres of farmland to industrial uses, combined with planned and future development in the City and region, represents a cumulative impact to agricultural operations and resources, and the proposed project's contribution to this cumulative impact through the conversion of 122.8 acres of farmland is cumulatively considerable.

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4.3 AIR QUALITY

This section analyzes the proposed project's potential air quality impacts based on the comprehensive *Air Quality Analysis* contained in Appendix B (LSA Associates, Inc. November 2011) to this EIR. The air quality analysis evaluates potential air quality impacts and mitigation measures by examining the short-term construction and long-term operational impacts associated with the project and by evaluating the effectiveness of mitigation measures incorporated as part of the project design. Additionally, the analysis provides a discussion of the proposed project, the physical setting of the project area, and the air quality regulatory framework. Modeled air quality levels are based upon vehicle data and project trip generation included in the project's *Traffic Impact Analysis* (LSA Associates, Inc. November 2011, Appendix I of EIR) and peak turn volumes generated for the proposed project combined with emission factors from the California Air Resources Board (CARB) CalEEMod program. The evaluation was prepared in accordance with appropriate standards, utilizing procedures and methodologies in the South Coast Air Quality Management District (SCAQMD) *CEQA Air Quality Handbook* (SCAQMD 1993). Air quality data posted by the CARB and the U.S. Environmental Protection Agency (EPA) Web sites are included to document the local air quality environment.

4.3.1 Existing Setting

The project site is located in the City of Moreno Valley, in western Riverside County, California. The project site is located in the South Coast Air Basin (Basin), a geographic area that encompasses the coastal plain and connecting broad inland valleys and low hills. The Pacific Ocean forms the southwestern border of the Basin, with mountain ranges forming the remainder of the border. The Basin includes Orange County and the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. The Basin is under the jurisdiction of the SCAQMD.

4.3.1.1 Climate and Meteorology

Air quality in the project area is not only affected by various emission sources (mobile, industry, etc.), but also by atmospheric conditions such as wind speed, wind direction, temperature, rainfall, and amount of sunshine. The combination of topography, low mixing height, abundant sunshine, and emissions from the second largest urban area in the United States combine to give the Basin the worst air pollution problem in the nation.

Winds in the Basin are predominantly of relatively low velocities, averaging about 4.0 miles per hour (mph). These low average wind speeds, together with a persistent temperature inversion, limit the vertical dispersion of air pollutants throughout the Basin. Strong, dry, north or northeasterly winds, known as Santa Ana winds, occur during the fall and winter months, dispersing air contaminants, and these conditions tend to last for several days at a time. The prevailing winds in the project area move predominantly from the northwest to the southeast with an average wind speed of 0.001 mile per second (1.73 meters per second).

The Basin experiences a persistent temperature inversion (increasing temperature with increasing altitude) as a result of the Pacific High, a large subtropical high pressure system, which holds air contaminants relatively near the ground. The annual average temperatures throughout the Basin vary from the low to middle 60s (degrees Fahrenheit [°F]). Due to a decreased marine influence, the eastern portion of the Basin shows greater variability in average annual minimum and maximum temperatures. More than 90 percent of the Basin's rainfall occurs from November through April. The annual average rainfall varies from approximately 9 inches in Riverside to approximately 14 inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the Basin with frequency being higher near the coast.

During periods of low inversions and low wind speeds, air pollutants generated in urbanized areas are transported predominantly onshore into Riverside and San Bernardino Counties. In the winter, the greatest pollution problems are carbon monoxide (CO) and oxides of nitrogen (NO_X), because of extremely low inversions and air stagnation during the night and early morning hours. In the summer, the longer daylight hours and the brighter sunshine combine to cause a reaction between hydrocarbons and NO_X to form photochemical smog.

4.3.1.2 Regional Air Quality

Both the State of California and the Federal government have established health-based ambient air quality standards (AAQS) for six air pollutants. As identified in Table 4.3.A, these pollutants include ozone (O_3), CO, nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulate matter with a diameter of 10 microns or less (PM_{10}), and lead (Pb). In July 1997, the EPA adopted standards for eight-hour ozone and for fine particulate matter less than 2.5 microns in diameter ($PM_{2.5}$). In addition, the State has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

Table 4.3.B lists the health effects of criteria pollutants and their potential sources. These health effects would not occur unless the standards are exceeded by a large margin or for a prolonged period of time. The State AAQS are more stringent than the Federal AAQS. Indirect sources of pollution are generated when minor sources collectively emit a substantial amount of pollution. Examples of this would be the motor vehicles at intersections, malls, and on highways. The California Clean Air Act (CCAA) provides the SCAQMD with the authority to manage transportation activities at indirect sources. The SCAQMD also regulates stationary sources of pollution throughout its jurisdictional area. Direct emissions from motor vehicles are regulated by the CARB.

4.3.1.3 Local Air Quality

The SCAQMD, together with the CARB, maintains ambient air quality monitoring stations in the Basin. The air quality monitoring stations closest to the site is the Riverside-Rubidoux Station. The air quality trends from these monitoring stations are representative of the ambient air quality in the project area. The criteria pollutants monitored at this station[1] are identified in Table 4.3.C. CO, NO_2, and SO_2 levels monitored at this station have not exceeded State and Federal standards in the past three years. O_3 and PM_{10} concentrations monitored at this station frequently exceeded their respective State and Federal standards during the last three years. $PM_{2.5}$ only exceeded its standard occasionally.

4.3.1.4 Air Pollution Constituents and Attainment Status

The CARB coordinates and oversees both State and Federal air pollution control programs in California. The CARB oversees activities of local air quality management agencies and maintains air quality monitoring stations throughout the State in conjunction with the EPA and local air districts. The CARB has divided the State into 15 air basins based on meteorological and topographical factors of air pollution. The CARB and EPA use the data collected at monitoring stations to classify air basins as attainment, nonattainment, nonattainment transitional, or unclassified, based on air quality data for the most recent three calendar years compared with the AAQS. Nonattainment areas are imposed with additional restrictions, as required by the EPA. The air quality data are also used to monitor progress in attaining air quality standards. Table 4.3.D identifies the attainment status[2] for the criteria pollutants in the Basin.

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1 California Air Resources Board and U.S. EPA, 2008.

2 Unclassified designation: a pollutant that is designated unclassified if the data are incomplete and do not support a designation of attainment or nonattainment; Attainment designation: a pollutant is designated attainment if the State standard for that pollutant was not violated at any site in the area during a 3-year period. Nonattainment: a pollutant is designated nonattainment if there was at least one violation at any site in the area during a 3-year period.

Table 4.3.A: Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[1]		Federal Standards[2]		
		Concentration[3]	Method[4]	Primary[2,5]	Secondary[2,6]	Method[7]
Ozone (O_3)	1-Hour	0.09 ppm (180 µg/m^3)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8-Hour	0.07 ppm (137 µg/m^3)		0.075 ppm (147 µg/m^3)		
Respirable Particulate Matter (PM_{10})	24-Hour	50 µg/m^3	Gravimetric or Beta Attenuation*	150 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m^3		—		
Fine Particulate Matter ($PM_{2.5}$)	24-Hour	No Separate State Standard		35 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m^3	Gravimetric or Beta Attenuation*	15 µg/m^3		
Carbon Monoxide (CO)	8-Hour	9.0 ppm (10 mg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	9 ppm (10 mg/m^3)	None	Non-Dispersive Infrared Photometry (NDIR)
	1-Hour	20 ppm (23 mg/m^3)		35 ppm (40 mg/m^3)		
	8-Hour (Lake Tahoe)	6ppm (7 mg/m^3)		—		
Nitrogen Dioxide (NO_2)	Annual Arithmetic Mean	0.030 ppm (56 µg/m^3)	Gas Phase Chemiluminescence	0.053 ppm (100 µg/m^3)	Same as Primary Standard	Gas Phase Chemiluminescence
	1-Hour	0.18 ppm (338 µg/m^3)		100 ppb		
Lead (Pb)[8]	30-Day Average	1.5 µg/m^3	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m^3	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m^3		
Sulfur Dioxide (SO_2)	Annual Arithmetic Mean	—	Ultraviolet Fluorescence	0.030 ppm (80 µg/m^3)	—	Spectrophotometry (Pararosaniline Method)
	24-Hour	0.04 ppm (105 µg/m^3)		0.14 ppm (80 µg/m^3)	—	
	3-Hour	—		—	0.5 ppm (1300 µg/m^3)	
	1-Hour	0.25 ppm (655 µg/m^3)		75 ppb	—	
Visibility-Reducing Particles Sulfates	8-Hour	Extinction coefficient of 0.23 per kilometer—visibility of 10 miles or more (0.07-30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70%. Method: Beta Attenuation and Transmittance through Filter Tape. Method: Beta Attenuation and transmittance through Filter Tape.		No Federal Standards		
Sulfates	24-Hour	25 µg/m^3	Ion Chromatography			
Hydrogen Sulfide	1-Hour	0.03 ppm (42 µg/m^3)	Ultraviolet Fluorescence			
Vinyl Chloride[8]	24-Hour	0.01 ppm (26 µg/m^3)	Gas Chromatography			

Source: California Air Resources Board (February 7, 2012).

Notes

1. California standards for ozone; carbon monoxide (except Lake Tahoe); sulfur dioxide (1 and 24 hour); nitrogen dioxide; suspended particulate matter, PM_{10}; and visibility reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth-highest 8-hour concentration in a year, averaged over 3 years, is equal to or less than the standard. For PM_{10}, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than 1. For $PM_{2.5}$, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact U.S. EPA for further clarification and current federal policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent procedure that can be shown to the satisfaction of the CARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the EPA.
8. The CARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

Table 4.3.B: Summary of Health Risks from Some of the Common Pollutants Found in Air

Pollutants	Health Risks	Examples of Sources
Particulate Matter (PM_{10}: less than or equal to 10 microns)	Increase respiratory disease Lung damage Premature death	Cars and trucks, especially diesels. Fireplaces, wood stoves. Windblown dust from roadways, agriculture, and construction.
Ozone (O_3)	Breathing difficulties Lung damage	Formed by chemical reactions of air pollutants in the presence of sunlight; common sources are motor vehicles, industries, and consumer products.
Carbon Monoxide (CO)	Chest pain in heart patients Headaches, nausea Reduced mental alertness Death at very high levels	Any source that burns fuel such as cars, trucks, construction and farming equipment, and residential heaters and stoves.
Nitrogen Dioxide (NO_2)	Lung damage	See carbon monoxide sources.
Toxic Air Contaminants	Cancer Chronic eye, lung, or skin irritation Neurological and reproductive disorders	Cars and trucks, especially diesels. Industrial sources such as chrome planters. Neighborhood businesses such as dry cleaners and service stations. Building materials and products.

Source: CARB 2005.

Table 4.3.C: Ambient Air Quality in the Project

Pollutant		Standard	2008	2009	2010
Carbon Monoxide					
Max 1-hr concentration (ppm)			2.7	2.7	2.0
No. days exceeded:	State	> 20 ppm/1-hr	0	0	0
	Federal	> 35 ppm/1-hr	0	0	0
Max 8-hr concentration (ppm)			1.86	1.85	1.20
No. days exceeded:	State	9.0 ppm/8-hr	0	0	0
	Federal	9 ppm/8-hr	0	0	0
Ozone					
Max 1-hr concentration (ppm)			0.146	0.116	0.076
No. days exceeded:	State	> 0.09 ppm/1-hr	54	25	0
Max 8-hr concentration (ppm)			0.116	0.100	0.067
No. days exceeded:	State	> 0.07 ppm/1-hr	89	57	0
No. days exceeded:	Federal[2]	> 0.08 ppm/8-hr	64	36	0
Course Particulates (PM_{10})					
Max 24-hr concentration ($\mu g/m^3$)			115	77	50
No. days exceeded:	State	> 50 $\mu g/m^3$/24-hr	46	30	ND
	Federal	> 150 $\mu g/m^3$/24-hr	0	0	ND
Annual Arithmetic Average ($\mu g/m^3$)			44.8	41.1	ND
Exceeded:	State	> 20 $\mu g/m^3$ ann. arth. avg.	Yes	Yes	ND
Fine Particulates ($PM_{2.5}$)					
Max 24-hr concentration ($\mu g/m^3$)			57.6	54.4	ND
No. days exceeded:	Federal	> 65 $\mu g/m^3$/24-hr	13	13	ND
Annual Arithmetic Average ($\mu g/m^3$)			16.3	15.2	ND
Exceeded:	State	> 12 $\mu g/m^3$ ann. arth. avg.	Yes	Yes	ND
	Federal	> 15 $\mu g/m^3$ ann. arth. avg.	Yes	Yes	ND
Nitrogen Dioxide					
Max 1-hr concentration (ppm)			0.092	0.078	0.052
No. days exceeded:	State	> 0.25 ppm/1-hr	0	0	0
Annual arithmetic average concentration (ppm)			0.019	0.017	ND
Exceeded:	Federal	> 0.053 ppm ann. arth. avg.	No	No	ND
Sulfur Dioxide					
Max 24-hr concentration (ppm)			0.003	0.003	0.002
No. days exceeded:	State	> 0.04 ppm/24-hr	0	0	0
	Federal	> 0.14 ppm/24-hr	0	0	0
Annual arithmetic average concentration (ppm)			0.000	0.001	ND
Exceeded:	Federal	> 0.030 ppm ann. arth. avg.	No	No	ND

[1] Monitored at the Riverside-Rubidoux Monitoring Station, 5888 Mission Blvd.
[2] Exceedance counts shown are of the 1997 federal standard; no data is available for the new standard of 0.075 ppm.
$\mu g/m^3$ = microgram of pollutant per cubic meter of air
ppm = parts per million
Source: United States Environmental Protection Agency and California Air Resources Board, 2008-2010.

Table 4.3.D: Attainment Status of Criteria Pollutants in the South Coast Air Basin

Pollutant	State	Federal
1-hour O_3	Nonattainment	Revoked June 2005
8-hour O_3	Not Established	Severe-17 Nonattainment
PM_{10}	Nonattainment	Serious Nonattainment
$PM_{2.5}$	Nonattainment	Nonattainment
CO	Attainment	Attainment/Maintenance
NO_2	Attainment	Attainment/Maintenance
SO_2	Attainment	Attainment
Lead	Attainment	Attainment
All others	Attainment/Unclassified	Attainment/Unclassified

CO = carbon monoxide
NO_2 = nitrogen dioxide
O_3 = ozone (smog)
PM_{10} = particular matter less than 10 microns in size
$PM_{2.5}$ = particular matter less than 2.5 microns in size
SO_2 = sulfur dioxide
Source: CARB (www.arb.ca.gov/desig/desig.htm) and EPA (www.epa.gov/air/data/monvals.html) 2011

4.3.1.5 Sensitive Land Uses in the Project Vicinity

Sensitive receptors include residences, schools, medical offices, convalescent facilities, and similar uses that are sensitive to air pollutants. The nearest sensitive receptors in the vicinity of the project site are the existing single-family residences located approximately 50 feet southeast of the southern boundary of the project site, approximately 395 feet southeast of the proposed warehouse buildings, and approximately 664 feet southeast of the proposed loading docks. Other sensitive uses in the area include existing single-family residences approximately 200 feet away from the northern project boundary north of SR-60 along Mesa Top Trail. Future sensitive receptors that may be located in close proximity to the proposed project site include the L'Aquila D'Pietra development located to the south, and the potential residential uses that may occur within areas designated RA-2 to the east and south.

At the time that the Notice of Preparation (NOP) was released for the proposed project, the Moreno Valley Unified School District (MVUSD) had plans to locate an elementary school (MVUSD Elementary School #24), a middle school (MVUSD Middle School #7), and a high school (MVUSD High School #5) in the vicinity of Redlands Boulevard and future Eucalyptus Avenue, in close proximity to the proposed project (refer to Figure 4.11.2, q.v.). After the NOP was released, MVUSD decided to abandon plans for these school sites and relocate the future school facilities in a different area of the City.[1] Therefore, there are no proposed schools that would be located next to the proposed project. For purposes of analysis, the nearest sensitive receptor (the existing residences located southwest of the project site) was utilized as this represents the worst-case scenario.

4.3.2 Existing Policies and Regulations

4.3.2.1 Federal Regulations

Clean Air Act. Pursuant to the Federal Clean Air Act (CAA) of 1970, the EPA established national ambient air quality standards (NAAQS). The NAAQS were established for six major pollutants, termed "criteria" pollutants. Criteria pollutants are defined as those pollutants for which the Federal and State governments have established ambient air quality standards, or criteria, for outdoor concentrations in order to protect public health. In April 2003, the EPA was cleared by the White House Office of Management and Budget (OMB) to implement the eight-hour ground-level O_3

[1] *Resolution No. 2007-08-81*, Moreno Valley Unified School District Board of Education, approved April 15, 2008.

standard. The EPA issued the proposed rule implementing the eight-hour O_3 standard in April 2003. The EPA completed final eight-hour nonattainment status on April 15, 2004. The EPA issued the final $PM_{2.5}$ implementation rule in fall 2004. The EPA issued final designations on December 15, 2004.

4.3.2.2 State Regulations

Mulford-Carrell Act. The state first set California Ambient Air Quality Standards (CAAQS) in 1969 under the mandate of the Mulford-Carrell Act. The CAAQS are generally more stringent than the NAAQS. In addition to the six criteria pollutants covered by the NAAQS, there are CAAQS for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. Originally, there were no attainment deadlines for CAAQS; however, the CCAA of 1988 provided a time frame and a planning structure to promote their attainment. The CCAA required nonattainment areas in the state to prepare attainment plans and proposed to classify each such area on the basis of the submitted plan, as follows: moderate, if CAAQS attainment could not occur before December 31, 1994; serious, if CAAQS attainment could not occur before December 31, 1997; and severe, if CAAQS attainment could not be conclusively demonstrated at all. The attainment plans are required to achieve a minimum 5 percent annual reduction in the emissions of nonattainment pollutants unless all feasible measures have been implemented. The EPA has designated the Southern California Association of Governments (SCAG) as the Metropolitan Planning Organization (MPO) responsible for ensuring compliance with the requirements of the CAA for the Basin.

California Code of Regulations Title 24, Part 6. Enacted in 1978, this part of the California Code established energy efficiency standards for residential and nonresidential buildings in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and incorporation of new energy efficiency technologies and methods. The latest amendments were enacted in 2011 as part of the new California "Green" Building Code.

4.3.2.3 Regional Regulations

Lewis Air Quality Management Act. The 1976 Lewis Air Quality Management Act established the SCAQMD and other air districts throughout the State. The Federal Clean Air Act Amendments of 1977 required that each state adopt an implementation plan outlining pollution control measures to attain the Federal standards in nonattainment areas of the state. The CARB is responsible for incorporating air quality management plans for local air basins into a State Implementation Plan (SIP) for EPA approval. Significant authority for air quality control within them has been given to local air districts that regulate stationary source emissions and develop local nonattainment plans.

Regional Air Quality Management Plan (AQMP). The SCAQMD and the SCAG are responsible for formulating and implementing the AQMP, which has a 20-year horizon for the Basin. The SCAQMD and SCAG must update the AQMP every three years. The current regional air quality plan is the Final 2007 AQMP adopted by the SCAQMD on June 1, 2007.

The Final 2007 AQMP proposes attainment demonstration of the Federal $PM_{2.5}$ standards through a more focused control of sulfur oxides (SO_X), directly-emitted $PM_{2.5}$, and nitrogen oxides (NO_X) supplemented with volatile organic compounds (VOC) by 2015. The 8-hour ozone control strategy builds upon the $PM_{2.5}$ strategy, augmented with additional NOx and VOC reductions to meet the standard by 2024 assuming a bump-up[1] is obtained.

[1] A "bump-up" is a voluntary reclassification of a nonattainment area to a higher classification allowing for an extension of an attainment deadline.

The Final 2007 AQMP proposes policies and measures currently contemplated by responsible agencies to achieve Federal standards for healthful air quality in the Basin and those portions of the Salton Sea Air Basin that are under SCAQMD jurisdiction. This Final Plan also addresses several Federal planning requirements and incorporates significant new scientific data, primarily in the form of updated emissions inventories, ambient measurements, new meteorological episodes, and new air quality modeling tools. This Final Plan builds upon the approaches taken in the 2003 AQMP for the Basin for the attainment of the Federal ozone air quality standard.[1] The Basin is currently a Federal and State nonattainment area for PM_{10}, $PM_{2.5}$, and ozone.

4.3.2.4 City of Moreno Valley General Plan Policies

Local jurisdictions, such as the City of Moreno Valley, have the authority and responsibility to reduce air pollution through its police power and decision-making authority. Specifically, the City is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The City is also responsible for the implementation of transportation control measures as outlined in the AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA requirements and the CEQA review process, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits and monitors and enforces implementation of such mitigation. In accordance with CEQA requirements, the City does not, however, have the expertise to develop plans, programs, procedures, and methodologies to ensure that air quality within the City and region will meet Federal and State standards. Instead, the City relies on the expertise of the SCAQMD and utilizes the CEQA *Air Quality Handbook* as the guidance document for the environmental review of plans and development proposals within its jurisdiction.

Chapter 9 of the City's General Plan defines goals and policies related to air quality within the City of Moreno Valley. The specific policies of the General Plan that are relevant to the proposed project are as follows:

Objective 6.7 Reduce mobile and stationary source air pollutant emissions.

Policy 6.7.1 Cooperate with regional efforts to establish and implement regional air quality strategies and tactics.

Policy 6.7.2 Encourage the financing and construction of park and ride facilities.

Policy 6.7.4 Locate heavy industrial and extraction facilities away from residential areas and sensitive receptors.

Policy 6.7.5 Require grading activities to comply with South Coast Air Quality Management District's Rule 403 regarding the control of fugitive dust.

Policy 6.7.6 Require building construction to comply with the energy conservation requirements of Title 24 of the California Administrative Code.

4.3.3 Methodology

Evaluation of air quality impacts associated with the proposed project includes the following:

- Determine the short-term construction air quality impacts based on SCAQMD emissions thresholds;
- Determine the long-term air quality impacts, including vehicular traffic, on both on-site and off-site air quality sensitive uses based on SCAQMD emissions thresholds; and

[1] *Final 2007 Air Quality Management Plan,* South Coast Air Quality Management District, June 1, 2007.

- Determine the required mitigation measures to reduce short-term and long-term on-site air quality impacts from all sources.

A number of modeling tools are available to assess air quality impacts of projects. In addition, certain air districts, such as the SCAQMD, have created guidelines and requirements to conduct air quality analysis. SCAQMD's current guidelines, *CEQA Air Quality Handbook, April 1993*, were adhered to in the assessment of air quality impacts for the proposed project. The air quality models identified in the document are outdated; therefore, the CalEEMod model was used to estimate project-related mobile and stationary source emissions in this air quality assessment.

The air quality assessment includes estimating emissions associated with short-term construction of the proposed project. Localized air quality impacts (i.e., higher CO concentrations [CO hot spots] near intersections or roadway segments in the project vicinity) would be small and less than significant due to the generally low ambient CO concentrations (2.7 parts per million [ppm] versus the State one-hour CO standard of 20.0 ppm and 1.9 ppm versus the State eight-hour CO standard of 9.0 ppm) in the project area. The net increase in pollutant emissions determines the significance and impact on regional air quality as a result of the proposed project. The results also allow the local government to determine whether the proposed project will deter the region from achieving the goal of reducing pollutants in accordance with the AQMP in order to comply with Federal and State AAQS.

Air quality in the project area would be affected by long-term air pollutant emissions from stationary sources and mobile sources related to the proposed project. The CalEEMod model was used to predict these project-related long-term impacts. Localized air quality impacts (i.e., CO hot spots) in the project area would be affected by increased traffic flow due to the proposed project. The Caltrans CALINE4 model and the CARB's CalEEMod model were used to assess the project's impact on the local CO concentrations.

The SCAQMD has developed Local Significance Threshold (LST) methodology that can be used to determine whether or not a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable Federal or State AAQS and are developed based on the ambient concentrations of that pollutant for each source receptor area. SCAQMD current guidelines, *Final Localized Significance Threshold Methodology* (June 2003), were adhered to in the assessment of air quality impacts for the proposed project. The LST mass rate look-up tables are used to determine whether the daily emissions for the proposed construction activities could result in significant localized air quality impacts. The emissions of concern from construction activities are NO_X, CO, PM_{10}, and $PM_{2.5}$ combustion emissions from construction equipment and fugitive PM_{10} dust from construction site preparation activities.

A health risk assessment (HRA) has also been included due to the close proximity of current residents to the project site that would be exposed to construction emissions and to warehouse operations and their diesel-powered delivery trucks, both potentially resulting in a significant exposure. An HRA is a process used to estimate the increased risk of health problems in people who are exposed to different amounts of toxic substances. An HRA combines results of studies on the health effects of various animal and human exposures to toxic air pollutants with results of studies that estimate the level of people's exposures at different distances from the sources of the pollutants.

4.3.3.1 Types of Impacts

Direct Impacts. Direct impacts are the result of the project itself (from its construction and operation) in the form of project activity and trips generated by the project. For example, in the case of a warehouse project, construction emissions (e.g., equipment exhaust, wind erosion, and vehicle exhaust) and trips to and from the warehouse site (e.g., vehicle exhaust and tire wear) represent direct impacts.

Indirect Impacts. Indirect impacts are the result of changes that would not occur without the project. In the case of a warehouse project, indirect impacts on the surrounding community can be generated in many ways: nearby construction of roadways (or roadway modifications) and other infrastructure to support the subdivision, construction and operation of development, changes in traffic/circulation patterns that result in increased congestion/delays, etc.

Cumulative Impacts. Cumulative impacts are direct and indirect impacts to which the project contributes. In the case of a warehouse project, a given project has a cumulative impact with all other warehouse projects, from the standpoint of each type of impact (cumulative construction emissions, residential natural gas consumption, solvent use, transportation emissions, congestion, etc.).

Conformity Impacts. A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable air district rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). Conformity with regional growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast, such as a City's General Plan (i.e., a project is consistent with the established local land use and zoning designations of the General Plan at the time the regional plan was prepared).

4.3.4 Thresholds of Significance

Appendix G of the *State CEQA Guidelines* recognizes the following significance thresholds related to air quality. Based on these significance thresholds, potential impacts to air quality could be considered significant if the proposed project would:

- Violate any AAQS;
- Contribute substantially to an existing air quality violation;
- Expose sensitive receptors to substantial pollutant concentrations;
- Create objectionable odors affecting a substantial number of people; and/or
- Conflict with adopted environmental plans and goals of the community in which it is located.

In addition to the Federal and State AAQS, there are daily emissions thresholds for construction and operation of a proposed project in the Basin. The Basin is administered by the SCAQMD, and guidelines and emissions thresholds established by the SCAQMD in its CEQA Air Quality Handbook (SCAQMD, April 1993) are used in this analysis.

It should be noted that the emissions thresholds were established based on the attainment status of the air basin with regard to air quality standards for specific criteria pollutants. Because the concentration standards were set at a level that protects public health with an adequate margin of safety (EPA), these emissions thresholds are regarded as conservative and would overstate an individual project's contribution to health risks.

4.3.4.1 Thresholds for Construction Emissions

The following CEQA significance thresholds for construction emissions have been established by the SCAQMD for the Basin:

- 75 pounds per day of reactive organic compounds (ROC).

- 100 pounds per day of NO_X.
- 550 pounds per day of CO.
- 150 pounds per day of PM_{10}.
- 50 pounds per day of SO_2.
- 55 pounds per day of $PM_{2.5}$.

Projects in the Basin with construction-related emissions that exceed any of the emission thresholds are considered to be significant under CEQA.

4.3.4.2 Thresholds for Operational Emissions

Projects with operation-related emissions that exceed any of the emission thresholds listed below are considered significant under the SCAQMD guidelines with respect to CEQA.

- 55 pounds per day of ROC.
- 55 pounds per day of NO_X.
- 550 pounds per day of CO.
- 150 pounds per day of PM_{10}.
- 150 pounds per day of SO_2.
- 55 pounds per day of $PM_{2.5}$.

4.3.4.3 Air Pollutant Standards for CO with Localized Effects

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the project are above or below State and Federal CO standards. If ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a State or Federal standard, project emissions are considered significant if they increase one-hour CO concentrations by 1.0 ppm or more or eight-hour CO concentrations by 0.45 ppm or more. The Basin (with the exception of Los Angeles County) meets State and Federal attainment standards for CO; therefore, the proposed project would have a significant CO impact if project emissions result in an exceedance of State or Federal one-hour or eight-hour standard. The following emission concentration standards for CO apply to the proposed project:

- California State one-hour CO standard of 20.0 ppm.
- California State eight-hour CO standard of 9.0 ppm.

4.3.4.4 Diesel Exhaust Health Risk Thresholds

For pollutants without defined significance standards or air contaminants not covered by the standard criteria cited above, the definition of substantial pollutant concentrations varies. For toxic air contaminants (TAC), "substantial" is taken to mean that the individual cancer risk exceeds a threshold considered to be a prudent risk management level. If best available control technology for toxics (T-BACT) has been applied, the individual cancer risk to the maximum exposed individual (MEI) must not exceed 10 in 1 million if an impact is to be considered less than significant.

The following limits for maximum individual cancer risk (MICR), cancer burden and non-cancer acute and chronic hazard indices (HI) from project emissions of TACs have been established for the Basin:

- **MICR and Cancer Burden.** MICR is the estimated probability of a potential maximally exposed individual contracting cancer as a result of exposure to TACs over a period of 70 years for residential and 40 years for worker receptor locations. The MICR calculations include multipathway consideration, when applicable. Cancer burden is the estimated increase in the occurrence of cancer cases in a population subject to a MICR of greater than or equal to one in one million (1.0×10^{-6}) resulting from exposure to TACs.

  The total increase in MICR that is the sum of the calculated MICR values for all TACs emitted from the project will not result in any of the following:

  (A) An increased MICR greater than 10 in 1 million (1.0×10^{-5}) at any receptor location (assumes the project will be constructed with T-BACT); or

  (B) A cancer burden greater than 0.5.

- **Chronic HI.** This is the ratio of the estimated long-term level of exposure to a TAC for a potential maximally exposed individual to its chronic reference exposure level. The chronic HI calculations include multipathway consideration, when applicable.

  The cumulative increase in total chronic HI for any target organ system due to total emissions from the project will not exceed 1.0 at any receptor location.

- **Acute HI.** This is the ratio of the estimated maximum one-hour concentration of a TAC for a potential maximally exposed individual to its acute reference exposure level.

  The cumulative increase in total acute HI for any target organ system due to total emissions from the project will not exceed 1.0 at any receptor location.

4.3.4.5 Local Significance Thresholds

For this project, the appropriate Source Receptor Area (SRA) is the Perris Valley, according to the SRA/City Table on the SCAQMD LST web site.[1] The site is approximately 122.8 acres; however, it is expected that the site would be graded in phases, with no more than 4 acres being graded in any one day. Construction-period emissions were evaluated using the Industrial Source Complex Short Term (ISCST) dispersion model that was developed by the EPA and recommended by the SCAQMD. The on-site mass emissions were input into the ISCST model to ascertain the project-related increases to air quality pollutant concentrations at sensitive receptor locations nearest the project site. The ISCST model was run using SCAQMD-provided meteorological data from the Riverside-Rubidoux Monitoring Station.

The nearest sensitive receptors to the project site are the existing residences located approximately 50 feet away from the southeastern property line, approximately 395 feet southeast of the proposed warehouse buildings, and approximately 664 feet southeast of the proposed loading docks. Other sensitive uses in the area include existing single-family residences approximately 200 feet away from the northern project boundary north of SR-60 along Mesa Top Trail. Future sensitive receptors that may be located in close proximity to the proposed project site include the L'Aquila D'Pietra development located to the south, and the potential residential uses that may occur within areas designated RA-2 to the east and south.

Although the nearest existing sensitive receptors are located approximately 50 feet away, the SCAQMD recommends utilizing the 82-foot (25 meters [m]) distance when receptors are located 82 feet or less from the project site. This distance has been utilized for the construction phase of the project, as construction activity would occur along the boundaries of the project site.

Local air quality construction thresholds are as follows:

- 270 lbs/day of NO_x at 25 m.
- 1,577 lbs/day of CO at 25 m.

[1] www.aqmd.gov/ceqa/handbook/LST/LST.html.

- 13 lbs/day of PM_{10} at 25 m.
- 8 lbs/day of $PM_{2.5}$ at 25 m.

For the operational phase of the proposed project, a distance of 82 feet (25 m) was utilized for LST operational thresholds:

- 270 lbs/day of NO_X at 25 m.
- 1,577 lbs/day of CO at 25 m.
- 4 lbs/day of PM_{10} at 25 m.
- 2 lbs/day of $PM_{2.5}$ at 25 m.

4.3.5 No Impact/Less than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce impacts to a less than significant level.

4.3.5.1 Construction-Chronic Health Risk Impacts

Threshold	Would the proposed project expose sensitive receptors to substantial pollutant concentrations? For MICR, the applicable thresholds are: • An increased cancer risk greater than 10 in 1 million (1.0×10^{-5}) at any receptor location; or • A cancer burden greater than 0.5. For non-cancer chronic HI; the applicable threshold is: • A cumulative increase for any target organ system exceeding 1.0 at any receptor location.

The only toxic air pollution emissions in any significant quantity associated with the construction of the project occur from diesel-powered equipment exhaust. The Office of Environmental Health Hazard Assessment (OEHHA) currently describes the health risk from diesel exhaust entirely in terms of the amount of particulates, or PM_{10}, that are emitted. Currently, the health risk associated with diesel exhaust PM_{10} has only a carcinogenic and chronic effect; no short-term acute effect is recognized.

Health risks are determined by defining the exposure of sensitive receptors such as homes, schools, hospitals, etc., to toxic air contaminants. Thus, there is a relationship between proximity of the source of the emissions to the sensitive receptor. The nature of the mobile equipment used in construction operations is that mobile equipment only operates in one location a short time, relative to the length of time required for carcinogenic and chronic health impacts (usually 6 months or less). The anticipated level of diesel-powered equipment use will, on average for the entire construction period, emit approximately 6.0 lbs/day of diesel exhaust particulate. A screening health risk assessment was performed using this emission rate and assuming the mobile equipment operates for 22 days per month and 4 months continuously at this high rate. This is considered conservative even though the total construction period will be longer than 4 months due to the extreme variation from day to day of heavy-duty construction equipment usage. All of these values are deliberately higher than expected so that the risk levels will not be underestimated.

Following published OEHHA health risk techniques,[1] Table 4.3.E shows potential impacts from air toxics associated with diesel exhaust during project construction.

Table 4.3.E: Screening Health Risk Results

Distance (feet)	Inhalation Cancer Risk (No. in 1 million)	Inhalation Chronic Risk Factor
50	0.530	0.300
56	0.530	0.290
59	0.510	0.280
66	0.520	0.290
69	0.510	0.280
75	0.510	0.280
79	0.500	0.280
85	0.500	0.270
Health Risk Thresholds	**10**	**1.0**

Source: Table Q, *Air Quality Analysis Eucalyptus Industrial Park,* LSA Associates, Inc. November 2011.

As identified in Table 4.3.E, the health risk is below the cancer threshold of 10 in 1 million and the chronic threshold of 1.0; therefore, both health risks would be less than significant and no mitigation is required.

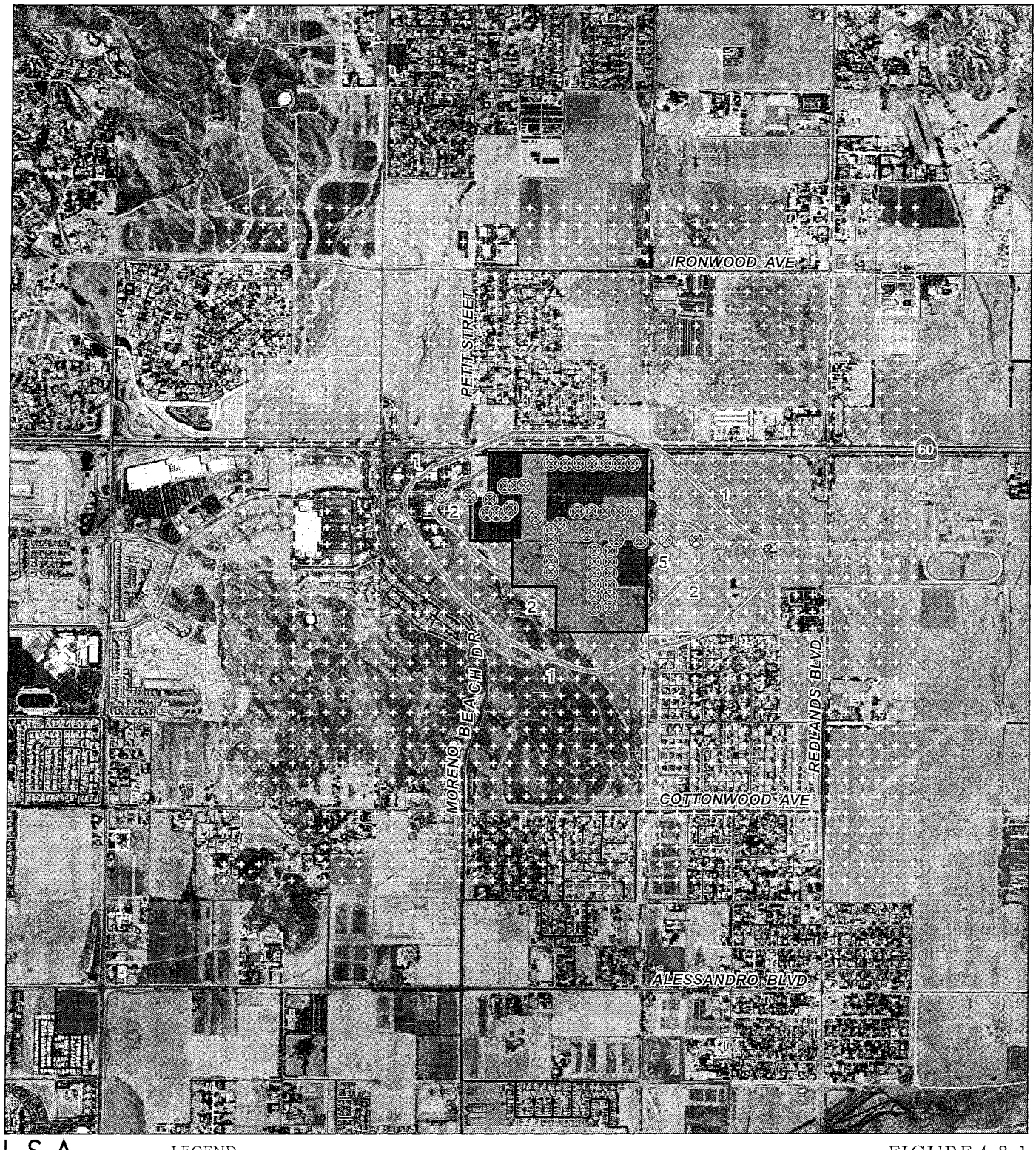
4.3.5.2 Operational-Acute Health Risk Emission Impacts

Threshold	Would the proposed project expose sensitive receptors to substantial pollutant concentrations? For MICR, the applicable thresholds are: • An increased cancer risk greater than 10 in 1 million (1.0×10^{-5}) at any receptor location; or For non-cancer chronic and acute HI; the applicable threshold is: • A cumulative increase for any target organ system exceeding 1.0 at any receptor location.

A screening level health risk assessment was performed for the operational emissions associated with the proposed project based on the SCAQMD's *Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis* guidance. The operations expected to occur at this facility will not emit any toxic chemicals in any significant quantity other than vehicle exhaust. While there may be other toxic substances in use on site, compliance with State and Federal handling regulations will bring emissions to below a level of significance. Due to the lack of data, precise evaluation of vehicle exhaust impacts is not feasible; however, based on the limited amount of TAC from vehicle exhaust associated with the project operations in relation to background levels, the impact is not expected to be significant.

To predict the impacts on human health by both diesel-powered trucks that perform delivery services for the project industrial warehouses and gasoline-powered vehicles operated by employees, the following analysis has been performed. The first step is to characterize the delivery truck emissions. The traffic study identifies a daily trip rate of 1,246 heavy duty trucks. For purposes of analysis, these 1,246 trucks are assumed to be virtually all semi-trailer diesel trucks. The proposed project has six warehouses, each having their own loading docks. As identified in Figure 4.3.1, the loading emissions

[1] OEHHA, *Air Toxics Hot Spots Program Risk Assessment Guidelines*, August 2003, Appendix D, *Risk Assessment Procedures to Evaluate Particulate Emissions from Diesel-Fueled Vehicles.*



LSA

LEGEND

- 1 - Carcinogenic Risk Level - 1 in 1 Million
- 2 - Carcinogenic Risk Level - 2 in 1 Million
- 5 - Carcinogenic Risk Level - 5 in 1 Million
- Modeling Receptors
- Emission Locations
- Project Site

N

0 1000 2000

FEET

MAP SOURCE: AirPhotoUSA

FIGURE 4.3.1

Eucalyptus Industrial Park
Environmental Impact Report

Health Risk Levels

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were modeled by a series of volume sources in a line adjacent to each warehouse using the truck delivery distribution from the traffic study.

These delivery trucks operate in two modes: stationary idling and moving on and off the site. The emissions from the trucks while idling result in much higher concentrations of TAC at nearby residences than the emissions from the trucks while moving. This occurs because the distance between the moving truck and residences is changing and the motion of the truck tends to disperse the exhaust. For this screening level assessment, the moving emissions of all trucks and all cars were modeled as if all were concentrated on the future portion of Eucalyptus Avenue that will run through the middle of the project. The idling times of the trucks were assumed to conform to State and Federal regulations of no more than 5 minutes per stop while deliveries are assumed to occur 12 hours per day and 7 days a week.

Since building wake effect[1] influences can significantly increase concentrations for receptors located close to the emissions source, all six buildings were included, with an assumed height of 65 feet.

The PM_{10} and reactive organic gas (ROG) emission factors were determined by using the CARB model, CalEEMod, for the year 2025. This year was chosen to best approximate the average emission factor over the entire period of an HRA, 70 years. Due to the anticipated technological improvements over this time period, and the higher emission levels at present, 2025 is the statistical median point for emission rates.

The nearest existing sensitive land uses are single-family residences located approximately 50 feet southeast of the southern boundary of the project site, approximately 395 feet southeast of the proposed warehouse buildings, and approximately 664 feet southeast of the proposed loading docks. Sensitive receptors were placed in a general grid extending in all directions to characterize the risk level surrounding the project site. Meteorological data from the Perris area[2] were utilized to represent the conditions at the project site.

Exposure to diesel exhaust can have immediate health effects, such as irritation of the eyes, nose, throat, and lungs, and it can cause coughs, headaches, light headedness, and nausea. In studies with human volunteers, diesel exhaust particles made people with allergies more susceptible to the materials to which they are allergic, such as dust and pollen. Exposure to diesel exhaust also causes inflammation in the lungs, which may aggravate chronic respiratory symptoms and increase the frequency or intensity of asthma attacks. However, according to the rulemaking on *Identifying Particulate Emissions from Diesel-Fueled Engines as a Toxic Air Contaminant* (CARB 1998), the available data from studies of humans exposed to diesel exhaust are not sufficient for deriving an acute non-cancer health risk guidance value. While the lung is a major target organ for diesel exhaust, studies of the gross respiratory effects of diesel exhaust in exposed workers have not provided sufficient exposure information to establish a short-term non-cancer health risk guidance value for respiratory effects. Therefore, the potential for short-term acute exposure from diesel exhaust are considered to be less than significant. Table 4.3.F provides the results of the short-term acute heath risk assessment conducted.

Table 4.3.F: Operational-Related Health Risk Assessment Results

	Carcinogenic Inhalation Health Risk (with Cancer Risk Adjustment Factor Applied)	Chronic Hazard Index	Acute Hazard Index
Residential, 30-Year	3.88 in 1 million	0.0016	0.0000088
Residential, 70-Year	4.33 in 1 million		
Worker	1.50 in 1 million	0.0016	0.0000088
Threshold	**10 in 1 million**	**1.0**	**1.0**

Source: *Air Quality Analysis Eucalyptus Industrial Park,* LSA Associates, Inc. November 2011.

1 Building wake effects occur when aerodynamic turbulence, induced by nearby buildings, cause pollutants emitted from an elevated source to be mixed rapidly toward the ground (downwash), resulting in higher ground-level concentrations.

2 Downloaded from the SCAQMD web site, www.aqmd.gov/smog/metdata/MeteorologicalData.html, on May 27, 2008.

As identified in Table 4.3.F, the nearest residences would experience a cancer risk of 4.33 in 1 million, which is below the 10 in 1 million threshold. The nearest residences would also experience a chronic HI of 0.0016 and an acute HI of 0.0000088. Both the chronic and acute HI would be below the chronic and acute HI threshold of 1.0. Since the operational phase of the proposed project would not exceed any of the short-term acute health risk assessment thresholds, a less than significant impact would occur. No mitigation is required.

4.3.5.3 Operational-Carcinogenic and Chronic Health Risk Emission Impacts

Threshold	Would the proposed project expose sensitive receptors to substantial pollutant concentrations? For MICR, the applicable thresholds are: • An increased cancer risk greater than 10 in 1 million (1.0×10^{-5}) at any receptor location; or For non-cancer health risk HI; the applicable threshold is: • A cumulative increase for any target organ system exceeding 1.0 at any receptor location.

Previously referenced Figure 4.3.1 shows the results of the screening level analysis of carcinogenic risk levels to residents. The closest residences to the north would be exposed to a lifetime inhalation cancer risk of no more than 4.33 in 1 million, a 30-year inhalation cancer risk of no more than 3.88 in 1 million, and nearby workers a 40-year career inhalation cancer risk of no more than 1.5 in 1 million.

The chronic health risk index is significantly less than the threshold of 1.0, in this case 0.0016 for residents and workers. No significant carcinogenic or chronic health risks would occur from project-related traffic. No mitigation is necessary. This assessment determined the increase in health risks to the nearby sensitive receptors from the proposed project's air emissions. The CARB website "Maps of Estimated Cancer Risk From Air Toxics"[1] shows a carcinogenic risk of over 250 in 1 million for the Riverside area. This HRA shows that the project's incremental increase is only a very small fraction of the ambient condition. No significant health risk would occur from project-related truck traffic, and no mitigation is necessary.

4.3.5.4 Air Quality Impacts to Adjacent Future Development

Threshold	Would the proposed project expose sensitive receptors to substantial pollutant concentrations?

Based on the land use assumptions for the future L-Aquila D'Pietra (LADP) project, residential development would be located along the southern project boundary between the proposed project and the proposed LADP. It is anticipated that the proposed project site would be fully developed prior to the occupation of any dwelling units in LADP; therefore, no construction-related air quality impacts to adjacent sensitive receptors would result from development of the proposed project. The primary health risk from heavy-duty truck emissions is diesel particulate exhaust. Maximum incremental cancer risk is the estimated probability of a potential maximally exposed individual contracting cancer as a result of exposure to toxic air contaminants over a standard period of time (70 years for residential and 40 years for worker receptors).

The HRA performed for the EIR is a screening-level assessment. A screening-level assessment, compared with the more sophisticated detailed-level assessment, is a useful tool in proving that an impact is not significant (i.e., if a screening-level analysis demonstrates an impact is not significant, its conservative nature provides confidence in this conclusion). The HRA was performed by placing

[1] http://www.arb.ca.gov/toxics/cti/hlthrisk/hlthrisk.htm.

volume sources along the loading dock areas of all buildings and along the future Eucalyptus Avenue through the project site, extending several hundred meters east and west of the site, where the project-related vehicles mix into the general traffic. Thus, the HRA includes the effects of both the diesel-powered trucks that perform delivery services for the project industrial warehouses and gasoline-powered vehicles operated by employees, light delivery trucks, etc.

The future residential units south of the project site would be exposed to an unmitigated inhalation cancer risk of approximately 4.3 in 1 million, which is less than the threshold of 10 in 1 million. The corresponding chronic and acute hazard indices would be approximately 0.0016 and 0.000088, which is less than the threshold of 1.0 for the chronic hazard index and acute hazard index. Since the screening-level analysis overall project health risks are below established thresholds, any detailed assessment would also produce less than significant health risk levels. Therefore, a less than significant impact associated with future uses that may occupy adjacent properties subsequent to development of the proposed project would occur. No mitigation is required.

4.3.5.5 Long-Term Microscale (CO Hotspot) Impacts

Threshold	Would the proposed project violate any air quality standard or contribute substantially to an existing or projected air quality violation? For CO, the applicable thresholds are: • California State one-hour CO standard of 20.0 ppm; and • California State eight-hour CO standard of 9.0 ppm.

Vehicular trips associated with the proposed project would contribute to traffic levels at intersections and along roadway segments in the project vicinity. Localized air quality impacts would occur when emissions from vehicular traffic increase in local areas as a result of the proposed project. The primary mobile-source pollutant of local concern is CO, which is a direct function of vehicle idling time and, thus, traffic flow conditions. CO transport is extremely limited and disperses rapidly with distance from the source under normal meteorological conditions; however, under certain extreme meteorological conditions, CO concentrations proximate to a congested roadway or intersection may reach unhealthful levels affecting local sensitive receptors (residents, schoolchildren, the elderly, hospital patients, etc). While the entire Basin is in attainment for the State standards for CO, the Basin is designated as "Severe Maintenance" area under the Federal CO standards.

The proposed project would have a significant CO impact if project emissions increase 1-hour CO concentrations by 1.0 ppm or more. Similarly, the proposed project would also have a significant CO impact if project emissions increase 8-hour CO concentrations by 0.45 ppm or more. Existing Year, Opening Year (2012), Project Build Out Year (2035), and General Plan Build Out scenarios were evaluated for traffic impacts from the proposed project. It is anticipated that emissions in the future years, including CO, would decrease with advances in technology. The highest one-hour CO concentrations for intersections within the project vicinity are identified in Table 4.3.G.

Table 4.3.G: One-Hour Carbon Monoxide Concentrations (ppm)

Scenario	Highest One-Hour CO Concentration		Exceeds State Standards
	Without Project	With Project	1-Hour (20 ppm)
Existing Year (2011)	3.5	3.6	No
Opening Year (2012)	3.5	3.6	No
Project Build Out Year (2035)	3.2	3.2	No
General Plan Build Out Year	3.3	3.3	No

Source: Tables M, N, and O, *Air Quality Analysis Eucalyptus Industrial Park,* LSA Associates, Inc. November 2011.

As identified in Table 4.3.G, the highest one-hour CO concentration experienced at any of the intersections in the project vicinity would not exceed the one hour CO State standard of 20 ppm. Based on the *Air Quality Analysis* prepared for the proposed project, the proposed project would contribute, at most, a 0.1 ppm increase to the one-hour CO concentrations for all scenarios. This is below the 1.0 ppm increase threshold. Table 4.3.H identifies the highest eight-hour CO concentrations for intersections within the project vicinity.

Table 4.3.H: Eight-Hour Carbon Monoxide Concentrations (ppm)

Scenario	Highest Eight-Hour CO Concentration		Exceeds State Standard
	Without Project	With Project	8-Hour (35 ppm)
Existing Year (2011)	2.4	2.5	No
Opening Year (2012)	2.4	2.5	No
Project Build Out Year (2035)	2.2	2.2	No
General Plan Build Out Year	2.3	2.2	No

Source: Tables M, N, and O, *Air Quality Analysis Eucalyptus Industrial Park,* LSA Associates, Inc. November 2011.

As identified in Table 4.3.H, the highest eight-hour CO concentration experienced at any of the intersections in the project vicinity would not exceed the eight-hour CO State standard of 35 ppm. Based on the Air Quality Analysis prepared for the proposed project, the proposed project would contribute, at most, a 0.1 ppm increase to the eight-hour CO concentrations for all scenarios. This is below the 0.45 ppm increase threshold.

Since the proposed project would not exceed the one-hour or eight-hour CO concentration standards, it is reasonable to conclude that no CO hot spots would occur. Therefore, the proposed project would not have a significant impact on local air quality for CO and no mitigation measures would be required.

4.3.5.6 Odors

Threshold	Would the proposed project create objectionable odors affecting a substantial number of people?

During construction, the various diesel-powered vehicles and equipment in use on the site would create odors. SCAQMD Rule 402 states that air discharged from any source shall not cause injury, nuisance, or annoyance to the health, safety, or comfort of the public. With the exception of short-term construction-related odors (e.g., equipment exhaust and asphalt odors), the proposed uses do not include uses that are generally considered to generate offensive odors. While the application of architectural coatings and installation of asphalt may generate odors, these odors are temporary and not likely to be noticeable beyond the project boundaries. SCAQMD Rules 1108 and 1113 identify standards regarding the application of asphalt and architectural coatings, respectively.

Long-term objectionable odors are not expected to occur during the operation of the proposed project. There are no fueling stations associated with the proposed project; therefore, evaporative emissions from fuel storage tanks would not be emitted from the site.

Solid waste generated by the proposed on-site uses would be collected by a contracted waste hauler, ensuring that any odors resulting from on-site operations would be adequately managed. Due to the distance to the trash enclosures to the nearest sensitive receptors, and because solid waste from the project would be managed and collected in manner to prevent the proliferation of odors, no significant odor impact would occur and no mitigation is required.

4.3.6 Significant Impacts

4.3.6.1 Air Quality Plan Management Plan Consistency

Threshold	Would the proposed project conflict with or obstruct implementation of the applicable air quality plan?

An Air Quality Management Plan (AQMP) describes air pollution control strategies to be taken by counties or regions classified as nonattainment areas. The AQMP's main purpose is to bring the area into compliance with the requirements of Federal and State air quality standards. The AQMP uses the assumptions and projections by local planning agencies to determine control strategies for regional compliance status. Therefore, any projects causing a significant impact on air quality would impede the progress of the AQMP. CEQA requires that projects resulting in a General Plan Amendment be analyzed for consistency with the AQMP.

The 2007 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of the SCAQMD, and to reestablish clean air to the region. For a project in the Basin to be consistent with the AQMP, the pollutants emitted from the project must not exceed the SCAQMD significant threshold or cause a significant impact on air quality. If feasible mitigation measures can be implemented to reduce the project's impact level from significant to less than significant, the project is considered to be consistent with the AQMP.

A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the air quality plans. It fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans, and significantly unique projects need to undergo a consistency review due to the air quality plan strategy being based on projections from local General Plans.

One measurement tool in determining consistency with the AQMP is to determine how a project accommodates the expected increase in population or employment. Generally, if a project is planned in a way that results in the minimization of vehicle miles traveled (VMT) both within the project and the community in which it is located, and consequently the minimization of air pollutant emissions, that aspect of the project is consistent with the AQMP. The proposed project site is located in an urbanizing area of the City of Moreno Valley along SR-60, which accommodates traffic in the area. In addition, the proposed warehouse uses would be within walking distance of existing homes and commercial areas in the local vicinity. The proposed project would add jobs resulting from the development of the warehouse uses to the City, with the potential to minimize the VMT traveled within the project site and community.

The SCAQMD has the following consistency criteria:

- Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP in 2010 or increments based on the year of project build-out phase.

Implementation of the proposed project would require a General Plan Amendment that would change the General Plan designations for a portion of the project site from Residential to Business Park/Light Industrial. The project also proposes an amendment to the Circulation Element of the General Plan.

Changes to the City's Circulation Element involve the following:

- Elimination of undeveloped Quincy Street south of Eucalyptus Avenue;

- Elimination of undeveloped Encilia Avenue roadway segment between Quincy Channel and Moreno Beach Drive;
- The extension and connection of future Eucalyptus Avenue to its current terminus, east of Auto Mall Drive;
- Renaming of existing Fir Avenue to future Eucalyptus Avenue; and
- Renaming of existing Eucalyptus Avenue to future Encilia Avenue.

Implementation of the proposed project would require a zone change from Business Park (BP), Business Park Mixed Use (BPX), Multi-Family Residential (R-15), Suburban Residential (R-5), and Residential Agriculture (RA-2) to Light Industrial for the entire 122.8 acres.

The traffic study conducted for the proposed project (LSA Associates, Inc. November 2011, Appendix I of this EIR) compared the trip generation from the proposed project (522 passenger car equivalent [PCE] trips in the a.m. peak hour, 604 PCE trips in the p.m. peak hour, and 7,527 daily PCE trips) to the existing General Plan uses (1,407 PCE trips in the a.m. peak hour, 1,543 PCE trips in the p.m. peak hour, and 14,229 daily PCE trips). A comparison of these two trip generations identifies a 47 percent reduction in daily trips when the proposed project is compared to the General Plan build out conditions. Since future levels of traffic in the area would be lower with the proposed project than with the General Plan build out conditions, it can be reasonable to conclude that air pollutant emissions would be correspondingly reduced. Therefore, there is a potential for the proposed project to reduce total VMT in the area when compared to existing zoning of the project site. This could ultimately result in the reduction in criteria air pollutants in build out conditions, as fewer daily trips would be generated when compared to the trips that would be generated under existing zoning. Since the proposed project will require a General Plan Amendment, the project has not been considered in preparation of the General Plan and therefore it is uncertain if it is consistent with the AQMP.

Because the project site is located in a nonattainment air basin for ozone, PM_{10} and $PM_{2.5}$, the proposed project's emission of ozone precursors (CO, ROG, and NO_X), PM_{10} and $PM_{2.5}$ would contribute to the existing nonattainment status in the Basin. Thus, according to the SCAQMD Consistency Criterion No. 1, the proposed project in not consistent with the AQMP.

Mitigation Measures. Please refer to **Mitigation Measures 4.3.6.2A** through **4.3.6.2M** and **Mitigation Measures 4.3.6.3A** through **4.3.6.3H.**

Level of Significance after Mitigation. As identified in this section of the EIR, the proposed project would have significant impacts, although feasible mitigation measures shall be implemented as part of the proposed project. Hence, the proposed project would be considered to be consistent only after the City of Moreno Valley General Plan Amendment is approved. Once the City's General Plan Amendment and the required zoning changes are approved, the proposed project would be included in the next SCAG and SCAQMD AQMP projections. When that occurs, the proposed project would be consistent with the regional AQMP and the SIP. However, until that occurs, the project is inconsistent with the regional AQMP and the impacts are considered significant and unavoidable.

4.3.6.2 Equipment Exhaust from Construction-Related Activities

Threshold	Would the proposed project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard? For construction operations, the applicable daily thresholds are:

- 75 pounds of ROC;
- 100 pounds of NO_X;
- 550 pounds of CO;
- 150 pounds of PM_{10};
- 55 pounds of $PM_{2.5}$; and
- 150 pounds of SO_2.

Grading and other construction activities would result in combustion emissions from various sources such as grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from construction activities envisioned on site would vary daily as construction activity levels change. The use of construction equipment on site would result in exhaust emissions. Table 4.3.I identifies a set of emissions sources that represents a peak day during the most intense of the planned construction phases.

Table 4.3.I: Emissions from Construction Equipment Exhaust

Construction Phase	Peak Daily Emissions (lbs./day)					
	CO	ROG	NOx	SO_2	PM_{10} [1]	$PM_{2.5}$ [1]
Site Preparation	49	11	85	0.07	11.6	8.2
Grading	57	13	104	0.1	8.7	6.3
Building Construction	139	18	111	0.26	23.4	5.39
Architectural Coatings	16	344	4.2	0.02	3.27	0.4
Paving	22	8	34	0.03	3.13	2.9
SCAQMD Threshold	**550**	**75**	**100**	**150**	**150**	**55**
Do Any of the Phases Exceed A Threshold?	**No**	**Yes**	**Yes**	**No**	**No**	**No**

[1] Includes both fugitive and exhaust sources.
Source: *Air Quality Analysis Eucalyptus Industrial Park,* LSA Associates, Inc. November 2011.

The construction emissions estimates summarized in Table 4.3.I are based on the assumed construction scenario described in the *Air Quality Analysis* prepared for the proposed project, which used emission factors from the SCAQMD *CEQA Air Quality Handbook* and the CARB CalEEMod model. The emission rates shown in Table 4.3.I are from the CalEEMod output tables listed as "Mitigated Construction," even though the only mitigation measures that have been applied to the analysis are the required construction emission control measures. They are also the combination of the on- and off-site emissions. Table 4.3.I lists a representative set of emission sources that represent a peak day during the various construction years.

As identified in Table 4.3.I, construction equipment/vehicle emissions during proposed on-site grading periods would exceed the SCAQMD daily thresholds for ROG and NO_X. Although construction of the structures uses different types of equipment on site than during grading periods, similarities do exist in terms of equipment exhaust emissions and fugitive dust emissions. While it is anticipated that total emissions during construction would be below the peak grading day emissions presented in Table 4.3.I, construction emissions of ROG and NO_X would still exceed the SCAQMD daily threshold. This is a significant impact requiring mitigation.

Mitigation Measures. The following mitigation measures have been identified to reduce short-term pollutant emissions during construction:

4.3.6.2A Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall place construction equipment staging areas at least

200 feet away from sensitive receptors. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.

4.3.6.2B Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize power sources (e.g., power poles) or clean-fuel generators. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.

4.3.6.2C Prior to the issuance of a grading permit, the project developer shall require by contract specifications that contractors shall utilize California Air Resources Board (CARB) Tier II Certified equipment or better during the rough/mass grading phase for the following pieces of equipment: rubber-tired dozers and scrapers. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.

4.3.6.2D All clearing, grading, earthmoving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

4.3.6.2E The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

4.3.6.2F The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less to reduce PM_{10} and $PM_{2.5}$ fugitive dust haul road emissions. Speed limit signs (15 mph maximum) shall be posted at entry points to the project site, and along any unpaved roads providing access to or within the project site and/or any unpaved designated on-site travel routes.

4.3.6.2G Groundcover shall be replaced, and/or non-toxic soil stabilizers shall be applied (according to manufacturers' specifications) to any inactive construction areas (previously graded areas inactive for ten days or more).

4.3.6.2H The contractor shall minimize pollutant emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and during smog season (May through October) by not allowing construction equipment to be left idling for more than five minutes (per California law).

4.3.6.2I The contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board (CARB) (diesel fuel with sulfur content of 15 ppm by weight or less).

4.3.6.2J Grading plans, construction specifications and bid documents shall also include the following notations:

- Off-road construction equipment shall utilize alternative fuels where feasible e.g., biodiesel fuel (a minimum of B20), natural gas (CNG), liquefied natural gas (LNG), propane, except for equipment where use of such fuels would void the equipment warranty;
- Gravel pads shall be provided at all access points to prevent tracking of mud onto public roads;
- Install and maintain trackout control devices at all access points where paved and unpaved access or travel routes intersect;
- The contractor or builder shall designate a person or person(s) to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site;

- The contractor or builder shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The contact person shall take corrective action within 24 hours;
- High-pressure injectors shall be provided on diesel construction equipment where feasible;
- Engine size of construction equipment shall be limited to the minimum practical size;
- Substitute gasoline-powered for diesel powered construction equipment where feasible;
- Use electric construction equipment where feasible;
- Install catalytic converters on gasoline-powered equipment where feasible;
- Ride-sharing program for the construction crew shall be encouraged and shall be supported by contractor(s) via incentives or other inducement;
- Documentation shall be provided to the City of Moreno Valley indicating that construction workers have been encouraged to carpool or otherwise reduce VMT to the greatest extent practical, including providing information on available park and ride programs;
- Lunch vendor services shall be provided on site during construction to minimize the need for off-site vehicle trips; and
- All forklifts used during construction and in subsequent operation of the project shall be electric or natural gas powered.

4.3.6.2K Throughout project construction, a construction relations officer/community liaison, appointed by the Applicant, shall be retained on site. In coordination and cooperation with the City, the construction relations officer/community liaison shall respond to any concerns related to PM_{10} (fugitive dust) generation or other construction-related air quality issues.

4.3.6.2L All project entrances shall be posted with signs which state:

- Truck drivers shall turn off engines when not in use;
- Diesel delivery trucks servicing the project shall not idle for more than three (3) minutes; and
- Telephone numbers of the building facilities manager and CARB, to report violations.

These measures shall be enforced by the on-site facilities manager (or equivalent).

4.3.6.2M During project grading and construction, the various project contractors shall adhere to the control measures listed in Tables 1 and 2.

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	Control Measures	Guidance
Backfilling	• Stabilize backfill material when not actively handling; and • Stabilize backfill material during handling; and • Stabilize soil at completion of activity.	• Mix backfill soil with water prior to moving; and • Dedicate water truck or high capacity hose to backfilling equipment; and • Empty loader bucket slowly so that no dust plumes are generated; and • Minimize drop height from

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	Control Measures	Guidance
		loader bucket.
Clearing and grubbing	• Maintain stability of soil through pre-watering of site prior to clearing and grubbing; and • Stabilize soil during clearing and grubbing activities; and • Stabilize soil immediately after clearing and grubbing activities.	• Maintain live perennial vegetation where possible; and • Apply water in sufficient quantity to prevent generation of dust plumes.
Clearing forms	• Use water spray to clear forms; or • Use sweeping and water spray to clear forms; or • Use vacuum system to clear forms.	• Use of high pressure air to clear forms may cause exceedance of Rule requirements.
Crushing	• Stabilize surface soils prior to operation of support equipment; and • Stabilize material after crushing.	• Follow permit conditions for crushing equipment; and • Pre-water material prior to loading into crusher; and • Monitor crusher emissions opacity; and • Apply water to crushed material to prevent dust plumes.
Cut and fill	• Pre-water soils prior to cut and fill activities; and • Stabilize soil during and after cut and fill activities.	• For large sites, pre-water with sprinklers or water trucks and allow time for penetration; and • Use water trucks/pulls to water soils to depth of cut prior to subsequent cuts.
Demolition – mechanical/ manual	• Stabilize wind erodible surfaces to reduce dust; and • Stabilize surface soil where support equipment and vehicles will operate; and • Stabilize loose soil and demolition debris; and • Comply with AQMD Rule 1403.	• Apply water in sufficient quantities to prevent the generation of visible dust plumes.
Disturbed soil	• Stabilize disturbed soil throughout the construction site; and • Stabilize disturbed soil between structures.	• Limit vehicular traffic and disturbances on soils where possible; and • If interior block walls are planned, install as early as possible; and • Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes.
Earthmoving activities	• Pre-apply water to depth of proposed cuts; and • Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 ft in any direction; and • Stabilize soils once earthmoving activities are complete.	• Grade each project phase separately, timed to coincide with construction phase; and • Upwind fencing can prevent material movement on site; and • Apply water or a stabilizing agent in sufficient quantities to prevent the generation of

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	Control Measures	Guidance
		visible dust plumes.
Importing/ exporting of bulk materials	• Stabilize material while loading to reduce fugitive dust emissions; and • Maintain at least 6 inches of freeboard on haul vehicles; and • Stabilize material while transporting to reduce fugitive dust emissions; and • Stabilize material while unloading to reduce fugitive dust emissions; and • Comply with CVC Section 23114.	• Use tarps or other suitable enclosures on haul trucks; and • Check belly-dump truck seals regularly and remove any trapped rocks to prevent spillage; and • Comply with track-out prevention/mitigation requirements; and • Provide water while loading and unloading to reduce visible dust plumes.
Landscaping	Stabilize soils, materials, slopes	• Apply water to materials to stabilize; and • Maintain materials in a crusted condition; and • Maintain effective cover over materials; and • Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slopes; and • Hydroseed prior to rain season.
Road shoulder maintenance	• Apply water to unpaved shoulders prior to clearing; and • Apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance.	• Installation of curbing and/or paving of road shoulders can reduce recurring maintenance costs; and • Use of chemical dust suppressants can inhibit vegetation growth and reduce future road shoulder maintenance costs.
Screening	• Pre-water material prior to screening; and • Limit fugitive dust emissions to opacity and plume length standards; and • Stabilize material immediately after screening.	• Dedicate water truck or high capacity hose to screening operation; and • Drop material through the screen slowly and minimize drop height; and • Install wind barrier with a porosity of no more than 50 percent upwind of screen to the height of the drop point.
Staging areas	• Stabilize staging areas during use; and • Stabilize staging area soils at project completion.	• Limit size of staging area; and • Limit vehicle speeds to 15 miles per hour; and • Limit number and size of staging area entrances/exits.
Stockpiles/ bulk material handling	Stabilize stockpiled materials, and stockpiles within 100 yards of off-site occupied buildings must not be greater than 8 ft in height; or must have a road bladed to the top to allow water truck access or must have an operational	• Add or remove material from the downwind portion of the storage pile; and • Maintain storage piles to avoid steep sides or faces.

Air Quality Measure 4.3.6.2M Table 1: Best Available Control Measures for Fugitive Dust (Applicable to All Construction Activity Sources)

Source Category	Control Measures	Guidance
	water irrigation system that is capable of complete stockpile coverage.	
Traffic areas for construction activities	• Stabilize all off-road traffic and parking areas; and • Stabilize all haul routes; and • Direct construction traffic over established haul routes.	• Apply gravel/paving to all haul routes as soon as possible to all future roadway areas; and • Barriers can be used to ensure vehicles are only used on established parking areas/haul routes.
Trenching	• Stabilize surface soils where trencher or excavator and support equipment will operate; and • Stabilize soils at the completion of trenching activities.	• Pre-watering of soils prior to trenching is an effective preventive measure. For deep trenching activities, pre-trench to 18 inches, soak soils via the pre-trench and resuming trenching; and • Washing mud and soils from equipment at the conclusion of trenching activities can prevent crusting and drying of soil on equipment.
Truck loading	• Pre-water material prior to loading; and • Ensure that freeboard exceeds 6 inches (CVC 23114).	• Empty loader bucket such that no visible dust plumes are created; and • Ensure that the loader bucket is close to the truck to minimize drop height while loading.
Turf overseeding	• Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and plume length standards; and • Cover haul vehicles prior to exiting the site.	• Haul waste material immediately off site.
Unpaved roads/parking lots	• Stabilize soils to meet the applicable performance standards; and • Limit vehicular travel to established unpaved roads (haul routes) and unpaved parking lots.	• Restricting vehicular access to established unpaved travel paths and parking lots can reduce stabilization requirements.
Vacant land	In instances where vacant lots are 0.10 ac or larger and have a cumulative area of 500 sf or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and/or off-road vehicle trespassing, parking and/or access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees, or other effective control measures.	

ac = acre(s) AQMD = Air Quality Management District
CVC = California Vehicle Code ft = feet sf = square feet

Air Quality Measure 4.3.6.2M Table 2: Contingency Control Measures for Fugitive Dust (During High Winds in Excess of 25 mph)

Fugitive Dust Source Category	Control Measures
Earthmoving	• Cease all active operations; or • Apply water to soil not more than 15 minutes prior to moving such soil.
Disturbed surface areas	• On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than 4 consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than $^1/_{20}$ of the concentration required to maintain a stabilized surface for a period of 6 months; or • Apply chemical stabilizers prior to wind event; or • Apply water to all unstabilized disturbed areas 3 times per day. If there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of 4 times per day; or • Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; or • Utilize any combination of these control actions such that, in total, these actions apply to all disturbed surface areas.
Unpaved roads	• Apply chemical stabilizers prior to wind event; or • Apply water 2 times per hour during active operation; or • Stop all vehicular traffic.
Open storage piles	• Apply water 2 times per hour; or • Install temporary coverings.
Paved road track-out	• Cover all haul vehicles; or • Comply with the vehicle freeboard requirements of Section 23114 of the CVC for both public and private roads.
All categories	• Executive Officer and the USEPA as equivalent to the methods specified in this table may be used.

CVC = California Vehicle Code
USEPA = United States Environmental Protection Agency

Level of Significance after Mitigation. The use of low-NO_X diesel fuel in construction equipment typically reduces NO_X emissions by 16 percent.[1] Use of this fuel would reduce NO_X emissions but not below SCAQMD thresholds. In addition, there is no reasonable way to ensure that that retrofitted diesel-powered equipment, low- NO_X diesel fuel, and alternative fuel sources would be available during the construction period; therefore, it is not possible to quantify reductions in NO_X emissions that would result from **Mitigation Measures 4.3.6.2A** through **4.3.6.2M**. Because no additional feasible mitigation is available to reduce construction-related NO_X emissions, this impact remains significant and unavoidable. Furthermore, there is no feasible mitigation to reduce the ROG emissions during architectural coating phase to less than the daily threshold. Thus, the emissions during construction of NO_X and ROG will remain significant.

4.3.6.3 Localized Construction Equipment Exhaust Emissions Impacts

Threshold	Would the proposed project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard? For short-term construction, the applicable localized daily thresholds are: • 270 lbs/day of NO_X;

[1] http://www.aqmd.gov/ceqa/igr/2006/feb/10-01.pdf, site accessed December 30, 2011.

- 1,577 lbs/day of CO;
- 13 lbs/day of PM_{10}; and
- 8 lbs/day of $PM_{2.5}$.

SCAQMD has developed LST methodology that can be used to determine whether or not a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable Federal or State ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area. The emissions of concern from construction activities are NO_X, CO, PM_{10}, and $PM_{2.5}$ resulting from on-site combustion emissions from construction equipment and on-site fugitive PM_{10} dust from construction site preparation activities.

As identified in Table 4.3.J, the air pollutant emission rates for the proposed construction activities are below the localized construction thresholds at the nearest sensitive receptor for CO, NO_X, PM_{10}, and $PM_{2.5}$. Thus, no mitigation is required.

Table 4.3.J: Localized Concentrations from Construction Equipment Exhaust

Emission Sources	Pollutants (lbs/day)			
	CO	NO_2	PM_{10}	$PM_{2.5}$
On-site (grading) emissions	55	104	8.4	6.3
Localized Significance Threshold	**1,577**	**270**	**13**	**8**
Exceed Significance Threshold?	**No**	**No**	**No**	**No**

Source: *Air Quality Analysis Eucalyptus Industrial Park,* LSA Associates, Inc. November 2011.

Mitigation Measures. Although adherence to these requirements is required of all development within the City, implementation of **Mitigation Measures 4.3.6.2A** through **4.3.6.2M** and the incorporation of these additional requirements as **Mitigation Measures 4.3.6.3A** through **4.3.6.3C** is designed to track both standard requirements and mitigation measures as part of the project's Mitigation Monitoring and Reporting Program (MMRP).

4.3.6.3A Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).

4.3.6.3B Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that construction access roads shall be paved at least 100 feet onto the site from the main road.

4.3.6.3C Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.

Level of Significance after Mitigation. As shown in Table 4.3.J, impacts associated with localized construction emissions are all less than significant.

4.3.6.4 Architectural Coating Impacts

Threshold	Would the proposed project violate any air quality standard or contribute substantially to an existing or projected air quality violation? For VOC, the applicable threshold is 75 pounds per day.

Architectural coatings contain volatile organic compounds (VOC) that are similar to ROG and are part of the O_3 precursors. Rule 1113 of the SCAQMD deals with the selling and application of architectural coatings. Rule 1113 is applicable to any person who supplies, sells, offers for sale, or manufactures any architectural coating for use in the Basin that is intended to be applied to buildings, pavements, or curbs. This rule is also applicable to any person who applies or solicits the application of any architectural coating within the Basin. Rule 1113 sets limits on the amount of VOC emissions allowed for all types of architectural coatings, along with a time table for tightening the emissions standards in the future.

At this stage of project planning, no detailed architectural coatings information is available. Based on the site plan and project information, the project would have up to 6 buildings totaling 2.2 million square feet. As previously identified in Table 4.3.I, approximately 344 pounds of ROG would be generated during the architectural coating phase of the project. Manual applications such as paintbrush, hand roller, trowel, spatula, dauber, rag, or sponge have 100 percent transfer efficiency. Construction of the project using the required HVLP spray method reduces the daily VOC emissions to 224 pounds per day during the architectural coatings application period. These emissions would occur after grading activities, near the end of the construction phase. The amount of VOC generated per day from the application of architectural coating even with the use of the required HVLP spray method (224 pounds) during the application of architectural coatings would exceed the SCAQMD VOC threshold of 75 lbs/day. This is a significant impact requiring mitigation.

Mitigation Measures. Typical mitigation identified to reduce the level of architectural coating impacts includes the following:

4.3.6.4A The project applicant shall use "Low-Volatile Organic Compounds" paints, coatings, and solvents with a VOC content lower than required under Rule 1113 (not to exceed 150 grams/liter; 1.25 pounds/gallon). High Pressure Low Volume (HPLV) applications of paints, coatings, and solvents shall be consistent with South Coast Air Quality Management District Rule 1113. Alternatively, the project applicant shall use materials that do not require painting or are pre-painted.

Level of Significance after Mitigation. Emissions associated with architectural coatings can be reduced by using precoated/natural-colored building materials, water-based or low VOC coating or by using coating transfer or spray equipment with high transfer efficiency. For example, the HVLP spray method is a coating application system operates at air pressure between 0.1 and 10 pounds per square inch gauge (psig) with 65 percent transfer efficiency, which could reduce VOC emissions to 224 lbs/day. Manual coating applications, such as paintbrush, hand roller, trowel, spatula, dauber, rag, or sponge have 100 percent transfer efficiency. Adherence to SCAQMD Rule 1113 would reduce the project's architectural coatings emissions impact. However, even with adherence to SCAQMD Rule 1113, the SQAQMD VOC threshold would still be exceeded. Therefore, impacts associated with this issue would remain significant and unavoidable.

4.3.6.5 Long-Term Project-Related Emissions Impacts

Threshold	Would the proposed project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable Federal or State ambient air quality standard?

For long-term operations, the applicable daily thresholds are:

- 55 pounds of ROC;
- 55 pounds of NO_X;
- 550 pounds of CO;
- 150 pounds of PM_{10};
- 55 pounds per day of $PM_{2.5}$.; and
- 150 pounds of SO_X.

Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources related to the proposed project. Under build out of the proposed development, the project would consist of warehouse distribution uses on 122.8 acres. The stationary source emissions from these land uses would come from consumption of natural gas and electricity. Mobile source emissions would come from automobiles and trucks traveling to and from the site and from landscape maintenance equipment used to maintain the site. Average truck trip length in this area has been shown to be greater than the default trip length in the CalEEMod model. Table 4.3.K lists the potential origin and destination points for the truck trips that would be associated with the proposed project. The average trip length for the employee commute is assumed to be 17 miles. This is also greater than the default commute trip length included in the CalEEMod model for the Inland Empire area.

Table 4.3.K: Average Truck Trip Lengths

Truck Route	Route Length (miles)	Percentage of Trucks on Route
East on State Route 60 to Basin Boundary	30	10%
Port of Los Angeles/Long Beach	80	50%
South on the I-215 to San Diego	50	20%
Inland Empire (i.e., Ontario, Mira Loma, Fontana)	50	10%
Perris Destinations	40	5%
Moreno Valley Destinations	20	5%
Average Truck Trip (54% of trips)	**61**	—
Employee Trips (46% of trips)	**17**	—

Source: Table J, *Air Quality Analysis Eucalyptus Industrial Park,* LSA Associates, Inc. November 2011.

Project emissions resulting from the operation of the project, using the average trip lengths listed in Table 4.3.K, are presented in Table 4.3.L. It should be noted that the *Traffic Impact Analysis* considers a General Plan Build Out scenario; however, for purposes of the operational emissions analysis, an evaluation of the General Plan Build Out scenario was not required as the existing year (2011) and opening year (2012) with project analysis provides the most conservative estimate for operational emissions. Due to stringent vehicle emissions regulations in place and proposed by the CARB and the EPA, tailpipe emissions of CO are expected to decrease by more than 70 percent for Year 2030 conditions (the General Plan Build Out analysis year) thus, the emissions decrease in tailpipe emissions of CO would more than offset the increase in traffic at the study area intersections during the p.m. peak-hour and an evaluation of General Plan Build Out p.m. peak-hour CO concentrations would likely be less than the existing year (2011) and opening year (2012) with project conditions analysis. As identified in Table 4.3.L, project-related emissions for CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ would exceed the SCAQMD daily emissions thresholds. As previously noted, the vehicle trips generated by the proposed project will not result in any CO hotspots. Pollutant emissions of ROG and NO_X that would exceed the SCAQMD thresholds would contribute to the existing nonattainment status in the Basin. This is a significant impact requiring mitigation.

Table 4.3.L: Long-Term Operational Emissions

Source	Pollutants, lbs./day					
	CO	ROG	NO_X	SO_2	PM_{10}	$PM_{2.5}$
Area Sources	0.0	59	0	0	0	0
Energy Sources	1.1	0.14	1.3	0.01	0.1	0.1
Mobile Sources	1,800	230	2,000	3.1	370	85
Total Project Emissions	1,801	289	2,001	3.1	370	85
SCAQMD Thresholds	**550**	**55**	**55**	**150**	**150**	**55**
Significant Impact?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**

Source: Table K, *Air Quality Analysis Eucalyptus Industrial Park,* LSA Associates, Inc. November 2011.

Mitigation Measures. The following mitigation measures have been identified to help reduce the operational emissions of CO, ROG, NOx, PM_{10}, and $PM_{2.5}$:

4.3.6.5A Prior to issuance of building permits, the project applicant shall provide evidence to the City that applicable (as determined by the City) Transportation Demand Management (TDM)/Transportation Control Measure (TCM) strategies such as preferential parking for employee vanpooling/carpooling, bicycle parking facilities (such as bicycle lockers and racks), bus turnouts, and other strategies are incorporated into the design of the proposed project.

4.3.6.5B Prior to issuance of building permits, the project applicant shall provide evidence to the City that energy-efficient and low-emission methods and features of building construction shall be incorporated into the project design. These methods and features may include (but are not limited to) the following:

- Construction of buildings that exceed statewide energy requirements beyond 20 percent of that identified in Title 24:
  - Use of low-emissions water heaters;
  - Use of central water-heating systems;
  - Use of energy-efficient appliances;
  - Use of increase insulation;
  - Use of automated controls for air conditioners;
  - Use of energy-efficient parking lot lighting; and
  - Use of lighting controls and energy-efficient lighting.
- Utilize low-VOC interior and exterior coatings during project repainting.
- Provide on-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the amount of vehicle trips.
- Installation of skylights and energy-efficient lighting that exceeds California Title 24 standards where feasible, including electronic dimming ballasts and computer-controlled daylight sensors in the buildings.
- Shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and building shall be planted at the proposed project site. These strategies will minimize the heat island effect and thereby reduce the amount of air conditioning required.

- Strategies to be considered include fans to assist natural ventilation, centralized water and space conditioning systems, high efficiency individual heating and cooling units, and automatic setback thermostats.
- Reduction of energy demand associated with potable water conveyance through the following methods:
  - Incorporating drought-tolerant plants into the landscaping palette; and
  - Use of water-efficient irrigation techniques.
- Energy-efficient low-pressure sodium parking lot lights or lighting equivalent as determined by the City, shall be used;
- Buildings shall be oriented north-south where feasible;
- Implement an on-site circulation plan in parking lots to reduce vehicle queuing;
- Develop a trip reduction plan to achieve 1.5 average vehicle ridership (AVR) for businesses with fewer than 100 employees or multitenant worksites;
- Include bicycle parking facilities such as bicycle lockers and racks;
- Include showers for bicycling employees use; and
- Construct on-site pedestrian facility improvements such as building access that is physically separated from street and parking lot traffic and walk paths.

Level of Significance after Mitigation. Although implementation of **Mitigation Measures 4.3.6.5A** through **4.3.6.5B** may reduce vehicle trips associated with the proposed project, it is not possible to quantify the reduction in the amount of emissions that may occur. Considering the volume of emissions generated and current commuter habits, it is unlikely the implementation of TDMs/TCMs will result in a reduction of operational project emissions to below existing SCAQMD thresholds. Application of Leadership in Energy and Environmental Design (LEED) standards and green building design principles could reduce emissions from building operations such as heating and cooling; however, such standards and principles would not reduce emissions of CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ to below SCAQMD thresholds. No other feasible mitigation measures have been identified to reduce the operational emissions of CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ to a less than significant level. Because the project site is located in a nonattainment air basin for criteria pollutants, the addition of air pollutants resulting from operation of the proposed project would contribute to the continuation of nonattainment status in the Basin. In the absence of mitigation to reduce the proposed project's emission of contribution of CO, ROG, NO_X, PM_{10}, and $PM_{2.5}$ to below SCAQMD thresholds, long-term air quality impacts resulting from the operation of the proposed project would remain significant and unavoidable.

4.3.6.6 Project-Related Localized Operational Emissions Impacts

Threshold	Would the proposed project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable Federal or State ambient air quality standard? For long-term operations, the applicable daily thresholds at 25 meters (82 feet) are: • 270 pounds of NO_X; • 1,577 pounds of CO; • 4 pounds of PM_{10}; and • 2 pounds of $PM_{2.5}$.

The primary emissions from operational activities include but are not limited to NO_X, CO, PM_{10}, and $PM_{2.5}$ combustion emissions from stationary sources and/or on-site mobile equipment. Similar to the localized construction emissions analysis, the SRA is the Perris Valley. Table 4.3.M identifies the calculated emissions for the proposed operational activities compared with the appropriate localized significance thresholds.

Table 4.3.M: Localized Project Operational Emissions

	Pollutants, lbs./day			
	CO	NOx	PM_{10}	$PM_{2.5}$
On-site emissions	90	100	19	4.3
Localized Significance Threshold	**1,577**	**270**	**4**	**2**
Significant Impact?	**No**	**No**	**Yes**	**Yes**

Source: *Air Quality Analysis Eucalyptus Industrial Park,* LSA Associates, Inc. November 2011.

As identified in Table 4.3.M, all localized operational emissions for the proposed project, with the exception of PM_{10} and $PM_{2.5}$ emissions, are below the localized significance threshold. Since PM_{10} and $PM_{2.5}$ emissions exceed the localized significance thresholds, operational activities associated with the proposed project may cause long-term localized air quality impacts and mitigation would be required.

Mitigation Measures. The following measures have been identified to reduce operational emissions of ROG, NO_X, CO, and PM_{10}:

4.3.6.6A Prior to issuance of the first building permit, building and site plan designs shall ensure that the project's energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 20 percent. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and review and approved by the City. Any combination of design features, including but not limited to the following list, may be used to fulfill this requirement provided that the total increase in energy efficiency meets or exceeds 20 percent:

- Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the City.
- Increase in insulation such that heat transfer and thermal bridging is minimized.
- Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.
- Incorporate dual-paned or other energy efficient windows.
- Incorporate energy efficient space heating and cooling equipment.
- Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City. Automatic devices to turn off lights when they are not needed shall be implemented.
- To the extent that they are compatible with landscaping guidelines established by the City, shade-producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the project site.
- Paint and surface color palette for the project shall emphasize light and off-white colors which reflect heat away from the buildings.
- All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.

- To reduce energy demand associated with potable water conveyance, the project shall implement the following:
  - Landscaping palette emphasizing drought-tolerant plants;
  - Use of water-efficient irrigation techniques; and,
  - U.S. EPA Certified WaterSense labeled for equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.
- The project shall provide secure, weather-protected, on-site bicycle storage/parking.
- The project shall provide on-site showers (one for males and one for females). Lockers for employees shall be provided.
- The project will establish a Transportation Management Association (TMA). The TMA will coordinate with other TMAs within the City to encourage and coordinate carpooling among building occupants. The TMA will advertise its services to building occupants, and offer transit and/or other incentives to reduce greenhouse gas (GHG) emissions. A plan will be submitted by the TMA to the City within two months of project completion that outlines the measures implemented by the TMA, as well as contact information.
- The project shall provide preferential parking for carpools and vanpools. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to final site plan approval, preferential parking for carpools and vanpools shall be delineated on the project site plan.
- The project shall provide at least two electric vehicle charging stations. Locations and configurations of proposed charging stations are subject to review and approval by the City. Prior to issuance of the first building permit, stub outs for charging stations shall be indicated on the project building plans.
- Lease/purchase documents shall identify that tenants are encouraged to promote the following:
  - Implementation of compressed workweek schedules.
  - SmartWay partnership;
  - Achievement of at least 20 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of consolidated trips carried by SmartWay carriers until it reaches a minimum of 90 percent of all long-haul trips carried by SmartWay 1.0 or greater carriers.
  - Achievement of at least 15 percent per year (as a percentage of previous percentage, not total trips) increase in percentage of long-haul trips carried by SmartWay carriers until it reaches a minimum of 85 percent of all consolidator trips carried by SmartWay 1.0 or greater carriers.
  - Use of fleet vehicles conforming to 2010 air quality standards or better.
  - Installation of catalytic converters on gasoline-powered equipment.
  - Inclusion of electric powered and/or compressed natural gas fueled trucks and/or vehicles in fleets.
  - Establishment and use of carpool/vanpool programs, complemented by parking fees for single-occupancy vehicles.
  - Provision of preferential parking for EV and CNG vehicles.
  - Use of electrical equipment (instead of gasoline-powered equipment) for landscape maintenance.

- Use of electric (instead of diesel or gasoline-powered) yard trucks.
- Use of SmartWay 1.25 rated trucks.

4.3.6.6B The project shall be designed to facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills by providing easily accessible areas that are dedicated to the collection and storage of recyclable materials including paper, cardboard, glass, plastics, and metals. Locations of proposed recyclable materials collection areas are subject to review and approval by the City. Prior to Final Site Plan approval, locations of proposed recyclable materials collection areas shall be delineated on the project site plan.

It is important to note that in addition to the operational activity mitigation measures identified above, the proposed project would incorporate physical attributes and operational programs that will act to generally reduce operational-source pollutant emissions including GHG emissions. These project characteristics are identified in Section 4.13 (Climate Change and Greenhouse Gas Emissions) of this EIR.

Level of Significance after Mitigation. Although implementation of **Mitigation Measures 4.3.6.6A** and **4.3.6.6B** may reduce vehicle trips associated with the proposed project, it is not possible to quantify the reduction in the amount of emissions that may occur. Considering the volume of emissions generated and current commuter habits, it is unlikely the implementation of TDMs/TCMs will result in a reduction of operational project emissions to below existing localized operation emissions thresholds. In the absence of mitigation to reduce the proposed project's localized emission of contribution of PM_{10} and $PM_{2.5}$ to below localized emission thresholds, long-term air quality impacts resulting from the operation of the proposed project would remain significant and unavoidable.

4.3.7 Cumulative Impacts

As stated in Section 15130(b) of the *CEQA Guidelines*, cumulative impacts can either be (1) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects out the control of the agency or (2) A summary of projections contained in a prior adopted or certified environmental document such as an adopted General Plan or related planning document which describes or evaluated regional or area-wide conditions contributing to the cumulative impact. For purposes of analysis, the cumulative area for air quality impacts is the Basin.

The 2007 AQMP describes and evaluated regional/area-wide conditions within the Basin and set regional emission significance thresholds for both construction and operation of development projects. The SCAQMD recommends that a project's potential contribution to cumulative impacts should be assessed using the same significance criteria as those for project-specific impacts. This would mean that if a project exceeds the SCAQMD recommended daily regional emission thresholds, the project-specific impacts would also result in a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment. Therefore, the SCAQMD daily regional emission thresholds are utilized in this cumulative discussion.

The project would contribute criteria pollutants to the area during project construction. A number of individual projects in the area may be under construction simultaneously with the proposed project. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction would result in substantial short-term increases in air pollutants. This would be a contribution to short-term cumulative air quality impacts.

The traffic study included vehicular trips from all present and future projects in the project vicinity; therefore, the CO hot spot concentrations calculated at these intersections include the cumulative traffic effect. Based on previously referenced Tables 4.3.G and 4.3.H, no significant cumulative CO

impacts would occur. Previously referenced Table 4.3.L identifies that the long-term operation of the project would exceed the standards for CO, ROC, NO_X, PM_{10}, and $PM_{2.5}$. The Basin is in nonattainment for PM_{10} and ozone at the present time; therefore, the construction and operation of the proposed project would exacerbate nonattainment of air quality standards for PM_{10} and ozone within the Basin and contribute to cumulative air quality impacts. Therefore, long-term cumulative air quality impacts are considered to be significant and avoidable.

The study included in the "Proposed Identification of Diesel Exhaust as a Toxic Air Contaminant" (June 1998) estimated that the population-weighted average outdoor diesel exhaust PM_{10} concentration in California for 1995 was 2.2 micrograms per cubic meter ($\mu g/m^3$), with it reaching as high as 10 $\mu g/m^3$ near a freeway. These concentrations of diesel particulates present a carcinogenic health risk ranging from 130 in 1 million to 2,400 in 1 million (using a 70-year exposure duration). The study suggests that virtually all residents of California are being exposed to large doses of diesel exhaust PM_{10}.

The HRA conducted for the proposed project identified the increase in health risks to the nearby sensitive receptors from the proposed project's air pollutant emissions. The CARB web site "Maps of Estimated Cancer Risk From Air Toxics"[1] identifies a carcinogenic risk of over 250 in 1 million for the Riverside area. This HRA identified that the project's incremental increase is only a very small fraction of the ambient condition. Therefore, the concentration of diesel particulates at the project site is below the established risk threshold. Individuals living and working in southern California may be exposed to levels of diesel emissions that are cumulatively significant; however, that circumstance is not created by the project.

It is reasonable to anticipate that advancements in truck/transportation technology would reduce the amount of particulate matter in future years. However, a determination of the amount and extent of that reduction in diesel particulate matter from these types of activities is not available at this time. Therefore, in an overabundance of caution, because other cumulative projects in the area would also contribute diesel particulates in the area and because the Riverside area has a level of particulate matter that is above the SCAQMD's recommended cancer risk threshold of 10 in one million, regional impacts associated with diesel particulate matter are considered cumulatively considerable and the proposed project will make a significant contribution to that cumulative impact.

[1] http://www.arb.ca.gov/toxics/cti/hlthrisk/hlthrisk.htm.

4.4 BIOLOGICAL RESOURCES

This section discusses the effects of development of the proposed project on biological resources. Information to evaluate and analyze the proposed project's impacts to biological resources is derived from the *MSHCP Consistency Analysis and Burrowing Owl Habitat Assessment and Focused Survey for the Eucalyptus Industrial Development PA07-0083* (ICF International, original July 2011 updated January 2012), the *Jurisdictional Delineation Report for the ProLogis Eucalyptus Project Site* (ICF International, original July 2011 updated January 2012), and the *Determination of Biologically Equivalent or Superior Preservation Report* (ICF International, original August 2011 updated January 2012), which are included in their entirety in Appendix C. The presence or likelihood of presence of sensitive species is based on information compiled through field reconnaissance and applicable reference materials.

The habitat assessment information summarized in this section was collected during a site visit to the project site on May 29, 2008, which was updated in 2011. The site reconnaissance consisted of walking the entire site, including adjacent properties up to 500 feet where possible and recording information on the vegetation communities and wildlife present. In addition, a search for sensitive plant communities and evidence of special-status species or habitats that could support such species was conducted during the site visits. Soil conditions, topography, and quality of habitat were also documented. The project site is within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Burrowing Owl Survey Area. A focused western burrowing owl (*Athene cunicularia hypugaea*) survey was conducted for the proposed project site on five separate days. Under the MSHCP, the focused survey protocol was divided into two parts: 1) a Focused Burrow Survey and 2) a Focused Burrowing Owl Survey. The focused survey was conducted during the breeding season (March 1–August 31) as defined under the MSHCP,[1] and also in accordance with the California Burrowing Owl Consortium's (CBOC) *Burrowing Owl Survey Protocol and Mitigation Guidelines*.[2]

4.4.1 Existing Setting

4.4.1.1 Topography and Soils

The proposed project site is located in the eastern portion of the City of Moreno Valley, Riverside County. The approximately 122.8-acre project site is generally located south of SR-60, east of Moreno Valley Auto Mall, and adjacent to the Quincy Channel. The site topography is level with little variation (slight southward grade). The site has three drainages that occur on or near the project site, on the eastern, southern, and western portions of the site. The proposed project site occurs within an elevation range of approximately 1,720 to 1,795 feet above mean sea level (amsl). The project site is bordered by existing retail development to the west, residential development to the north across SR-60, and vacant land to the south and east zoned for Residential/Agricultural uses.

The soils on the proposed project site, as mapped by the *Soil Survey of Western Riverside Area, California* (1971),[3] consist of Gullied land (GzG); San Emigdio fine sandy loam, 2–8 percent slopes, eroded (SeC2); San Emigdio loam, 0–2 percent slopes (SgA); and Sam Emigdio loam, 2–8 percent slopes (SgC). The site is mapped as being dominated by San Emigdio loam. The observed surface soils on the project site contain evidence of heavy disturbance from agriculture-related activities. None of the soils present is considered sensitive pursuant to the MSHCP.

1 *Western Riverside County Multiple Species Habitat Conservation Plan, Volume I, Part I,* Dudek & Associates, June 17, 2003.
2 *Burrowing Owl Survey Protocol and Mitigation Guidelines*, California Burrowing Owl Consortium, 1993.
3 *Soil Survey of Western Riverside Area, California,* United States Department of Agriculture, November 1971.

4.4.1.2 Vegetation

Vegetation communities present on site are scarce as portions of the site are currently utilized for agricultural uses and the remaining land is fallow. Figure 5.9-2 of the City's *General Plan Final Program EIR*[1] identifies the proposed project site's vegetation communities as both Field Cropland and Grove/Orchard. The *MSHCP Consistency Analysis Report*[2] indicates that the project site consists of four vegetation communities: former agriculture, ruderal, non-native grassland, and mule fat scrub.

Agriculture-Citrus (citrus tree orchards) occur on the northwestern, northeastern, and east-central portions of the project site and occupy approximately 57.2 acres. Approximately 47.4 acres of ruderal vegetation occurs on the project site and is dominated by weedy vegetation that is typically associated with a past disturbance (agriculture). The ruderal plant community is dominated by several mustard species (*Brassica* ssp.), annual bur ragweed (*Ambrosia acanthicarpa*), Russian thistle (*Salsola tragus*), cheeseweed (*Malva parviflora*), and non-native grass species. Non-native grassland occurs in a small area (approximately 16.6 acres) in the northern portion of the project site. Non-native grassland is generally characterized by a dense-to-sparse cover of non-native, annual grasses often associated with numerous weedy species, as well as some native annual forbs, such as wildflowers that emerge especially in years of plentiful rain. Dominant plant genera typically found within non-native grassland include bromes (*Bromus* spp.), wild oats (*Avena* spp.), fescues (*Vulpia* spp.), and barleys (*Hordeum* spp.).

The drainage that occurs along the eastern boundary (within the Quincy Channel) of the project site is heavily disturbed and contains a number of non-native species, including Peruvian pepper (*Schinus molle*), tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), eucalyptus (*Eucalyptus* spp.), and tree of heaven (*Ailanthus altissima*). Patches of mule fat scrub (*Baccharis salicifolia*) and one Gooding's black willow tree (*Salix gooddingii*) also occur within the eastern drainage. The western and southern drainages located within the project boundary include several mustard species, annual bur ragweed, Russian thistle, cheeseweed, and non-native grass species. As indicated in Figure 4.4.1, the project site consists of highly disturbed land from which most natural vegetation has been removed by regular disking and ongoing citrus cultivation.

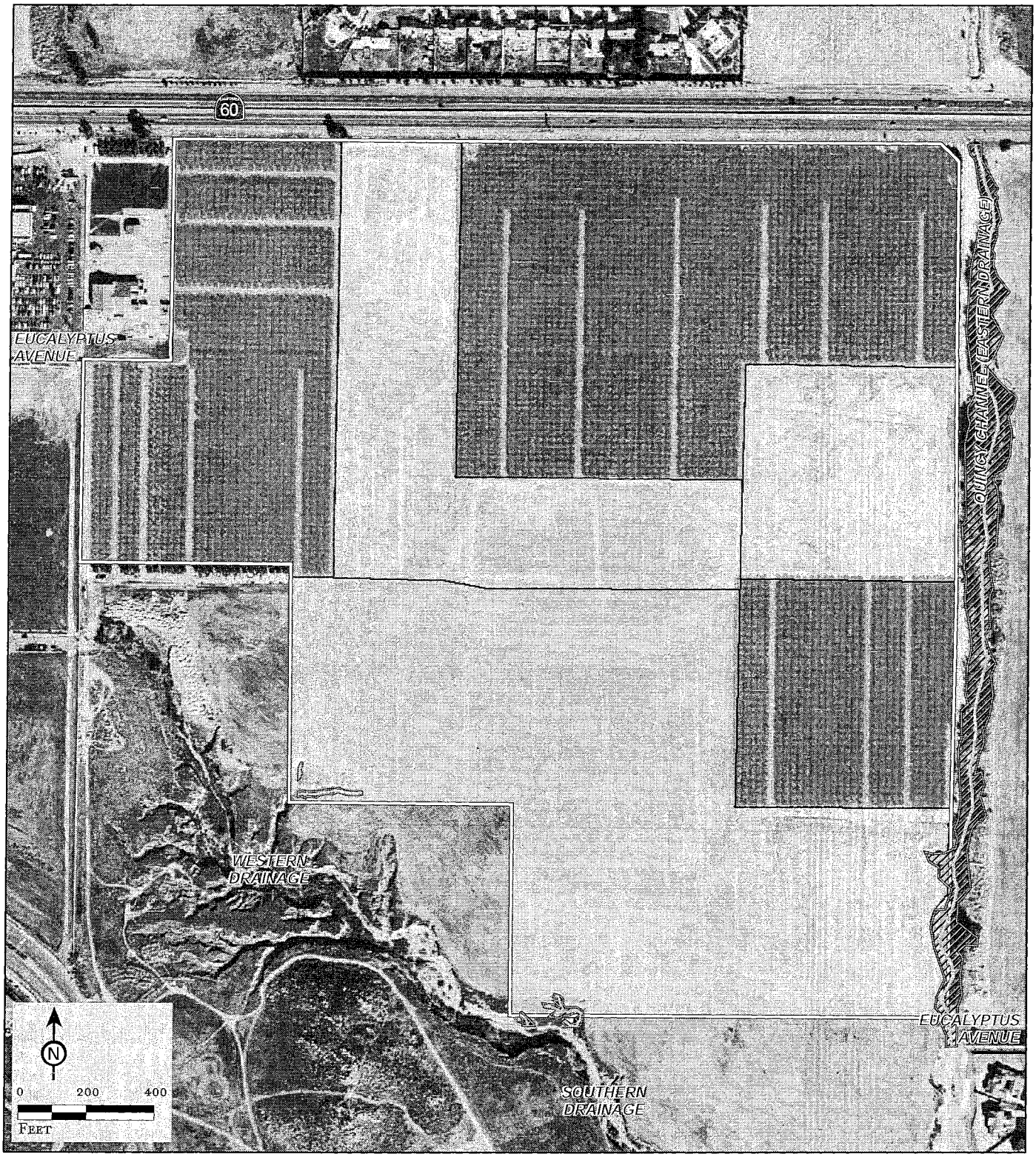
4.4.1.3 Wildlife

Despite the disturbed nature of the site, common wildlife species that have adapted to human-modified landscapes were observed on site during the biological survey. Species include the red-tailed hawk (*Buteo jamaicensis*), house finch (*Carpodacus mexicanus*), mourning dove (*Zenaidia macroura*), common raven (*Corvus corax*), coyote (*Canis latrans*), desert cottontail (*Sylvilagus audubonii*), and California ground squirrel (*Spermophilus beecheyi*). A complete list of species observed on site is included in Appendix B of the *MSHCP Consistency Analysis* contained in Appendix C to this EIR. Utilization of agricultural areas by wildlife varies greatly depending upon the type of crop and the time of the year. Numerous bird and mammal species may occur within certain Field/Croplands dependent on the season. Orchards/Groves adjacent to Field/Croplands or Non-native Grasslands may be utilized as a perching area that facilitates raptor foraging.

4.4.1.4 Sensitive Biological Resources

Special status species are plant and animal species or sub-species for which there is concern for population sustainability or that are otherwise considered worthy of consideration by the California Department of Fish and Game (CDFG), US Fish and Wildlife Service (USFWS), local agencies, or special interest groups such as the California Native Plant Society (CNPS). In addition to species federally or State listed as Endangered or Threatened, these include species that are Candidates or Proposed for listing as Endangered or Threatened, plant species that are State listed as Rare, animal

1 *City of Moreno Valley Final Program EIR Conservation Element,* City of Moreno Valley, October 2006.
2 *MSHCP Consistency Analysis and Burrowing Owl Habitat Assessment and Focused Survey for the Eucalyptus Industrial Development PA07-0083 City of Moreno Valley, County of Riverside, California,* ICF Jones & Stokes, July 2011.



LSA

FIGURE 4.4.1

Project Boundary

CDFG* Potential Jurisdictional Waters

ACOE*/RWQCB* Potential Jurisdictional Waters

Vegetation and Land Use

Agricultural, Citrus (57.20 Ac)

Non-Native Grassland (16.62 Ac)

Ruderal (47.39 Ac)

Disturbed Mulefat Scrub (0.62 Ac)

Eucalyptus Industrial Park
Environmental Impact Report

On-Site Vegetation Communities

SOURCE: AirPhotoUSA, 2008; ICF Jones & Stokes, 2008.

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species designated as Fully Protected or Species of Special Concern by the State of California, and plant species designated as California Rare Plant Rank (RPR) 1A, 1B, or 2. California Rare Plant Ranks are assigned by a committee of government agency and non-governmental botanical experts, including experts from CNPS, and are not official State designations of rarity status. Legal protection for sensitive species varies widely, from the comprehensive protection extended to federally-listed threatened and/or endangered species to species without legal protection at the current time. It is the general practice in the biology industry to base the presence or likelihood of presence of sensitive species within a specific area on the following criteria:

- Direct observation of the species or its sign in the study area or immediate vicinity during site-specific surveys or reported in previous biological studies;
- Sighting by other qualified observers;
- Record reported by the Natural Diversity Data Base (NDDB) published by CDFG; and
- Presence or location of specific species lists provided by private groups (e.g., CNPS).

4.4.1.5 Endangered, Threatened, and Special Status Species

Threatened and Endangered Species. The USFWS and the CDFG list species as Threatened or Endangered under the Federal and California Endangered Species Acts (FESA and CESA, respectively). An Endangered species is one that is in danger of extinction throughout all or a significant portion of its range. A Threatened species is one that is likely to become endangered in the foreseeable future.

The USFWS may designate "critical habitat" that identifies specific areas, both occupied and unoccupied, that are essential to the conservation of a listed species. To make a determination of Critical Habitat, biologists consider physical and biological habitat features needed for life and successful reproduction of the species, which include:

- Space for individual and population growth and for normal behavior;
- Cover or shelter;
- Food, water, air, light, minerals, or other nutritional or physiological requirements;
- Sites for breeding and rearing offspring; and
- Habitats that are protected from disturbances or are representative of the historic geographical and ecological distributions of a species.

Critical Habitat areas may require special management considerations or protections.

The project site is not located within any USFWS designated Critical Habitat area, and no Threatened or Endangered species were observed within the project site during the field surveys.

Table 4.4.A identifies Threatened and Endangered species identified in the City's *General Plan Final EIR* and in searches of the CDFG's *California Natural Diversity Data Base* (CNDDB) and the CNPS's *Electronic Inventory of Rare and Endangered Vascular Plants of California* that may potentially occur in the project vicinity.

Table 4.4.A: Threatened and Endangered Species Potentially Occurring in the Project Vicinity

Species	Status	Habitat and Distribution	On-site Potential
Plants			
Dodecahema leptoceras	US: FE CA: SE/1B MSHCP: S	In the Vail Lake area, occurs in gravel soils of Temecula arkose deposits in openings in chamise chaparral. In other areas, occurs in	Absent. No alluvial fan sage scrub on site.

Table 4.4.A: Threatened and Endangered Species Potentially Occurring in the Project Vicinity

Species	Status	Habitat and Distribution	On-site Potential
Slender-horned spineflower		sandy cobbly riverbed alluvium in alluvial fan sage scrub (usually late seral stage), on floodplain terraces and benches that receive infrequent overbank deposits from generally large washes or rivers, where it is most often found in shallow silty depressions dominated by leather spineflower (*Lastarriaea coriacea*) and other native annual species, and is often associated with cryptogamic soil crusts composed of bryophytes, algae and/or lichens. Occurs at 600 to 2,500 feet elevation. Known only from Los Angeles, Riverside, and San Bernardino Counties, California.	
Birds			
Buteo swainsoni (nesting) Swainson's hawk	US: – CA: ST MSHCP: C	Open desert, grassland, or cropland containing scattered, large trees or small groves. Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley. Forages in adjacent grasslands or suitable grain or alfalfa fields, or livestock pastures. Breeds and nests in western North America; winters in South America. Uncommon breeding resident and migrant in the Central Valley, Klamath Basin, Northeastern Plateau, Lassen County, and Mojave Desert. Very limited breeding reported from Lanfair Valley, Owens Valley, Fish Lake Valley, and Antelope Valley. In southern California, now mostly limited to spring and fall transient. Formerly abundant in California, with wider breeding range. Species is not known to nest in Riverside County.	Low. Most open habitat of lowlands in the region, including the habitat on site, is potentially suitable foraging habitat for this species, which is not known to nest in Riverside County. The species is likely to forage on site only briefly during migration, if at all.
Coccyzus americanus occidentalis (nesting) Western yellow-billed cuckoo	US: FC CA: SE MSHCP: S	Breeds and nests in extensive stands of dense cottonwood/willow riparian forest along broad, lower flood bottoms of larger river systems at scattered locales in western North America; winters in South America.	Absent. No extensive stands of riparian habitat on site.
Empidonax traillii extimus Southwestern willow flycatcher	US: FE CA: SE MSHCP: S	Rare and local breeder in extensive riparian areas of dense willows or (rarely) tamarisk, usually with standing water, in the southwestern U.S. and (formerly?) northwestern Mexico. Winters in Central and South America. Below 6,000 feet elevation.	Absent. No dense willows on site.
Polioptila californica californica Coastal California gnatcatcher	US: FT CA: SSC MSHCP: C	Inhabits coastal sage scrub in low-lying foothills and valleys in cismontane southwestern California and Baja California.	Absent. No coastal sage scrub on site.
Vireo bellii pusillus Least Bell's vireo	US: FE CA: SE MSHCP: S	Riparian forests and willow thickets. The most critical structural component of least Bell's vireo habitat in California is a dense shrub layer 2 to 10 feet above ground. Nests from central California to northern Baja California. Winters in southern Baja California.	Absent. No riparian forest or willow thickets on site.

Table 4.4.A: Threatened and Endangered Species Potentially Occurring in the Project Vicinity

Species	Status	Habitat and Distribution	On-site Potential
Mammals			
Dipodomys merriami parvus San Bernardino kangaroo rat	US: FE CA: SSC MSHCP: S	Gravelly and sandy soils of alluvial fans, braided river channels, active channels and terraces; San Bernardino Valley (San Bernardino County) and San Jacinto Valley (Riverside County). In San Bernardino County, this species occurs primarily in the Santa Ana River and its tributaries north of Interstate 10, with small remnant populations in the Etiwanda alluvial fan, the northern portion of the Jurupa Mountains in the south Bloomington area, and in Reche Canyon. In Riverside County, this species occurs along the San Jacinto River east of approximately Sanderson Avenue, and along Bautista Creek. Remnant populations may also occur within Riverside County in Reche Canyon, San Timoteo Canyon, Laborde Canyon, the Jurupa Mountains, and the Santa Ana River Wash north of State Route 60.	Absent. No alluvial fans or river channels on site.
Dipodomys stephensi Stephens' kangaroo rat	US: FE CA: ST MSHCP: C	Found in plant communities transitional between grassland and coastal sage scrub, with perennial vegetation cover of less than 50%. Most commonly associated with *Artemesia tridentata, Eriogonum fasciculatum,* and *Erodium.* Requires well-drained soils with compaction characteristics suitable for burrow construction. Not found in soils that are highly rocky, less than 20 inches deep, or heavily alkaline or clay, or in areas exceeding 25% slope. Occurs only in western Riverside County, northern San Diego County, and extreme southern San Bernardino County, below 915 meters (3,000 feet) elevation. In northwestern Riverside County, known only from east of Interstate 15. Reaches its northwest limit in south Norco, southeast Riverside, and in the Reche Canyon area of Riverside and extreme southern San Bernardino Counties.	Low. No coastal sage scrub on site, but may potentially occur along the southwest edge of the site near undisturbed scrubland.

US: Federal Classifications

FE Listed as Endangered.

FT Listed as Threatened.

FC Candidate for listing as Threatened or Endangered.

CA: State Classifications

SE State-listed as Endangered.

ST State-listed as Threatened.

SSC Species of Special Concern. Refers to animals with vulnerable or seriously declining populations.

1B California Rare Plant Rank 1B – rare, threatened or endangered in California and elsewhere.

MSHCP: Western Riverside County Multiple Species Habitat Conservation Plan Status

C Species is covered and adequately conserved under the MSHCP.

S Species is covered and adequately conserved under the MSHCP, but surveys are required within indicated habitats and/or survey areas.

Source: *City of Moreno Valley General Plan Final EIR,* City of Moreno Valley, approved October, 2006; *California Natural Diversity Data Base* records for *Sunnymead, California* USGS 7.5-minute quadrangle searched on December 16, 2011, using *Rarefind 3* (version 3.1.0, California Department of Fish and Game, dated September 3, 2011); *Electronic Inventory of Rare and Endangered Vascular Plants of California* (online edition, v8-01a, California Native Plant Society, 2011, http://www.rareplants.cnps.org/) records for *Sunnymead, California* USGS 7.5-minute quadrangle searched on December 23, 2011.

Two species identified in Table 4.4.A, Swainson's hawk (*Buteo swainsoni*) and Stephens' kangaroo rat (*Dipodomys stephensi*), have potential to occur on site. Swainson's hawk is unlikely to occur, based on the typical range of the species. Any occurrence on site would be expected to be brief foraging by migrating individuals, as the species is not known to breed or winter in the area. Impacts to foraging habitat of these raptors would be minimal at most because areas in the vicinity that are not to be disturbed would still provide adequate foraging habitat. Swainson's hawk is State listed as Threatened, but is not listed under the FESA. This species is covered by the MSHCP, meaning that it is considered adequately conserved within the MSHCP plan area if the MSHCP is implemented as intended. The MSHCP is an element of the Riverside County Integrated Project (the integration of land use, transportation, and conservation planning, and implementation, to develop a consensus for the future development of Riverside County). It is designed to protect over 150 species and conserve over 500,000 acres in western Riverside County. Any project-related impacts to Swainson's hawk will be offset by implementing the agreements established in the MSHCP, which include the formation of the MSHCP Conservation Area and reducing edge effects to preserved habitat (by following the Guidelines pertaining to the Urban/Wildlands Interface in MSHCP Section 6.1.4). The MSHCP was conceived, developed, and is being implemented specifically to address the direct, indirect, cumulative, and growth-related effects on covered species resulting from build out of planned land use and infrastructure, including the proposed project.

Stephens' kangaroo rat (SKR) is unlikely to occur based on habitat quality, but has a low potential to occur along the southwest border of the site near higher quality off-site habitat. The project is within the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) fee area. The SKR HCP provides take authorization for the SKR within the fee area, and no focused surveys for the species are required.

Other Special Status Species. Based on the CDFG and CNPS database searches mentioned above, 26 special status species that are not listed as Threatened or Endangered have the potential to occur in the project vicinity (Table 4.4.B). Species that are not covered under the MSHCP or are not adequately conserved by the MSHCP at this time are also included in Table 4.4.B. All but six of the species in Table 4.4B are covered by the MSHCP, meaning that they are considered adequately conserved if the MSHCP is implemented as intended.

Table 4.4.B: Special Interest Species Potentially Occurring in the Project Vicinity

Species	Status	Habitat and Distribution	On-site Potential
Plants			
Calochortus plummerae Plummer's mariposa lily	US: – CA: 1B MSHCP: P	Sandy or rocky sites of (usually) granitic or alluvial material in valley and foothill grassland, coastal scrub, chaparral, cismontane woodland, and lower montane coniferous forest at 300 to 5,600 feet elevation. Known from the Santa Monica Mountains to San Jacinto Mountains in Riverside, San Bernardino, Orange, Los Angeles, and Ventura Counties. In western Riverside County, this species is known from the foothills of the San Bernardino Mountains, northeastern Santa Ana Mountains, Box Springs Mountains, and from the Lake Skinner area (*The Vascular Plants of Western Riverside County*, California. F.M. Roberts et al., 2004).	Absent. No suitable granitic or alluvial habitat on site.
Centromadia pungens ssp. *laevis* Smooth tarplant	US: – CA: 1B MSHCP: S	Alkaline areas in chenopod scrub, meadows, playas, riparian woodland, valley and foothill grassland below 1,600 feet elevation. Known from Riverside and San Bernardino Counties, extirpated from San Diego County.	Absent. No alkaline areas on site.

Table 4.4.B: Special Interest Species Potentially Occurring in the Project Vicinity

Species	Status	Habitat and Distribution	On-site Potential
Chorizanthe parryi var. *parryi* Parry's spineflower	US: – CA: 1B MSHCP: P	Sandy or rocky soils in chaparral, coastal scrub, or woodlands at 100 to 5,600 feet elevation. Known only from Los Angeles, Riverside, and San Bernardino Counties.	Absent. No sandy or rocky soils in chaparral, coastal sage scrub, or woodlands on site.
Lasthenia glabrata ssp. *coulteri* Coulter's goldfields	US: – CA: 1B MSHCP: S	Usually alkaline soils in marshes, playas, vernal pools, and valley and foothill grassland below 4,600 feet elevation. Known from Colusa, Merced, Tulare(?), Orange, Riverside, Santa Barbara, San Diego, San Luis Obispo, and Ventura Counties. Believed extirpated from Kern, Los Angeles, and San Bernardino Counties. Also occurs in Mexico.	Absent. No alkaline soils or suitable wet areas on site.
Lepidium virginicum var. *robinsonii* Robinson's pepper-grass	US: – CA: 1B MSHCP: NC	Dry soils in coastal sage scrub and chaparral below 2,900 feet elevation. In California, known only from Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino and San Diego Counties, and Santa Cruz Island. Also occurs in Mexico.	Absent. No coastal sage scrub or chaparral on site.
Symphyotrichum defoliatum (Aster defoliatus) San Bernardino aster	US: – CA: 1B MSHCP: NC	Vernally wet sites (such as ditches, streams, and springs) in many plant communities below 6,700 feet elevation. In California, known from Ventura, Kern, San Bernardino, Los Angeles, Orange, Riverside, and San Diego Counties. May also occur in San Luis Obispo County. In western Riverside County, this species is scarce, and documented only from Temescal and San Timoteo Canyons (*The Vascular Plants of Western Riverside County, California*. F.M. Roberts et al., 2004).	Low. The east drainage may be marginally suitable.
Amphibians			
Spea hammondii Western spadefoot	US: – CA: SSC MSHCP: C	Grasslands and occasionally hardwood woodlands; largely terrestrial but requires rain pools or other ponded water persisting at least three weeks for breeding; burrows in loose soils during dry season. Occurs in the Central Valley and adjacent foothills, the non-desert areas of southern California, and Baja California.	Absent. No breeding habitat on site.
Reptiles			
Anniella pulchra California legless lizard	US: – CA: SSC MSHCP: NC	Inhabits sandy or loose loamy soils with high moisture content under sparse vegetation from central California to northern Baja California.	Low. East drainage may provide marginally suitable habitat.
Aspidoscelis hyperythra Orangethroat whiptail	US: – CA: SSC MSHCP: C	Prefers washes and other sandy areas with patches of brush and rocks, in chaparral, coastal sage scrub, juniper woodland, and oak woodland from sea level to 3,000 feet elevation. Perennial plants required. Occurs in Riverside, Orange, and San Diego Counties west of the crest of the Peninsular Ranges, in extreme southern San Bernardino County near Colton, and in Baja California.	Absent. No coastal sage scrub, chaparral, or woodlands on site.
Crotalus ruber Red diamond rattlesnake	US: – CA: SSC MSHCP: C	Desert scrub, thornscrub, open chaparral and woodland; occasional in grassland and cultivated areas. Prefers rocky areas and dense vegetation. Morongo Valley in San Bernardino and Riverside Counties to the west and south into Mexico.	Low. No rocky areas on site.

Table 4.4.B: Special Interest Species Potentially Occurring in the Project Vicinity

Species	Status	Habitat and Distribution	On-site Potential
Phrynosoma blainvillii (coronatum) Coast horned lizard	US: – CA: SSC MSHCP: C	Primarily in sandy soil in open areas, especially washes and floodplains, in many plant communities. Requires open areas for sunning, bushes for cover, patches of loose soil for burial, and an abundant supply of ants or other insects. Occurs west of the deserts from northern Baja California north to Shasta County below 8,000 feet elevation.	Low. East drainage may provide marginally suitable habitat.
Birds			
Agelaius tricolor (nesting colony) Tricolored blackbird	US: – CA: SSC (breeding) MSHCP: C	Open country in western Oregon, California, and northwestern Baja California. Breeds near fresh water, preferably in emergent wetland with tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, tall herbs and forages in grassland and cropland habitats. Seeks cover for roosting in emergent wetland vegetation, especially cattails and tules, and also in trees and shrubs.	Absent. No marshy areas nearby.
Ammodramus savannarum (nesting) Grasshopper sparrow	US: – CA: SSC (breeding) MSHCP: P	Grasslands, agricultural fields, prairie, old fields and open savanna. Uncommon and very local summer resident on grassy slopes and mesas west of the deserts. Only rarely in migration and in winter. Coastal Southern California.	Present. Observed during burrowing owl surveys.
Asio flammeus (nesting) Short-eared owl	US: – CA: SSC (breeding) MSHCP: NC	Open country, usually with tall grass, in scattered regions around the Northern Hemisphere. Primarily a rare winter visitor in southwestern California, but recorded at Mystic Lake in the San Jacinto Valley, Riverside County, in summer 1992, and Harper Dry Lake, San Bernardino County, summer 1993.	Low. A rare winter visitor in region. No tall grassy areas on site.
Athene cunicularia (burrow sites) Burrowing owl	US: – CA: SSC (breeding) MSHCP: S	Open country in much of North and South America. Usually occupies ground squirrel burrows in open, dry grasslands, agricultural and rangelands, railroad rights-of-way, and margins of highways, golf courses, and airports. Often utilizes man-made structures, such as earthen berms, cement culverts, cement, asphalt, rock, or wood debris piles. They avoid thick, tall vegetation, brush, and trees, but may occur in areas where brush or tree cover is less than 30 percent.	Low. Not found during focused survey.
Charadrius montanus (wintering) Mountain plover	US: – CA: SSC (wintering) MSHCP: C	Forages in areas with flat topography and bare ground or short vegetation: short grasslands, freshly plowed fields, newly sprouting grain fields, grazed areas, and sometimes sod farms. Found on short grasslands and plowed fields of the Central Valley from Sutter and Yuba Counties southward. Also found in foothill valleys west of San Joaquin Valley, Imperial Valley, plowed fields of Los Angeles and western San Bernardino Counties, and along the central Colorado River Valley. Recent extralimital records exist for locations along the northern coast of California. Winters below 3,200 feet.	Low. Habitat on site may be marginally suitable for brief winter foraging if plowed or mowed.
Circus cyaneus (nesting) Northern harrier	US: – CA: SSC (breeding) MSHCP: C	Marshy habitats, grassland and other open country; uncommon in open desert and brushlands. Nests on the ground in open (treeless) wetland and upland areas, including cultivated cropland and dry	Low. Open habitat on site is marginally suitable.

Table 4.4.B: Special Interest Species Potentially Occurring in the Project Vicinity

Species	Status	Habitat and Distribution	On-site Potential
		grassland. Nest usually constructed in tall, dense clumps of vegetation. Found in the Temperate Zone worldwide.	
Elanus leucurus (nesting) White-tailed kite	US: – CA: CFP MSHCP: C	Typically nests in riparian trees such as oaks, willows, and cottonwoods at low elevations. Forages in open country. Found in South America and in southern areas and along the western coast of North America.	Low. May forage over site.
Icteria virens (nesting) Yellow-breasted chat	US: – CA: SSC (breeding) MSHCP: C	Riparian thickets of willow, brushy tangles near watercourses. Nests in riparian woodland throughout much of western North America. Winters in Central America.	Absent. No riparian thickets or woodland on site.
Lanius ludovicianus (nesting) Loggerhead shrike	US: – CA: SSC (breeding) MSHCP: C	Prefers open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches. Inhabits open country with short vegetation, pastures, old orchards, cemeteries, golf courses, riparian areas, and open woodlands. Highest density occurs in open-canopied valley foothill hardwood, valley foothill hardwood-conifer, valley foothill riparian, pinyon-juniper, juniper, desert riparian, and Joshua tree habitats. Occurs only rarely in heavily urbanized areas, but often found in open cropland. Found in open country in much of North America.	Low. Uncommon in urbanized areas, but habitat on site is otherwise suitable.
Mammals			
Chaetodipus fallax fallax Northwestern San Diego pocket mouse	US: – CA: SSC MSHCP: C	Found in sandy herbaceous areas, usually associated with rocks or coarse gravel in coastal scrub, chaparral, grasslands, and sagebrush, from Los Angeles County through southwestern San Bernardino, western Riverside, and San Diego Counties to northern Baja California.	Low. Site may be marginally suitable.
Eumops perotis Western mastiff bat	US: – CA: SSC MSHCP: NC	Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.; roosts in crevices in vertical cliff faces, high buildings, and tunnels, and travels widely when foraging.	Low. No roosting habitat on site, but may forage over site.
Lasiurus xanthinus Western yellow bat	US: – CA: SSC (in process) MSHCP: NC	Found in desert and riparian areas of the southwest U.S. Individuals roost in the dead fronds of palm trees, and have also been documented roosting in cottonwood trees.	Low. Roosting habitat is sparse in site vicinity.
Lepus californicus bennettii San Diego black-tailed jackrabbit	US: – CA: SSC MSHCP: C	Variety of habitats including herbaceous and desert scrub areas, early stages of open forest and chaparral. Most common in relatively open habitats. Restricted to the cismontane areas of Southern California, extending from the coast to the Santa Monica, San Gabriel, San Bernardino, and Santa Rosa Mountain ranges.	Moderate. Open areas of site are suitable.
Perognathus longimembris brevinasus Los Angeles pocket mouse	US: – CA: SSC MSHCP: S	Prefers sandy soil for burrowing, but has been found on gravel washes and stony soils. Found in coastal sage scrub in Los Angeles, Riverside, and San Bernardino Counties.	Absent. No coastal sage scrub and very little sandy soil on site.

Table 4.4.B: Special Interest Species Potentially Occurring in the Project Vicinity

Species	Status	Habitat and Distribution	On-site Potential
Taxidea taxus American badger	US: – CA: SSC MSHCP: NC	Primary habitat requirements seem to be sufficient food and friable soils in relatively open uncultivated ground in grasslands, woodlands, and desert. Widely distributed in North America.	Absent. Avoids urbanized areas. Widely but sparsely distributed in the region.

LEGEND

US: Federal Classifications

– No Federal classification

CA: State Classifications

SSC Species of Special Concern. Refers to animals with vulnerable or seriously declining populations.

CFP California Fully Protected. Refers to animals protected from take under Fish and Game Code sections 3511, 4700, 5050, and 5515.

1B California Rare Plant Rank 1B – rare, threatened or endangered in California and elsewhere.

MSHCP: Western Riverside County Multiple Species Habitat Conservation Plan Status

C Species is covered and adequately conserved under the MSHCP.

S Species is covered and adequately conserved under the MSHCP, but surveys are required within indicated habitats and/or survey areas.

P Species is covered and will be adequately conserved when MSHCP specified requirements are met.

NC Species not covered under the MSHCP.

Source: *City of Moreno Valley General Plan Final EIR,* City of Moreno Valley, approved October, 2006; *California Natural Diversity Data Base* records for *Sunnymead, California* USGS 7.5-minute quadrangle searched on December 16, 2011, using *Rarefind 3* (version 3.1.0, California Department of Fish and Game, dated September 3, 2011); *Electronic Inventory of Rare and Endangered Vascular Plants of California* (online edition, v8-01a, California Native Plant Society, 2011, http://www.rareplants.cnps.org/) records for *Sunnymead, California* USGS 7.5-minute quadrangle searched on December 23, 2011.

One of the species in Table 4.4.B, grasshopper sparrow (*Ammodramus savannarum*), was observed on the site during the burrowing owl survey. Fourteen others, including burrowing owl, have a low to moderate potential to occur on the site based on existing habitat quality.

The project site is within the MSHCP burrowing owl survey area, and a habitat assessment and focused survey were conducted. During the habitat assessment, one location within the project site contained burrowing owl sign (i.e., whitewash and bone fragments). Field surveys also identified suitable burrows on the proposed project site that may provide habitat for the western burrowing owl; however, no occurrence of the burrowing owl was documented on site during the survey. To confirm continued absence of the burrowing owl from the project site, an MSHCP 30-day pre-construction protocol survey for the burrowing owl prior to ground-disturbing activities will be required.

Of the species with potential to occur on the site, none is listed as threatened or endangered under State or Federal law, all are relatively widespread, and the site does not contain high quality habitat for any of these species. Therefore, any impacts to these species by the project would not be considered significant. Neither additional surveys nor additional conservation measures for these species will be required for the proposed project. This includes the San Bernardino aster, California legless lizard, short-eared owl, western mastiff bat, the western yellow bat, and the grasshopper sparrow.

4.4.1.6 Onsite Drainages

The jurisdictional delineation report,[1] originally conducted in June of 2008 and verified in June of 2011, identified three areas that are jurisdictional drainages on the proposed project site. All drainages on site connect to the San Jacinto watershed and are subject to regulatory authority by the U.S. Army Corps of Engineers (USACE) and Regional Water Quality Control Board (RWQCB). The

[1] Jurisdictional Delineation Report for the ProLogis Eucalyptus Project Site, ICF International, July 2011.

definable bed to bank observed for all drainages are subject to regulatory authority by the CDFG. Figure 4.4.2 illustrates the location and extent of these three drainages in relation to the project site.

The eastern drainage (within the Quincy Channel) appears to carry water flows more frequently and contains a small area of disturbed mule fat scrub habitat. The eastern drainage flows from north of the project site off site south of the southern boundary. The portion of the eastern drainage within the project site does not meet the wetland requirements for hydrophytic vegetation within the ordinary high water mark (OHWM). Rubbish and green waste has been dumped in the past on both sides of the eastern drainage. Ruderal weeds dominated by short-pod mustard (*Hirshfeldia incana*) filled the margin between the drainage and adjacent fields. The eastern drainage was dry within the proposed project area at the time of this study. However, the eastern drainage contains evidence of high-velocity seasonal flow events, including drainage patterns. When taken into context with the vegetation and soils present in the eastern drainage, these indicators are more suggestive of flood flow hydrology than wetland hydrology. No organic streaking, high levels of organic matter in the surface layer, or other hydric soil indicators for sandy soils were observed in the upper 12 inches of sample soil pits. The sample does not meet wetland hydric soil criteria. Although the eastern drainage is not a wetland, it is subject to USACE and RWQCB jurisdiction as non-wetland waters and to CDFG jurisdiction as a streambed.

The western drainage begins at Pettit Street west of the project boundary. The southern drainage is a continuation of the western drainage. The western drainage is an eroded channel that appears to be storm water runoff from the culverts located at the intersection of Pettit Street and Auto Mall Drive.

The western drainage begins at the culverts and then meanders in a southeasterly direction until it meets with the southern drainage near the southwest corner of the project site. The combined drainage then continues southeasterly and meets with the eastern drainage near Cottonwood Avenue. The dominant plant communities associated with the western and southern drainages within the project boundaries are identified as several mustard species, annual bur ragweed, Russian thistle, cheeseweed, and non-native grass species. These drainages do not meet the wetland requirements for hydrophytic vegetation within the OHWM. The southern and western drainage were dry within the proposed project area at the time of this study; however, they contain evidence of high-velocity seasonal flow events, including drainage patterns. When taken in context with the vegetation and soils present in the western and southern drainages, these indicators are more suggestive of flood flow hydrology than wetland hydrology. No organic streaking, high levels of organic matter in the surface layer, or other hydric soil indicators for sandy soils were observed in the upper 12 inches of the sample soil pits. The samples do not meet wetland hydric soil criteria. Because of the presence of a bed and bank and the potential to support wildlife and aquatic resources, the western and southern drainages are considered jurisdictional streambeds under the jurisdiction of CDFG.

Like the eastern drainage, the southern and western drainages are subject to USACE and RWQCB jurisdiction as non-wetland waters and to CDFG jurisdiction as streambeds.

4.4.2 Existing Policies and Regulations

4.4.2.1 Federal Regulations

Federal Endangered Species Act. The FESA was promulgated to protect any species of plant or animal that is endangered or threatened with extinction. Section 9 of the FESA prohibits "take" of federally threatened or endangered wildlife. Take, as defined under the FESA, means to harass, harm, pursue, hunt, wound, kill, trap, capture, collect, or attempt to engage in any such conduct (16 USC 1532[19]). Section 9 also prohibits the removal and reduction of endangered plants from lands under federal jurisdiction, and the removal, cutting, digging, damage, or destruction of endangered plants on any other area in "knowing violation of State law or regulation."

Section 9 of the FESA (16 USC 1538) prohibits take of a federally listed endangered species of fish or wildlife except pursuant to a permit and Habitat Conservation Plan (HCP) approved under Section

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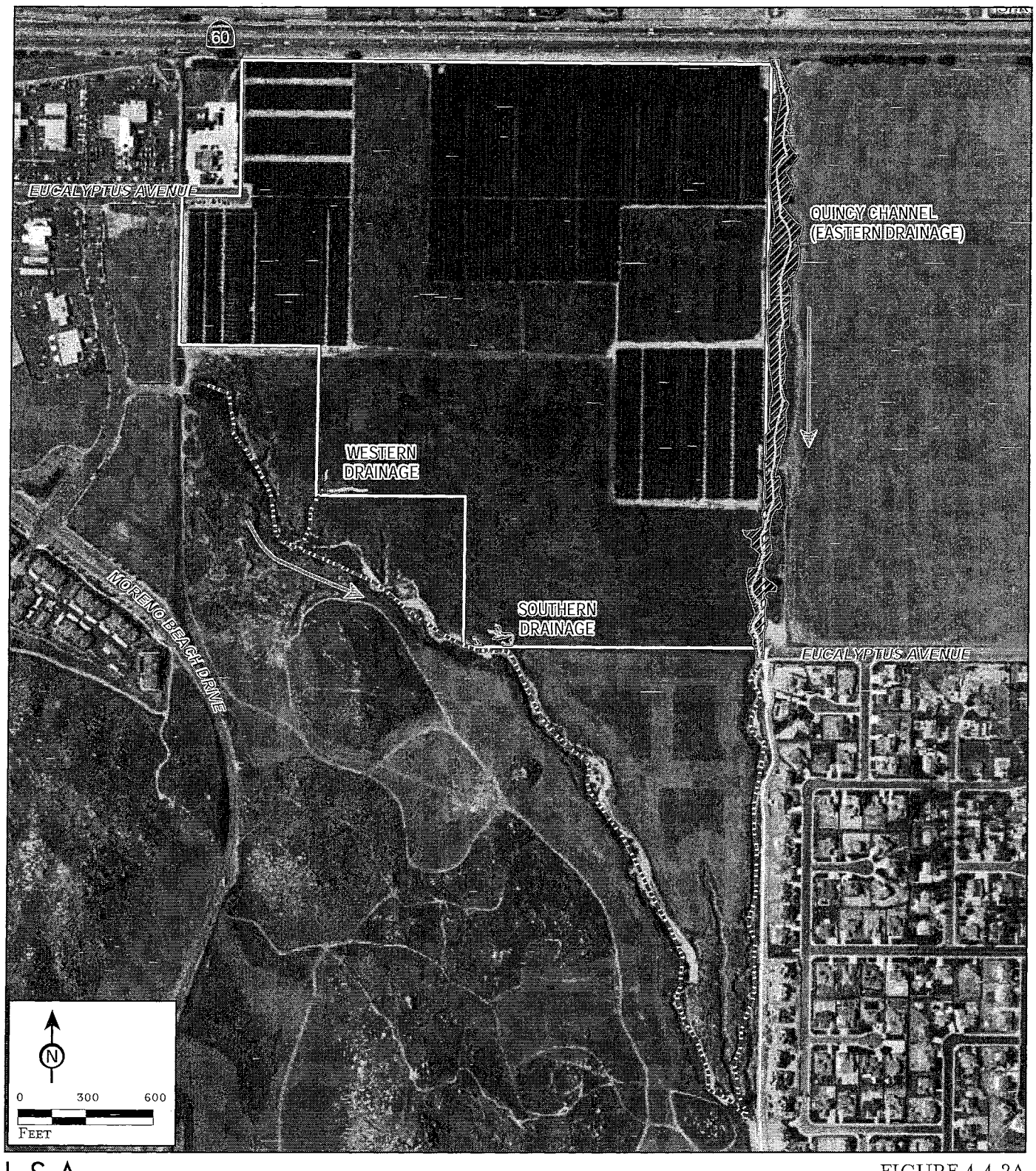

LSA

FIGURE 4.4.2A

Project Boundary

Eroded Channel

ACOE*/RWQCB* Potential Jurisdictional Waters

CDFG* Potential Jurisdictional Waters

Flow Direction

SOURCE: ICF Jones & Stokes, 2008; Bing Aerial Map, 2010

*ACOE: Army Corps of Engineers
RWQCB: Regional Water Quality Control Board
CDFG: California Department of Fish and Game

Eucalyptus Industrial Park
Environmental Impact Report

Onsite Drainages

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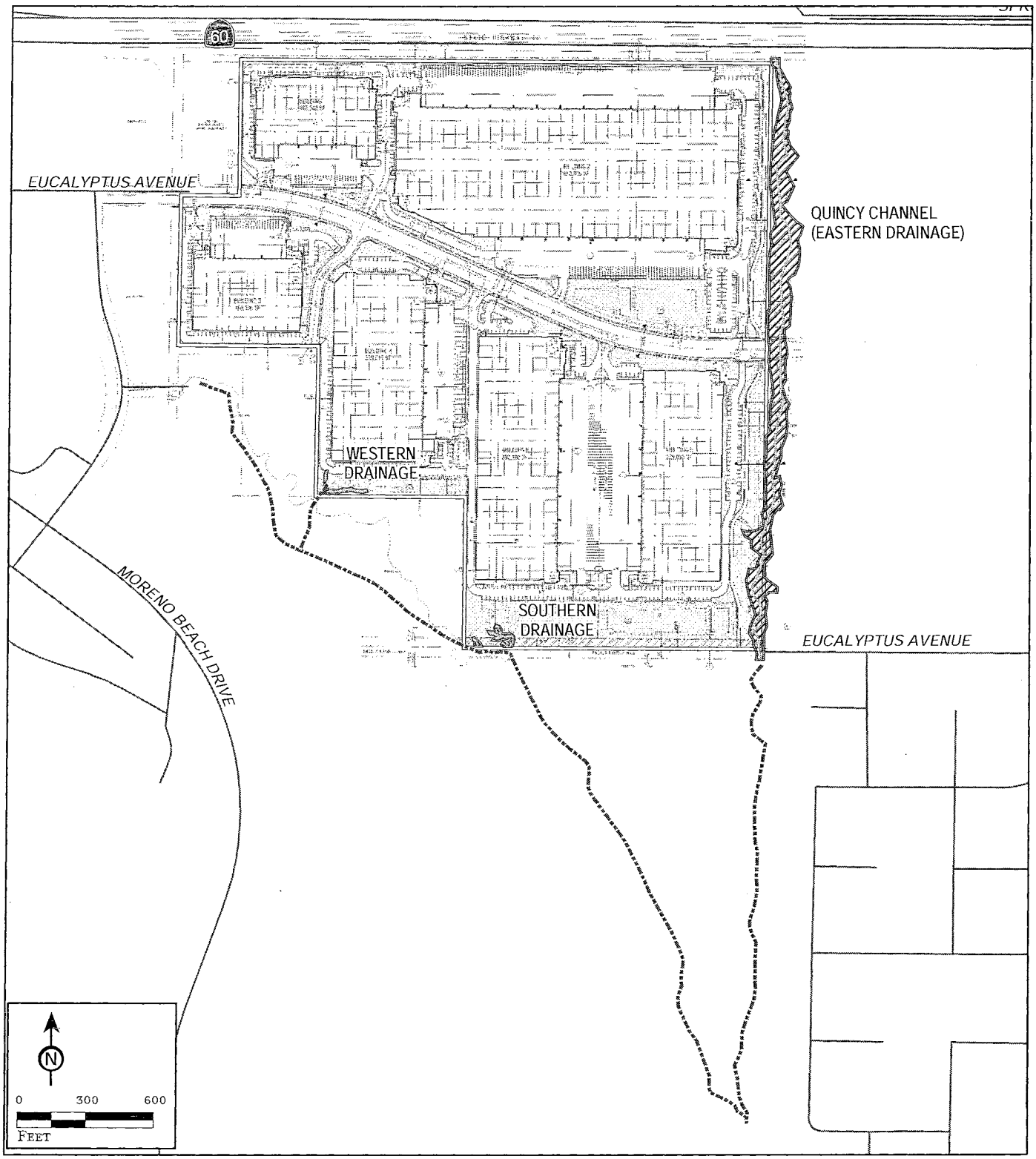

LSA

FIGURE 4.4.2B

Project Boundary

Eroded Channel

ACOE*/RWQCB* Potential Jurisdictional Waters

CDFG* Potential Jurisdictional Waters

*ACOE: Army Corps of Engineers
RWQCB: Regional Water Quality Control Board
CDFG: California Department of Fish and Game

SOURCE: ICF Jones & Stokes, 2008; RGA, 2011

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Eucalyptus Industrial Park
Environmental Impact Report

Onsite Drainages with Site Plan

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10(a) of the FESA (16 USC 1539). The FESA prohibitions and requirements are different, however, for endangered species of plants. Section 9 prohibits the take of endangered plants only from areas under Federal jurisdiction, or if such take would violate State law.

The proposed project site is located on private land. For listed plants located on private land, formal consultation with the USFWS is required when a project has a Federal "nexus" (i.e., a Federal permit is required or Federal funding is involved). In the absence of a Federal nexus, a project does not require a permit under the FESA for impacts to listed plants on private lands.

Clean Water Act. The USACE regulates discharges of dredged or fill material into waters of the United States. These waters include wetlands and non-wetland bodies of water that meet specific criteria, including a direct or indirect connection to interstate commerce. The USACE regulatory jurisdiction pursuant to Section 404 of the Federal Clean Water Act (CWA) is founded on a connection, or nexus, between the water body in question and interstate commerce. This connection may be direct (through a tributary system linking a stream channel with traditional navigable waters used in interstate or foreign commerce) or may be indirect (through a nexus identified in the USACE regulations). The USACE typically regulates as non-wetland waters of the U.S. any body of water displaying an OHWM. In order to be considered a jurisdictional wetland under Section 404, an area must possess three wetland characteristics: hydrophytic vegetation, hydric soils, and wetland hydrology. Each characteristic has a specific set of mandatory wetland criteria that must be satisfied in order for that particular wetland characteristic to be met.

In 2006, the United States Supreme Court in the consolidated cases *Rapanos v. United States* and *Caravell v. United States*, Nos. 04-1034 and 04-1384 (*Rapanos*: June 19, 2006) addressed CWA jurisdiction over wetlands adjacent or abutting navigable, non-navigable and ephemeral tributaries and jurisdiction over permanent and relatively permanent non-navigable tributaries. The CWA does not assert jurisdiction over upland erosional features, gullies, and roadside ditches that have infrequent, low volume, and short duration of water flow. In addition, USACE uses a significant nexus analysis. Application of this standard will involve a comprehensive review of the tributary flow characteristics, functions of the tributary, and functions of any adjacent wetlands. The analysis involves completion of a seven-page "Approved Jurisdiction Form." The USACE uses the standard to determine if the tributary or wetland significantly affects the hydrological, ecological, chemical, physical, and biological integrity of the downstream navigable water. Additional information is provided in the EPA memorandum titled "Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States* & *Caravell v. United States*," dated June 5, 2007 (USACE 2007), and also the *U.S. Army Corps of Engineers Jurisdictional Determination Form Instructional Guidebook* (USACE and EPA 2007).

The CDFG, through provisions of the California Fish and Game Code (Sections 1601–1603), is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may be adversely affected. Streams (and rivers) are defined by the presence of a channel bed and banks, and at least an intermittent flow of water. The CDFG regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by the CDFG.

The RWQCB is responsible for the administration of Section 401 of the Clean Water Act, through water quality certification of any activity that may result in a discharge to jurisdictional waters of the U.S. The RWQCB may also regulate discharges to "waters of the State," including wetlands, under the California Porter-Cologne Water Quality Control Act.

Migratory Bird Treaty Act. The Migratory Bird Treaty Act of 1918 (MBTA) protects most native birds as well as their nests and eggs, but does not regulate impacts to the species' habitats. The MBTA prohibits "take" (pursuit, possession, or destruction of birds, their nests, or eggs) (16 U.S.C. 703–711). Activities that can cause destruction of active nests, or that cause nest abandonment and subsequent death of eggs or young, may constitute violations of the MBTA.

4.4.2.2 State Regulations

California Endangered Species Act. The State of California has promulgated the California Endangered Species Act. The CESA is similar to the FESA in that its intent is to protect species of fish, wildlife, and plants that are in danger of, or threatened with, extinction because their habitats are threatened with destruction, adverse modification, or severe curtailment, or because of overexploitation, disease, predation, or other factors.

"Take" as defined under CESA means hunt, pursue, capture, or kill, or attempt to hunt, pursue, capture, or kill. Under certain conditions, CESA has provisions for take through a 2081 Permit or a Section 2081 Memorandum of Understanding. The impacts of the authorized take must be minimized and fully mitigated. No permit may be issued if the issuance of the permit would jeopardize the continued existence of the species.

California Environmental Quality Act. Section 15380(b) of the *CEQA Guidelines* provides that a species not listed on the Federal or State lists of protected species may be considered rare or endangered if the species can be shown to meet specified criteria. These criteria have been modeled after the definitions in FESA and CESA and § 2780-2781 of Article 1 of the California Fish and Game Code dealing with the California Wildlife Protection Act of 1990. This section was included in the guidelines primarily to deal with situations in which a public agency is reviewing a project that may have a significant effect on a species that has not yet been listed by either the USFWS or CDFG.

California Fish and Game Code. Section 3503 of the California Fish and Game Code prohibits the destruction of bird nests or eggs except as otherwise provided for in the Fish and Game Code. This regulation applies to the individual nests of native bird species, but does not regulate impacts to the species' habitats. Activities that can cause destruction of active nests, or that cause nest abandonment and subsequent death of eggs, may constitute violations of this regulation.

Streambed Alteration Agreement. Sections 1600 et seq. of the California Fish and Game Code define the responsibilities of the CDFG and require public and private applicants to obtain an agreement for projects that would "divert, obstruct, or change the natural flow or bed, channel, or bank of any river, stream, or lake designated by CDFG in which there is at any time an existing fish or wildlife resource or from which those resources derive benefit, or would use material from the streambed designated by the department." CDFG wardens and/or unit biologists typically have the responsibility for formulating and issuing Streambed Alteration Agreements. The CDFG, through provisions of the Code (Sections 1601–1603), is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may be adversely affected. Streams (and rivers) are defined by the presence of a channel bed and banks, and at least an intermittent flow of water. The CDFG regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by the CDFG.

Native Plant Protection Act (NPPA). Sections 1900–1913 of the California Fish and Game Code (Native Plant Protection Act) direct the CDFG to carry out the Legislature's intent to "...preserve, protect and enhance endangered or rare native plants of this state." The NPPA gives the California Fish and Game Commission the power to designate native plants as "endangered" or "rare" and protect endangered and rare plants from take.

4.4.2.3 Local Regulations

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The continued loss of habitat to new development and the cumbersome process of environmental review and habitat mitigation on a project-by-project basis led to preparation of the MSHCP. The MSHCP area

encompasses an area stretching from the San Jacinto Mountains to the Orange County border. The MSHCP is a multi-jurisdictional effort that provides a regional conservation solution to species and habitat issues that have historically threatened to stall infrastructure and land use development. The MSHCP's underlying goal is to protect multiple species by preserving a variety of habitat and providing linkages between different habitat areas and other undeveloped lands that would ensure long-term survival of 146 species of plants and animals. As long as adherence to the policies and requirements of the MSHCP is maintained, participants in the MSHCP, which include the County of Riverside and fourteen cities (including the City of Moreno Valley), are allowed to authorize "incidental take" of plant and wildlife species of concern.

The MSHCP provides for the assembly of Conservation Areas consisting of Core Areas and Linkages for the conservation of Covered Species (Riverside County Transportation and Land Management Agency, 2003). Covered Species include 146 species of plants and animals that receive varying levels of protection from State and Federal authorities. The MSHCP provides an incentive-based program, the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) for adding land to the MSHCP Conservation Area. If it is determined that all or a portion of the property is needed for inclusion in the MSHCP Conservation Area, then various incentives may be available to the property owner in exchange for the conveyance of a property interest. Projects located in proximity to the MSHCP Conservation Area may result in edge effects that could adversely affect biological resources within the MSHCP Conservation area. MSHCP Urban/Wildlands Interface Guidelines (MSHCP Section 6.1.4) are intended to reduce such indirect effects. The MSHCP and the SKR HCP are the principal habitat conservation plans in western Riverside County.

Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP). The USFWS issued a permit to the Riverside County Habitat Conservation Agency on May 3, 1996, to incidentally take the Stephens' kangaroo rat. The 30-year plan is designed to acquire and permanently conserve, maintain, and fund the conservation, preservation, restoration, and enhancement of Stephens' kangaroo rat occupied habitat. The SKR HCP covers approximately 534,000 acres within the member jurisdictions (including the City of Moreno Valley), and includes an estimated 30,000 acres of occupied Stephens' kangaroo rat habitat. The SKR HCP requires members to preserve and manage 15,000 acres of occupied Stephens' kangaroo rat habitat in 7 Core Reserves encompassing over 41,000 acres. Currently 12,460 acres of occupied habitat exists within the Core Reserves.

4.4.2.4 City of Moreno Valley General Plan Policies

The General Plan defines goals and policies related to biological resources within the City of Moreno Valley. The specific policies of the General Plan that are relevant to the proposed project are as follows:

Conservation Element

Policy 7.4.1 Require all development, including roads, proposed adjacent to riparian and other biologically sensitive habitats to provide adequate buffers to mitigate impacts to such areas.

Policy 7.4.3 Preserve natural drainage courses in their natural state and the natural hydrology, unless the protection of life and property necessitate improvement as concrete channels.

Policy 7.4.5 The City shall fulfill its obligations set forth within any agreement(s) and permit(s) that the City may enter into for the purpose of implementing the Western Riverside County Multiple Species Habitat Conservation Plan.

4.4.3 Methodology

4.4.3.1 Habitat Assessment Survey

Prior to the field visit, a literature review to determine potential environmental conditions occurring on the project site was conducted. Literature reviewed includes the United States Department of Agriculture (USDA) (1971) Soil Survey. The Riverside County Integrated Project Conservation Summary Report was queried to determine habitat assessment and potential survey requirements for the site (Appendix A). The project site was assessed to determine consistency with the requirements set forth in the MSHCP. Geographic Information Systems (GIS) software was utilized to map the site in relation to MSHCP areas including criteria cells; conservation areas and wildlife movement corridors and linkages; criteria area species survey areas for plant, bird, mammal, and amphibian species; narrow endemic plants survey areas; and survey requirements for inadequately covered species.

The MSHCP also requires that an assessment be completed to determine the potentially significant effects of the project on riparian/riverine areas and vernal pools. In addition, the NDDB (CDFG 2008a) and the CNPS Electronic Inventory (California Native Plant Society 2008) was reviewed for the project site and a 5-mile radius. The MSHCP was also reviewed for habitat assessment requirements as well as habitat suitability elements for sensitive wildlife species, narrow endemic plant species, and criteria area plant species. The review was conducted to evaluate the potential for suitable habitat for sensitive plant and wildlife species and to determine the applicability of other MSHCP and CEQA biological resources requirements as they pertain to the proposed project.

A habitat assessment of the project site was conducted to assess physical parameters such as vegetation composition, soil substrate conditions, slope, aspect, hydrology, and disturbance to the land. Special attention was directed toward determining the plant communities that occur on and in the immediate vicinity of the site in an effort to qualify the suitability of the site for sensitive plant and wildlife species that are known to occur in the region.

A riparian/riverine habitat assessment of the project site concurrent with the MSHCP burrowing owl habitat assessment was also conducted. The riparian/riverine habitat assessment focused on all drainage features on the project site. Special attention was directed toward features that were considered to meet the minimum criteria to be considered riparian/riverine habitat per the definition provided within the MSHCP. All targeted drainage features were carefully inspected for the presence of riparian habitat characteristics and suitability to support associated species, including a dominance of hydrophytic vegetation, suitable topography and hydrology, and suitable soil substrate where necessary. Hydrophytic vegetation in riparian habitats typically consists of trees, shrubs, persistent emergents or emergent mosses and lichens that occur within permanent or near permanent watersheds, or occupy areas with moist soils that occur nearby a freshwater source, as defined in Section 6.1.2 of the MSHCP (pg. 6-21). The assessment was based upon an analysis of the functions and values of these features, including hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife habitat, and aquatic habitat. Plant communities within the project site were mapped using 7.5-minute U.S. Geological Survey (USGS) topographic base maps and aerial photography. The plant communities within the project site were classified according to descriptions provided in Holland's *Preliminary Descriptions of the Terrestrial Natural Communities of California* (1986 and 1992 update). Common plant species observed during the field survey were identified by visual characteristics and morphology and recorded. Unusual and less familiar plants were identified in the office using taxonomical guides. A comprehensive list of all plant species observed on the project site was compiled from the survey data and is provided in Appendix B of the *MSHCP Consistency Analysis Report*. Taxonomic nomenclature used in this study follows Hickman (1993) and Munz (1974). Wildlife species detected during field surveys by sight, calls, tracks, scat, or other sign were recorded. Field guides were used to assist with identification of species during surveys. Although common names of wildlife species are fairly well standardized, scientific names are used in this report and are provided in Appendix B of the *MSHCP Consistency Analysis Report*.

Taxonomy and nomenclature used in this report follow Hickman (1993) for plants, Collins and Taggart (2002) for native herptiles (amphibians, reptiles, and relatives), American Ornithologists' Union (1998) and supplements (American Ornithologists' Union [AOU] 2000, 2002, 2003, 2004, and 2005) for birds, and Jones et al. (1997) for mammals. Taxonomy and nomenclature for higher-level taxa (kingdoms through classes) follow Raven and Johnson (1996). Subspecies taxonomy and nomenclature for birds follow AOU (1957) as updated by Browning (1990).

4.4.3.2 Burrowing Owl Focused Survey

A habitat assessment for the potential presence of burrowing owl was conducted on the project site in July 2011. Potential habitat was found to occur at a broad landscape level. Specifically, open lands that were sparsely vegetated with native or non-native vegetation were judged potentially suitable with particular emphasis made to the incised drainages along the east and south boundaries of the project site. During the habitat assessment, a complex of four burrows was found (refer to Exhibit 7 – location #14 of the *MSHCP Consistency Analysis Report*). The assessment involved walking the project site and adjacent properties up to 500 feet, where possible. All plant and vertebrate animal species detected either directly or indirectly (e.g., tracks, scat, and vocalizations) were recorded. Soil conditions, topography, vegetative communities, and quality of habitat were also documented. All encountered burrows were checked for the presence of feathers, scat, pellets, tracks, or other indications of use by burrowing owls.

Under the MSHCP, the focused survey protocol was performed in two parts: (A) a Focused Burrow Survey; and (B) a Focused Burrowing Owl Survey. The work was conducted during the breeding season as defined under the MSHCP (March 1–August 31). All work was conducted during weather conducive to observing owls outside their burrows and detecting burrowing owl sign. Surveys were not performed within five days following rain; during rain, high winds (> 20 mph), or dense fog; or when temperatures exceeded 90°F. For Part B, surveys were conducted in the morning between one hour before sunrise and two hours after sunrise.

Part A: Focused Burrow Survey. A systematic survey for burrows including burrowing owl sign was conducted by walking through potentially suitable habitat over the entire survey area (i.e., the project site and 500-foot buffer). Transects were walked to allow 100 percent visual coverage of the ground surface. The distance between transect center lines was no more than 30 meters (approximately 100 feet) and was reduced to account for differences in terrain, vegetation density, and ground surface visibility. The location of all suitable burrowing owl habitat, potential owl burrows, burrowing owl sign, and any owls observed were recorded and mapped, including GPS coordinates. Natural or man-made structures and debris piles that could potentially support burrowing owls were also noted and mapped.

Part B: Focused Burrowing Owl Surveys. The focused surveys consisted of site visits on five separate days. The first survey was conducted concurrently with Part A, which is permitted by guidelines. There are no timing restrictions on the burrow surveys. Prior to the walking survey, areas were scoped. All potentially suitable habitat as well as previously mapped burrows and known locations of owl sign and perch locations (if any) were scanned using binoculars. Once this had been accomplished, a survey for owls and owl sign was conducted by walking through suitable habitat over the entire project site and all areas within 150 meters (approximately 500 feet) of the project site. These pedestrian surveys followed transects spaced to allow 100 percent visual coverage of the ground surface and spaced no more than 30 meters (approximately 100 feet) apart. For potentially suitable habitat within the 150-meter buffer for which legal access had not been acquired, binoculars and a scope were used to determine if owls are present.

4.4.3.3 Jurisdictional Delineation Survey

Methods for delineating Federal wetlands followed the guidelines set forth by the USACE (Environmental Laboratory 1987). The routine on-site determination method was used to gather field data at potential wetland areas for most projects. Visual observations of vegetation types and hydrology were used to locate areas for evaluation. At each evaluation area, several parameters are considered to determine whether the sample point is within a wetland. Three criteria normally must be fulfilled in order to classify an area as a jurisdictional USACE wetland: 1) a predominance of hydrophytic vegetation, 2) the presence of hydric soils, and 3) the presence of wetland hydrology.

The delineation of non-wetland waters of the United States was based on indicators for the OHWM, following established criteria (33 CFR 328.3[e]). Specifically, 1) average OHWM width accurate to at least a half foot at points wherever clear changes in width occurred, and 2) OHWM length using drainage mapping that was confirmed in the field. The OHWM is defined in Federal regulations as "that line on the shore established by the fluctuations of water and indicated by physical characteristics such as [a] clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas" (33 CFR 328.3 [e]).

Evaluation of State jurisdiction followed guidance in the Fish and Game Code, related CDFG materials, and standard practices by CDFG personnel. Briefly, State jurisdiction was delineated by measuring outer width and length boundaries of State jurisdiction (lakes or streambeds), consisting of the greater of either the top of bank measurement (bank full width) or the extent of associated riparian or wetland vegetation.

4.4.4 Thresholds of Significance

Based on Appendix G of the *CEQA Guidelines*, significant biological resource impacts would occur if the proposed project would:

- Have a substantial adverse effect, either directly or indirectly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or the USFWS;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native or resident migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan.

4.4.5 Less than Significant Impacts

4.4.5.1 Habitat Fragmentation/Wildlife Movement

Threshold	Would the proposed project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Habitat fragmentation occurs when a single, contiguous habitat area is divided into two or more areas, or where an action isolates the two or more new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of the habitat to another or to/from one habitat type to another. Habitat fragmentation may occur when a portion of one or more habitats is converted into another habitat, as when scrub habitats are converted into annual grassland habitat because of frequent burning. Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging. Examples of migration corridors may include areas of unobstructed movement for deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and between roosting and feeding areas for birds.

Migratory birds, including raptors, may use the site to forage and/or nest in trees on site and near the site, particularly within the Quincy Channel. The Quincy Channel is considered a local wildlife corridor trending in a north-to-south direction. While the Quincy Channel supports riparian habitat that may be used by migratory birds to forage and/or nest, the proposed project would be designed to minimize encroachment into this natural area through setback requirements established in Sections 9.16.120 and 9.05.040 of the City's Municipal Code, thus preserving this drainage in its natural state pursuant to the City's General Plan. The setbacks would provide a landscaped buffer area between the drainage and the structures proposed on site.

The MSHCP does not identify a regional wildlife corridor habitat preserve in the project vicinity. The nearest regional wildlife corridor identified in the MSHCP is within the Badlands/Norton Younglove Preserve located approximately three miles east of the project site. This area consists of an extensive pattern of dramatic and rugged mountainous terrain and serves as a crucial wildlife corridor. The preserve includes grasslands, riparian, and woodland habitats. In addition, the San Jacinto Wildlife Reserve/Mystic Lake ecological reserve is located south of the project site along the northern border of the San Jacinto River, next to Lake Perris State Recreation Area and Mystic Lake. This reserve includes wetlands, restored riparian habitat, grasslands, sage scrub, and marshes and also serves as a regional wildlife corridor.

The proposed project site is isolated from these regional wildlife corridors by existing barriers including urban development, agricultural uses, and roadways. Land uses adjacent to the project site include fallow agricultural land to the south and east, commercial uses to the west, and residential uses to the north across SR-60. Due to the nature of development occurring in the project area and the current condition of the project site, it is highly unlikely that the project site is utilized as a wildlife movement corridor, with the exception of the Quincy Channel. The proposed project will not affect the majority of Quincy Channel, thus allowing wildlife to continue using the existing channel to traverse the site.

Typical of similar agricultural activity in the City and similar to adjacent land uses, natural habitat on the project site is limited due to previous disturbance. The quality of on-site habitat has been diminished due to the previous and frequent ground disturbance and agricultural activities. In addition, the existing roadways and infrastructure features further isolate the project site from natural areas. Due to the disturbed condition of the project site, the nature of development to the southeast and west, the intervening presence of roadways and infrastructure, and adherence to City development standards identified in the Municipal Code, development of the proposed project will not result in significant habitat fragmentation or substantially affect established wildlife corridors or wildlife movement. A less than significant impact would result and no mitigation is required.

4.4.5.2 Adopted Policies and/or Ordinances

Threshold	Would the proposed project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

City policies or ordinances identified in the General Plan protecting biological resources include: mitigation of impacts to riparian areas or other natural sensitive communities (Policy 7.4.1), preservation of natural drainage courses in their natural hydrological state (Policy 7.4.3), and City fulfillment of obligations set forth within any agreements and permits related to MSHCP implementation (Policy 7.4.5). Adherence to Policy 7.4.5 is discussed in the following section (*4.4.5.6 Adopted Habitat Conservation Plans*).

The Quincy Channel, located adjacent and to the east of the proposed project site, is a natural drainage, which supports riparian habitat (mule fat scrub). This habitat type is considered a sensitive natural habitat due to the value it provides as nesting sites and foraging sites for migratory birds. As previously identified, the proposed project would be designed to minimize encroachment into this natural area through setback requirements established in Sections 9.16.120 and 9.05.040 of the City's Municipal Code, thus preserving this habitat area in its natural state pursuant to the City's General Plan. At the northeast corner of Building 2, the development plans call for a minimum setback from Quincy Channel due to the topography and alignment of the creek. From that point, the plan provides a setback and landscaped buffer area between the drainage area and the structures proposed on the site that widens and varies from 25 to 50 feet (including the flood control access road). Therefore, the proposed project would not conflict with local policies or ordinances protecting biological resources and a less than significant impact would occur. No mitigation is required.

4.4.5.3 Adopted Habitat Conservation Plans

Threshold	Would the proposed project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

While the project site is located within the Western Riverside County MSHCP, the project site is not within any MSHCP criteria cell or habitat linkage.[1] The nearest MSHCP criteria cell or habitat linkage to the project site is MSHCP Criteria Cell 841, which is approximately 1.15 miles northeast of the project site. Furthermore, the project site is not located within an MSHCP mammal or amphibian survey area; a Narrow Endemic Plant Species Survey Area or Criteria Area Plant Species Survey Area; or a riparian, wetland, or vernal pool habitat/species survey area.[2] A habitat assessment for the burrowing owl is required under the MSHCP. Potential impacts to this species are addressed in Section 4.4.6.1. While the project site is not within any MSHCP conservation areas, the project is still subject to provisions of the MSHCP. In particular, the project applicant will be required to provide payment of mitigation fees and adhere to the requirements established in the MSHCP. Pursuant to agreements with the USFWS and the CDFG, the payment of the mitigation fee prior to the issuance of a building permit by the City, and compliance with applicable provisions of the MSHCP provides full mitigation under CEQA, FESA, and CESA for impacts to the species and habitats covered by the MSHCP. Therefore, development of the proposed project will not conflict with the provisions of the MSHCP. A less than significant impact would occur and no mitigation is required.

In addition to the MSHCP, the project site is within the boundaries of the SKR HCP established by the County of Riverside. Development of the proposed project will not conflict with the provisions of the SKR HCP. Because the project is within the SKR HCP fee area, payment of a local mitigation fee prior to issuance of a grading permit by the City will be required. According to the City of Moreno Valley Fee Resolution Number 89-92, mitigation fees are set at $500 per acre. There are no other

[1] *Western Riverside County Multiple Species Habitat Conservation Plan, Volume I, Part I*, Dudek & Associates, June 17, 2003.
[2] Ibid.

requirements for the project under the SKR HCP and a less than significant impact would occur with payment of the fee.

4.4.5.4 Endangered and Threatened Species

Threshold	Would the proposed project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as endangered or threatened in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No species listed by the State and/or Federal Government as Endangered or Threatened was identified on site during the field surveys; however, Swainson's hawk, a State-listed species, and Stephens' kangaroo rat, a federally and State-listed species, have a low potential to occur on the site.

The project site is not located within any USFWS designated critical habitat[1]. Swainson's hawk would be expected to occur on the site, if at all, only during migration as foraging individuals. Impacts to foraging habitat of this species would be minimal at most because areas in the vicinity that are not to be disturbed would still provide adequate foraging habitat. Swainson's hawk is covered by the MSHCP. Mitigation for covered species consists of participation in the MSHCP.

The project site is within the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) Fee Area. The SKR is relatively widespread throughout the SKR HCP Fee Area, but the main blocks of occupied habitat are concentrated in several Core Areas that must be conserved. The proposed project site is not within an SKR Core Area. The SKR HCP provides Take Authorization for the SKR within its boundaries, and no surveys or additional measures are required other than paying a development fee prior to issuance of a grading permit by the City, as discussed in the previous section.

4.4.6 Significant Impacts

4.4.6.1 Candidate, Non-listed Sensitive, or Other Special Status Species

Impact 4.4.6.1: *The proposed project has the potential to affect migratory bird species and 15 non-listed special status species, including burrowing owl.*

Threshold	Would the proposed project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

One non-listed special status species, grasshopper sparrow, was observed on the site during the burrowing owl survey. This species is conditionally covered by the MSHCP, which means that the species will be covered when the following conservation objectives are met (MSHCP Vol. II, p. B-225):

> Within the MSHCP Conservation Area, maintain occupancy within 3 large Core Areas (100 percent) and at least 3 of the 4 smaller Core Areas (75 percent) in at least 1 year out of any 5 consecutive year period. In order for this species to become a Covered Species Adequately Conserved, the following conservation must be demonstrated: Include within the MSHCP Conservation Area at least 8,000 acres in 7 Core Areas. Core areas may include the following: 1) Prado Basin, 2) Lake Skinner/Diamond Valley Lake/Johnson Ranch area, 3) Lake Mathews-Estelle Mountain, 4) Badlands, 5) Box Springs, 6) Santa Rosa Plateau/Tenaja, 7) Kabian Park, 8) Steele Peak, 9) Sycamore Canyon, 10) Potrero, and 11)

[1] *MSHCP Consistency Analysis,* ICF International. July 2011.

Mystic Lake/San Jacinto Wildlife Area. Three of the 7 Core Areas will be large, consisting of a minimum of 2,000 acres of grassland habitat or grassland-dominated habitat (<20 percent shrub cover). The other 4 Core Areas may be smaller but will consist of at least 500 acres of contiguous grassland habitat or grassland-dominated habitat (<20 percent shrub cover). Five of the 7 Core Areas will be demonstrated to support at least 20 grasshopper sparrow pairs with evidence of successful reproduction within the first 5 years after permit issuance. Successful reproduction is defined as a nest which fledged at least one known young.

The project site is not within any of the proposed core areas. The proposed project would reduce foraging and potential nesting habitat of this species; however, because the project area is disturbed and nearly surrounded by existing development, the habitat is of low quality. Given that this species is not listed as threatened or endangered, is relatively widespread, and occupies relatively common habitat types, and given that the project site does not provide high quality habitat, the impacts to this species by the proposed project would not be considered significant and no mitigation is required.

Fourteen other non-listed special status species, including burrowing owl, have a low to moderate potential to occur on the site based on existing habitat quality (previously referenced Table 4.4.B). Of these fourteen, all are covered by the MSHCP except for five: San Bernardino aster, California legless lizard, short-eared owl, western mastiff bat, and western yellow bat. Each of these five species has only a low potential of occurring on site. The project may reduce habitat and result in death of individuals of San Bernardino aster and California legless lizard, but, due to the low habitat quality, substantial populations of these species are not expected to be present. The project may also reduce foraging habitat for short-eared owl, western mastiff bat, and western yellow bat. None of these species is listed as Threatened or Endangered under State or Federal law, all are relatively widespread, and the site does not contain high quality habitat for any of them. Therefore, any impacts to these species by the project would not be considered significant. Neither additional surveys nor additional conservation measures for these species will be required for the proposed project, with the exception of burrowing owl, which is discussed below.

Although not observed on the project site, the planning area may support habitat for bird species protected under the California Fish and Game Code and MBTA, which may utilize the project site, including raptors. If clearing and grubbing activities take place during the general bird nesting season (February 1 through August 31), potential impacts to bird species protected under the California Fish and Game Code and MBTA may occur, so mitigation is required.

The project site contains habitat suitable to support the burrowing owl. The burrowing owl is designated a California Species of Special Concern, is a migratory bird species protected by international treaty under the MBTA of 1918 (16 USC. 703–711), and is protected under Section 3503 of the California Fish and Game Code. Burrowing owls generally forage in short grass (2–6 inches in height), mowed and grazed pastures, and ruderal vegetation. Burrowing owls avoid vegetation taller than approximately three feet and avoid foraging in open fields that do not provide adequate cover from potential predators.

The *Focused Burrowing Owl Survey* was conducted in accordance to the burrowing owl survey instructions set forth in the California Burrowing Owl Consortium's *Burrowing Owl Survey Protocol and Mitigation Guidelines.*[1] The focused survey was conducted to determine locations of fossorial mammal burrows and/or burrows with burrowing owl sign (e.g., individuals, feathers, pellets, whitewash, and/or prey remnants) or other non-natural structures with the potential for the owl to inhabit (e.g., drainage pipes, concrete refuse piles, debris piles, and detention basin) within the project area. The focused surveys were conducted in July 2011. The focused surveys provided 100 percent coverage and included an approximately 500-foot buffer zone (approximately 150 meters) surrounding the property by observing areas with suitable burrows and walking areas near fence posts, rocks, and other low perching locations on the project site. Buffer areas that were inaccessible due to lack of acquisition of legal access were surveyed visually (with binoculars and a scope) from

[1] *Burrowing Owl Survey Protocol and Mitigation Guidelines,* California Burrowing Owl Consortium, 1993.

within the project's boundary. The survey consisted of walking transects, no more than 30 meters apart (approximately 100 feet), within the limits of the property boundary.

Although burrowing owl was not found on the site during the focused survey, the species is highly mobile, so there is a potential that at some future date prior to project development, this species may occupy the site. This is a potentially significant impact requiring mitigation.

Mitigation Measures. The following measures have been identified to reduce the significance of potential impacts to migratory bird species and the burrowing owl:

4.4.6.1A If tree removal or clearing and grubbing activities must take place during the general nesting season (February 1 through August 31), a nesting bird survey shall be conducted within seven (7) days prior to any vegetation disturbance activities. If passerine birds are found to be nesting or there is evidence of nesting behavior inside the impact area, an exclusion buffer, to be determined by the appropriate agency (e.g. the City, County, and/or CDFG), shall be set in place around the nest where no vegetation disturbance will be permitted. For raptor species, such as hawks and owls, this buffer may be as large as 500 feet. A qualified biologist shall closely monitor nests until it is determined that they are no longer active, at which time construction activity in the vicinity of nests may continue.

4.4.6.1B Prior to site grading, a pre-construction survey shall be required for the burrowing owl to confirm the presence/absence of this species from the site. The survey shall be conducted by a qualified biologist within 30 days prior to ground disturbance, and in accordance with MSHCP survey requirements, to avoid direct take of burrowing owls. If burrowing owls are determined to occupy the project site or immediate vicinity, the City of Moreno Valley Planning Department shall be notified and avoidance measures as identified in **Mitigation Measure 4.4.6.1C** shall be implemented. Implementation of avoidance measures shall be executed pursuant to the MSHCP, the California Fish and Game Code, and the MBTA, and according the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (CBOC 1993) and reviewed the City of Moreno Valley, the County of Riverside, and/or by the CDFG.

4.4.6.1C As recommended in the *BUOW Survey and Mitigation Guidelines* prepared by the CBOC, no disturbance to an occupied burrow shall occur within approximately 160 feet of an occupied burrow during the non-breeding season (September 1 through January 31), or within approximately 250 feet of an occupied burrow during the breeding season (February 1 through August 31). For unavoidable impacts, passive relocation of burrowing owls shall be implemented. Passive relocation shall be conducted by a qualified biologist in accordance with procedures set forth by the MSHCP and California Burrowing Owl Consortium. Passive relocation of occupied burrows supporting a breeding pair of burrowing owls shall be conducted outside of the breeding season pursuant to the California Fish and Game Code and the MBTA.

Level of Significance after Mitigation. Implementation of the above-listed mitigation measures would reduce impacts to migratory bird species and non-listed sensitive species to a less than significant level.

4.4.6.2 Riparian Habitat or Other Sensitive Natural Communities

Impact 4.4.6.2: *The proposed project has the potential to permanently affect 0.36 acre of riparian/riverine habitat and to temporarily affect 0.35 acre of riparian/riverine habitat.*

Threshold	Would the proposed project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or

regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

The project site consists of highly disturbed land from which most natural vegetation has been removed by regular disking for weed abatement and citrus cultivation. The existing drainage along the eastern boundary of the site (Quincy Channel) and the two drainages located at the southern and western portions of the proposed site were surveyed as part of the Determination of Biologically Equivalent or Superior Preservation (DBESP) to identify riparian habitat or other sensitive natural communities as defined in Section 6.1.2 of the MSHCP, with emphasis on hydrophytic (aquatic) plants. Hydrophytic plants are adapted for life in permanently or periodically saturated soils. The hydrophytic vegetation criterion is met if more than 50 percent of the dominant plant species from all strata (tree, shrub, and herb layer) are considered hydrophytic.

No special status species plants were recorded on site within the southern and western drainages due to the site's long-standing disturbances and the fact that on-site soils may not be capable of supporting most sensitive plant species. The project site does not fall within any MSHCP criteria cell. However, the eastern drainage (i.e., the Quincy Channel) supports one type of riparian habitat, mule fat scrub. Additionally, the eastern drainage is a naturally occurring stream system that meets the MSHCP definition of riparian/riverine habitat because it contains a predominance of riparian vegetation and/or freshwater flow for at least a portion of the year. The southern and western drainages were labeled separately for the purposes of impact calculations contained in the Jurisdictional Delineation Report because they cross the project site in two different locations. However, the western and southern drainages are actually part of one continuous drainage system that flows from the northwest of the project site to the southeast to its convergence with the Eastern Drainage. These combined drainages are identified as an intermittent stream on the *Sunnymead, California* USGS 7.5-minute quadrangle. Similar to the eastern drainage, the southern and western drainages meet the MSHCP definition of riparian/riverine because they contain a predominance of riparian vegetation and/or freshwater flow for at least a portion of the year. As identified in the DBESP, the southern and western drainages within the project boundaries contain 0.04 acre of riparian/riverine area. Table 4.4.C provides a summary of the total impacts vegetation within the identified riparian/riverine areas.

Table 4.4.C: Summary of Total Affected Vegetation within Riparian/Riverine Areas

Vegetation Community	Permanent	Temporary
Ruderal	0.04 acre	0.05 acre
Disturbed mule fat scrub	0.32 acre	0.28 acre
Unvegetated Streambed	0.0 acre	0.02 acre
Total	**0.36 acre**	**0.35 acre**

Source: Determination of Biologically Equivalent or Superior Preservation Report, ICF International, August 2011.

As identified in Table 4.4.C, implementation of the proposed project would result in permanent impacts on 0.36 acre of riparian/riverine areas as a result of the construction of the detention basins, and drain outlets. In addition to permanent impacts, the proposed project would result in temporary impacts on 0.35 acre of riparian/riverine areas associated with construction activities. Minimal intrusion into the drainages would be necessary and no construction is anticipated in the drainages themselves.

Following construction, temporary impact areas would be restored to their pre-construction contours and revegetated per a Habitat Mitigation and Monitoring Plan (HMMP) to be written for the project site. The HMMP would be developed to address temporary impacts on riverine/riparian areas subject to jurisdiction under the MSHCP, waters of the United States subject to jurisdiction under Section 404 of the CWA, waters of the state subject to jurisdiction under Section 401 of the CWA, and jurisdictional streambeds subject to jurisdiction under Sections1600–1616 of the California Fish and Game Code. It is important to recognize that under these authorities, the CDFG jurisdiction

encompasses these other jurisdictional boundaries. Therefore, the proposed mitigation design is directed at providing adequate mitigation based on impacts on the largest jurisdictional area (namely, CDFG jurisdictional streambeds). Because implementation of the proposed project would have impacts on riparian/riverine areas on site, mitigation would be required.

Mitigation Measures. The following measures have been identified to reduce the significance of potential impacts to riparian habitat:

4.4.6.2A As outlined in the project's Determination of a Biologically Equivalent or Superior Preservation (DBESP) report, the project applicant shall compensate for the permanent impact on and loss of jurisdictional waters and streambeds by providing a minimum 2:1 off-site replacement of equivalent riverine/riparian habitat (0.36 acre impact = 0.72 acre replacement). This off-site replacement shall be accomplished through the contribution of in-lieu fees to the Santa Ana Watershed Association (SAWA) for its efforts in removal of invasive plants and restoration of riparian habitat adjacent to the tributaries of the San Jacinto River or within the Santa Ana River watershed. Documentation of acceptance of the SAWA contribution shall be provided to the City prior to issuance of a grading permit.

4.4.6.2B The project applicant shall retain qualified personnel to prepare and implement a Habitat Mitigation and Monitoring Plan (HMMP) to oversee restoration of temporarily affected areas (0.35 acre of riverine/riparian habitat) to their pre-construction contours and vegetation. The HMMP will be approved by USACE and CDFG prior to the City issuing any occupancy permits.

Level of Significance after Mitigation. Implementation of the above-listed mitigation measures would reduce impacts to riparian habitat to a less than significant level.

4.4.6.3 Jurisdictional Waters/Wetlands

Impact 4.4.6.3: *The proposed project has the potential to permanently affect 0.051 non-wetland waters of the US and 0.362 acre of CDFG jurisdictional area, and to temporarily affect 0.054 acre of non-wetland waters of the U.S. and 0.33 acre of CDFG jurisdictional area.*

Threshold	Would the proposed project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Pursuant to Division 2, Chapter 6, Section 1600–1603 of the California Fish and Game Code, the CDFG regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake which supports fish or wildlife. CDFG jurisdiction within altered or artificial waterways is based upon the value of those waterways to fish and wildlife. Based on the *Jurisdictional Delineation Report* prepared for the proposed project site, there is a clear connection to drainages associated with the San Jacinto watershed, and all three drainages (western, southern, and eastern) located on or adjacent to the project site are determined to be jurisdictional waters of the United States.

Any measurable modifications to the drainage, or any measurable dredge, fill, or placement of anything into the watercourse would trigger impacts. A Section 404 Permit from the USACE, a Section 401 Water Quality Certification from the RWQCB, and a Section 1602 Streambed Alternation Agreement from the CDFG would be required for impacts to jurisdictional waters of the U.S. and the State and areas regulated by the RWQCB. Table 4.4.D provides a summary of on-site jurisdictional areas that would be potentially affected by the proposed project.

Table 4.4.D: On-site Jurisdictional Areas

Drainage Feature	USACE and RWQCB				CDFG	
	Non-Wetland Waters		Wetlands			
	Permanent	Temporary	Permanent	Temporary	Permanent	Temporary
Quincy Channel (Eastern Drainage)	0.04 acre (223 linear ft)	0.03 acre (145 linear ft)	—	—	0.32 acre (294 linear ft)	0.28 acre (390 linear ft)
Southern Drainage	0.01 acre (119 linear ft)	0.02 acre (154 linear ft)	—	—	0.04 acre (134 linear ft)	0.04 acre (120 linear ft)
Western Drainage	0.001 acre (12 linear ft)	0.004 acre (33 linear ft)	—	—	0.002 acre (12 linear ft)	0.01 acre (37 linear ft)
Total Jurisdiction	**0.051 acre (354 linear ft)**	**0.054 acre (332 linear ft)**	—	—	**0.362 acre (440 linear ft)**	**0.33 acre (547 linear ft)**

Source: Jurisdictional Delineation Report, ICF International, July 2011.

As identified in Table 4.4.D, based on the most current project plans and site boundary provided by the project applicant, implementation of the proposed project would result in permanent impacts to 0.051 acre (354 linear feet) of non-wetland waters of the United States and waters of the State and 0.362 acre (440 linear feet) of state streambed associated with the eastern, southern, and western drainages. In addition to permanent impacts, the proposed project would result in temporary impacts to 0.054 acre (332 linear feet) of non-wetland waters of the United States and waters of the State and 0.33 acre (547 linear feet) of State streambed associated with construction activities. This is a significant impact requiring mitigation.

Mitigation Measure. The following mitigation measure has been identified to reduce the significance of potential impacts to jurisdictional waters:

4.4.6.3A The project applicant shall obtain a Section 404 Nationwide or Individual Permit, as appropriate, from the USACE and a Section 1602 Streambed Alteration Agreement from the CDFG. Direct temporary impacts to more than 0.1 acre of jurisdictional area that are regulated by the USACE, CDFG, and RWQCB shall be mitigated at a 2:1 ratio, including enhancement and/or creation of wetlands or the contribution of in-lieu feed to the Santa Ana Watershed Association (SAWA) for its efforts in removal of invasive plants and restoration of off-site riparian habitat, as outlined in **Mitigation Measure 3.3.6.2A.**

Level of Significance after Mitigation. The proposed on-site restoration of temporary impact areas and the long-term enhancement of off-site riparian/riverine habitat managed by SAWA provides adequate mitigation for identified impacts to on-site jurisdictional areas. Implementation of the recommended mitigation measure would reduce impacts to jurisdictional waters to less than significant levels.

4.4.7 Cumulative Impacts

Cumulative impacts refer to incremental effects of an individual project when viewed in connection with the effects of past projects, current projects, and probable future projects.

Project construction will contribute to the incremental loss of mule fat scrub and non-native grassland in the region, including potential habitat for some special status species. Cumulative impacts potentially include habitat fragmentation, increased edge effects, reduced habitat quality, and increased wildlife mortality. The MSHCP provides a comprehensive approach to the regional conservation of these habitats and, as a regional plan, serves to provide mitigation for cumulative

impacts to covered species. Project compliance and consistency with the MSHCP ensures that any cumulative impacts to covered species are effectively mitigated. Special status species that are not covered by the MSHCP also benefit from the surveys, conservation, and other measures of the MSHCP because they occupy many of the same habitats. Therefore, the proposed project will not make a significant contribution to any cumulatively considerable impacts to biological resources.

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4.5 CULTURAL AND PALEONTOLOGICAL RESOURCES

The purpose of this section is to identify and evaluate the potential for the proposed project to affect paleontological, archaeological, and historical resources. The resources of concern include, but are not limited to fossils, prehistoric/historic artifacts, burials, sites of religious or cultural significance to Native American groups, and historic structures. This section provides a detailed discussion of impacts attributable to the proposed project and criteria utilized in determining impacts to cultural and paleontological resources. This section is based in part on the City of Moreno Valley General Plan, the Cultural Resources Assessment for the Eucalyptus Industrial Park (LSA Associates, Inc., December 11, 2007, and updated in September 2011), and Paleontological Resources Assessment for the Eucalyptus Industrial Park (LSA Associates, Inc., March 8, 2008, and updated in September 2011), which are included as Appendices D and E of this Draft EIR.

4.5.1 Existing Setting

4.5.1.1 Archaeological Resources

Archaeological resources are those that are associated with prehistoric cultural sites and the remnants of historic cultural sites that lack substantive building remnants (termed "historic archaeological sites") such as roads and trails. Prehistoric cultural resources consist of those physical properties that predate the advent of written records in a particular region that are considered important to a culture, subculture, or community for scientific or humanistic reasons. These include geographic districts, structures, sites, objects, and other physical evidence of past human activity. Similar to prehistoric cultural resources, historic cultural resources in a particular geographic region maybe considered important to a culture, subculture, or community and postdate the advent of written records.

The City has identified approximately 190 archaeological locations within City boundaries; the vast majority of these resources are milling stations consisting only of bedrock grinding surfaces used by prehistoric people to grind chaparral seeds. These archaeological sites have been grouped into nine topographically distinct regions known as "complexes." These complexes often contain one or more archaeological resources. The proposed project is within the Moreno Hills Complex.[1] The Moreno Hills Complex is a small cluster of hills located northwest of the Moreno town site. The hills extend northwest to an unnamed drainage that separates the hills from the southern end of the Reche Hills.

As indicated in the Cultural Resources Assessment (Appendix D of the EIR), 26 cultural resources surveys have been conducted entirely or partially within one mile of the project site. Only one of these (RI-2172) encompassed the entire project. Sixty-five archaeological sites and 22 historic buildings have been documented within the one-mile radius. The records search determined that the nearest cultural resource to the project site is a prehistoric bedrock grinding slick (site number CA-RIV-2865), located within approximately a quarter mile (750 feet) southwest of the project boundary.

4.5.1.2 Paleontological Resources

Paleontological resources include fossils or assemblages of fossils that are unique, unusual, rare, or add to the existing body of knowledge in specific areas, either stratigraphically, taxonomically, or regionally. Such resources may include the remains of large to very small terrestrial and/or aquatic species that can assist in the interpretation of tectonic events, geomorphic evolution, paleoclimatology, and relationships of terrestrial and aquatic species. Pleistocene (10,000 years before present [ybp]) sediments within the project limits have been identified, in the Paleontological Resources Assessment, as having a high potential to contain significant paleontological resources.

[1] *Figure 5.10-2 Locations of Prehistoric Sites, Chapter 5.10 Cultural Resources*, City of Moreno Valley General Plan Final EIR, July 2006.

The Paleontological Resources Assessment conducted in the project area documents the potential for paleontological resources older than 9,000 years to occur.

4.5.1.3 Historic Resources

The Cultural Resources Assessment identifies that 22 historic buildings have been documented within a one-mile radius from the project site. However, the current records search did not identify any such historic building or feature within the project limits. Additionally, the City's General Plan states that there are no sites within the Moreno Valley study area listed as State landmarks, nor are there any sites in the National Register of Historic Places.[1]

4.5.1.4 Ethnographic Context

During the NOP period, the Pechanga Band indicated this area was within the traditional tribal area of the Luiseño Indians. In addition, the Cultural Resources Assessment (Appendix D of EIR) indicated the project site was within the traditional cultural territory of the Cahuilla. Like other Native American groups in southern California, the Cahuilla were semi-nomadic hunter-gatherers who subsisted by exploitation of seasonably available plant and animal resources and were first encountered by the Spanish missionaries in the late 18th century. The first written accounts of the Cahuilla are attributed to mission fathers.[2]

4.5.2 Existing Policies and Regulations

4.5.2.1 Federal Regulations

National Historic Preservation Act (NHPA) of 1966 (as amended), Section 106. The NHPA declares a national policy of historic preservation to protect, rehabilitate, restore, and reuse districts, sites, buildings, structures, and objects significant in American architecture, history, archaeology, and culture. The NHPA established the National Register of Historic Places (National Register), State Historic Preservation Offices (SHPOs) and programs, and the Advisory Council on Historic Preservation. This Act applies to all properties on or eligible for inclusion in the National Register. The Section 106 review process requires consultation to mitigate damage to "historic properties" (defined per 36 CFR 800.16(1) as places that qualify for the National Register), including Native American traditional cultural places (TCPs). Evaluation of cultural resources consists of determining whether it is significant (i.e., if it meets one or more of the criteria for listing in the National Register). These eligibility criteria are defined in 36 CFR 60.4 as follows:

> The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association:
>
> A. That is associated with events that have made a significant contribution to the broad patterns of our history;
>
> B. That is associated with the lives of persons significant in our past;
>
> C. That embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; and/or
>
> D. That has yielded, or may be likely to yield, information important to prehistory or history.

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1 *Section 7.2.2 Archaeological and Historical Sites,* Chapter 7 – Conservation, Moreno Valley General Plan, City of Moreno Valley, July 11, 2006.

2 Cultural Resources Assessment Eucalyptus Industrial Park, City of Moreno Valley, LSA Associates, Inc., September 2011.

4.5.2.2 State Regulations

California Environmental Quality Act. A "historic resource" includes, but is not limited to, any object, building, site, area, place, record, or manuscript that is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.[1] CEQA mandates that lead agencies consider a resource to be "historically significant" if it meets the criteria for listing in the California Register of Historic Resources (California Register). Such resources meet this requirement if they are (1) associated with events that have made a significant contribution to the broad patterns of California history, (2) associated with the lives of important persons in the past, (3) embody distinctive characteristics of a type, period, region, or method of construction, and/or (4) represent the work of an important creative individual or possesses high artistic value.[2] These criteria mimic the criteria utilized to determine eligibility for the National Register.

Senate Bill 18 (SB18). Signed into law in September 2004, and effective March 1, 2005, SB18 permits California Native American tribes recognized by the Native American Heritage Commission (NAHC) to hold (on terms mutually satisfactory to the tribe and the landowner) conservation easements. The term "California Native American tribe" is defined as "a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC."

The bill also requires that, prior to the adoption or amendment of a city or county's general plan, the city or county conduct consultations with California Native American tribes for the purpose of preserving specified places, features, and objects that are located within the city or county's jurisdiction. This bill requires the planning agency to refer to and provide opportunities for involvement to the California Native American tribes specified by the NAHC.

California Health and Safety Code. The California Health and Safety Code states that if human remains are discovered on site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC.

Paleontological Resource Regulations. Section 106 of the NHPA does not apply to paleontological resources unless they are found in a culturally related context. In addition to the Antiquities Act (16 USC 431–433), the preservation and salvage of fossils and other paleontological resources can be protected under the National Registry of Natural Landmarks (16 USC 461-467) and the National Environmental Policy Act (NEPA), which directs federal agencies to "...preserve important historic, cultural, and natural aspects of our national heritage."

Potential impacts to paleontological resources must be assessed for any project subject to CEQA review. California law protects paleontological sites on State lands and establishes authority to protect paleontological resources while allowing mitigation through the permit process.[3]

1 Public Resources Code, Section 5020.1(j).
2 Public Resources Code, Section 5024.1(c).
3 California Public Resources Code (§5097.5), Administrative Code (§§4306 and 4309).

4.5.2.3 City of Moreno Valley General Plan Policies

Chapter 9 of the City's General Plan defines goals and policies related to cultural resources within the City of Moreno Valley. The specific policies of the General Plan that are relevant to the proposed project are as follows:

Objective 7.6	Identify and preserve Moreno Valley's unique historical and archaeological resources for future generations.
Policy 7.6.1	Historical, cultural, and archaeological resources shall be located and preserved, or mitigated consistent with their intrinsic value.
Policy 7.6.2	Implement appropriate mitigation measures to conserve cultural resources that are uncovered during excavation and construction activities.
Policy 7.6.4	Encourage restoration and adaptive reuse of historical building worthy of preservation.
Policy 7.6.5	Encourage documentation of historic buildings when such buildings must be demolished.

4.5.3 Methodology

Cultural resource research for this project included a records search at the Eastern Information Center (EIC) located at the University of California, Riverside. The EIC is the local branch of the California Historical Resources Information System (CHRIS). Cultural resource maps at the EIC were checked for possible prehistoric and historic resources previously recorded within one mile of the project site. To supplement the CHRIS data, a review of the National Register of Historic Places Index and Office of Historic Preservation Directory of Properties databases was conducted. In addition, historic maps and aerial photos were reviewed to determine the potential for former sites of historic buildings or other historic resources within the project site. The field survey conducted for the cultural resource assessment included a pedestrian survey consisting of walking parallel transects spaced approximately 15 meters (49 feet) apart and focused on the visible portions of the project site. Soil profiles were examined for cultural resources and rodent back dirt was checked for cultural remains in November 2007.

The paleontological resource assessment was completed in compliance with the Paleontological Resources Impact Mitigation Standards of Riverside County and follows the guidelines of the Society of Vertebrate Paleontology (SVP). Available geological and paleontological literature was reviewed to determine the potential for paleontological resources to occur in sedimentary deposits within the project site. The Paleontological Resource Sensitivity Map from the Riverside County Planning Department was consulted to determine the paleontological sensitivity of the project site. The field survey for the paleontological resource assessment was conducted by walking transects over the area 15 meters (49 feet) apart, focusing on the visible sediments exposed on the portions of the project site.

4.5.4 Thresholds of Significance

Based on Appendix G of the *CEQA Guidelines*, the effects of the project on cultural resources are considered to be significant if the proposed project would:

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5;
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5;

- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; and/or
- Disturb any human remains, including those interred outside of formal cemeteries.

4.5.5 Less than Significant Impacts

In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.5.5.1 Historic Structures and Features

Threshold	Would the proposed project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No structures or unique features are currently located within the project limits. An online title search was conducted and historic maps were reviewed to determine the potential for structures and/or the remains of former sites of buildings or resources within the project limits.[1] No evidence of past structures or historic features was identified, nor was evidence of such structures identified during the on-site cultural resource survey or the records search. As no evidence has been identified to suggest the presence of past or current structures on site, no impacts related to historic structures or features will occur. In the absence of a significant impact, no mitigation is warranted.

4.5.5.2 Human Remains

Threshold	Would the proposed project disturb any human remains, including those interred outside of formal cemeteries?

Currently, the project site is utilized for agricultural production. No evidence suggesting the project site has been utilized in the past for human burials has been identified.[2] In the unlikely event human remains are discovered during grading or construction activities, State law (Health and Safety Code §7050.5) requires that no further disturbance shall occur until the County Coroner has made determination of the origin and disposition pursuant to Public Resources Code 5097.98. The County Coroner must be notified immediately of the find. If the remains are determined to be prehistoric, the Coroner is required to notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the owner of the land or his/her authorized representative, the descendant may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification of the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Because adherence to provisions of Health and Safety Code §7050.5 is required of all development projects, and because adherence to the requirements in State law sufficiently mitigates for potential impacts to human remains, no significant impact related to this issue will occur. Because potential impacts associated with this issue are less than significant, no mitigation is required.

1 Cultural Resource Assessment Eucalyptus Industrial Park, City of Moreno Valley, LSA Associates, Inc., September 2011.
2 *Chapter 5.10 Cultural Resources*, City of Moreno Valley General Plan Final EIR, July 2006.

4.5.6 Significant Impacts

4.5.6.1 Prehistoric Cultural Resources

Threshold	Would the proposed project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

A reconnaissance pedestrian-survey for the project site was conducted in November 2007. During the survey, it was noted that 50 percent of the project was planted with grapefruit and orange groves. The majority of the ground surface has been affected by agricultural activities. As previously stated, the project site is located within the Moreno Hills Complex, which contains identified archaeological resources such as milling stations consisting only of bedrock grinding surfaces. Although the project site is located within the Moreno Hills Complex, no archaeological resources were identified on the project site during the field survey, and the cultural resource assessment concluded the project would have no significant impacts; however, there is a potential for project grading to disturb previously undiscovered cultural resources. While there is no recorded or surface evidence that archaeological resources are present on site, the project is located in an area with a high potential of containing prehistoric archaeological resources. Therefore, a potential exists that excavation and construction activities may uncover previously undetected prehistoric or historic cultural resources. This is a potentially significant impact under CEQA and requires mitigation.

Mitigation Measures. The following measures have been identified to reduce potential impacts to prehistoric and historic cultural resources:

4.5.6.1A If cultural resources are found during grading, the applicant shall immediately retain a qualified archaeological monitor to oversee subsequent ground-altering activities (e.g., removal of debris, de-vegetation, and grading). This monitor shall ensure that any buried or previously unidentified resources are adequately identified, recorded, and evaluated in accordance with applicable standards. The archaeological monitor shall be trained in both prehistoric and historic archaeology and have the authority to temporarily redirect any ground disturbing activities affecting potentially significant cultural resources.

4.5.6.1B Prior to the issuance of a grading permit, the local Native American representatives (Soboba, Morongo, and Pechanga) shall be notified in writing of the pending activities. If any evidence of Native American resources is discovered during grading, the archaeological monitor identified in **Mitigation Measure 4.5.5.1A** shall invite one or more Native American monitors to participate in the monitoring program. The Native American monitor shall work with the archaeological monitor to aid in the identification of resources and assist in the preliminary evaluation of any Native American resources.

4.5.6.1C If cultural artifacts and resources are discovered during ground disturbance activities and are historic in nature (not Native American in origin), the archaeological monitor shall make recommendations for the appropriate handling and evaluation of the resources. If cultural artifacts and resources are discovered during ground disturbance activities are determined to be of Native American origin (but not involving burials or grave goods), the archaeological monitor/consultant shall notify the applicant, City, and local Native American representatives and complete consultation for the handling of the resources. All archaeological decisions shall be at the discretion of the professional archaeologist, taking the Native American concerns into account. Work may continue on other parts of the project site while historic or unique archaeological mitigation takes place (14 Cal. Code Regs. 15065.5(f)).

4.5.6.1D As a condition of approval, the property owner shall make all cultural resources (e.g., artifacts) discovered on site available for curation at a curation facility identified by the City (e.g., the UCR Archaeological Research Unit, the Western Center for Archaeology and Paleontology, or the Ya'i Heki' Regional Indian Museum). All artifacts shall be inventoried and prepared for curation per standard professional requirements. If neither

repository is available to accept the collections, the cultural resources shall be temporarily curated at a facility identified through consultation with all stakeholders.

4.5.6.1E Should resources determined to be of sacred or religious significance to Native Americans be identified within the project area, the resources shall be protected from adverse impacts until consultation between the applicant, City, the Most Likely Descendant (MLD) as determined by the Native American Heritage Commission, and the archaeological consultant, occurs. At that time, the responsibility for the care and disposition of the cultural resources shall be the determined and recorded to the satisfaction of all parties involved.

Level of Significance After Mitigation. Adherence to the above mitigation measures would reduce potential impacts to archaeological resources to a less than significant level.

4.5.6.2 Paleontological Resources

Threshold	Would the proposed project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The project site is located in the Peninsular Range geologic province of California that encompasses western Riverside County and is near the northern margin of the Perris Block,[1] which is bounded on the east by the San Jacinto Fault.[2]

The proposed project site is located within an area that has a high potential to contain near-surface Pleistocene fossils.[3] Examples include Pliocene and Pleistocene fossils recovered five miles northeast of the project, bison fossil recovered from sediments south of SR-60 at Redlands Boulevard in eastern Moreno Valley, and the recovery of mammoth and saber cat fossils from the Lakeview Hot Springs site. At Hemet, more than 1,700 discrete paleontological resource localities were recovered during excavation of the Diamond Valley Reservoir. These localities have produced more than 70 late Pleistocene plant and animal taxa. These recovered fossils indicate that Pleistocene (10,000 ybp) fossils occur as close to the surface as 4.5 meters (15 feet).

As previously stated, the project site is located in an area identified as having a "high sensitivity" for paleontological resources. The paleontological literature search indicated that there is potential for significant, nonrenewable resources that to encountered during onsite construction activities. Therefore, a paleontological resources impact mitigation program (PRIMP), including excavation monitoring by a qualified paleontologist, is recommended for earthmoving activities in Pleistocene sediments on the project site with potential to contain significant, nonrenewable paleontological resources. Although no paleontological resources were identified on site during the field survey, because of the location of the project site and associated sensitivity for paleontological resources, the potential exists that paleontological resources maybe uncovered during construction.

Mitigation Measures. The following measures have been identified to reduce potential impacts to paleontological resources that may be located within the project limits:

4.5.6.2A Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include the provision of a trained paleontological monitor during on-site soil disturbance activities. The monitoring for paleontological resources shall be

[1] The Perris Block is a geologic feature consisting of a large mass of granitic rock generally bounded by the San Jacinto Fault, the Elsinore Fault, the Santa Ana River, and a non-defined southeast boundary.
[2] Paleontological Resources Assessment Eucalyptus Industrial Park, City of Moreno Valley, LSA Associates, Inc., March 8, 2008.
[3] Ibid.

conducted during the rough-grading phase of the project. In the event that paleontological resources are unearthed or discovered during excavation, **Mitigation Measure 4.5.6.2C** shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional action is required.

4.5.6.2B The paleontological monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples of soil shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.

4.5.6.2C If paleontological resources are unearthed or discovered during excavation of the project site, the monitoring for paleontological resources shall be conducted on a full-time basis for the duration of the rough-grading of the project site. The following recovery processes shall apply:

- Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.
- All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.
- A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.
- All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.

Level of Significance After Mitigation. Adherence to the above mitigation measures will reduce potential impacts to paleontological resources to a less than significant level.

4.5.7 Cumulative Impacts

The cumulative area for cultural resources is the City of Moreno Valley. On-site sediments and cumulative archaeological and paleontological discoveries elevate the potential for the on-site presence of archaeological and paleontological resources. The proposed project includes measures to identify, recover, and/or record any archaeological or paleontological resource that may occur within the project limits. Although unlikely to occur, potential impacts associated with human remains would be reduced to a less than significant level through adherence to existing State law. There are no projects that would, in combination with the proposed project, result in any significant cumulative impacts on historical, archaeological, or paleontological resources, or cumulative impacts to human remains. Therefore, the project will not make a significant contribution to any cumulatively considerable impacts associated with cultural resources.

4.6 HAZARDS AND HAZARDOUS MATERIALS

The State defines hazardous material as any material "...that, because of its quantity, concentration, or chemical characteristics poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials are commonly used by all segments of society, including manufacturing and service industries, commercial enterprises, agriculture, military installations, hospitals, schools, and households. Hazardous waste is often generated as a byproduct of industrial, manufacturing, agricultural, and other uses." A hazardous material may become hazardous waste upon its abandonment, discard, or recycling; or by actions that change the composition of a previously non-hazardous material.[1]

Potential impacts associated with toxic air contaminants that could be emitted during operation of the project are addressed in Section 4.3 (*Air Quality*), while the potential hazardous effects the project may have on groundwater are addressed in Section 4.7 (*Hydrology and Water Quality*). Impacts related to airport hazards, the routine transport, use and disposal of hazardous materials, interference with an emergency response or evacuation plan, and wildland fire hazards were determined to be less than significant in the Initial Study prepared for the proposed project. During the public review period of the NOP and Initial Study, comments were received regarding these issue areas; therefore, analysis of these issues is included in this section. This section is based in part on the following reports, which are included as Appendix F of this EIR:

- *Phase I Preliminary Environmental Site Assessment (84+ acres)* prepared for APN 477-120-001 and 477-120-006 (RM Environmental, Inc., October 20, 2003);
- *Phase I Preliminary Environmental Site Assessment (37+ acres)* prepared for APN 477-120-007,008,014,015 (RM Environmental, Inc., November 25, 2003); and
- Report for Removal of Abandoned 13,400 Gallon Diesel Underground Storage Tank, APN 477-120-001 (RM Environmental, Inc., January 28, 2004).

4.6.1 Existing Setting

4.6.1.1 Project Site History

The proposed project site is located on approximately 122.8 acres of land currently used for agricultural purposes on the south side of and adjacent to SR-60, east of Moreno Valley Auto Mall, and adjacent to and west of the Quincy Channel. A review of historical aerial photos (1949 to 2000) reveals the project site to be undeveloped and used as citrus production. The only distinguishable differences between the successive aerial photographs are whether the site was planted or fallow and the type of crops planted. From 1949 to 1990, the areas surrounding the project site appear to be undeveloped and/or used for agricultural purposes. The first signs of development on surrounding properties appear in 1990 west of the project site. Development in this area appears to be the existing Moreno Valley Auto Center. This development remains visible in the most recent (2000) aerial photo consulted for the project site. Currently, the northern portion of the site is still used for active citrus production.

4.6.1.2 Surrounding Area

The nearest existing schools to the project site are the Calvary Chapel Christian School, located approximately 0.69 mile to the north of the project, and Valley View High School, located approximately 1.3 miles west of the project site. The project site is approximately 5.5 miles northeast of March Air Reserve Base (MARB). The project site is not located in an area adjacent to natural areas prone to wildland fire hazards.

[1] California Health and Safety Code, §25501(n) and (o); and §25124.

The project site is not included on the Department of Toxic Substance Control's Hazardous Waste and Substance Site List (Cortese List). A portion of the project site is currently utilized for agricultural production. Land uses adjacent to the project site include residential uses to the southeast, the existing auto center and a fire station to the west, SR-60 and residential uses to the north, vacant land to the east and vacant land to the south. No adjacent properties are included on the Cortese list.[1]

Because no permanent structures are located within the project limits, a hazardous materials building survey (asbestos, lead-based paint, polychlorinated biphenyls, mercury, chlorofluorocarbons, floor drains, water, and wastewater) was not performed as part of the Phase I investigation.

4.6.2 Existing Policies and Regulations

4.6.2.1 Federal Regulations

Comprehensive Environmental Response, Compensation, and Liability Act. Discovery of environmental health damage from disposal sites prompted the U.S. Congress to pass the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund). The purpose of CERCLA is to identify and clean up chemically contaminated sites that pose a significant environmental health threat. The Hazard Ranking System is used to determine whether a site should be placed on the National Priorities List (NPL) for cleanup activities.

Superfund Amendments and Reauthorization Act. The Superfund Amendments and Reauthorization Act (SARA) pertains primarily to emergency management of accidental releases. It requires formation of State and local emergency planning committees, which are responsible for collecting material handling and transportation data for use as a basis for planning. Chemical inventory data are made available to the community at large under the "right-to-know" provision of the law. In addition, SARA also requires annual reporting of continuous emissions and accidental releases of specified compounds. These annual submissions are compiled into a nationwide Toxics Release Inventory (TRI).

Hazardous Materials Transportation Act. The Hazardous Materials Transportation Act is the statutory basis for the extensive body of regulations aimed at ensuring the safe transport of hazardous materials on water, rail, highways, in the sky, or in pipelines. It includes provisions for materials classification, packaging, marking, labeling, placarding, and shipping documentation.

Resource Conservation and Recovery Act (RCRA). The RCRA Subtitle C addresses hazardous waste generation, handling, transportation, storage, treatment, and disposal. It includes requirements for a system that uses hazardous waste manifests to track the movement of waste from its site of generation to its ultimate disposition. The 1984 amendments to RCRA created a national priority for waste minimization. Subtitle D establishes national minimum requirements for solid waste disposal sites and practices. It requires states to develop plans for the management of wastes within their jurisdictions. Subtitle I requires monitoring and containment systems for underground storage tanks that hold hazardous materials. Owners of tanks must demonstrate financial assurance for the cleanup of a potential leaking tank.

[1] EnviroStor Database, California Department of Toxic Substances Control, http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&city=Moreno%20Valley&zip=&county=&federal_superfund=True&state_response=True&voluntary_cleanup=True&school_cleanup=True&permitted=True&corrective_action=True&display_results=Report&pub=True, website accessed January 30, 2008.

4.6.2.2 State Regulations

The California Hazardous Waste Control Law. The Hazardous Waste Control Law (HWCL) is the primary hazardous waste statute in the State of California. The HWCL requires a hazardous waste generator, which stores or accumulates hazardous waste for periods greater than 90 days at an on-site facility or for periods greater than 144 hours at an off-site or transfer facility, which treats, or transports hazardous waste, to obtain a permit to conduct such activities. The HWCL implements RCRA as a "cradle-to-grave" waste management system in the State of California. HWCL specifies that generators have the primary duty to determine whether their wastes are hazardous and to ensure their proper management. The HWCL also establishes criteria for the reuse and recycling of hazardous wastes used or reused as raw materials. The HWCL exceeds Federal requirements by mandating source reduction planning and a much broader requirement for permitting facilities that treat hazardous waste. It also regulates a number of types of wastes and waste management activities that are not covered by Federal law with the RCRA.

The California Hazardous Material Management Act. The Hazardous Materials Management Act (HMMA) requires that businesses handling or storing certain amounts of hazardous materials prepare a Hazardous Materials Business Plan (HMBP), which includes an inventory of hazardous materials stored on site (above specified quantities), an emergency response plan, and an employee-training program. Businesses that use, store, or handle 55 gallons of liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure require HMBPs. Plans must be prepared prior to facility operation and are reviewed/updated biennially (or within 30 days of a change).

California Code of Regulations. Most State and Federal regulations and requirements that apply to generators of hazardous waste are spelled out in the California Code of Regulations (CCR), Title 22, Division 4.5. Title 22 contains the detailed compliance requirements for hazardous waste generators, transporters, treatment, storage, and disposal facilities. Because California is a fully authorized State according to the RCRA, most RCRA regulations (those contained in 40 Code of Federal Regulations [CFR] 260, et seq.) have been duplicated and integrated into Title 22. However, because the Department of Toxic Substance Control (DTSC) regulates hazardous waste more stringently than the EPA, the integration of California and Federal hazardous waste regulations that make up Title 22 do not contain as many exemptions or exclusions as does 40 CFR 260. As with the California Health and Safety Code, Title 22 also regulates a wider range of waste types and waste management activities than do the RCRA regulations in 40 CFR 260. To aid the regulated community, California compiled the hazardous materials, waste and toxics-related regulations contained in CCR, Titles 3, 8, 13, 17, 19, 22, 23, 24, and 27 into one consolidated CCR, Title 26 'Toxics.' However, the California hazardous waste regulations are still commonly referred to as Title 22.

California Emergency Services Act. Government Code 8550–8692 provides for the assignment of functions to be performed by various agencies during an emergency so that the most effective use may be made of all manpower, resources, and facilities for dealing with any emergency that may occur. The coordination of all emergency services is recognized by the State to mitigate the effects of natural, man-made, or war-caused emergencies which result in conditions of disaster or extreme peril to life, property, and the resources of the State, and generally, to protect the health and safety and preserve the lives and property of the people of the State.

State Fire Plan. The State Board of Forestry and the California Department of Forestry and Fire Protection have drafted a comprehensive update of the State Fire Plan for wildland fire protection in California. The planning process defines a level of service measurement, considers assets at risk, incorporates the cooperative interdependent relationships of wildland fire protection providers, provides for public stakeholder involvement, and creates a fiscal framework for policy analysis.

4.6.2.3 Local Regulations

Riverside County Department of Environmental Health. The Hazardous Materials Division of the Department of Environmental Health (DEH) of the Riverside County Health Services Agency is responsible for regulation the operations of businesses and institutions that handle hazardous materials or generate hazardous wastes in the City of Moreno Valley. As part of the State-mandated Certified Unified Programs administered by the California Environmental Protection Agency (CalEPA), the DEH coordinates regulatory and enforcement of the following programs: Household Hazardous Waste, Hazardous Waste Minimization, Underground Storage Tanks (USTs), Hazardous Waste Generator Permits, and Hazardous Materials Handlers Program.

4.6.2.4 City of Moreno Valley General Plan Policies

Chapter 9 of the City of Moreno Valley General Plan defines goals, objectives, policies, and implementation measures related to hazards. The specific goals, policies, and implementation measures that are relevant to the proposed project are as follows:

Goal 6.1 To achieve acceptable levels of protection from natural and man-made hazards to life, health, and property.

Objective 6.1 Minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and secondary effects.

Policy 6.1.1 Reduce fault rupture and liquefaction hazards through the identification and recognition of potentially hazardous conditions and areas as they relate to the San Jacinto fault zone and the high and very high liquefaction hazard zones. During the review of future development projects, the City shall require geologic studies and mitigation for fault rupture hazards in accordance with the Alquist-Priolo Special Study Zones Act. Additionally, future geotechnical studies shall contain calculations for seismic settlement on all alluvial sites identified as having high or very high liquefaction potential. Should the calculations show a potential for liquefaction, appropriate mitigation shall be identified and implemented.

Policy 6.1.2 Require all new developments, existing critical and essential facilities and structures to comply with the most recent Uniform Building Code seismic design standards.

Goal 6.2 To have emergency services which are adequate to meet minor emergency and major catastrophic situations.

Objective 6.2 Minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage, and to minimize nuisances due to flooding.

Objective 6.10 Protect life and property from the potential short-term and long-term deleterious effects of the necessary transportation, use, storage treatment and disposal and hazardous materials and waste within the City of Moreno Valley.

Policy 6.10.1 Require all land use applications and approvals to be consistent with the siting criteria and other applicable provisions of the adopted Hazardous Waste Management Plan, which is also incorporated into and as part of the General Plan.

Policy 6.10.2 Manage the generation, collection, storage, processing, treatment, transport and disposal of hazardous waste in accordance with provisions of the City of Moreno Valley's adopted Hazardous Waste Management Plan, which is also incorporated into and as part of the General Plan.

Objective 6.11 Maintain an integrated emergency management program that is properly staffed, trained, and equipped for receiving emergency calls, providing initial response, providing for key support to major incidents.

Policy 6.11.1 Respond to any disaster situation in the City to provide necessary initial response and providing for key support to major incidents.

Objective 6.13 Maintain fire prevention, fire-related law enforcement, and public education and information programs to prevent fires.

Objective 6.15 Ensure that property in or adjacent to wildland areas is reasonably protected from wildland fire hazard, consistent with the maintenance of a viable natural ecology.

Policy 6.15.1 Encourage programs to minimize the fire hazard, including but not limited to the prevention of fuel build-up where wildland areas are adjacent to urban development.

Policy 6.15.2 Tailor fire prevention measures implemented in wildland areas to both the aesthetic and functional needs of the natural environment.

Objective 6.16 Ensure that uses within urbanized areas are planned and designed consistent with accepted safety standards.

Policy 6.16.1 Ensure that ordinances, resolutions and policies relating to urban development are consistent with the requirements of acceptable fire safety, including requirements for smoke detectors, emergency water supply and automatic fire sprinkler systems.

Policy 6.16.2 Encourage the systematic mitigation of existing fire hazards related to land urban development or patterns of urban development as they are identified and as resources permit.

Policy 6.16.4 Within the safety zones (e.g., Air Crash Hazard Zones and Clear Zones) shown in Figure 6-5, residential uses shall not be permitted, and business uses shall be restricted to low intensity uses as defined in the March Air Reserve Base Air Installation Compatible Use Zone Report, as amended from time to time.

4.6.3 Methodology

Evaluation of hazards and hazardous material impacts associated with the proposed project included a focus on the use, generation, management, transport, and disposal of hazardous or potentially hazardous materials on the project site. A Phase I Environmental Site Assessment was conducted to document existing site conditions involving the presence or absence of hazardous materials that may have been deposited on site through previous land uses. For airport hazards, the 1998 Air Installation Compatible Use Zone (AICUZ) study for MARB, and the County of Riverside Airport Land Use Commission MARB Airport Land Use Plan were consulted to determine if the proposed project was within these airport land use plans. It should be noted that the City of Moreno Valley has not adopted the Airport Land Use Plan, but the site is not within two miles of a public airport or public use airport. In determining the level of significance, the analysis assumes that construction and operation of the proposed project would be in compliance with relevant local, State, and Federal laws and regulations pertaining to the use, storage, and disposal of hazardous materials.

4.6.4 Thresholds of Significance

The proposed project would result in a significant adverse impact with regard to hazards if it were to:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Create hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;

- Be located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment;
- For a project located within an airport land use plan or where such a plan has not been adopted within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area;
- For a project located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation; and/or
- Result in the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

4.6.5 Less than Significant Impacts

Within the Initial Study (Appendix A) for the proposed project, it was determined that the following issues would create no impacts:

- Safety hazards to people working within two miles of a public airport; and
- Safety hazards to people working within two miles of a private airport.

The project site is not located within two miles of a public airport (March Air Reserve Base is 5.5 miles to the southwest) or a private airport (University Medical Center Heliport is 2.5 miles to the southwest) and, therefore, would not have the potential to expose people to safety hazards from airport operations.

4.6.5.1 Routine Transport, Use, or Disposal of Hazardous Materials and Reasonable Foreseeable Upset and Accident Conditions

Threshold	Would the proposed project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials?

Development Phase. Two Phase I Environmental Site Assessments (ESAs) have been prepared for the proposed project site. One ESA was conducted in October 2003 and covers APNs 477-120-001 and 477-120-006.[1] The other ESA was conducted in November 2003 and covers APNs 477-120-007, 477-120-008, 477-120-014, and 477-120-015.[2] A review of historic maps dated 1967 and 2001 along with aerial photography ranging from 1949 to 2000 did not identify any potential hazardous material sources on the site. During the on-site inspection, no hazardous materials handling, storage, or disposal areas were observed. Additionally, no evidence of stressed vegetation, discolored water, or pools of liquid was observed during the on-site reconnaissance. However, because the project site has been historically utilized for agricultural production and because of the close proximity to SR-60,

1 *Phase 1 Preliminary Environmental Site Assessment 84± Acres, Assessor Parcel Numbers (APNs) 477-120-001 and 477-120-006, Near Intersection of Pettit Street and Highway 60, Moreno Valley, California*, R M Environmental, October 30, 2003.

2 *Phase 1 Preliminary Environmental Site Assessment 37± Acres, Assessor Parcel Numbers (APNs) 477-120-(007, 008, 014, 015), Near Intersection of Pettit Street and Highway 60, Moreno Valley, California*, R M Environmental, November 25, 2003.

soil samples were taken in various parts of the project site to further evaluate the potential contamination on the site. Soil samples were also collected from the area of a wind-machine remaining in the western portion of the site, the area adjacent to SR-60 in the northern portion of the site, and from selected areas of the citrus groves on the site. These soil samples are identified in Figure 4.6.1.

Two soil samples were collected at the base of the wind-machine. One 200 to 300-gallon petroleum tank is located in the western portion of the site within the column of the wind machine structure. In interviews with Raymond Noriega, manager of the site, he indicated that the wind machine had not been used in the past 10 years that he had been employed there. Soil samples were taken at depths of 1.5 feet and 3 feet below the ground surface to asses the potential of hydrocarbon compounds occurring in the soil. Laboratory results indicated no detectable concentrations of hydrocarbon compounds in the samples collected.

Two soil samples were collected at areas adjacent to SR-60 at depths of one to four inches below ground surface to assess the potential of lead contamination. Laboratory results indicated total lead concentrations of 0.601 to 4.41 milligrams per kilogram (mg/Kg), which were determined to be insignificant.[1] In addition, on September 3, 2003, five near-surface (upper 6 inches) soil samples were collected from selected areas (upper portion) of possible drainage accumulation and pesticide usage on the site. The detected concentrations of organochlorine pesticides and PCBs were within the allowable Preliminary Remedial Goals (PRGs) for the project. No additional assessment for organochlorine pesticides or PCBs is recommended for the site.[2]

On November 7, 2003, three near-surface (upper six inches) soil samples were collected from selected areas (lower portion) of possible drainage accumulation and pesticide usage on the site. The detected concentrations of organochlorine pesticides and PCBs were within the allowable PRGs for the project. No additional assessment for organochlorine pesticides or PCBs is recommended for the site.[3]

At the request of the current owner of the site (northern portion), the area of the former abandoned 13,400-gallon UST was excavated during the site reconnaissance on September 20, 2003. No significant hydrocarbon odors or staining were observed. Between January 5 and 8, 2004, the UST was removed from the site. The UST had been abandoned in-place approximately 50 years ago. The abandonment reportedly consisted of removal of free-liquids; removal of the UST top; then backfilling the interior of the UST with on-site soils. Due to the installation of a 12-inch diameter, Eastern Municipal Water District (EMWD) waterline main in the north portion of the UST, the north portion of the UST was not removed. No indication of soil contamination was observed during the UST removal work. Additionally, soil sampling was conducted on January 7, 2004, at depths between 2 feet and 6 feet below the former bottom elevation of the UST, under the direction of a representative from the County of Riverside DEH Hazardous Materials Management Division. Laboratory results of the collected soil samples indicated a concentration of total petroleum hydrocarbons as oil (116 mg/Kg) in the soil sample collected at 2 feet below the bottom elevation of the UST. No other hydrocarbons, BTEX,[4] or fuel oxygenates were detected; therefore, no additional environmental investigation is recommended for the former UST location.[5]

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1 *Phase 1 Preliminary Environmental Site Assessment 84± Acres, Assessor Parcel Numbers (APNs) 477-120-001 and 477-120-006, Near Intersection of Pettit Street and Highway 60, Moreno Valley, California*, R M Environmental, October 30, 2003, page 8,

2 *Phase 1 Preliminary Environmental Site Assessment 84± Acres, Assessor Parcel Numbers (APNs) 477-120-001 and 477-120-006, Near Intersection of Pettit Street and Highway 60, Moreno Valley, California*, R M Environmental, October 30, 2003, page 9,

3 *Phase 1 Preliminary Environmental Site Assessment 37± Acres, Assessor Parcel Numbers (APNs) 477-120-(007, 008, 014, 015), Near Intersection of Pettit Street and Highway 60, Moreno Valley, California*, R M Environmental, November 25, 2003, page 8.

4 BTEX is an acronym for benzene, toluene, ethyl benzene, and xylene. This group of volatile organic compounds (VOCs) is found in petroleum hydrocarbons, such as gasoline, and other common environmental contaminants.

5 *Report of Removal of Abandoned 13,400± gallon Diesel Underground Storage Tank, APN 477-120-001, Near the Intersection of Pettit Street and Highway 60, Moreno Valley, California,* R M Environmental, January 28, 2004.

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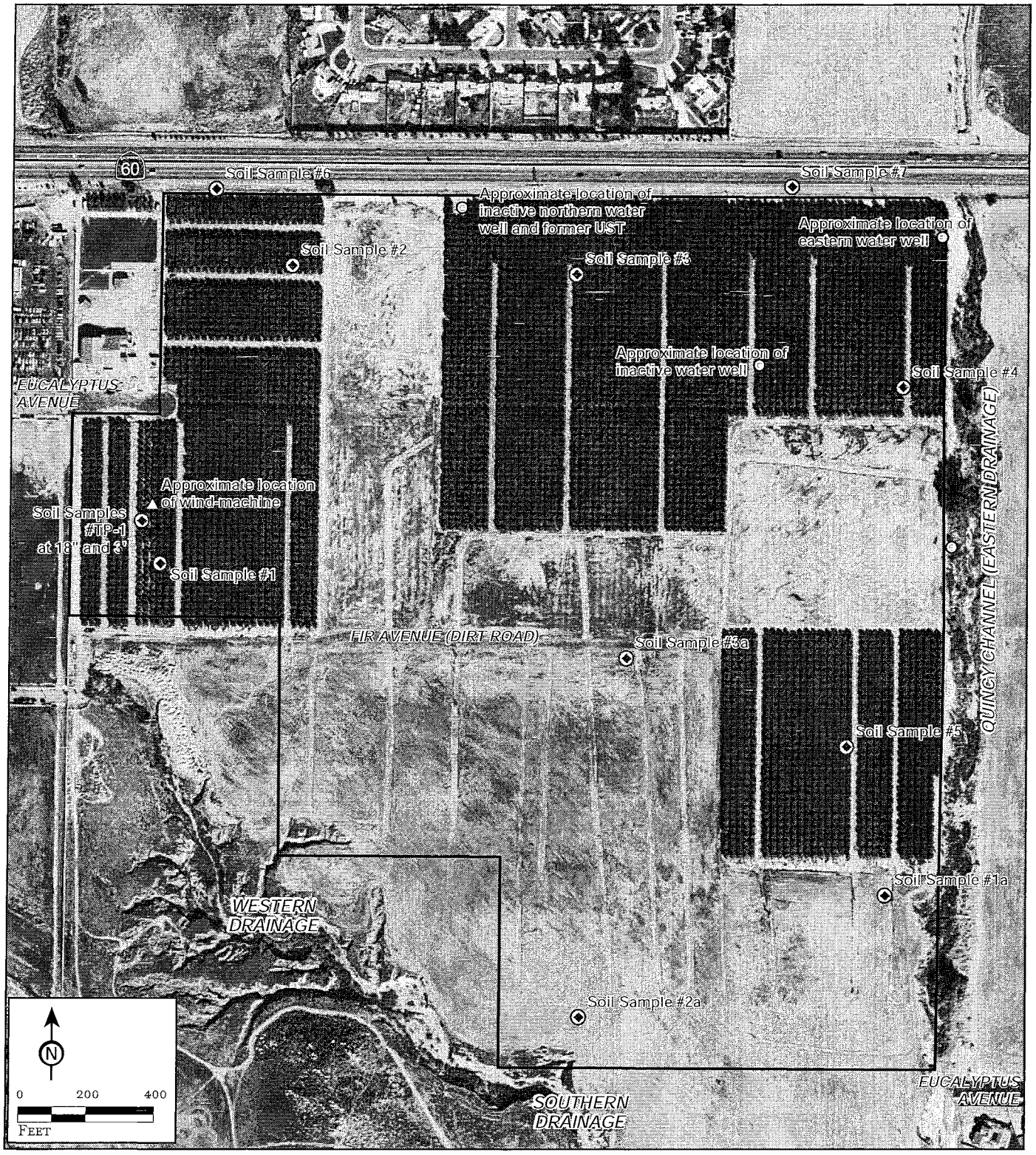

LSA

FIGURE 4.6.1

Project Boundary

Soil Sample Site

Approximate Well Site Location

Eucalyptus Industrial Park
Environmental Impact Report

Soil Sampling Locations

SOURCE: Phase I Environmental Assessment, 2003; AirPhotoUSA, 2008

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During the project's construction, it is likely that materials such as fuels, lubricants, solvents, cleansers and paints will be transported to and from the site. These materials are not generally considered acutely hazardous. The use and transport of these materials and all potentially hazardous materials would be handled according to the appropriate State and Federal regulations. The type of storage, transfer, use, and disposal of potentially hazardous materials during construction activities is extensively regulated at the local, State, and Federal levels. Adherence to existing regulations as they relate to the handling and transport of potentially hazardous materials during construction would reduce impacts associated with this issue to a less than significant level.

Operational Phase. The proposed project involves the construction of an approximately 2,244,638-square foot warehouse distribution center. Potentially hazardous materials such as petroleum products, pesticides, fertilizer, and other household hazardous products such as paint products, solvents, and cleaning products may be stored and transported in conjunction with on-site uses. Exposure to hazardous materials during the operation of the proposed on-site uses may result from (1) the improper handling or use of hazardous substances; (2) transportation accident; or (3) an unforeseen event (e.g., fire, flood, or earthquake). The severity of any such exposure is dependent upon the type and amount of the hazardous material involved; the timing, location, and nature of the event; and the sensitivity of the individual or environment affected.

As described in Title 49 of the Code of Federal Regulations[1] and implemented by Title 13 of the CCR, the United States Department of Transportation (USDOT) Office of Hazardous Materials Safety has established strict regulations for the safe transportation of hazardous materials. It is possible that vendors may bring some hazardous materials to and from the project site. Appropriate documentation for all hazardous waste that is transported in connection with project-site activities would be provided as required for compliance with existing hazardous materials regulations. Hazardous wastes produced on site are subject to requirements associated with accumulation time limits, proper storage locations and containers, and proper labeling. Additionally, for removal of hazardous waste from the site, hazardous waste generators are required to use a certified hazardous waste transportation company, which must ship hazardous waste to a permitted facility for treatment, storage, recycling, or disposal.

Due to aforementioned hazardous materials on site and the routine transport of these materials, the potential for an accidental release of hazardous materials into the environment is present at the proposed project site. However, since the storage, transfer, use and disposal of potentially hazardous materials is extensively regulated at the local, State, and Federal levels, the proposed project is not anticipated to generate conditions that are not currently addressed by existing regulations. These standards and regulations include procedures to contain, report, and remediate any accidental spill or release of hazardous materials. The handling of hazardous materials in accordance with all applicable local, State, and Federal standards, ordinances, and regulations would reduce the impacts associated with environmental and health hazards related to an accidental release of hazardous materials to a less than significant level.

4.6.5.2 Hazardous Material Sites

Threshold	Would the proposed project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

A database review was conducted for both of the Phase 1 Environmental Site Assessments conducted for the project site. Based on the database review, the project site is not included on the State of California Hazardous Waste and Substances Site List (Cortese list) pursuant to the California

[1] *Code of Federal Regulations, Title 49—Transportation*, Pipeline and Hazardous Materials Safety Administration, Department of Transportation, http://ecfr.gpoaccess.gov/cgi/t/text/textidx?sid=585c275ee19254ba07625d8c92fe925f&c=ecfr&tpl=/ecfrbrowse/Title49/49cfrv2_02.tpl, site accessed March 11, 2008.

Code (Section 65962.5). The project site is not listed in the NPL; Corrective Action Order Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) list; Emergency Response Notification System (ERNS) list; Resource Conservation and Recovery Act System; Toxic Release Inventory System (TRIS); CAL-SITES Database for Annual Work Plan; California Department of Toxic Substances Control (DTSC); Regional Water Quality Control Board (RWQCB); California Waste Management Board (CWMB); Solid Waste Information System (SWIS); Waste Management Units Database System (WMUDS); California Border Zone Properties (Deed Restriction Properties); DTSC Hazardous Waste and Substances Site List (Cortese list); or any Leaking Underground Storage Tank (LUST) database.

There is one Resource Conservation and Recovery Act (RCRA)/HAZNET site adjoining the site to the west (Moreno Valley Toyota, 27990 Eucalyptus Avenue). Although this adjoining site was identified in the RCRA/HAZNET database, all potentially hazardous waste was reported as being properly disposed of by use of transfer station and/or recycler. The database review also identified two California Hazardous Material Incident Reporting Sites (CHMIRS) within one mile of the project site. The sites are located at 28885 Fir Street approximately 0.3 mile east of the project and near the intersection of Moreno Beach Drive and Cottonwood Avenue just under one mile southwest of the project. The site at 28885 Fir Street is reported as an illegal drug lab with all contamination being disposed of by the DTSC. The site located near the intersection of Moreno Beach Drive and Cottonwood Avenue does not report the classification of the contamination that occurred. However, the site was signed-off as closed in September 1988.[1]

Because the project site is not identified on a list of hazardous materials sites, the potential that the development of the site would create a significant hazard to the public or environment is less than significant. In addition, the results of the site investigations performed by RM Environmental indicate that no significant amount of any hazardous material exists on site. Therefore, impacts associated with this issue are less than significant and no mitigation would be required.

4.6.5.3 Existing or Proposed Schools

Threshold	Would the proposed project create hazardous emissions or handle acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Section 15168 of CEQA requires that certain projects near schools disclose and examine the potential health impacts resulting from exposure to hazardous materials, wastes, and substances. Before certifying the EIR for a project that might create hazardous air pollutant emissions within 0.25 mile of an existing or proposed school, or that would handle an extremely hazardous substance, the lead agency and the project proponent must consult with the affected school district regarding any potential impacts that may occur from the project. The affected districts must be notified in writing no less than 30 days prior to the approval or certification of the EIR.

At the time the NOP for the proposed project was released, the Moreno Valley Unified School District (MVUSD) had identified three potential school sites within the project vicinity. These potential school sites were for High School #5 (southwest corner of Redlands Boulevard and future Encilia Avenue), Elementary School #24 (northeast corner of Redlands Boulevard and future Encilia Avenue), and Middle School #7 (southeast corner of Redlands Boulevard and future Encilia Avenue). Of these potential school sites, High School #5 was the closest planned school to the project site as it was to be located on the adjacent parcel east of the project site. Due to MVUSD concerns regarding the placement of schools in areas that may be rezoned with warehousing uses, MVUSD has made a decision to abandon the development of these school facility projects on the previously identified

[1] *Phase 1 Preliminary Environmental Site Assessment 37± Acres, Assessor Parcel Numbers (APNs) 477-120-(007, 008, 014, 015), Near Intersection of Pettit Street and Highway 60, Moreno Valley, California*, R M Environmental, November 25, 2003, page 5.

sites.[1] Therefore, no planned school facilities would be located adjacent to or within 0.25 mile of the project site. The nearest existing schools to the project site are the Calvary Chapel Christian School (11960 Pettit Street) approximately 0.69 mile north of the site and Valley View High school, (13135 Nason Street, Moreno Valley) approximately 1.30 miles west of the project site. Since there are no schools planned, proposed, or operating within 0.25 mile of the project site, no impacts associated with this issue would occur and no mitigation is required.

4.6.5.4 Emergency Response Plan

Threshold	Would the proposed project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

In February 2006, the County of Riverside, in cooperation with the cities and special districts, completed its Emergency Operations Plan (EOP). The objective of the EOP is to inventory and coordinate all the facilities and personnel of the County and member jurisdictions into an efficient organization capable of responding effectively to any emergency.[2] The EOP addresses the planned response to extraordinary situations associated with natural disasters, technological incidents, and national security emergencies in or affecting Riverside County. The EOP establishes the emergency organization, assigns tasks, specifies general procedures, and provides for coordination of planning efforts of the various emergency staff and resources. Response plans are identified for specific hazards including dam failures, hazardous material incidents, national security emergencies, air crashes, earthquakes, oil spills, and terrorism.

Construction activities that may temporarily restrict vehicular traffic would be required to implement adequate measures to facilitate the passage of people and vehicles through/around any required road closures. Site-specific activities such as temporary construction activities would be reviewed on a project-by-project basis by the City and are formulated when development plans are submitted to the City.

During the operational phase of the proposed project, on-site access for fire and emergency vehicles would be required to comply with standards established by the City Public Works Department. The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to Fire Department standards. As required of all development in the City, the operation of the proposed project would be required to conform to applicable Uniform Fire Code standards. The submittal of such plans would be considered a condition of approval, which would be part of the permitting process initiated by the applicant and approved by the City in accordance with City standards. As with any development, access to and through the project would be required to comply with the required street widths, as determined in the General Plan Circulation Element, and the Uniform Fire Code. Therefore, implementation of the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

4.6.5.5 Wildland Fires

Threshold	Would the proposed project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildland?

The project site is not located within a "High Fire Hazard Area" or within an area susceptible to wildfires identified by the City of Moreno Valley.[3] Areas surrounding the project site consist of urban, built, and open space. Because of lack of abundant vegetation and the extensive amount of

1 *Resolution No. 2007-08-8,* Board of Education of the Moreno Valley Unified School District, April 15, 2008.
2 Riverside County Operational Area Emergency Operations Plan, County of Riverside, February 2006.
3 *Figure 5.5-2 Floodplains and Fire Hazard Areas,* City of Moreno Valley General Plan Final Program EIR, July 2006.

development within the vicinity of the project site, on-site and adjacent areas do not have the capability to support a wildfire. The proposed uses on site do not typically create a fire hazards nor are they subject to wildland fire hazards due to the type of construction materials used. The project will be designed and constructed to comply with adopted standards and guidelines for fire protection. Irrigated landscaping will surround project and buildings are required to include fire suppression features by law. Due to the location of the fire station adjacent to the project in the northwest corner and the low probability that the project site would be subject or susceptible to wildland fires, no significant impact related to this issue would occur. No mitigation is required.

4.6.6 Significant Impacts

No potentially significant impacts related to hazards and hazardous materials have been identified.

4.6.7 Cumulative Impacts

The cumulative area for discussion of hazards and hazardous materials is the City of Moreno Valley. The proposed project would not result in significant cumulative impacts associated with the routine transport, use, and disposal of hazardous materials; or the emission or handling of hazardous substances. As areas of the eastern portion of Moreno Valley continue to develop, the amount of truck traffic is expected to increase in proportion to the amount of industrial or commercial development that take place in the area. The trucks traveling in the area of the existing project and the surrounding areas may contain hazardous materials as well as contribute to emission in the cumulative area. Accidental spills and leaks are unplanned occurrences. It is impossible to predict the occurrences of such events and the likelihood of such events occurring in close proximity to each other at the same time is very small; therefore, such events cannot be considered cumulatively significant.

As anticipated in the City's General Plan, demographic increases, continued retail and service demands, and the availability of vacant property will lead to the new residential, commercial, and industrial development in the City and surrounding area. While the project-specific hazardous material impacts of individual development projects will be addressed separately in future CEQA documents, anticipated future development will contribute, through increases in the number of locations that sell, store, transport, or dispose of hazardous materials, to a cumulative increase in risk for hazardous material incidents. As with the proposed project, it is anticipated that future development projects will be required to adhere to applicable local, State, and Federal requirements that regulate the use, release, storage, sale, and transport of hazardous materials. Such compliance would ensure that the proposed project will not make a significant contribution to a cumulatively considerable impact in this regard, and no mitigation measures for cumulative impacts are required.

4.7 HYDROLOGY AND WATER QUALITY

This section describes the hydrologic conditions on and adjacent to the project site and evaluates potential impacts to surface and groundwater resources that may result from the construction and operation of the proposed on-site uses. This section is based in part on the 2006 Riverside County Water Quality Management Plan for Urban Runoff, the Preliminary Hydrology Calculations for Moreno Valley Eucalyptus (Thienes Engineering, November 4, 2008) (Appendix G), the Preliminary Water Quality Management Plan (Thienes Engineering, July 15, 2009) (Appendix G), and the 2009 California Stormwater Quality Association [CASQA] Construction Best Management Practices (BMP) Handbook, effective June 1, 2010. A detailed discussion of jurisdictional waters and riparian/wetland impacts as it relates to the proposed project is included in Section 4.4 (Biological Resources).

4.7.1 Existing Setting

The proposed project site is located in the eastern portion of the City of Moreno Valley in Riverside County. The approximately 122.8-acre project site is located south of and adjacent to SR-60, east of Moreno Valley Auto Mall, adjacent to and west of existing Quincy Channel, and on both sides of the future extension of Eucalyptus Avenue.

The project site is located in the Santa Ana River Basin, which includes the upper and lower Santa Ana River watersheds, the San Jacinto watershed, and several other small drainage areas. The Santa Ana region covers parts of southwestern San Bernardino County, western Riverside County, and northeastern Orange County. The northern portion of the project site is currently utilized for citrus cultivation and the southern portion of the project site is currently covered by brush and grasses.

The site topography is level with little variation (slight southward grade). The site has three drainages that occur on or near the project site, on the eastern, southern, and western portions of the site. The proposed project site occurs within an elevation range of approximately 1,720 to 1,795 feet above mean sea level (amsl). The project site is within hydrologic soil type "B." Hydrologic soil type "B" soils have a moderate infiltration rate when thoroughly wetted and consists of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures.

4.7.1.1 Drainage

As illustrated in Figure 4.7.1, 12 sub-watershed areas currently drain the project site in a southerly direction. On-site flows from these 12 sub-watershed areas cross the project site and currently drain into two unnamed dry washes to the west and south and into Quincy Channel, which runs along the entire length of the eastern project boundary. Flows draining into the unnamed dry wash west and south of the project eventually drain into Quincy Channel further south. Quincy Channel flows are then eventually discharged into the Perris Valley storm drain system. The receiving body of water for the Perris Valley storm drain system is Reach 3 of the San Jacinto River.

Off-site flows coming onto the project site from the north originate from SR-60, which is located along the northern boundary of the project site and currently does not have any drainage improvements along the eastbound lanes. The preliminary hydrology report identifies that flows generated south of the centerline of SR-60 currently flow onto the project site via sheet flow and require drainage improvements such as culverts to intercept existing flows as well as areas north of SR-60. Flows currently leaving the project site for the 2-year, 5-year, 10-year, and 100-year storm events are identified in Table 4.7.A.

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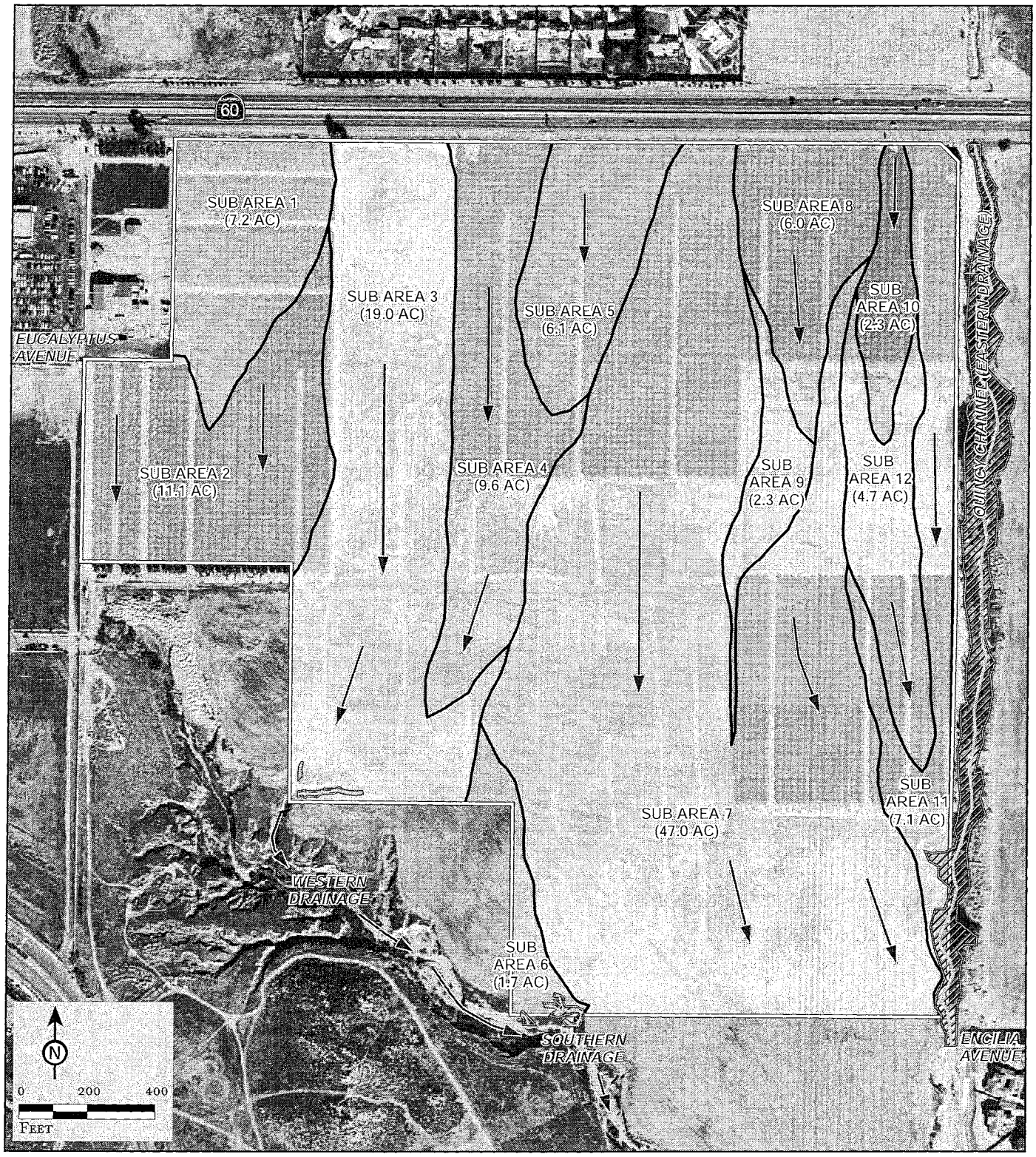

LSA

FIGURE 4.7.1

Project Boundary

Direction of Flow

ACOE*/RWQCB* Potential Jurisdictional Waters

CDFG* Potential Jurisdictional Waters

*ACOE: Army Corps of Engineers
RWQCB: Regional Water Quality Control Board
CDFG: California Department of Fish and Game

Eucalyptus Industrial Park
Environmental Impact Report

Pre-Development Drainage

SOURCE: AirPhotoUSA, 2007; Thienes Engineering, Inc. June 2007.

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Table 4.7.A: Existing Flows (cubic feet per second)

Storm Event (yr)	Storm Duration Flow (cfs)			
	1-hour	3-hour	6-hour	24-hour
2-year	59.4	27.4	20.8	2.8
5-year	94.7	49.9	40.4	3.8
10-year	144.6	89.0	76.8	17.1
100-year	257.7	167.3	147.8	56.9

* Storm Event refers to the natural action of precipitation (e.g. rain, snow, or hail) after a period of two or more hours. Storm Duration is the time period (in hours) over which a storm event occurs.

Source: *Preliminary Hydrology Calculations for Moreno Valley Eucalyptus,* Thienes Engineering, Inc., November 4, 2008.

4.7.1.2 Water Source

Water resources in the City and throughout Riverside County are sustained by groundwater basins, which are used as reservoirs to store water during wet years. These underground reservoirs are tapped throughout the year according to the demand for water. The project site lies within the Perris North Management Zone of the West San Jacinto Groundwater Management Plan (Plan) area, which covers approximately 164,200 acres.[1] This Plan area is bounded by the San Jacinto Mountains on the east, the San Timoteo Badlands on the northeast, the Box Mountains on the north, the Santa Rosa Hills and Bell Mountain on the south, and unnamed hills on the west. Groundwater conditions in these basins are influenced by natural hydrologic conditions such as percolation of precipitation, groundwater seepage, and ephemeral stream flow within the watershed areas. Currently, the City does not identify any major groundwater recharge areas within the project site.[2]

4.7.1.3 Water Supply

The project site is located within the service boundary of the EMWD, which provides water, wastewater, and recycled water services to the City. The EMWD has a 555-square mile service area that provides water for a population of about 630,000. Without easy access to an ocean outfall for effluent, EMWD has developed into one of the State's largest reclaimed water providers, having a combined capacity from its five sewage treatment plants of more than 43 million gallons a day (mgd). Reclaimed water has become extremely important in managing local water resources and helps to extend the economic viability of agriculture. In recent years, reclaimed water has become increasingly accepted for irrigation and landscaping. EMWD utilizes an aggressive program of developing local groundwater resources, including desalination, water harvesting, and additional storage of surplus imported and reclaimed water.

The EMWD adopted the West San Jacinto Groundwater Basin Management Plan (Plan) in June 1995. The Plan serves to protect the interests of existing groundwater producers and to provide a framework for new water supply projects within the 256-square mile Management Plan area. This Plan encompasses more than 164,200 acres and includes the groundwater management zones, as well as essentially non-water bearing areas such as the Lakeview Mountains, the Bernasconi Hills around Lake Perris, the Double Butte area near Winchester, and areas in the extreme northern, western, and southern portions of the EMWD.[3] A detailed analysis of water supplies that would serve the proposed project is provided in Section 4.12 (Utilities and Service Systems) of this EIR.

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1 The West San Jacinto Groundwater Management Plan identifies groundwater areas as "management zones" which may not match the area or configuration of subbasins.

2 *Section 5.7 Hydrology/Water Quality*, City of Moreno Valley General Plan Final Program EIR, City of Moreno Valley, July 2006.

3 *West San Jacinto Groundwater Basin Management Plan 2010 Annual Report*, Eastern Municipal Water District, June 2011.

A Water Supply Assessment (WSA) was prepared for this project and issued by EMWD on February 23, 2012. Based on the WSA conducted for the proposed project, water service to the project site will be provided by the EMWD, which utilizes a variety of water supplies to meet the needs of its customers. The water supply demands of the proposed project have been assessed in the WSA and a determination was made that there is adequate water to serve the proposed project. A detailed analysis of the water supply demand of the proposed project is provided in Section 4.12 (Utilities and Service Systems) of this EIR.

4.7.1.4 Storm Drain Infrastructure

The project site is located within the Moreno Area Master Drainage Plan (MDP) of the Riverside County Flood Control and Water Conservation District (RCFCWCD). The RCFCWCD is responsible for the regional flood control system within Riverside County. The MDP provides guidance for the construction of the master plan drainage system, and regional retention/detention basins. Based on the MDP, there are no existing RCFCWCD facilities within the project site or project area, but the RCFCWCD is proposing to construct a storm drain facility within the project vicinity. Line G-7, Quincy Channel, is proposed along the project's eastern edge and would follow the contours of the existing unnamed drainage south of the project. Impacts associated with RCFCWCD facilities are discussed in Section 4.7.6.3 of this EIR.

4.7.2 Existing Policies and Regulations

In the past, the effort to control the discharge of storm water focused on quantity (e.g., flood control) and to a limited extent on quality of storm water. In recent years, awareness of the need to improve water quality has increased. With this awareness, Federal, State, and local programs have been established to pursue the ultimate goal of reducing pollutants contained in storm water discharges to waterways. The emphasis of these programs is to promote the concept and the practice of preventing pollution at the source, before it can cause environmental harm.

4.7.2.1 Federal Regulations

Clean Water Act. The Federal Clean Water Act (CWA) was amended in 1972 to prevent discharge of pollutants to waters of the United States from any point source unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The 1987 amendments to the CWA added Section 402(p), which establishes a framework for regulating municipal and industrial storm water discharges under the NPDES Program. In November 1990, the EPA published final regulations that establish application requirements for storm water permits. The regulations require an NPDES permit for storm water associated with construction and industrial activity, which discharges either directly to surface waters or indirectly through separate municipal storm drains. Pollution control is achieved by establishing engineering measures, such as detention basins and sediment traps, during both the construction period and the operational phases of the project.

Pursuant to requirements of the State Water Resources Control Board (SWRCB), the NPDES General Permit No. CAS5000002 applies to all construction activities that result in the disturbance of at least one acre of total land area, or activity that is part of a larger common plan of development of one acre or greater. The General Permit No. CAS5000002 is issued by the SWRCB as part of the Federal delegation responsibilities under this section of the CWA. The RWQCB regulates hydromodification[1] as well as surface and groundwater quality through adoption of water quality plans and standards, and issuance of water quality permits and waivers. The NPDES permit deals with both the construction phase and operational phase of development projects. For the construction phase of a project, the NPDES permit identifies the preparation of a Storm Water Pollution Prevention Plan (SWPPP).

[1] Hydromodification is the alteration of the hydrologic characteristics of coastal and non-coastal waters, which, in turn, could cause degradation of water resources.

The implementation of NPDES permits ensures that the State's mandatory standards for the maintenance of clean water and the Federal minimums are met. Coverage with the permit would prevent sedimentation and soil erosion through implementation of an SWPPP and periodic inspections by RWQCB staff. An SWPPP is a written document that describes the construction operator's activities to comply with the requirements in the NPDES permit. The SWPPP is intended to facilitate a process whereby the operator evaluates potential pollutant sources at the site and selects and implements BMPs designed to prevent or control the discharge of pollutants in storm water runoff.

Storm water control measures during construction and grading will be outlined in the construction NPDES permit and SWPPP prepared for the proposed project. Examples of such BMP control measures include detention basins for containment, use of silt fencing, gravel bags or straw bales to control runoff, and identification of emergency procedures in case of hazardous materials spills. The project proponent will be required to obtain a construction NPDES permit prior to site grading. In addition, the NPDES permit requires the identification of post-construction BMPs to be incorporated into the project site's Water Quality Management Plan (WQMP). The WQMP identifies measures to treat and/or limit the post-construction entry of contaminants into storm flows.

In addition, pursuant to Section 404 of the CWA, the USACE regulates discharges of dredged or fill material into waters of the United States. These waters include wetlands and non-wetland bodies of water that meet specific criteria, including a direct or indirect connection to interstate commerce. The USACE regulatory jurisdiction pursuant to Section 404 of the Federal CWA is founded on a connection, or nexus, between the water body in question and interstate commerce. This connection may be direct (through a tributary system linking a stream channel with traditional navigable waters used in interstate or foreign commerce) or may be indirect (through a nexus identified in the USACE regulations). The USACE typically regulates as non-wetland waters of the U.S. any body of water displaying an "Ordinary High Water Mark" (OHWM). In order to be considered a jurisdictional wetland under Section 404, an area must possess three wetland characteristics: hydrophytic vegetation, hydric soils, and wetland hydrology. Each characteristic has a specific set of mandatory wetland criteria that must be satisfied in order for that particular wetland characteristic to be met. A project specific discussion regarding Section 404 issues is provided in Section 4.4 (Biological Resources) of this EIR.

National Flood Insurance Program. The National Flood Insurance Program (NFIP) is a relatively recent Federal program. The Federal Government has been actively involved in flood control since 1927 following major floods on the Mississippi River. Beginning with the Flood Control Act of 1936, Congress assigned the USACE the responsibility for flood control engineering works and later for floodplain information services. Flood control was provided through the construction of dams and reservoirs. Despite these programs and rapidly rising Federal expenditures for flood control, flood losses continued to rise. In 1968, Congress passed the National Flood Insurance Act, which created the NFIP. The Flood Disaster Protection Act of 1973, which amended the 1968 Act, required the purchase of flood insurance by property owners who were located in special flood hazard areas and were being assisted by Federal programs, or by federally supervised, regulated, or insured agencies or institutions.

National Flood Insurance Program Reform Act of 1994. In 1994, the National Flood Insurance Program Reform Act went through its first major revision since its inception. Included in this revision were provisions that if a lender were to escrow an account and if the structure were in the floodplain, then the lender *must* escrow for flood insurance. The revised legislation also included increased flood insurance limits and the elimination of the 1962 buy-out program. However, the legislation did initiate the Hazard Mitigation Fund as part of the flood insurance policy. Also included in this legislation was the increase from a 5-day to a 30-day waiting period for a new policy to become effective. It also prohibits the waiver of flood insurance purchase requirements as a condition of receiving Federal

disaster assistance. If the flood insurance policy were not maintained, in the event of another disaster, no disaster assistance would be made available for that structure.

Executive Order 11988, Floodplain Management. Executive Order 11988 requires the USACE to provide leadership and to take action to:

- Reduce the hazards and risk associated with floods;
- Minimize the impact of floods on human health, safety, and welfare; and
- Restore and preserve the natural and beneficial values of the current floodplain.

To comply with Executive Order 11988, the policy of the USACE is to develop projects that, to the extent possible, avoid or minimize adverse effects associated with use of the floodplain and that avoid development (or the inducement of development) in an existing floodplain unless there is no practicable alternative.

4.7.2.2 State Regulations

The California Water Code is the principal State law regulating water quality in California. The Health and Safety Code, Fish and Game Code, Harbors and Navigation Code, and the Food and Agriculture Code all contain water quality provisions that require compliance.

The California Water Code contains provisions regulating water and its use. This portion of the California Water Code, Division 7 (Porter-Cologne Act), establishes a program to protect water quality and beneficial uses of the State water resources and includes groundwater and surface water. The State Water Resources Control Board is the principal State agency responsible for control of water quality. It establishes waste discharge requirements, water quality control planning and monitoring, enforcement of discharge permits, and ground and surface water quality objectives. It also prevents waste and unreasonable use of water, and adjudicates water rights.

The Health and Safety Code, Fish and Game Code, Harbors and Navigation Code, and the Food and Agriculture Code all contain provisions concerning water quality. The Health and Safety Code provides for protection of ground and surface waters from hazardous waste and other toxic substances. The Harbors and Navigation Code provides regulations designed to prevent the unauthorized discharge of waste from vessels into surface waters. The Fish and Game Code has provisions to prevent unauthorized diversions of any surface water and discharge of any substance that may be deleterious to fish, plant, animal, or bird life. The Food and Agriculture Code provides for the protection of groundwater that may be used for drinking water supplies.

The California Code of Regulations also contains administrative procedures for the State and RWQCBs in Title 23; and for water quality for domestic uses, wastewater reclamation, and hazardous waste management in Title 22. The CDFG, through provisions of the California Fish and Game Code (§1601 through §1603), is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may be adversely affected. The presence of a channel bed and banks, and at least an intermittent flow of water define streams (and rivers). The CDFG regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by the CDFG. Discussion as it relates to jurisdictional waters and riparian/wetland resources is provided in Section 4.4 (Biological Resources) of this EIR.

Groundwater Management Act (AB 3030). [Sections 10750–10756 of the California Water Code.] This act provides a systematic procedure for an existing local agency to develop a groundwater management plan. This section of the Code provides such an agency with the powers of a water

replenishment district to raise revenue to pay for facilities to manage the basin (extraction, recharge, conveyance, quality).

The availability of groundwater and issues involving the adequacy of recharge capability are regional in nature. The Groundwater Management Act[1] (AB 3030) provides a systematic procedure for an existing local agency to develop a groundwater management plan. AB 3030 allows a local agency whose service includes a groundwater basin that is not already subject to groundwater management pursuant to law or court order to adopt and implement a groundwater management plan and includes plans to mitigate overdraft conditions, control brackish water, and to monitor and replenish groundwater. There are currently few domestic uses for groundwater in the area as the City primarily relies upon imported water from the EMWD.[2] Water sources for the EMWD include imported water purchased from the Metropolitan Water District (Metropolitan), groundwater sources, and recycled water from the EMWD's five regional water reclamation facilities. Approximately 75 percent of the EMWD's water is imported from Metropolitan, with the remaining 25 percent supplied by groundwater wells.[3] Groundwater supplies are drawn from the EMWD wells located in the Hemet, San Jacinto, Moreno Valley, Perris Valley, and Murrieta areas.

Cobey-Alquist Flood Plain Management Act (California Water Code Section). This Act states that a large portion of land resources of the State of California is subject to recurrent flooding. The public interest necessitates sound development of land use, as land is a limited, valuable, and irreplaceable resource, and the floodplains of the State are a land resource to be developed in a manner that, in conjunction with economically justified structural measures for flood control, would result in prevention of loss of life and of economic loss caused by excessive flooding. The primary responsibility for planning, adoption, and enforcement of land use regulations to accomplish floodplain management rests with local levels of government. It is policy of the State of California to encourage local government to plan land use regulations to accomplish floodplain management and to provide State assistance and guidance.

California Toxics Rule. On May 18, 2000, the EPA promulgated numeric water quality criteria for priority toxic pollutants and other provisions for water quality standards to be applied to waters in the State of California. The EPA promulgated this rule based on the Administrator's determination that the numeric criteria are necessary in California to protect human health and the environment. The rule fills a gap in California water quality standards that was created in 1994 when a State court overturned the State's water quality control plans containing water quality criteria for priority toxic pollutants. Thus, the State of California has been without numeric water quality criteria for many priority toxic pollutants as required by the CWA, necessitating this action by the EPA. These Federal criteria are legally applicable in the State of California for inland surface waters, enclosed bays and estuaries for all purposes and programs under the CWA.

Municipal Separate Storm Sewer System (MS4) Permit System. The Municipal Separate Storm Sewer System (MS4) Permit is an NPDES, Phase II, General Permit that applies to the City of Moreno Valley. The purpose of the permit is to reduce the conveyance of storm water discharges with pollutants to streams, rivers, and creeks within the City. The Municipal Storm Water Permitting Program regulates storm water discharges from MS4s. MS4 permits were issued in two phases. Under Phase I, which started in 1990, the RWQCBs have adopted NPDES storm water permits for medium (serving between 100,000 and 250,000 people) and large (serving more than 250,000 people) municipalities. Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. These permits are reissued as the permits expire.

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1 Sections 10750–10756 of the California Water Code.
2 *Section 5.7 Hydrology/Water Quality, Moreno Valley General Plan Final Program EIR,* City of Moreno Valley, July 2006.
3 EMWD History and Mission, http://www.emwd.org, Eastern Municipal Water District, website accessed December 31, 2011.

4.7.2.3 City of Moreno Valley General Plan Policies

The following General Plan objectives, policies, and programs are applicable to the proposed project:

Objectives, Policies, and Programs

Objective 6.2 Minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage, and to minimize nuisances due to flooding.

Policy 5.5.11 Implement National Pollutant Discharge Elimination System Best Management Practices relating to construction of roadways to control runoff contamination from affecting water resources.

Objective 7.2 Maintain surface water quality and the supply and quality of groundwater.

Program 7-2 Advocate for natural drainage channels to the Riverside County Flood Control District, in order to assure the maximum recovery of local water, and to protect riparian habitats and wildlife.

Policy 7.4.3 Preserve natural drainage courses in their natural state and the natural hydrology, unless the protection of life and property necessitate improvement as concrete channels.

4.7.3 Methodology

Evaluation of hydrology and water quality impacts associated with the proposed project includes the following:

- Determine the construction phase water quality impacts based on NPDES standards;
- Determine the construction impacts on drainage patterns and drainage capacity;
- Determine the operational water quality impacts based on NPDES standards;
- Determine the operational impacts on drainage patterns and drainage capacity; and
- Determine the impacts on local groundwater table levels.

An SWPPP and preliminary WQMP (included as Appendix G of this EIR) have been prepared for the proposed project, and evaluate impacts associated with construction and operation activities. Drainage pattern and capacity impacts were evaluated by calculating existing and proposed flow condition rates through Civil Design Computer Software, which incorporates the Riverside County Flood Control and Water Conservation District Hydrology Manual requirements. The peak 100-year storm runoff was utilized to preliminarily size storm drain pipes as indicated in the Preliminary Hydrology Report conducted for this project (Appendix G of this EIR).

4.7.3.1 Pollutants of Concern and Assessment Methodology

The pollutants of concern for the water quality analysis have been identified based on the previously described regulations and the pollutants identified by regulatory agencies that potentially could be generated by the proposed project. The anticipated and potential pollutants in storm water or urban runoff for various land uses are reflected in Table 4.7.B. The project pollutants of concern are defined as those pollutants that currently impair a downstream water body listed in Section 303 (d). Based on the WQMP prepared for the proposed project, impaired receiving waters downstream from the project include Reach 2 of the San Jacinto River and Lake Elsinore. Reach 2 of the San Jacinto River is impaired for nutrients and pathogens and Lake Elsinore is impaired for nutrients, organic enrichment/ low dissolved oxygen, PCBs, and unknown toxicity.

The following pollutants were chosen for evaluating water quality impacts of the proposed project based on three jointly applied criteria:

(1) Pollutants that have impaired urban surface receiving waters in other areas with similar land use type;

(2) Prevalence in urban runoff; and

(3) Regulatory requirements and guidance, including the California Toxics Rule (CTR) and MS4 permit.

Table 4.7.C describes these pollutants (sediments, nutrients, heavy metals, organic compounds, trash and debris, oxygen-demanding substances, oil and grease, and pathogens) and their general effect on water quality and aquatic habitat.

4.7.3.2 Treatment Control BMPs and Assessment Methodology

The treatment control BMPs for the water quality analysis have been chosen based upon the previously described regulations and the pollutants of concern. The anticipated and potential efficiency of BMPs in regard to specific pollutants in urban runoff is reflected in Table 4.7.D. The following treatment control BMPs were chosen for the purpose of evaluating water quality impacts based on the following criteria: (1) effectiveness of removing specific pollutants that have impaired urban surface receiving waters in other areas with similar land use type and (2) regulatory requirements and guidance, including the CTR and MS4 permit.

Proprietary BMPs combined with traditionally accepted BMPs may assist with the treatment of project pollutants. Proprietary BMPs combined with traditionally accepted BMPs may be employed on a site-specific basis as approved by the City of Moreno Valley. The appropriate BMP(s) for a project should be determined based on the size of the project area, the types of pollutants that would be found in the development runoff, and pollutants of concern. Table 4.7.E describes these BMPs (biofilters, water quality inlets, detention basins, and infiltration basins) and their general characteristics. A discussion of the types of BMPs that would be utilized for the proposed project has been provided in Section 4.7.6.2 of this EIR.

4.7.4 Thresholds of Significance

The following thresholds of significance regarding potential impacts to hydrology and water quality are based on *CEQA Guidelines* (2008). A project would have a significant impact on surface hydrology, water quality, and/or groundwater if it would:

- Result in violations of any water quality standards or waste discharge requirements of the City of Moreno Valley or the Regional Water Quality Control Board;
- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion, siltation on site or off site;
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff which would result in on-site or off-site flooding;
- Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff;

Table 4.7.B: Anticipated and Potential Pollutants Generated by Land Use Type

Priority Project Categories	General Pollutant Categories								
	Sediment/ Turbidity	Nutrients	Organic Compounds	Trash & Debris	Oxygen-Demanding Substances	Bacteria & Viruses	Oil & Grease	Pesticides	Metals
Commercial/Industrial Development	P[1]	P[1]	P[5]	E	P[1]	P[3]	E	P[1]	P
Parking Lots	P[1]	P[1]	E[4]	E	P[1]	P[6]	E	P[1]	E
Streets, Highways and Freeways	E	P[1]	E[4]	E	P[1]	P[6]	E	P[1]	E

E = Expected P = Potential N= Not Expected

[1] A potential pollutant if landscaping or open area exists on the project site.
[2] A potential pollutant if the project includes uncovered parking areas.
[3] A potential pollutant if land use involves animal waste.
[4] Specifically, petroleum hydrocarbons.
[5] Specifically, solvents.
[6] Bacterial indicators are routinely detected in pavement runoff.

Source: *Riverside County Water Quality Management Plan Guidance for Urban Runoff* (2006).

Table 4.7.C: Pollutants and General Water Quality Impacts

Pollutant	Water Quality Impact
Sediments	Excessive sediment can be detrimental to aquatic life by interfering with photosynthesis, respiration, growth, and reproduction.
Nutrients	Elevated nutrient levels in surface waters cause algal blooms, excessive vegetative growth, and dissolved oxygen levels, which is detrimental to aquatic life.
Heavy Metals	Bio-available forms of trace metals are toxic to aquatic life, potential of groundwater contamination, bio-accumulation in aquatic life, affect beneficial uses of a water body.
Organic Compounds	May contain levels that are harmful or hazardous to aquatic life.
Trash and Debris	Detrimental effect on recreational value of a water body and aquatic habitat; interferes with aquatic life respiration and can be harmful or hazardous to aquatic animals that mistakenly ingest floating debris.
Oxygen-Demanding Substances	Reduces a water body's capacity to support aquatic life. Can result in the growth of undesirable organisms and the release of odorous and hazardous compounds such as hydrogen sulfide.
Oil and Grease	Can accumulate in aquatic life from contaminated water, sediments, and food and are toxic at low concentrations. Can persist in sediments for long periods of time and result in adverse impacts on the diversity and abundance of existing bio-communities and can affect the aesthetic value of a water body.
Pathogens (Bacteria, Viruses, and Protozoa)	May result in water body impairments, can exceed public health standards for water contact recreation, creating a harmful environment. Can alter the aquatic habitat and create a harmful environment for aquatic life.

Table 4.7.D: Treatment Control BMP Selection Matrix

Pollutant of Concern	Treatment Control BMP Selection Categories							
	Veg. Swale or Veg. Filter Strips	Detention Basins[1]	Infiltration Basins or Porous Pavement[2]	Wet Ponds or Wetlands	Sand Filter or Filtration	Water Quality Inlets	Hydrodynamic Separator Systems[3]	Manufactured Proprietary Devices
Sediment/Turbidity	H/M	M	H/M	H/M	H/M	L	H/M (L for turbidity)	U
Nutrients	L	M	H/M	H/M	L/M	L	L	U
Organic Compounds	U	U	U	U	H/M	L	L	U
Trash & Debris	L	M	U	U	H/M	M	H/M	U
Oxygen-Demanding Substances	L	M	H/M	H/M	H/M	L	L	U
Bacteria & Viruses	U	U	H/M	U	H/M	L	L	U
Oils & Grease	H/M	M	U	U	H/M	M	L/M	U
Pesticides (non-soil bound)	U	U	U	U	U	L	L	U
Metals	H/M	M	H	H	H	L	L	U

L = Low Removal Efficiency M = Medium Removal Efficiency H/M = High or Medium Removal Efficiency U = Unknown Removal Efficiency

Notes: [1] Includes grass swales, grass strips, wetland vegetation swales, and bioretention.
[2] Includes extended/dry detention basins with grass lining and extended/dry detention basins with impervious lining.
[3] Includes infiltration basins, infiltration trenches, and porous pavements.

Source: *Riverside County Water Quality Management Plan Guidance for Urban Runoff* (2006).

Table 4.7.E: BMP Characteristics

BMP	General Characteristics
Biofilters	Pollutants are removed by filtering and through settling of sediment and other solid particles as the design flow passes through (not over) the vegetation. Overall the effectiveness of grass swales is limited and they are recommended in combination with other BMPs.
Water Quality Inlet	Pollutants are removed through sedimentation and separation as the design flow passes through one or more chambers. Generally used for pretreatment before discharging into another type of BMP.
Extended Detention Basin	Basin sized to detain and slowly release the design volume of urban runoff, allowing particles and associated pollutants to settle out. Maintenance efforts would need to be directed toward vegetation management, vector control, and removal of debris accumulations.
Infiltration Basins	Basin sized to detain and infiltrate runoff, allowing particles and associated pollutants to settle out. Maintenance efforts would be directed toward vegetation management, vector control, and removal of debris accumulations. This BMP may require groundwater monitoring.
Hydrodynamic Separator System	Device treats stormwater by creating a whirlpool of water within a concrete chamber in which solids fall to the bottom of the chamber while buoyant debris, oil, and grease rise to the surface, allowing water to pass through a flow control opening.

- Otherwise substantially degrade water quality;
- Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;
- Place within a 100-year flood hazard area structures which would impede or redirect flood flows;
- Expose people or structures to a significant risk of loss injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or
- Expose people or structures to inundation by seiche, tsunami, or mudflow.

4.7.5 No Impacts/Less than Significant Impacts

The following potential impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.7.5.1 Groundwater

Threshold	Would the proposed project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?

Based on the WSA prepared for the proposed project, water demand for the proposed on-site uses would total 81,900 gpd or 91 acre-feet per year (AFY).[1] As identified in Section 4.12 of this EIR, the proposed project would obtain water service from the EMWD. It is anticipated that the proposed project would primarily utilize imported water purchased from Metropolitan. In the event that imported water is not available, this imported water would be supplemented by local groundwater sources.

The implementation of the existing West San Jacinto Groundwater Basin Management Plan would ensure that local groundwater resources are conserved and groundwater overdraft does not occur. If the use of groundwater supplies was necessary, the proposed project would be required to comply with any future water use restricting regulations further minimizing impacts to groundwater supply.

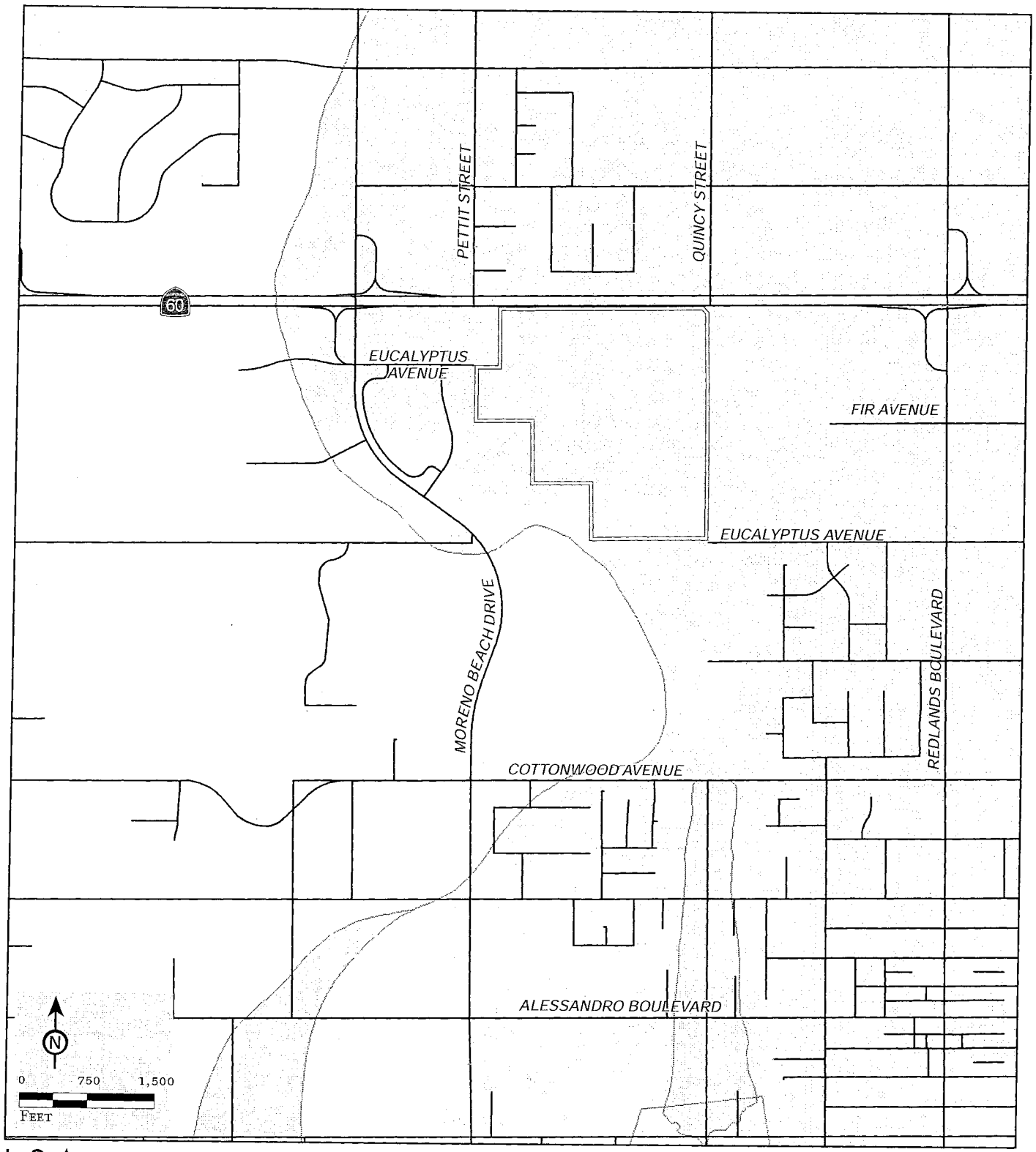
As identified in the City's General Plan, the proposed project would not interfere with groundwater recharge as the project site is not identified as a groundwater recharge area.[2] Therefore, the proposed project would not interfere with groundwater recharge activities. Impacts associated with this issue are less than significant and no mitigation measure is required.

4.7.5.2 Flooding-Related Impacts

Threshold	Would the proposed project place within a 100-year flood hazard area structures that would impede or redirect flood flows?

Flooding in the City of Moreno Valley could result from intense storms resulting in rapid runoff. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) identify areas subject to flooding during the 100-year storm.[3] Based on these FIRMs and as indicated in Figure 4.7.2, the project site does not fall within a 100-year flood zone.[4] The proposed project is

1 *Water Supply Assessment,* Eastern Municipal Water District, February 23, 2012.
2 *Section 5.7 Hydrology/Water Quality*, City of Moreno Valley General Plan Final Program EIR, City of Moreno Valley, July 2006.
3 The term "100-year" is a measure of the size of the flood, not how often it occurs. The "100-year flood" is a flooding event that has a one percent chance of occurring in any given year.
4 FEMA DFIRM Data, 2008.



LSA

FIGURE 4.7.2

Project Boundary

An Area inundated by 100-year flooding

An Area inundated by 500-year flooding

Eucalyptus Industrial Park
Environmental Impact Report

FEMA Flood Zones

SOURCE: FEMA DFIRM Data, 2008

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industrial in nature and the implementation of the proposed project would not result in the placement of housing within a 100-year floodplain. Because the project site does not lie within a 100-year floodplain and does not include housing, impacts related to this issue are less than significant. No further discussion or mitigation is required. It should be noted that the project site is within Zone X (shaded), which means it is within the 500-year flood zone.

4.7.5.3 Drainage Pattern-Related Impacts

Threshold	Would the proposed project substantially alter the existing local drainage patterns of the site and substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion, siltation, or flooding on or off site?

The proposed project would alter the existing drainage patterns and affect surface runoff; however, several BMPs would be designed and installed on site to minimize these alterations, resulting in a less than significant impact.

Under current conditions, off-site flows coming onto the project site from SR-60 to the north flow onto the project site via sheet flow and require drainage improvements such as culverts to intercept existing flows. Flows generated on site cross the project site and currently drain into an unnamed dry wash to the south and east and into Quincy Channel, which runs along the entire length of the eastern project boundary. Flows draining into the unnamed dry wash south of the project eventually drain into Quincy Channel farther south. Quincy Channel flows are then eventually discharged into the Perris Valley Storm Drain system. Flows continue on to the San Jacinto River and eventually reach Lake Elsinore. Development of the project site would result in increased impervious surfaces in the form of roadways, parking lots, and industrial warehouse buildings. The proposed project incorporates six detention/sedimentation basins for both water quality and quantity control purposes.

As indicated in Figure 4.7.3, under post-development conditions, the project site would be divided into six areas. The northern portion of the project site would include Areas 1 and 2, which total 45.6 acres. The southern portion of the project site would include Areas 3, 4, 5, and 6, totaling 57.0 acres. The remainder of the project site (18.5 acres) would consist of vegetated swales, detention/sedimentation basins, and sand filters. The vegetated swales would retain and allow infiltration of a portion of the on-site flows, while the remainder of on-site flows would be routed to detention/sedimentation basins located on the southern side of the northern and southern portion of the project site. Table 4.7.F provides a summary of each drainage area, how flows would be routed, and water quality treatment features within each drainage area.

Table 4.7.F: Post-Development Drainage Areas

Area	Size	Flow Route
Area 1	6.4 acres	Flows routed to the south to a vegetated swale located in the southwest corner of Area 1. From there, flows would then be routed to Detention Basin 1 and its associated sand filter.
Area 2	39.2 acres	Flows routed to Detention Basin 1 and the sand filter. Once flows reach Detention Basin 1 and the sand filter, remaining flows would be routed to the southeast into Quincy Channel via a north outlet.
Area 3	14.6 acres	Flows routed to a vegetated swale located on the southern portion of Area 3. Flows from this vegetated swale would be eventually routed to Detention Basin 2 and associated sand filter located on the southeast corner of the project site.
Area 4	2.7 acres	Flows routed to a vegetated swale located on the western side of Area 4. Flows would then be routed to the vegetated swale located in Area 3 and then to Detention Basin 2 and associated sand filter.
Area 5	6.5 acres	Flows routed to the vegetated swale located in the southeast corner of Area 5. Flows would then be routed to Detention Basin 2 and associated sand filter.
Area 6	33.2 acres	Flows routed to Detention Basin 2 and its sand filter. Once flows reach Detention Basin 2 and the sand filter and are treated, any remaining flows would be routed to the southeast into Quincy Channel via a south outlet.

Source: *Preliminary Water Quality Management Plan for Moreno Valley Eucalyptus*, Thienes Engineering, Inc., April 2008.

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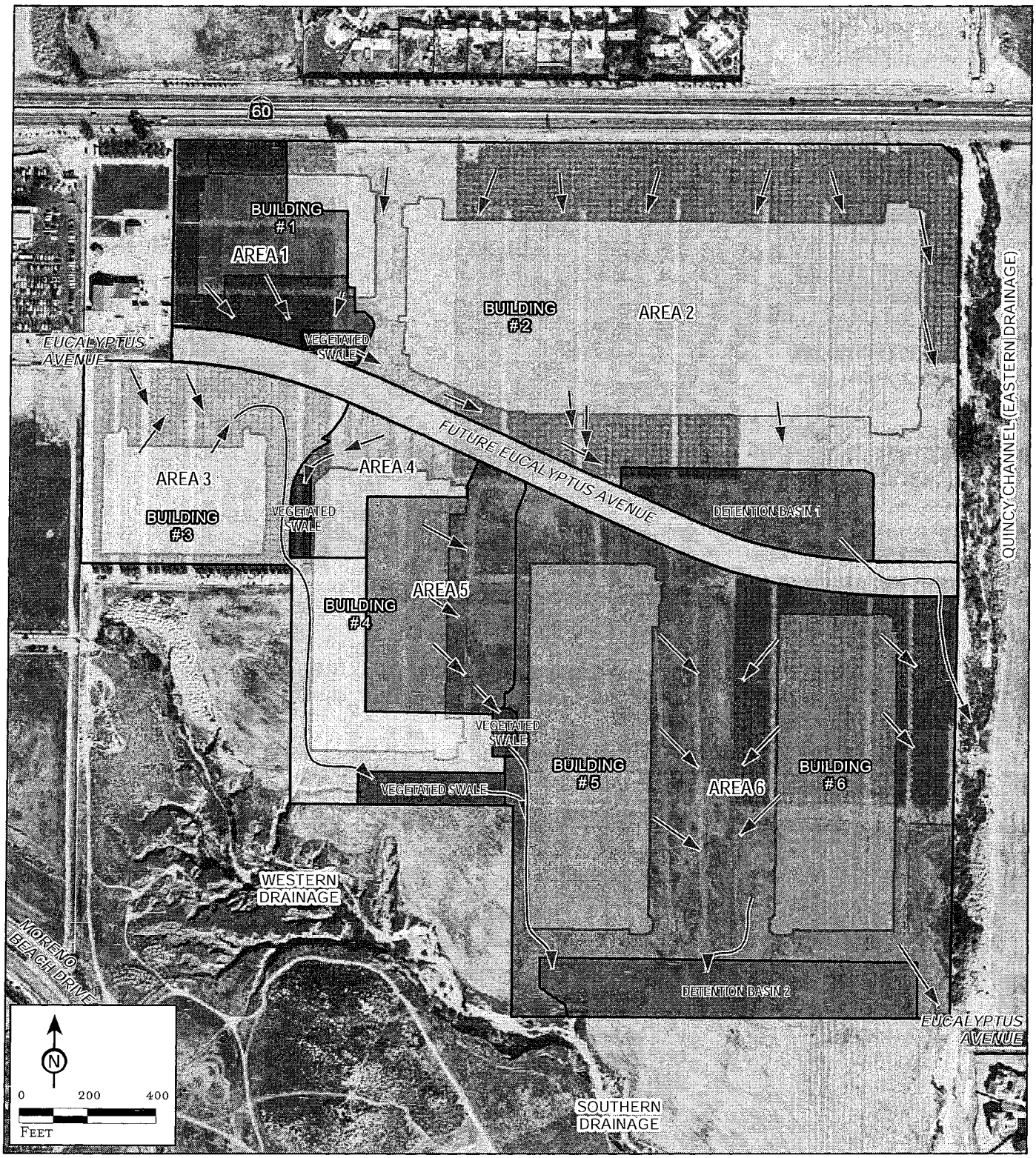

LSA

FIGURE 4.7.3

Direction of Flow

Area 1 (6.4 AC)
Area2 (39.2 AC)
Area 3 (14.6 AC)
Area 4 (2.7 AC)
Area 5 (6.5 AC)
Area 6 (33.2 AC)
Detention Basins 1 & 2
Vegetated Swale

Eucalyptus Industrial Park
Environmental Impact Report

Post-Development Drainage

SOURCE: Thienes Engineering, Inc. (2008).

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As indicated in Table 4.7.F and illustrated in Figure 4.7.3, vegetated swales would be located within Drainage Area 1 (southwestern corner), Drainage Area 3 (southern boundary), Drainage Area 4 (western side adjacent to Drainage Area 3), and Drainage Area 6 (western boundary adjacent to Drainage Area 5). In addition to the vegetated swales, the proposed project would also have two detention/sedimentation basins within the project site. These detention/sedimentation basins are located in Drainage Area 2 (southern boundary) and Drainage Area 6 (southern boundary). A discussion regarding the effectiveness of these facilities as water quality treatment areas is further analyzed and discussed in Section 4.7.6.2.

Under post-development conditions, all on-site flows would be routed to Quincy Channel. This drainage pattern would mimic the existing drainage pattern, which has flows draining to the Quincy Channel and the unnamed dry wash to the south. Since the unnamed dry wash connects to Quincy Channel farther south of the project, all flows under existing conditions drain into Quincy Channel. As previously stated, flows in Quincy Channel are routed to the Perris Valley Storm Drain where flows continue onto the San Jacinto River and eventually reach Lake Elsinore.

Increased runoff from the site could result in substantial erosion of local drainage ways and siltation of downstream receiving waters. However, as identified in Section 4.7.6.3, with the proposed drainage system installed on site, the proposed project would not produce any post-development peak flow leaving the site larger than the pre-development peak flows leaving the site for the analyzed storms. In addition, because the implementation of various BMPs will reduce off-site flow velocity and volume, erosional runoff and silt volumes would be minimized to the greatest extent practical. Capacity of the proposed drainage system is discussed further in Section 4.7.6.3. Because the proposed project would maintain existing drainage patterns on site and implement BMPs that would minimize erosion and generation of silt on site, impacts associated with this issue are less than significant and no mitigation measures are required.

4.7.6 Significant Impacts

4.7.6.1 Construction-Related Water Quality Impacts

Threshold	Would the proposed project violate any water quality standards or waste discharge requirements during construction phases of the project in form of increased soil erosion, sedimentation, or storm water discharges?

Construction-related activities have the potential to affect water quality. However, implementation of construction practices and adherence to existing water quality regulations would reduce these impacts to a less than significant level.

Development of the project site is in excess of one acre (project site is approximately 122.8 acres); therefore, the project is required to obtain coverage under an NPDES permit, which includes the preparation of an SWPPP for construction discharges. The project will be required to submit a Notice of Intent (NOI) and obtain a Water Discharge Identification (WDID) Number prior to grading. During the construction period, the project would use a series of BMPs to reduce erosion and sedimentation. These measures may include the use of gravel bags, silt fences, straw wattles, hay bales, check dams, hydroseed, and soil binders. The construction contractor would be required to operate and maintain these controls throughout the duration of on-site activities. In addition, the construction contractor would be required to maintain an inspection log and have the log on site to be reviewed by the City and representatives of the RWQCB.

The construction and grading phases of the project site would require the disturbance of surface soils and removal of existing orange groves and vegetative cover. During the construction period, grading and excavation activities would result in exposure of soil to storm runoff, potentially causing erosion and sediment in runoff. If not managed through BMPs, the runoff could cause erosion and increased sedimentation in local drainage ways such as the Quincy Channel. By volume, sediment is the

principal component in most storm runoff. Sediments also transport substances such as nutrients, hydrocarbons, and trace metals, which are conveyed to the receiving waters. The potential for chemical releases is present at most construction sites in the form of fuels, solvents, glues, paints, and other building construction materials. Once released, substances such as fuels, oils, paints, and solvents could be transported to nearby surface waterways and/or to groundwater in storm water runoff, wash water, and dust control water, potentially reducing the quality of the receiving waters and potentially resulting in impairment of downstream water sources.

The NPDES permit program was established under Section 402 of the CWA, which prohibits the unauthorized discharge of pollutants, including municipal, commercial, and industrial wastewater discharges. An NPDES permit would generally specify an acceptable level of a pollutant or pollutant parameter in a discharge (for example, a certain level of bacteria). The permittee may choose which technologies to use to achieve that level. Some permits, however, do contain certain generic BMPs. Table 4.7.G lists BMPs for runoff control, sediment control, erosion control, and housekeeping that may be used during the construction and operations phases of the proposed project.

Table 4.7.G: General Best Management Practices

Runoff Control	Sediment Control	Erosion Control	Good Housekeeping
• Minimize clearing • Preserve natural vegetation • Stabilize drainage ways	• Install perimeter controls (e.g., silt fences) • Install sediment trapping devices (e.g., straw wattles, hay bales, gravel bags) • Inlet protection (e.g., check dams)	• Stabilize exposed soils (e.g., hydroseed, soil binders) • Protect steep slopes • Complete construction in phases	• Create waste collection area • Put lids on containers • Clean up spills immediately

Source: National Pollutant Discharge Elimination System, *Construction Site Storm Water Runoff Control*, http://cfpub.epa.gov/npdes/stormwater/menuofbmps/index.cfm, site accessed December 31, 2011. 2009 More detailed Best Management Practices are available at this web site.

Mitigation Measures. Adherence to NPDES requirements is required of all development within the City. Incorporation of **Mitigation Measures 4.7.6.1A** through **4.7.6.1C** is designed to track both standard requirements and mitigation measures as part of the project's MMRP.

4.7.6.1A Prior to grading plan approval and the first issuance of a grading permit by the City, the project applicant shall provide evidence to the City that a Notice of Intent (NOI) has been filed with the Regional Water Quality Control Board for coverage under the State NPDES General Construction Permit for discharge of storm water associated with construction activities.

4.7.6.1B Prior to grading plan approval and the first issuance of a grading permit by the City, the project applicant shall submit to the City of Moreno Valley a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. Additionally, the SWPPP shall identify structural and nonstructural BMPs to control sediment and nonvisible discharges from the site. BMPs to be implemented in the SWPPP may include (but shall not be limited to) the following:

- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs will be periodically inspected during construction, and repairs will be made when necessary as required by the SWPPP.

- No materials of any kind shall be placed in drainage ways.
- Materials that could contribute nonvisible pollutants to storm water must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected per RWQCB standards to eliminate any discharge from the site. Stockpiles will be surrounded by silt fences.
- The SWPPP will include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.
- Additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary.
- The SWPPP will be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time.

In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

4.7.6.1C Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that the following provisions have been added to construction contracts for the project:

- The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and submitted to the City for inspection. In addition, the Contractor will also be required to maintain an inspection log and have the log on site to be reviewed by the City of Moreno Valley and the representatives of the Regional Water Quality Control Board.

Level of Significance after Mitigation. On-site grading activities and the development of the proposed on-site uses would increase the potential for the erosion of soils. However, adherence to the BMPs identified by the above mitigation measures would reduce impacts associated with short-term (construction) storm water discharges during project construction. Therefore, impacts associated with this issue are reduced to a less than significant level.

4.7.6.2 Operational-Related Water Quality Impacts

Threshold	Would the proposed project violate any water quality standards or waste discharge requirements during the operational phases of the project in the form of increased soil erosion, sedimentation, or urban runoff?

Since 2005, post-construction impacts associated with urban runoff have been addressed through adherence to the Riverside County WQMP. New development projects submitted for approval after December 2004 are required to submit a project-specific WQMP prior to the first discretionary project approval or permit.[1] The project-specific WQMP must address management of urban runoff, both in terms of the amount and quality of water leaving the project site. The primary objective of the WQMP, by addressing site design, source control, and treatment control BMPs applied on a project-specific and/or sub-regional or regional basis, is to ensure that the land use approval and permitting process of each City minimizes the cumulative regional impact of urban runoff. The WQMP is required to be

[1] Storm Water Clean Water Protection Program, "Riverside County Water Quality Management Plan, Santa Ana River Region, Santa Margarita Region," December 2004.

incorporated by reference or attached to the project's SWPPP as the Post-Construction Management Plan.

The proposed project would result in the conversion of existing on-site permeable surfaces to impermeable surfaces, thereby altering the current drainage pattern. Upon development of the proposed on-site uses, storm runoff from the roadways, parking lots, and buildings may carry a variety of pollutants such as sediment, pathogens, petroleum products, commonly utilized construction materials, landscaping chemicals, and (to a lesser extent) trace metals such as zinc, copper, lead, cadmium, and iron, which may lead to the degradation of storm water in downstream channels.

Pollutant concentrations in urban runoff are extremely variable and are dependent on storm intensity, land use, elapsed time since previous storms, and the volume of runoff generated in a given area that reaches a receiving water. As such, potential water quality impacts are related to the increase in the peak runoff, new urban uses, and the sensitivity of the receiving water. Runoff from landscaped areas may contain elevated levels of phosphorous, nitrogen, and suspended solids. Nutrients from this runoff could promote algae growth in waters downstream from the project as well as contribute to degradation of surface water quality.

The proposed project would implement and emphasize pollution prevention controls as the first line of defense against storm water pollution. Site design BMPs include measures such as common area landscape maintenance practices. The P-WQMP prepared for the project incorporates the following site design BMPs:

- Efficient building layout leaves permeable areas at locations where they are best used and incorporated for BMPs. Areas not used for building or parking will be landscaped to maximize permeable area;
- Sidewalk, drive, and parking lot aisles are at the minimum widths necessary for safety and appropriate vehicle use;
- Required landscaped areas will not use decorative concrete or impervious surfaces;
- Landscape plans incorporate native and drought-tolerant plants, trees, and shrubs. Landscaping will be maintained weekly and maintenance contractor will properly dispose of all landscape wastes;
- Irrigation systems will be inspected monthly by the landscape contractor to check for overwatering, leaks, or excessive runoff to paved areas. Timers will be used to prevent overwatering;
- Signage will be inspected and maintained twice a year for legibility;

Source control BMPs will be incorporated into the project to further reduce the amount of pollutants released into the environment. Source control BMPs that have been incorporated into the project include the following:

- Street and parking lot sweeping and vacuuming;
    - Outdoor Loading/Unloading truck docks will be kept in a clean and orderly condition with weekly inspections, continuous monitoring and immediate clean up of spills;
    - Parking area maintenance will be swept or vacuumed at least quarterly, if there is any trash or debris in between the routine sweeping, it will be swept or vacuumed immediately;
- Activity restrictions; and
- Maintaining separate trash storage areas.
    - Trash enclosures will be inspected and maintained weekly or as needed by maintenance contractor.

Treatment control BMPs will be incorporated into the project design such as:

- Detention basins/sedimentation basins.
    - On-site extended detention/sedimentation basins and sand filters will treat all of the site's runoff via vegetated swales and will be maintained and inspected at least twice a year and prior to October 1;
- Vegetated swales.
- Sand filters.
- Catch basin drain inserts.
    - Drainage system maintenance will include the catch basins, storm drain system, extended detention/sedimentation basins, and sand filters will be cleaned at least twice a year and prior to October 1;
- Hydrodynamic separators.
    - Drain inserts will be inspected and maintained at least twice a year and prior to October 1.

The implementation of these treatment controls is planned to further supplement the pollution prevention and source control measures by treating the water to remove pollutants before it is released from the project site.[1] Basins constructed on the site would be anticipated to function as detention/sedimentation basins. The proposed project also includes the use of vegetated swales and sand filters which would filter runoff coming from the project site. As indicated in previously referenced Table 4.7.D, the use of the detention/sedimentation basins, vegetated swales, and sand filters has a medium-to-high removal efficiency for the pollutants that are anticipated to occur on the project site and the pollutants of concern (Table 4.7.B).

Mitigation Measures. Although adherence to the Riverside County Storm Water Clean Water Protection Program, which includes the preparation of a WQMP, is required of all applicable development within the City, the incorporation of this requirement as **Mitigation Measure 4.7.6.2A** is designed to track both standard requirements and mitigation measures as part of the project's MMRP.

4.7.6.2A Prior to grading plan approval and the first issuance of a grading permit by the City, the project applicant shall receive approval from the City of Moreno Valley for a Final Water Quality Management Plan (F-WQMP). The F-WQMP shall specifically identify pollution prevention, site design, source control, and treatment control BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality to the maximum extent practicable. BMPs to be implemented in the F-WQMP may include (but shall not be limited to) the following:

- Required landscaped areas shall not use decorative concrete or impervious surfaces.
- Landscape plans shall incorporate native and drought-tolerant plants, trees, and shrubs. Landscaping shall be maintained weekly and maintenance contractor will properly dispose of all landscape wastes.
- Irrigation systems shall be inspected monthly by the landscape contractor to check for overwatering, leaks, or excessive runoff to paved areas. Timers will be used to prevent overwatering.
- Signage will be inspected and maintained twice a year for legibility.

[1] *Preliminary Water Quality Management Plan for Moreno Valley-Eucalyptus*, Thienes Engineering, revised July 15, 2009.

- Outdoor Loading/Unloading truck docks shall be kept in a clean and orderly condition with weekly inspections, continuous monitoring and immediate clean up of spills.
- Parking area maintenance shall be swept or vacuumed at least quarterly, if there is any trash or debris in between the routine sweeping, it shall be swept or vacuumed immediately.
- Trash enclosures will be inspected and maintained weekly or as needed by maintenance contractor.
- On-site extended detention/sedimentation basins and sand filters will treat all of the site's runoff via vegetated swales and will be maintained and inspected at least twice a year and prior to October 1.
- Additional BMPs will be documented in the WQMP and utilized if necessary.

In the event that it is not feasible to implement the above BMPs, the City of Moreno Valley can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

Level of Significance after Mitigation. The proposed project would incorporate on-site drainage that would have hydrodynamic infrastructure components that would meet City and County water quality requirements. Through the use of site design BMPs (e.g., see Section 4.7.6.2), source control BMPs (e.g., street and parking lot sweeping and vacuuming), and treatment control BMPs (e.g., detention/sedimentation basins, sand filters and catch basin drain inserts), the resulting pollutant loads coming from the proposed project would be reduced thereby ultimately reducing pollutants discharged from urban storm water runoff to surface water bodies. Because adherence to the requirements of the NPDES permit, which include implementation of the BMPs outlined in the WQMP, would be required by the City during the operation of the proposed project, potential water quality impacts resulting from storm water and urban runoff would be reduced to a less than significant level.

4.7.6.3 Drainage Capacity-Related Impacts

Threshold	Would the proposed project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Development and operation of the proposed project would result in the generation of the additional storm water flows that would be above those generated in existing site conditions. With the construction and maintenance of adequate storm water drainage systems, impacts would be less than significant.

Table 4.7.H identifies changes in the volume of storm runoff that will result from the development of the proposed buildings and the installation of impermeable surfaces within the project limits without the development of the on-site detention/sedimentation basins. Because of the installation of impervious surfaces, the post-development flows that would be generated on the project site are higher than the pre-development flows. To avoid a significant impact to drainage capacity, the post-development flows coming from the proposed project must not be greater than pre-development flows. To reduce the flows to below or equal to pre-development conditions, the anticipated on-site storm water flows must be routed to the on-site detention/sedimentation basins before flows are routed off site. While the resultant increase in impervious surfaces would contribute to a greater volume and higher velocities of storm flow, Table 4.7.I identifies that the proposed project's drainage system is sufficiently sized to accommodate runoff that would result from project construction at historic, or pre-project, conditions.

Table 4.7.H: Peak Flow Comparisons of Project Site without Detention Basins

Storm Event	Storm Duration	Storm Water Flows (cfs)			
			With Project		
		Existing	North Outlet	South Outlet	Total
2-year	1-hour	59.4	53.0	57.6	110.6
2-year	3-hour	27.4	31.2	33.3	64.5
2-year	6-hour	20.8	26.4	28.6	55.0
2-year	24-hour	2.8	7.2	7.7	14.9
5-year	1-hour	94.7	74.6	81.2	155.8
5-year	3-hour	49.9	43.4	46.5	89.9
5-year	6-hour	40.4	36.9	40.0	76.9
5-year	24-hour	3.8	10.9	11.2	22.1
10-year	1-hour	144.6	93.7	102.2	195.9
10-year	3-hour	89.0	55.4	59.6	115.0
10-year	6-hour	76.8	47.4	51.8	99.2
10-year	24-hour	17.1	16.7	17.7	34.4
100-year	1-hour	257.7	150.6	164.5	315.1
100-year	3-hour	167.3	88.7	95.6	184.3
100-year	6-hour	147.8	76.3	83.3	159.6
100-year	24-hour	56.9	30.9	33.0	63.9

Data Source: *Preliminary Hydrology Calculations for Moreno Valley Eucalyptus*, Thienes Engineering, November 4, 2008.

Table 4.7.I: Comparisons of Storm Water Flow Volume (acre-feet)

Storm	Pre-Development	Post-Development (without basins)	Volume Required[1]	Volume Proposed[2]	Adequate Volume
2 yr – 1 hr	1.6	3.3	1.7	20.3	Yes
2 yr – 3 hr	1.4	4.5	3.1	20.3	Yes
2 yr – 6 hr	1.5	6.9	5.4	20.3	Yes
2 yr – 24 hr	1.8	10.3	8.5	20.3	Yes
5 yr – 1 hr	2.6	5.1	2.5	20.3	Yes
5 yr – 3 hr	2.4	6.2	3.8	20.3	Yes
5 yr – 6 hr	2.5	8.8	6.3	20.3	Yes
5 yr – 24 hr	2.4	12.6	10.2	20.3	Yes
10 yr – 1 hr	5.3	6.8	1.5	20.3	Yes
10 yr – 3 hr	5.2	9.4	4.2	20.3	Yes
10 yr – 6 hr	5.7	11.0	5.3	20.3	Yes
10 yr – 24 hr	4.3	17.9	13.6	20.3	Yes
100 yr – 1 hr	11.1	11.5	0.4	20.3	Yes
100 yr – 3 hr	15.1	16.9	1.8	20.3	Yes
100 yr – 6 hr	18.0	21.6	3.6	20.3	Yes
100 yr – 24 hr	22.1	31.9	9.8	20.3	Yes

[1] Difference between pre-development volumes and post-development volumes
[2] 20.3 acres = 9.6 acre foot of storage for northern detention basin + 10.7 acre foot of storage for southern detention basin.
Data Source: *Preliminary Hydrology Calculations for Moreno Valley Eucalyptus*, Thienes Engineering, November 4, 2008.

The project site would require a minimum storage volume of 13.6 acre-feet to adequately contain and store the greatest volume that would be generated during identified storm events. As indicated in

Table 4.7.I, the 10-year – 24-hour storm event would have the greatest difference in water volume, 13.6 acre-feet, between existing and proposed flows. The proposed project would allocate approximately 18.7 acre-feet of storage on the project site (7.1 acre-feet of storage for the large detention/sedimentation basin on the northern portion of the site and 11.6 acre-feet of storage for large detention/sedimentation basin on the southern portion of the site). The proposed amount of storage (20.3 acre-feet) is greater than the required amount of storage (13.6 acre-feet). Given this information, it is reasonable to assume that the proposed project would have adequate drainage capacity that would result in post-development flows being reduced to pre-development flows before leaving the project site.

Flows leaving the project site would be routed into Quincy Channel after being routed through water quality detention/sedimentation basins on site. It should be noted that the Quincy Channel is part of the County's Master Plan of Drainage for this area. From Quincy Channel, flows would be routed to the 250-foot wide earthen Perris Valley Storm Channel (PVSC). The PVSC is the primary collector of storm water in the Moreno Valley and Perris area. The PVSC was built and is currently owned and maintained by the RCFCWCD. The proposed project would include improvements to the Quincy Channel, which could consist of erosion control features such as rock stabilizers or concrete walls along the outer edges to prevent soil erosion. Aside from these improvements, the Quincy Channel would be left as an earthen channel. As stated in Section 4.4 (Biological Resources) of this EIR, the Quincy Channel is considered a local wildlife corridor trending in a north-to-south direction. While the Quincy Channel supports riparian habitat that may be used by migratory birds to forage and/or nest, the proposed project would be designed to minimize encroachment into this natural area through setback requirements established in Sections 9.16.120 and 9.05.040 of the City's Municipal Code, thus preserving this drainage in its natural state pursuant to the City's General Plan. The setbacks would provide a landscaped buffer area between the drainage and the structures proposed on site. Therefore, potential conflicts between drainage requirements and biological resource protection requirements as it relates to Quincy Channel are anticipated to be less than significant.

Since all post-development flows would be routed to Quincy Channel, it is anticipated that no flows generated on site would be routed to the southern drainage (i.e., the dry wash south of the project site). In the event that the RCFCWCD decides to construct the proposed storm drain facility west and southwest of the project, it is reasonable to anticipate that capacity would not be affected by the proposed project.

Mitigation Measures. The following measure has been identified to mitigate potential impacts associated with long-term drainage capacity during the project operation:

4.7.6.3A Prior to the approval of a rough grading plan, the project proponent shall receive approval on a project-specific Final Hydrology Study, with supporting engineering calculations, from the City Engineer. The Final Hydrology Study shall incorporate relevant requirements identified by the City, and/or site-specific geotechnical investigations.

Level of Significance after Mitigation. Adherence to **Mitigation Measure 4.7.6.3A** would reduce potential impacts associated with drainage capacity issues to a less than significant level. In addition, the design and installation of the proposed drainage improvements will be required to adhere to applicable City and County standards.

4.7.7 Cumulative Impacts

The cumulative area for hydrologic and water quality impacts is the City of Moreno Valley. Increases in the amount and extent of development in the City and surrounding areas will increase the potential for pollutants in runoff, which in turn would affect water quality. The project's water quality impacts will be mitigated through on-site detention/sedimentation basins and other water pollution control

mechanisms such as vegetated swales, sand filters, and storm drain inlet filters. Similar requirements will be placed on all other development in the project vicinity by the City and the RWQCB, further reducing the potential for cumulative impacts. Since all development within the City is required to account and mitigate for their individual water quality impacts before runoff leaves each individual site, it is reasonable to conclude that water quality would be maintained throughout the cumulative area. Adherence to NPDES, SWPPP, and WQMP requirements will reduce any such cumulative water quality impact to a less than significant level.

The cumulative area for water supply-related issues is the EMWD service area. A detailed discussion regarding cumulative impacts with water supply-related issues is provided in Section 4.12.2.7 (Cumulative Impacts to Water Supply Services). As stated in Section 4.12.2.7, groundwater recharge policies and practices implemented by the RWQCB and local agencies will ensure groundwater supplies are maintained at appropriate levels. As such, no significant cumulative groundwater supply impacts are anticipated to occur with the development of the proposed project.

The cumulative area for drainage impacts is the City of Moreno Valley. The drainage system for the proposed project would be designed so that runoff from the project site after project development is directed to on-site treatment BMPs and flow volumes would be equal to or less than historic conditions at any given discharge location. This same requirement will be placed on all other development in the vicinity of the project site by the City of Moreno Valley. Therefore, the proposed project will not make a significant contribution to any cumulatively considerable impacts related to drainage or water quality.

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4.8 LAND USE AND PLANNING

Analysis carried out for this section of the EIR addresses the consistency of the proposed project with the goals and policies of the City of Moreno Valley General Plan, applicable community plans, redevelopment plans, and the Planning, Zoning Code, and compatibility within regional plans. The section also identifies and evaluates the compatibility of the proposed project with existing land uses and the potential land use impacts that may result during or subsequent to development of the proposed on-site uses. This section is based in part on the City of Moreno Valley General Plan, the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and the Southern California Association of Governments (SCAG) Regional Comprehensive Plan.

4.8.1 Existing Setting

4.8.1.1 General Plan and Zoning Designations

The proposed project site is located within the City's northeastern planning area, an area bounded by SR-60 to the north, the Quincy Channel on the east, and future Encilia Avenue on the south. The City's General Plan designates the site for a mixture of R15, R5, and R2 Residential uses, plus Business Park and Light Industrial uses which would create additional employment opportunities. Table 4.8.A identifies on-site and adjacent General Plan and Zoning designations. The on-site existing and proposed General Plan and zoning designations are illustrated in previously referenced Figures 3.1 and 3.2.

Table 4.8.A: On-site and Adjacent Land Use Designations

Location	Current Land Use	General Plan	Zoning
On site	Undeveloped on south, citrus orchards on 57 acres in north and east-central portions	R15, R5 and R2 Residential, Business Park/Light Industrial	BP; BPX; R-15; R-5 and RA-2
North	State Route 60	Residential R-2	R-2 and RA-2
South	Undeveloped	Residential R-2	RA-2 and HR
East	Former or fallow agricultural	R2 and Business Park/Light Industrial	BP and RA-2
West	Moreno Valley Auto Mall; City of Moreno Valley Fire Station 58; vacant	Commercial	C and CC in SP 209

Notes: BP Industrial/Business Park; BPX Business Park Mixed Use; R-15 Multi-Family; R-5 Suburban Residential; R-2 Residential 2 dwelling/acre; and RA-2 Residential Agriculture 2 dwellings/acre
Source: Moreno Valley General Plan Land Use Map, August 2010; Moreno Valley Zoning Map, November 7, 2011.

The project site's existing General Plan land use designation includes R15 (36.5 acres), R5 (21.8 acres), and RA-2 (36.5 acres). The General Plan indicates the "Residential" uses on southern portion of the site (71.3 acres) represent 59 percent of the site, while "Business Park/Light Industrial" used are on the northern portion of the site (approximately 50 acres). The "Business Park/Light Industrial" and "Residential" General Plan land use designations are intended to provide flexibility in the type and mix of land uses of residential with non-residential uses.

Existing on-site zoning consists of five designations, which include Business Park (31.7 acres), Business Park Mixed Use (2.0 acres), Residential 15 District (R15)(36.5 acres), Residential 5 District (R5)(21.8 acres), and Residential Agriculture 2 District (RA-2)(12.2 acres). The RA-2 designation also has a Primary Animal Keeping Overlay (PAKO) designation. Section 4.2, *Agricultural Resources,* provides more information and analysis on impacts related to the PAKO designation.

4.8.1.2 Adjacent and On-site Land Use

The northwestern, northeastern, and east-central portions of the proposed project site, comprising approximately 57.2 acres, are utilized for agriculture (i.e., citrus groves). The southern portion of the project site, comprising approximately 64.1 acres, is also currently vacant. The City of Moreno Valley Fire Station 58 and Moreno Valley Auto Mall and associated Specific Plan area[1] are located west of the project site, but the project site is not within the Specific Plan. SR-60 is adjacent to the project site on the northern boundary, while the existing citrus groves are located east of undeveloped Quincy Street. Vacant land is located directly south of the project site and existing single-family residences, the nearest sensitive receptors, are located approximately 50 feet southeast of the southern boundary of the project site. Other sensitive uses in the area include existing single-family residences approximately 200 feet away from the northern project boundary north of SR-60 along Mesa Top Trail. Future sensitive receptors that may be located in close proximity to the proposed project site include the L'Aquila D'Pietra development located to the south, and the potential residential uses that may occur within areas designated RA-2 to the east and south.

Table 4.8.B and previously referenced Figure 3.2 identify on-site and adjacent land uses.

Table 4.8.B: On-site and Adjacent Land Use

Location	Land Uses
On site	Entire site vacant, citrus groves on northern 57 acres
North	State Route 60; Single-family residential
South	Undeveloped
East	Former Agriculture (hay and alfalfa)
West	Moreno Valley Auto Mall Specific Plan; City of Moreno Valley Fire Station 58

4.8.2 Existing Policies and Regulations

The following goals, objectives, and policies of the City of Moreno Valley General Plan are applicable to the proposed project:

Section 9.2.2 Community Development

Goal 2.1 A pattern of land uses which organizes future growth, minimizes conflicts between land uses, and which promotes the rational utilization of presently underdeveloped and undeveloped parcels.

Goal 2.2 An organized, well-designed, high quality, and functional balance of urban and rural land uses that will meet the needs of a diverse population, and promote the optimum degree of health, safety, well-being, and beauty for all areas of the community, while maintaining a sound economic base.

Goal 2.3 Achieves an overall design statement that will establish a visually unique image throughout the City.

Objective 2.1 Balance the provision of urban and rural lands within Moreno Valley by providing adequate land for present and future urban and economic development needs, while retaining the significant natural features and the rural character and lifestyle of the northeastern portion of the community.

Objective 2.5 Promote a mix of industrial uses which provide a sound and diversified economic base and ample employment opportunities for the citizens of Moreno Valley with the establishment of industrial activities that have good access to the regional

[1] The Moreno Valley Auto Mall Specific Plan consists of a 151.9-acre site that encompasses community commercial and multifamily residential uses.

transportation system, accommodate the personal needs of workers and business visitors; and which meets the service needs of local businesses.

Policy 2.5.1 The primary purpose of areas designated Business Park/Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio of 1.00 and the average floor area ratio should be significantly less.

Policy 2.5.2 Locate manufacturing and industrial uses to avoid adverse impacts on surrounding land uses.

Policy 2.5.3 Screen manufacturing and industrial uses where necessary to reduce glare, noise, dust, vibrations and unsightly views.

Policy 2.5.4 Design industrial development to discourage access through residential areas.

Section 9.6.2 Safety Element

Objective 6.6 Promote land use patterns that reduce daily automotive trips and reduce trip distance for work, shopping, school, and recreation.

4.8.3 Methodology

The focus of the land use analysis is on land use impacts that would result from implementation of the proposed project. Land use conflicts are identified and evaluated based on existing land uses, land uses proposed as part of the project, land use designations, and standards and policies related to land use. Land use compatibility is based on the intensity and patterns of land use to determine whether the project would result in incompatible uses or nuisance impacts to sensitive receptors (e.g., residences, medical facilities, or schools).

An evaluation of the potential land use impacts associated with implementation of the proposed project is based on review of the Moreno Valley General Plan and associated Final EIR, Municipal Code, SCAG Regional Comprehensive Plan, SCAG Regional Transportation Plan, SCAG Compass Growth Vision, South Coast Air Quality Management Plan Air Quality Management Plan, Santa Ana Water Quality Control Plan, Riverside County Drainage Area Management Plan, and the Eastern Municipal Water District Urban Water Management Plan. Compatibility of the proposed project with the Western Riverside County Multiple Species Habitat Conservation Plan is discussed in Section 4.4 Biological Resources.

Potential land use conflicts or incompatibility (specifically during construction activities) are usually the result of the other environmental effects, such as the generation of noise or air quality pollutants resulting from grading activities. Specific impacts and consistency issues associated with population and housing, transportation and circulation, noise, air quality, agriculture resources, hazards and hazardous materials, hydrology and water quality, biological resources, cultural and paleontological resources, aesthetics and visual resources, land use, and/or utilities and service systems are addressed in each EIR section. Refer to Sections 4.1 through 4.13 of this EIR for detailed analyses of other relevant environmental effects as they relate to particular issue areas.

4.8.4 Thresholds of Significance

Appendix G of the *State CEQA Guidelines* recognizes the following significance thresholds related to land use. Based on these significance thresholds, potential impacts to land use could be considered significant if the proposed project would:

- Physically divide an established community;

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, Specific Plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.8.5 Less than Significant Impacts

The following potential impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.8.5.1 Physically Divide an Established Community

Threshold	Would the proposed project physically divide an established community?

Existing and planned land uses along SR-60 include neighborhood commercial centers, distribution centers, residential uses, and agricultural production. Land uses adjacent to the project site include residential uses to the southeast, vacant land to the south, commercial uses to the west, SR-60 and residential uses to the north, and active hay/alfalfa production uses to the east. The project site does not contain any existing housing, nor does the site complement or constitute part of a community or neighborhood.

While the proposed action would not "physically" divide an established community, the approved and proposed industrial uses just south of SR-60 in the eastern portion of the City have in some ways "divided" the overall community of Moreno Valley. These areas in transition to industrial uses were formerly planned for low-density residential uses that could keep animals (i.e., the PAKO designation), and many existing residents have opposed the planned conversion of this area to industrial uses. They have expressed concern about these non-residential uses coming into their "end" of the City and believe them to be more appropriate in the southwestern portion of the City, near I-215, where there are a number of existing and proposed industrial uses similar to the proposed project. In this way, the controversy over land use changes in this portion of the City has resulted in the community being divided on this issue.

The transition of the project area north of Eucalyptus Avenue/Fir Avenue and south of SR-60 to industrial uses appears to be consistent with the goals of the City for the following reasons:

- This area is adjacent to a major goods transportation corridor (SR-60);
- The project would not displace any existing land uses (residences or residents); and
- Industrial uses have been developed (Skechers) and approved (West Ridge) just east of the project site, south of SR-60.

However, conversion of the southern portion of the project, south of Eucalyptus Avenue/Fir Avenue, from various residential uses to industrial use would remove an existing buffer or transition of land uses that are typically used to separate residential uses (i.e., southeast of Eucalyptus Avenue/Quincy Channel) from industrial uses.

The project also proposes several circulation changes to better accommodate truck traffic in and out of the project area, including closing off the planned Quincy Street south of SR-60 and extending Encilia Avenue (the existing Eucalyptus Avenue) west of the Quincy Channel to Moreno Beach Drive. The project traffic study evaluated these proposed circulation changes and determined they would have no significant impact relative to the City's Circulation Element.

The southern portion of the site is currently planned for residential uses, but the proposed industrial uses would consume less water and generate less wastewater than residential uses, so the proposed project would not place any additional burdens on the planned utility network in the area.

Based on this information, it does not appear the proposed project will physically divide an existing established community. No impact related to this issue would occur; therefore, no mitigation is required. A detailed analysis of the project's consistency and compatibility with existing land uses, existing General Plan designations, and zoning designations is provided in Section 4.8.6.1.

4.8.5.2 Conflict with Any Applicable Habitat or Natural Community Conservation Plan

Threshold	Would the proposed project conflict with any applicable habitat conservation plan or natural community conservation plan?

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is located within the MSHCP area.[1] The MSHCP is a comprehensive, multi-jurisdictional effort that includes western Riverside County and fourteen cities to provide a regional approach to conservation planning. The project site is not within an MSHCP criteria cell or habitat linkage. Furthermore, the project site is not located within an MSHCP mammal or amphibian survey area, Narrow Endemic Plant Species Survey Area (NEPSSA), Criteria Area Plant Species Survey Area (CAPSSA), or a riparian, wetland, or vernal pool habitat/species survey area.[2]

While the project site is not within any conservation area delineated in the MSHCP, the project is still subject to provisions of the MSHCP. In particular, the project proponent will be required to provide payment of mitigation fees and adhere to the requirements established in the MSHCP. Pursuant to agreements with the USFWS and the CDFG, the payment of the mitigation fees and compliance provisions of the MSHCP provides full mitigation under the CEQA, FESA, and CESA for impacts to the species and habitats covered by the MSHCP. Since the City has adopted the MSHCP and its requirements and provisions, and since the project is within the City, the proposed project would be required to adhere to applicable MSHCP requirements and fees. Therefore, the proposed project would not conflict with any applicable HCP and no significant impact associated with this issue would occur. No mitigation would be required.

4.8.6 Significant Impacts

The following significant land use and planning impacts were identified for the proposed project, and no feasible mitigation measures are available that would reduce these impacts to less than significant levels. Approval of the proposed General Plan Amendment and Zone Change would be required to make the proposed project consistent with the City's General Plan and zoning designations for the project site. However, the following analysis is based on the project as proposed compared to the existing General Plan land use designations, applicable General Plan objectives and policies, and the existing zoning designations for the project site.

4.8.6.1 Conflict with Applicable Land Use Plans, Policies, or Regulations

Threshold	Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Section 15125 (d) of the *CEQA Guidelines* requires EIRs to "discuss any inconsistencies between the proposed project and applicable general plans and regional plans." The objective of such a

[1] City of Moreno Valley General Plan Final Program EIR, Figure 5.9-4 Reche Canyon/Badlands Area.
[2] http://www.rctlma.org/gis/rciprepgen.html, site accessed December 4, 2007.

discussion is to find ways to modify the project, if warranted, to reduce any identified inconsistencies with relevant plans and policies. Pursuant to CEQA Section 15125 (d), this EIR section includes an evaluation of the consistency of the proposed project with pertinent goals and policies of relevant adopted local plans (e.g., City General Plan, Housing Element) and regional plans. Because certain plans are more specifically tailored to other issue areas, such as air quality, transportation, biology, hazards, water quality, and water supply, the local and regional plans identified below are addressed in detail in other sections of this EIR.

Regional Plans, Policies, or Regulations

Regional Comprehensive Plan (RCP). The SCAG, the designated metropolitan planning organization (MPO) for the Counties of Ventura, Orange, San Bernardino, Riverside, Imperial, and Los Angeles, is federally mandated to develop plans for transportation, growth management, hazardous waste management, and air quality. With its members and other regional planning entities, the SCAG has prepared the RCP to serve as a framework to guide decision-making with respect to the growth and changes that can be anticipated in the region through the year 2015.

The RCP consists of five core chapters that contain goals, policies, implementation, and strategies to achieve the SCAG's overall goals of improving the standard of living for all; improving the quality of life for all; and enhancing equity and access to government. Local governments are required to use the RCP as the basis for their own plans and are required to discuss the consistency of projects of "regional significance" with the RCP. While the SCAG's Draft 2008 RCP is available, it has not yet been adopted. The Draft 2008 RCP has nine chapters and each chapter is based on a specific area of planning or resource management. As these chapters are still in the draft stage, goals and policies found within these chapters have not been considered in the following consistency analysis. The most recent regional land use policy document adopted by the SCAG was originally adopted in 1994 and revised in 1996. The document is described as a regional policy framework for future land use decisions in Riverside County that respects the need for strong local control, but that also recognizes the importance of regional comprehensive planning for issues of regional significance.

Projects of regional significance, including General Plans, are subject to review by the SCAG to evaluate conformity with the Regional Comprehensive Plan and Guide. The Regional Comprehensive Plan and Guide identify strategies for local government actions that have regional implications (e.g., adoption and implementation of land use policies in a General Plan). As indicated in the City's General Plan Environmental Impact Report (certified on April 26, 2005), the adoption and implementation of the City's General Plan would be consistent with regional plans that are based on SCAG population projections.

Additionally, the document contains policies that (1) direct growth where regional infrastructure (e.g., freeways, transit, water, solid waste disposal, and sewage treatment) is available and natural resources will not be overburdened, (2) encourage development that discourage long-distance commuting, (3) establish firm growth boundaries, and (4) encourage provision of housing at all levels. The proposed project would be generally consistent with these policies, in that (1) existing regional infrastructure (e.g., freeways, transit, water, solid waste disposal, sewage treatment, and utilities) is available and would not be overburdened; (2) it encourages development that discourages long-distance commuting by providing employment opportunities in a City that is housing rich and jobs poor; (3) it establishes firm growth boundaries; (4) it could be served by existing regional infrastructure systems, with improvements as recommended in Section 4.11 (Transportation and Circulation) and Section 4.12 (Public Services and Utilities); and (5) it would facilitate increased local employment growth and provide improved opportunities that together would assist the City in achieving a better balance between local jobs and employed residents. By providing "blue collar" employment in an area planned for residential uses, the project may incrementally reduce the need for long-distance commuting of City and other area residents to job centers. At the time the EIR was written, there were no commitments from specific companies to purchase or lease the industrial

buildings, so the types, numbers, and the pay for the jobs that will be created is not certain. Specific growth management, regional mobility, and air quality policies of the RCP are discussed below.

Policy 3.01 The population, housing, and job forecasts, which are adopted by the SCAG's Regional Council and that reflect local plans and policies, shall be used by the SCAG in all phases of implementation and review.

Construction activities resulting from the proposed project's implementation would be short-term and temporary. Construction personnel are anticipated to come from the surrounding region and are not expected to generate a permanent increase in population levels or result in a decrease in available housing. Direct population increases are generally associated with residential developments and as there are no residential uses proposed for the project, there would be no direct increase in population. As most of the new employment opportunities are anticipated to be filled by existing local area residents, a large influx of new residents to the City is not anticipated. Based on SCAG forecasts, the number of jobs in the City of Moreno Valley is expected to increase from 46,416 jobs in 2010 to approximately 86,993 jobs in 2030. A similar job trend is forecast for Riverside County. Employment at the proposed project would total approximately 1,532 jobs based on the estimates identified by the SCAG in the regional Employment Density Report.[1] The project would eliminate the potential for a maximum of 681 housing units and replace them with (a total of) 2.2 million square feet of industrial uses (see also City Housing Element consistency below). This change would incrementally reduce housing growth but in turn increase employment growth. Since Moreno Valley is considered a "housing rich" area (higher housing to employment ratio than the regional average), as outlined in Policy 3.11 below, the increase from the proposed project would be generally consistent with the employment projections adopted by the SCAG.

Policy 3.05 Encourage patterns of urban development and land use that reduce costs of infrastructure construction and make better use of existing facilities.

The proposed project would be located in an urbanizing area, for which roadways and utility infrastructure already exist and municipal services are provided. The existing Fir Avenue west of the project site is a paved roadway with existing sewer manholes and fire hydrants. Project construction would involve connecting to existing water and sewer lines to the east and west of the project site, which would complete the water and sewer networks in this area. During project construction, the utilities, particularly electricity and natural gas, would be expanded to serve the needs of the proposed project. The supply of electricity and natural gas is demand-responsive and the project proponent would be required to meet the service requirements of these utility providers. By maximizing the use of existing facilities, the costs of expanding infrastructure would be minimized. Because the proposed project would be located in close proximity to commercial and residential structures requiring a similar type of infrastructure, it is consistent with this growth management policy.

Policy 3.09 Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.

Existing commercial and residential development is located in the immediate vicinity of the project site where infrastructure for water, sewer, storm drainage, electrical, natural gas, transportation facilities, and a fire station currently exist. The availability of this existing infrastructure would reduce the cost to public agencies that would provide services to the project area. The proposed project would be developed in an area where such infrastructure is available. Furthermore, the project applicant would pay all applicable development fees for the necessary infrastructure and public service improvements, including those associated with water, sewer, drainage, roadways, fire, and police; therefore, the proposed project is consistent with this policy.

[1] *Employment Density Report,* Southern California Association of Governments, Natelson Company, Inc., October 2001.

Policy 3.10 Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.

The proposed project will be developed in cooperation with and with input from City staff, and the elected representation of the City. Additionally, through the public review process required under CEQA, local and regional agencies (e.g., Riverside Transit Agency [RTA], SCAG, and SCAQMD) have provided and will provide comment on the proposed project throughout the planning process. Agency participation and consultation during the project development process is expected to expedite the permitting process for the proposed project. As such, the project would be consistent with this SCAG policy.

Policy 3.11 Support provisions and incentives by local jurisdiction to attract housing growth in job-rich sub-regions and job growth in housing-rich sub-regions.

According to the regional growth forecast developed by the SCAG,[1] employment in the City of Moreno Valley will increase from 46,416 jobs in 2010 to approximately 76,485 jobs in 2025, with the number of households increasing from 47,295 households in 2010 to approximately 65,591 households in 2025. Over this fifteen-year period, the jobs-to-housing ratio increases from 0.98 to 1.17 indicating that the City would transition from a jobs-poor area to a more balanced area in terms of jobs and housing. By comparison, the jobs/housing ratio for the SCAG region is currently 1.43 and is projected to be 1.37 by 2030 (see Table 4.10.F, Section 4.10, Population and Housing). The proposed project would result in additional jobs in the City, which currently has a higher number of households than jobs and supports the regional policy of attracting jobs to housing-rich sub-regions. The City of Moreno Valley is currently considered a housing-rich area, so the replacement of some planned housing with employment-generating uses is consistent with this long-term growth goal. The additional jobs resulting from the proposed project are consistent with SCAG forecasts for the City and would improve the City's jobs-to-housing ratio.

Policy 3.12 Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.

The proposed project would result in the development of employment opportunities in close proximity to existing residential development. The type of uses proposed will increase truck traffic on local roads connecting to SR-60, but will not increase truck traffic through residential neighborhoods. RTA Routes 17 and 210 operate in the project area.[2] Route 17 operates along Moreno Beach Drive, Auto Mall Parkway, Nason Street, and Cactus Avenue while Route 210 operates along SR-60 starting in Banning and ending at Downtown Riverside. Through consultation with the RTA, the project applicant will coordinate and facilitate the use of public transit to access the project site through such means as installing additional bus stops if needed. The provision of additional employment options in proximity

to existing residential development may help reduce vehicle miles traveled if area residents are employed at the new industrial uses; therefore, the proposed project is generally consistent with this policy.

Policy 3.13 Encourage local jurisdiction's plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.

The proposed project is located within an area of the City that is in the process of being urbanized with other industrial development projects that have already been approved or constructed (i.e., West

1 *City Projections*, Southern California Association of Governments, www.scag.gov/forecast/downloads/2004gf.xls, 2004.
2 Route Schedules, Riverside Transit Agency, http://www.riversidetransit.com/bus_info/schedules.htm, website accessed May 9, 2008.

Ridge and Skechers). The project site is accessible to transit and existing infrastructure and would maximize the use of existing urbanized areas and services.

Policy 3.14 Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.

The currently planned land use pattern in this area includes business park uses along the SR-60 frontage, and single-family uses including half-acre lots zoned for animal keeping. The proposed changes in land use are generally consistent with current residential uses to the south based on the minimum 250-foot industrial-residential buffer (CMC 9.05), and are consistent with the completed Skechers warehouse project east of Redlands Boulevard (south of SR-60) and the recently approved West Ridge industrial warehouse project just east of the proposed project. Unlike the Skechers or West Ridge project, the proposed project would involve a General Plan Amendment and Zone Change to eliminate residential uses on the project site in favor of industrial uses.

The proposed project is in close proximity to State Route 60, which is considered a regional transportation corridor and RTA Route 210, which can be considered a regional transit system as the route begins in Banning and continues until reaching Downtown Riverside. As such, the proposed project would be consistent with Policy 3.14.

Policy 3.16 Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.

The project site is located along SR-60, a local and regional transportation corridor. Redlands Boulevard to the east and Moreno Beach Drive to the west are fully-paved roads with existing sewer manholes and fire hydrants indicating the presence of water and sewage facilities. The proposed project is consistent with Policy 3.16 in that it exists along a major transportation corridor of the City and will be connecting to the existing utilities in Redlands Boulevard and Moreno Beach Drive, consistent with the EMWD plan of service for this area.

Policy 3.18 Encourage planned development in locations least likely to cause adverse environmental impact.

As required, mitigation has been identified that would avoid or reduce the majority of the environmental impacts associated with the development of the proposed project to a less than significant level. Long-term operation air pollutant emissions and cumulative air pollutant emissions remained significant after the implementation of mitigation. The proposed project incrementally contributes to adverse regional air quality conditions. Cumulative traffic impacts were determined to be significant and unavoidable. The significant environmental impacts resulting from the implementation of the project would not be reduced by undertaking the proposed project at an alternative location because grading of a site and operation of the proposed uses will have to occur whether on the proposed project site or on another site in the City.

Policy 3.20 Vital resources as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals should be protected.

As identified in Section 4.4.6.2 of this EIR (Riparian Habitat or Other Sensitive Natural Communities), the proposed project contains three ephemeral drainages: the Quincy Channel (adjacent and east of the project site), and two unnamed drainages in the southern and southwestern portions of the site. Quincy Channel, located off site and adjacent to the proposed project site, supports two types of disturbed riparian habitat: southern willow scrub and mule fat scrub. Improvements would be made to Quincy Channel, such as the installation of a concrete wall along the western channel edge to prevent erosion, which will be maintained by the County or the project applicant as appropriate. To accommodate this feature, a portion of riparian habitat would need to be removed. However, the

proposed project would provide on-site or off-site replacement or protection of such habitat as outlined in **Mitigation Measure 4.4.6.4A.**

The burrowing owl is a transient species that utilizes pre-existing burrows created by small mammals as nesting areas during breeding season and is a CDFG Species of Special Concern. The focused surveys concluded that no burrowing owls were found to be utilizing the project site. However, in the event that burrowing owls are discovered to occupy the site, **Mitigation Measures 4.4.6.1A** and **4.4.6.1B** are identified to reduce impacts to this species and can be found in Section 4.4.6.1 of this EIR. Where necessary, mitigation was identified to reduce the severity of impacts to a less than significant level thus remaining consistent with Policy 3.20.

Policy 3.21 Encourage the implementation of measures aimed at the preservation and protection of the recorded and unrecorded cultural resources and archaeological sites.

The proposed project site is not located in an area that contains significant archaeological or historic resources. Although the project site is not located in an area containing such resources, the project site was identified as being within an area that has a high potential for paleontological resources to occur. If significant paleontological resources are found during any phase of construction, mitigation has been developed that would ensure appropriate recordation or preservation techniques are implemented. Details of this mitigation measure can be found in Section 4.5 of this EIR. Given these circumstances, the proposed project is consistent with this particular SCAG policy.

Policy 3.22 Discourage development, or encourage the use of special design requirement, in areas with steep slopes, high fire, flood, and seismic hazards.

The project would be consistent with Policy 3.22, in that project would not be located in an area with steep slopes or high fire or flood hazards. Project facilities will be designed and developed to withstand seismic hazards based on applicable standards and regulations contained in the California Uniform Building Code.

Policy 3.23 Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.

As stated in Section 2.4.1 of this EIR, no significant impact related to on-site geological conditions was identified. Implementation of the proposed project would increase the number of noise sources in the proposed project vicinity. As detailed in Section 4.9 of this EIR, no significant construction or operational noise would result from development of the proposed on-site use. Implementation of the proposed project would result in new development on the project site that would not have a substantial adverse impact on biological and ecological resources.

The proposed project would not impair implementation of, or physically interfere with, emergency and evacuation efforts as all roadway or travel lane closures associated with the proposed project construction would be coordinated with City emergency response personnel. In addition, all access roads to the project site would comply with the required street widths, as determined in the City's building code and applicable police and fire codes. Based on this information, the proposed project is consistent with this SCAG policy.

Policy 5.11 Through the environmental review process, ensure that at all levels of government (regional, air basin, county, subregional, and local) consider air quality, land use, transportation, and economic relationships to ensure consistency and minimize conflicts.

The EIR conducted for the proposed project fully addresses air quality (Section 4.3), land use (Section 4.8), and transportation (Section 4.11) impacts that would result and are anticipated to occur

with the implementation of the proposed project and considers all relevant planning documents, such as the AQMP and the Congestion Management Program (CMP). The EIR provides mitigation measures to reduce significant environmental impacts to a less than significant level where possible, but not for cumulative traffic and air quality impacts. Therefore, the proposed project is only partially consistent with this policy.

Regional Transportation Plan (RTP). The 2008 RTP adopted by the SCAG contains a set of existing socioeconomic projections that is used as the basis for the SCAG's transportation planning efforts. They include projections of population, housing, and employment at the regional, county, sub-regional, jurisdictional, census tract, and transportation analysis zone (TAZ) levels. The RTP includes policies and regulations set forth to ensure development within the SCAG regional area is within planned and forecast socioeconomic projections. Applicable goals established within the RTP include the following:

- Maximize mobility and accessibility for all people and goods in the region (discussed in Section 4.11: Transportation and Traffic);
- Ensure travel safety and reliability for all people and goods in the region (discussed in Section 4.11: Transportation and Traffic);
- Preserve and ensure a sustainable regional transportation system (discussed in Section 4.11: Transportation and Traffic);
- Maximize the productivity of our transportation system (discussed in Section 4.11: Transportation and Traffic);
- Protect the environment, improve air quality, and promote energy efficiency (discussed in Section 4.3: Air Quality); and
- Encourage land use and growth patterns that complement our transportation investments (discussed in Section 4.11: Transportation and Traffic).

The proposed project is consistent with the RTP such that the proposed project would be required to adhere to the City of Moreno Valley's General Plan. The General Plan contains goals and policies that aim to minimize traffic congestion, provide adequate transportation facilities, and require development to pay its share of costs. The goals and policies identified in the City's General Plan resemble those of the RTP that address mobility, traffic safety, environmental concerns, and land use consistency as the major traffic study factors to identify existing traffic conditions and to assess the future effects on area traffic patterns/flow. Where necessary, mitigation measures have been identified to reduce the effect of project-related traffic impacts.

Compass Growth Vision. The Compass Growth Vision plan provides a framework for local and regional decision-making regarding growth, transportation, land use, and economic development. The framework includes principles and a specific set of strategies intended to achieve and improve the quality of life that promotes and sustains for future generations the region's mobility, livability, and prosperity. The main objective of the Compass Growth Vision is to manage the forecast growth while improving future living conditions for all people within the SCAG area, including live, work, and play activities. The following discussion includes the principles within the Compass Growth Vision plan and their association to the proposed project.

- *Principle 1:* Improve mobility for all residents;
- *Principle 2:* Foster livability in all communities;
- *Principle 3:* Enable prosperity for all people; and
- *Principle 4:* Promote sustainability for future generations.

The proposed project may not be fully consistent with the four growth principles identified above. The nature of the proposed project allows the transport of commodities from a single area rather than multiple areas, minimizing vehicle trip generation. Conversely, trucks from the proposed project may increase localized and freeway congestion. The project eliminates a planned transition of land uses that may incrementally reduce livability in this portion of the City. The proposed project does support increased prosperity by providing additional (mainly "blue collar") employment opportunities close to existing housing within the City of Moreno Valley. The proposed project is located in an area where existing infrastructure (freeway, sewer, electrical, water, etc.) is present. The development of the proposed project will augment existing services available in the City and region. In these ways, the project is only partially consistent with the four principles of the Compass Growth Vision.

SCAQMD Air Quality Management Plan. In California, the CARB coordinates and oversees both State and Federal air quality control programs. The CARB's primary functions include establishing and updating the California ambient air quality standards, monitoring existing air quality, controlling emissions from mobile sources, and developing the State Implementation Plan (SIP). The SIP is the State's overall air quality control strategy for both mobile and stationary sources. Control programs for these sources are carried out at the regional or county level.

The current regional air quality plan is the 2007 AQMP adopted by the SCAQMD on June 1, 2007. The 2007 AQMP employs the most up-to-date science and analytical tools and incorporates a comprehensive strategy aimed at controlling pollution from all sources, including stationary sources, on-road and off-road mobile sources, and area sources. The 2007 AQMP also updates the attainment demonstration for the standards for ozone and PM_{10}, and proposes attainment demonstration with a more focused control of sulfur oxides, directly emitted $PM_{2.5}$, nitrogen oxides, and volatile organic compounds by 2015.

A discussion of the proposed project's consistency with the 2007 AQMP has been analyzed in Section 4.3 (Air Quality) of this EIR. "Since the proposed project will require a General Plan Amendment, the project has not been considered in preparation of the City's General Plan and therefore is inconsistent with the AQMP. Amendments to the City of Moreno Valley General Plan, zoning reclassification, and plan approval are required before the affected portion of the proposed project can be implemented. This is a significant impact requiring mitigation." That section of this EIR concluded that, despite the recommended mitigation, project air quality impacts related to the AQMP would remain significant.

Santa Ana Water Quality Control Plan (Basin Plan). The Santa Ana Basin Plan, which is implemented by the Santa Ana Regional Water Quality Control Board (RWQCB), specifically (1) designates beneficial uses for surface and ground waters, (2) sets qualitative and quantitative objectives that must be attained and maintained at that level in order to protect the designated beneficial uses and conform to the State's anti-degradation policy, and (3) describes implementation policies and programs to protect all waters in the region. In cases where the Basin Plan does not contain a standard for a particular pollutant, other criteria are used to establish a standard. Storm water runoff from the proposed project will eventually make its way to the San Jacinto River. Because the proposed project is required to comply with all applicable water quality standards and requirements established by the RWQCB, and is therefore in compliance with the NPDES permitting system, the proposed project would be consistent with the Basin Plan.

Riverside County Drainage Area Management Plan (DAMP). Like the Basin Plan, the Drainage Area Management Plan deals primarily with the Santa Ana Region. The DAMP describes a wide range of continuing and enhanced BMPs and control techniques for development projects within a municipality and are being implemented during the five-year terms of the third-term MS4 permits. In essence, the DAMP describes the overall urban runoff management strategies planned by the permittees in the Santa Ana Region. The proposed project is required to comply with all applicable

drainage standards and requirements designed to protect water resources and enhance water quality and would therefore, be consistent with the DAMP.

Eastern Municipal Water District Urban Water Management Plan (EMWD UWMP). The UWMP is required of every urban water supplier in order to be in compliance with the Urban Water Management Plan Act. The UWMP includes assessment of current and project water supplies, evaluation of water demand, customer types, and reliability of water supplies, description of conservation measures, a response plan for water shortage, and a comparison of demand and supply projections. The proposed project is required to comply with all applicable standards and requirements designed to conserve water supplies and ensure water source reliability for future years prior to the approval of the project. As such, the proposed project would be consistent with the EMWD UWMP.

March Air Reserve Base Airport Land Use Compatibility Plan. The March Air Reserve Base is located in the County of Riverside, west of and adjacent to the City of Moreno Valley, approximately 5.5 miles southwest of the project site. Since the proposed project is not located within the March Reserve Base Airport Specific Plan Area or Airport Influence Zone,[1] the proposed project is not subject to a consistency analysis with the March Air Reserve Base Airport Land Use Compatibility Plan.

City of Moreno Valley Plans, Policies, or Regulations

City General Plan. By law, all activities undertaken by a planning agency must be consistent with the goals and policies of the community's general plan. The City of Moreno Valley Plan *Community Development Chapter,* as adopted in 2006, plays a central planning role in correlating all City land use issues, goals, and objectives into one set of development policies. Currently adopted Land Use Map designations for the existing project site are summarized below, followed by a listing of those land use goals, policies, and guidelines from the City's General Plan that are relevant to the consideration of the proposed project and its land use impacts. These General Plan community development designations, goals, policies, and guidelines are incorporated into the proposed project, and would govern all development actions set forth in or facilitated by the proposed project's construction.

GP Land Use Element. Adopted General Plan Land Use Map designations for the existing project area largely reflect the existing land use pattern. The northern portion of the proposed project site is designated Business Park/Light Industrial, while the southern area, south of proposed Eucalyptus Avenue, is designated Residential in the City's General Plan. The primary purpose of areas designated Business Park/Light Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities.[2]

The proposed project is not consistent with the current General Plan and zoning, and includes a General Plan Amendment (and related Zone Change) so the project will be consistent with the General Plan.

Implementation of the proposed project would result in the development of six industrial buildings totaling approximately 2.2 million square feet of industrial uses. Although warehousing and distribution uses are allowed in the Business Park General Plan land use designation, the existing Business Park Zone limits the size of buildings to no more than 50,000 square feet. Buildings 1 and 2, totaling approximately 1 million square feet, would be consistent with the type of uses permitted in the

[1] March Air Reserve Compatibility Plan, December 29, 2004. http://www.rcaluc.org/filemanager/plan/old//March%20Air%20Reserve%20Base%20(MARB).pdf, accessed May 9, 2008.
[2] Moreno Valley General Plan. *Chapter 9 Goals and Objectives. Policy 2.5.1.* Pg. 9-7.

Business Park General Plan land use designation. However, because there is a limit of the size of building permitted in the Business Park zoning designation, the proposed buildings would still require a Zone Change to allow the development of buildings greater than 50,000 square feet. Because the southern portion of the proposed project site is currently designated for residential uses, the construction of Buildings 3 through 6 would not be consistent with the existing General Plan land use designation. Therefore, implementation of the proposed project would require a General Plan Amendment to change the proposed project's southern designation from Residential to Business Park/Light Industrial. Such an amendment to the General Plan and zoning uses would enable consistency between the proposed project and uses permitted in the Business Park/Light Industrial General Plan land use designation.

General Plan Objective 2.1 and Policy 2.5.1 require a transition of buffer of land uses between residential and industrial uses. In this area, the R5 and R15 zone areas in the southern portion of the site act as a buffer from the BP uses near the freeway and the RA2 residential uses. It should be noted that, while there is an existing transition of land uses from BP to R2 in the vicinity of the project site, it is not the function of either the R-5 or R-15 zones to act as a buffer between non-residential land uses and low density residential uses. The project is consistent with Municipal Code Section 9.05, which requires a minimum 250-foot buffer between industrial and residential land uses, and the proposed project provides a buffer of 395 feet to the closest residential use. Therefore, implementation of the proposed project with approval of the General Plan Amendment would not result in General Plan land use inconsistencies between existing and proposed land uses in the southern portion of the proposed project site, and would not result in a significant land use impact.

Approval of the proposed General Plan Amendment would require the City Council to determine that the layout of the proposed project provides an adequate buffer between the existing residential neighborhood and the planned industrial uses.

City Municipal Code. Section 9.05, Industrial Districts, of the City Municipal Code requires a minimum 250-foot buffer between residential uses and truck activity areas of industrial uses. The site plan of the proposed project provides a buffer of almost 400 feet from the closest residence to the southeast, so the project is consistent with this adopted land use buffer requirement.

GP Circulation Element. In addition to the General Plan Amendment to change existing General Plan land use designations, the proposed project would also require a General Plan Amendment to change the City's General Plan Circulation Element. These changes involve the:

- Elimination of the undeveloped Quincy Street south of SR-60 within the project site;
- Renaming of existing Eucalyptus Avenue (south of the project site and east of the Quincy Channel) to Encilia Avenue; and
- Elimination of a north-south segment of Encilia Avenue through the project site, but Encelia would still connect with Moreno Beach Drive to the west.

Previously referenced Figure 3.3 provides a comparison of these changes versus existing roadway and access conditions. It should be noted that a recent amendment to the Circulation Element included the extension of Fir Avenue westerly from Quincy Street connecting to existing Eucalyptus Avenue (in the Moreno Valley Auto Center) and renaming it Eucalyptus Avenue.

The project traffic study indicates that removal of undeveloped Quincy Street south of SR-60 would not significantly affect the existing circulation network as that portion of Quincy Street is currently a dirt access road, which does not directly connect to existing or planned arterials, collector roads, or over crossings. Additionally, as indicated in the City's General Plan Final EIR, previously planned freeway overcrossings at Sinclair Street and Quincy Street would not occur as the light traffic volumes

on Sinclair Street and Quincy Street did not justify the construction of the overcrossing.[1] Therefore, the elimination of Quincy Street south of SR-60 would not have a significant land use impact.

The extension and connection of Eucalyptus Avenue by the proposed project would connect two segments of an east-west arterial road as well as link two north-south major arterial roads. With the recent amendment to the Circulation Element in place, the existing Eucalyptus Avenue (in the Moreno Valley Auto Center) and the former Fir Avenue would be connected with a roadway segment that would cross the proposed project site in an east-west direction (i.e., new Eucalyptus Avenue). The former Eucalyptus Avenue would be renamed to Encilia Avenue but would be extended west from just east of the Quincy Channel to Moreno Beach Drive. The western alignment of Encilia Avenue (i.e., west of the Quincy Channel) may change once other future development projects adjacent to the project site are developed. This topic is addressed in detail in Section 4.11, *Transportation and Traffic*, of this EIR. Although the proposed project would reconfigure the existing local roadway network, such changes would not result in significant land use impacts; therefore, impacts in this regard would be less than significant and no mitigation would be required.

General Plan Housing Element. The proposed project would result in the loss of potential housing units as the General Plan Amendment (GPA) and Zone Change (ZC) request a change to industrial uses (see Table 4.8.C). Development of the site as proposed could eliminate as many as 681 housing units from the site, with 80 percent of those units (548) at a density that is generally accepted as helping to promote housing affordability (15 units per acre) on a regional level. Economic conditions are very difficult for new housing sales at present, but these changes may incrementally hinder the City's ability to achieve its affordable housing goals in the future.

Table 4.8.C: Potential Housing Impacts

Zone	Acres/Density	Maximum Units	Average Units (80% of max)
R-15	36.5 ac × 15 du/ac	548	438
R-5	21.8 ac × 5 du/ac	109	87
RA-2	12.2 ac × 2 du/ac	24	19
Total	**70.5 acres**	**681**	**544**

Notes: R-15 Multi-Family; R-5 Suburban Residential; and RA-2 Residential Agriculture
Source: City General Plan Land Use Map, August 2010; City Zoning Map, November 7, 2011.

A portion of the project site is shown in the latest Housing Element for the City (2008–2014) as a potential location for multifamily residential affordable housing in the future (2011 Housing Element, Vacant Properties Inventory). The 2011 Housing Element (Table 20-8, *Sites Inventory Summary for All Income Groups*) states that the total number of potential affordable units from the Amended Inventory is 20,894 and the City's Regional Housing Needs Assessment (RHNA) allocation is 7,474, or 2.8 times as much as the RHNA allocation.

The loss of the (max) potential 548 units (R-15 land) from the proposed project would reduce the total potential affordable units from 20,894 to 20,346 or still 2.7 times the RHNA number. The proposed project would not reduce the City's potential pool of affordable housing to below its RHNA number; therefore, it would not create a significant impact related to the City's Housing Element.

Jobs vs. Housing Balance. The proposed project would provide jobs in an area that is considered "housing-rich" or "jobs-poor" by SCAG standards and would contribute toward the maintenance of a sound economic base. The proposed project would incrementally reduce the potential for higher density housing in this portion of the City (i.e., loss of 36.5 acres of land planned for maximum of 15 units per acre). Although the proposed project would result in a reduction of land available for

[1] *Section 5.2 Traffic/Circulation,* Moreno Valley General Plan Final Program EIR, City of Moreno Valley, July 2006.

residential development, the City currently has 6.02 percent (3,198 units) of its existing housing inventory vacant.[1] The number of units currently vacant (3,198 units) would be much greater than the number of residences that could be built on the southern portion of the site, under the existing zoning designation (up to 681 units, average 545 units based on 80% of maximum). Under current economic conditions, the conversion of 71 acres of residentially zoned land to warehouse uses would not be expected to cause a shortage of housing units within the City.

Although the proposed project would introduce a type of land use not historically associated with the rural character and lifestyle of the northeastern portion of the City, it would provide an opportunity for the City to provide adequate land for present and future urban and economic development needs. The proposed project would provide additional employment opportunities for Moreno Valley citizens, and would also have good access to the regional transportation system corridors such as SR-60. The proposed project is located in an area where various land uses occur or are being planned. Such land uses include existing residential uses, public services uses, and retail uses. Existing residences are located to the north of SR-60, vacant RA-2 zoned land to the east, existing residences to the southeast, proposed residential to the south, and vacant RA-2 zoned land to the southwest and west.

Animal Keeping Designation. An approximately 12-acre portion of the project site is zoned Residential Agriculture RA-2 located near the southern portion of the project site. The RA-2 zone is within the City's Primary Animal Keeping Overlay (PAKO), which helps protect animal keeping and the rural character of the areas noted within the overlay district and designates a portion of the parcel for medium and large animal keeping. With the development of the project, this portion of the site would be rezoned to Light Industrial to allow for the proposed warehouse distribution uses and would also be removed from the PAKO. Because this portion of the site will no longer be within the PAKO, the area available for animal keeping within the City will be reduced by approximately 0.4 percent. For an analysis of this issue, see Section 4.2, *Agricultural Resources*, which determined potential impacts in this regard were less than significant since the project will only remove 0.4 percent of the designated PAKO land in the City.

Municipal Code Consistency. Implementation of the proposed project would require a Zone Change from the existing Business Park (BP), Business Park Mixed Use (BPX), Multi-Family Residential (R-15), Suburban Residential (R-5), and Residential Agriculture (RA-2) on-site zone designations to Light Industrial (LI) for the entire 122.8 acres.

The purpose of the LI zoning designation is to provide for light manufacturing, light industrial, research and development, warehousing and distribution and multi-tenant industrial uses as well as certain supporting administrative and professional offices and commercial uses on a limited basis. In a similar manner, the existing zoning of BP on the northern portion of the site provides for light industrial, research and development, office-based firms and limited supportive commercial uses. The BP zoning, which restricts buildings to no more than 50,000 square feet, is intended to provide a transition between residential and other sensitive uses and more intense industrial uses.

The project proposes the development of warehouse uses, which would result in an inconsistency with the existing residential zoning on the southern portion of the site, and the BP zone on the northern portion of the site. The development that would occur with the zone change has the potential to create indirect environmental impacts since the zone change would permit more intense and larger industrial/warehousing uses on the project site, requiring a discretionary action based on an environmental determination of the project. These environmental impacts are analyzed through this EIR for each of the environmental topics. The baseline for comparative analysis of environmental impacts would be the existing condition of the project site. Currently, there is no existing development on the project site, which represents the worst-case scenario on which the EIR analysis is based.

[1] *Table E-5 City/County Population and Housing Estimates*, Revised January 1, 2008. http://www.dof.ca.gov/research/demographic/reports/estimates/e-5_2001-06/documents/E-5_2008%20Internet%20Version.xls Website accessed May 1, 2008.

With implementation of the zone change, the proposed project would be consistent with zoning requirements identified by the City.

The City recently approved a Municipal Code (MC) amendment (Ordinance #830) to establish a minimum buffer or distance of 250 feet between any residential zoning district and any adjacent industrial truck court or primary truck circulation driveway. According to the current development plan, trucks traveling to the proposed project would directly access the truck courts from future Eucalyptus Avenue and would not utilize the driveways around the perimeter of the buildings because access to the loading bays is much more direct. The proposed project would be located near an existing single-family residence tract, and the southern portion of the site, closest to the existing residences, is currently planned for residential and business park uses as a buffer between residential and industrial uses.

According to the latest development plans, the closest loading and unloading operations of the proposed project (e.g., truck courts) would be located 395 feet northwest of the nearest single-family residence (see plans in Appendix K). In addition, the reconfigured roadways surrounding the project site would discourage industrial traffic through the residential areas to the southeast. Despite these design characteristics, the fundamental change from residential/business park uses to industrial adjacent to residential represents an incremental adverse effect on the "quality of life" of existing residents in this area, which represents a potentially significant land use compatibility impact. This impact requires the City Council to approve a Zone Change to bring the proposed zoning designations into consistency with the Zoning Map and Municipal Code.

Other Environmental Impacts. To determine more specifically how the proposed project and its related growth impacts relate to adopted General Plan policies, each environmental analysis chapter of this EIR includes a subsection that describes those applicable General Plan policies adopted for the purpose of avoiding or mitigating a pertinent environmental effect.

Master Plan of Trails. The project must also be evaluated within the City's Master Plan of Trails (MPT). On February 1, 2012, the City Trails Commission recommended amending the MPT to City Council to remove the multi-use trail segment along the west side of the Quincy Channel between Fir Avenue/Future Eucalyptus Avenue and SR-60 as part of this project. The Commission instead identified a new segment of multi-use trail along the north side of Fir Avenue/Future Eucalyptus Avenue from the west side of the Quincy Channel to Fire Station #58 to the west (the western boundary of the project site). The applicant has agreed to include this new trail segment in the project site plan, and this change will be incorporated into the project as part of the development review approval process.

4.8.7 Cumulative Impacts

Implementation of the proposed project represents establishment of new land uses within the currently undeveloped project site that would result in an intensification of permitted land uses associated with a land use change from Business Park and Residential to Light Industrial uses, changes to the General Plan Circulation Element, and the loss of the PAKO associated with the RA-2 zone. As outlined in the analysis in Section 4.8.6.1, the proposed project is generally consistent with regional plans and planning efforts, although it is not fully consistent with the SCAG's RTP and Compass Blueprint Plan because it eliminates some housing in favor of industrial employment uses. However, it will incrementally improve the City's long-standing jobs/housing ratio, which is also a regional goal of the various SCAG plans. It is also not consistent with existing General Plan land use designations, objectives and policies, nor is it consistent with existing zoning designations on the site. For these reasons, a General Plan Amendment and Zone Change are proposed for consideration by the City.

The project proposes more intense land uses (i.e., from residential and business park uses to industrial uses) which will result in significant air quality and traffic impacts (see Sections 4.3 and 4.11, respectively), and both were found to be cumulatively considerable even after implementation of all project-specific mitigation.

In addition, the proposed project represents a fundamental change in community character for this portion of the City (i.e., mixed residential and business park to industrial warehouse buildings), which can represent an incremental adverse change in terms of public perception. This change would be particularly acute if both the proposed project and the approved West Ridge Commerce Centre (an industrial project just east of the proposed project) were built within a relatively short period of time, as they would both follow relatively closely the completion of the Skechers Logistics Center (another warehouse project) east of both the proposed project and the West Ridge project, on the east side of Redlands Boulevard. Furthermore, the addition of industrial space from the proposed project and the adjacent West Ridge (industrial) project may create an over-supply of warehousing space in the City, based on current economic conditions.

The proposed changes in land use will also result in a loss of up to 584 (R-15) multi-family residential units, many of which could have contributed to the City's affordable housing supply at some point in the future. However, this was determined to be a less than significant project impact on local housing because the City's Housing Element identifies over twice as much potential affordable housing as the City's RHNA allocation, so it will not make a significant contribution to a cumulatively considerable impact on regional housing.

Similar to the proposed project, some of the cumulative projects within the project vicinity would also require amendments to the existing General Plan and zoning, which may in turn cause additional cumulative impacts. Therefore, planned industrial development in the City may contribute to a cumulatively considerable impact or change in the overall character of the surrounding area, and the proposed project would make a significant contribution to that change in terms of consistency with adopted land use plans. No feasible mitigation is available to reduce this significant contribution. However, the project would not make a similar cumulatively considerable land use impact relative to dividing an established community or conflicting with an approved habitat conservation plan.

4.9 NOISE

This analysis is intended to satisfy the City's requirements for a project-specific noise impact analysis by examining the short-term and long-term noise impacts of the proposed project on sensitive uses adjacent to the proposed project site and by evaluating the effectiveness of mitigation measures incorporated as part of the project design. This includes the potential for the proposed project to result in impacts associated with a substantial temporary and/or permanent increase in ambient noise levels in the vicinity of the project area; exposure of people to excessive noise levels, groundborne vibration, or groundborne noise levels. The analysis contained in this section is based on a comprehensive *Noise Impact Analysis* contained in Appendix H (LSA Associates, Inc., November 2011), which examines existing ambient noise conditions and project-related impacts, and updates associated with the traffic report revisions (LSA, November 2011).

4.9.1 Existing Setting

4.9.1.1 Background

Characteristics of Sound. Noise is usually defined as unwanted sound; it consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep. To the human ear, sound has two significant characteristics: pitch and loudness. Pitch is generally an annoyance, while loudness can affect our ability to hear. The analysis of a project's noise impact defines the noise environment of the project area in terms of sound intensity and its effect on adjacent sensitive land uses.

Measurement of Sound. There are many ways to rate sound for various time periods. An appropriate rating of ambient noise[1] affecting humans accounts for the annoying effects of sound by penalizing noises that occur during quiet periods of time, such as late night/early morning, through weighted averaging metric. Single-event or peak noises are measured by a simple peak noise measurement. Equivalent continuous sound level (L_{eq}) is the total sound energy of time varying noise over a sample period. However, the predominant rating scales for human communities in the State of California are the L_{eq} and community noise equivalent level (CNEL) or the day-night average level (L_{dn}) based on A-weighted decibels (dBA). CNEL is the time varying noise over a 24-hour period, with a five dBA weighting factor applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and a 10 dBA weighting factor applied to noise occurring from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours). L_{dn} is similar to the CNEL scale, but without the adjustment for events occurring during the evening hours. CNEL and L_{dn} are within one dBA of each other and are normally exchangeable.

Other noise rating scales of importance when assessing the annoyance factor include the maximum noise level (L_{max}), which is the highest exponential time averaged sound level that occurs during a stated time period. The noise environments discussed in this analysis for short-term noise impacts are specified in terms of maximum levels denoted by L_{max}, which reflects peak operating conditions and addresses the annoying aspects of intermittent noise. It is often used together with another noise scale, or noise standards in terms of percentile noise levels, in noise ordinances for enforcement purposes. For example, the L_{10} noise level represents the noise level exceeded 10 percent of the time during a stated period. The L_{50} noise level represents the median noise level. Half the time the noise level exceeds this level, and half the time it is less than this level. The L_{90} noise level represents the noise level exceeded 90 percent of the time and is considered the background noise level during a monitoring period. For a relatively constant noise source, the L_{eq} and L_{50} are approximately the same. Table 4.9.A defines noise measurements that are typically used in noise analyses.

[1] Ambient noise is the totality of noise in a given place and time; usually a composite of sounds from varying sources at varying distances. Ambient sounds generally range from 30 dBA (very quiet) to 100 dBA (very loud).

Table 4.9.A: Noise Measurement Definitions

Unit of Measurement		Description
dB	Decibel	Units for measuring the volume of sound, decibels are measured on a logarithmic scale, representing points on a sharply rising curve. For example, 10 decibels are 10 times more intense than one decibel and 20 decibels are 100 times more intense. A 10-decibel increase in sound level is perceived by the human ear as a doubling of the loudness of the sound.
dBA	A-Weighted Decibel	A sound pressure level that has been weighted to quantitatively reduce the effect of the high and low frequency noise. It was designed to approximate the response of the human ear to sound.
CNEL	Community Noise Equivalent Level	The CNEL value represents noise as measured by an A-weighted sound level. The metric includes a 4.8-decibel penalty during relaxation hours (7 p.m. to 10 p.m.) and a 10-decibel penalty for sleeping hours (10 p.m. to 7 a.m.). CNEL is similar to L_{dn} (which does not include the evening penalty).
L_{dn}	Day-Night Average Noise	The 24-hour average sound level, expressed in a single decibel rating, for the period from midnight to midnight obtained after the addition of a 10.0-decibel penalty to sound levels for the periods between 10 p.m. and 7 a.m.
L_{eq}	Equivalent Noise Level	Total sound energy of time-varying noise over a sample period.
L_{01}, L_{10}, L_{25}, L_{50}, L_{90}	Percentile Noise Exceedance Levels	The fast A-weighted noise levels that are equaled or exceeded by a fluctuating sound level 1 percent, 10 percent, 25 percent, 50 percent, and 90 percent of a stated time period.
L_{max}	Maximum Noise Level	L_{max} is the highest exponential time-averaged sound level that occurs during a stated time period. It reflects peak operating conditions and addresses the annoying aspects of intermittent noise.

Sound levels are generated from a source and their decibel level decreases as the distance from that source increases. Table 4.9.B describes attenuation levels of various types of noise sources.

Table 4.9.B: Attenuation Levels and Type of Noise Sources

Decrease in Sound for Each Doubling of Distance	Type of Noise Source	Description/Example
6.0 decibels	Single-point source	Stationary equipment
4.5 decibels	Line source	Highway traffic or railroad operations in a relatively flat environment with absorptive vegetation
3.0 decibels	Line source	Highway traffic or railroad operations in a hard site environment

Source: *Noise Analysis, Eucalyptus Industrial Park*, LSA Associates, Inc., November 2011.

Audible Noise Level Range. Noise impacts can be described in three categories:

- Audible (3.0 dB or greater);
- Potentially audible (between 1.0 and 3.0 dB); and
- Inaudible (less than 1.0 dB).

Audible noises are increases in noise levels noticeable to humans and generally refer to a change of 3.0 dB or greater, because this level has been found to be barely perceptible in exterior environments. Potentially audible refers to a change in the noise level between 1.0 and 3.0 dB, which is noticeable only in laboratory environments. Changes in noise levels of less than 1.0 dB are inaudible to the human ear. Only audible changes in existing ambient or background noise levels are

considered potentially significant. Therefore, a 3 dBA increase in long-term noise levels above existing ambient noise levels is used as a threshold of significant change in this noise analysis.

Fundamentals of Groundborne Vibration. Vibration refers to groundborne noise and perceptible motion. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernable. However, without the effects associated with the shaking of a building, there is less adverse reaction. Building vibration may be perceived by the occupants as motion of building surfaces, rattling of items on shelves or hanging on walls, or as a low-frequency rumbling noise. Building damage is not a factor for normal projects, with the occasional exception of blasting and pile driving during construction or mining. Annoyance from vibration often occurs when the vibration exceeds the threshold of perception by up to 10 decibels. This is an order of magnitude below the damage threshold for normal buildings.

Typical sources of groundborne vibration are construction activities (e.g., blasting, pile driving, and operating heavy-duty earthmoving equipment), steel-wheeled trains, and occasional traffic on rough roads. Problems with groundborne vibration and noise from these sources are usually localized to within about 100 feet of the vibration source, although there are examples of groundborne vibration causing interference out to distances greater than 200 feet, as described in the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (May 2006). When roadways are smooth, vibration from traffic, even heavy trucks, is rarely perceptible.

Factors that influence groundborne vibration and noise include the following:

- Vibration Source: vehicle suspension, wheel types and condition, track/roadway surface, track support system, speed, transit structure, and depth of vibration source.
- Vibration Path: soil type, rock layers, soil layering, depth to water table, and frost depth.
- Vibration Receiver: foundation type, building construction, and acoustical absorption.

Among the factors listed above, there are significant differences in the vibration characteristics when the source is underground versus at ground surface. In addition, soil conditions are known to have a strong influence on the levels of groundborne vibration. Among the most important factors are the stiffness and internal damping of the soil and the depth to bedrock. Vibration propagation is more efficient in stiff clay soils than in loose sandy soils, and shallow rock seems to concentrate the vibration energy close to the surface and can result in groundborne vibration problems at a great distance from the track. Factors such as layering of the soil and depth to water table can have significant effects on the propagation of groundborne vibration. Soft, loose, sandy soils tend to attenuate more vibration energy than hard, rocky materials. Vibration propagation through groundwater is more efficient than through sandy soils.

4.9.1.2 Sensitive Land Uses in the Project Vicinity

Certain land uses are considered more sensitive to noise than others. Examples include residential areas, educational facilities, hospitals, childcare facilities, and senior housing. The nearest existing sensitive receptors in the vicinity of the project site are single-family residences located approximately 50 feet southeast of the project boundary. The nearest future sensitive receptors are the land designated RA-2 east of the site. However, this area has recently been approved for industrial development (West Ridge Commerce Center). The proposed L-Aquila D'Pietra (LADP) development consisting of a mix of residential uses is expected to be developed immediately south of the proposed project site. Future development within the proposed LADP project would result in the occupation of residential units in close proximity to noise-generating uses located within the limits of the proposed project site.

Although there is a degree of uncertainty for the actual construction schedule and on-site activities, an analysis based on typical construction for projects with similar size has been provided for disclosure purposes. Based on land use assumptions for the proposed LADP development, the nearest proposed residential uses are near the southern project boundary approximately 25 feet to the south. The areas the trucks will operate on site are more distant, with the nearest loading/unloading area approximately 280 feet from the proposed residences to the south of the project site.

Existing Noise Environment. The project site is currently fallow agricultural land. The primary existing noise sources in the project area are transportation facilities. Primary transportation noise sources include vehicular traffic along SR-60, Eucalyptus Avenue, Pettit Street, Fir Avenue, and Spruce Avenue. Aircraft operations from March Air Reserve Base, approximately 5 miles to the southwest of the project site, contribute to high intermittent single-event noise levels. Based on the 1998 March Air Reserve Base Noise Impact Area, the project site is outside of the 60 dBA CNEL impact zone.

Existing Traffic Noise Modeling. To document the existing environment, the Federal Highway Administration (FHWA) highway traffic noise prediction model (FHWA RD-77-108) was used to evaluate highway traffic-related noise conditions in the project vicinity. This model requires various parameters, including traffic volumes, vehicle mix, vehicle speed, and roadway geometry[1] to compute typical equivalent noise levels during daytime, evening, and nighttime hours. The noise impact analysis was conducted using the existing traffic volumes provided in the *Traffic Study* prepared for the proposed project (LSA Associates, Inc., November 2011). The modeled 24-hour CNEL levels are identified in Table 4.9.C. The resultant noise levels are weighted and summed over 24-hour periods to determine the CNEL values. As shown in Table 4.9.C, existing traffic noise along these roadway segments is generally low to moderate.

Table 4.9.C: Existing Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 CNEL (feet)	Centerline to 65 CNEL (feet)	Centerline to 60 CNEL (feet)	CNEL (dBA) 50 Feet from Centerline of Outermost Lane
Eucalyptus Avenue west of Nason Street	2,600	< 50*	78	162	65.4
Eucalyptus Avenue between Nason Street and Fir Avenue	3,100	< 50	87	182	66.2
Eucalyptus Avenue between Moreno Beach Drive and Auto Mall Drive	550	< 50	< 50	< 50	58.2
Eucalyptus Avenue/Fir Avenue between Auto Mall Drive and Redlands Boulevard	140	< 50	< 50	< 50	52.2
Nason Street north of Eucalyptus Avenue	10,000	76	160	343	70.8
Nason Street between Eucalyptus Avenue and Alessandro Boulevard	9,600	86	179	384	71.1
Nason Street south of Alessandro Boulevard	8,300	68	142	303	70.0
Moreno Beach Drive north of Eucalyptus Avenue	12,000	85	180	387	71.6

[1] Roadway geometry is defined as the lane configuration (number of through lanes and turn lanes) of two intersecting roads.

Table 4.9.C: Existing Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 CNEL (feet)	Centerline to 65 CNEL (feet)	Centerline to 60 CNEL (feet)	CNEL (dBA) 50 Feet from Centerline of Outermost Lane
Moreno Beach Drive between Eucalyptus Avenue and Cottonwood Avenue	13,000	104	219	470	72.4
Moreno Beach Drive between Cottonwood Avenue and Alessandro Boulevard	12,400	61	132	284	70.6
Moreno Beach Drive south of Alessandro Boulevard	13,000	63	136	293	70.8
Auto Mall Drive between Eucalyptus Avenue and Moreno Beach Drive	820	< 50	< 50	67	59.9
Redlands Boulevard north of Eucalyptus Avenue/Fir Avenue	7,200	< 50	92	198	68.3
Redlands Boulevard between Eucalyptus Avenue/Fir Avenue and Encilia Avenue/Eucalyptus Avenue	7,200	< 50	92	198	68.3
Redlands Boulevard between Encilia Avenue/Eucalyptus Avenue and Cottonwood Avenue	6,600	< 50	87	187	67.9
Redlands Boulevard between Cottonwood Avenue and Alessandro Boulevard	5,700	< 50	79	169	67.2
Redlands Boulevard south of Alessandro Boulevard	5,100	< 50	73	157	66.8

ADT = Average Daily Trips CNEL = Community Noise Equivalent Level dBA = A-weighted decibel.
*Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.

Source: *Noise Impact Analysis, Eucalyptus Industrial Park,* City of Moreno Valley. LSA Associates, Inc. November 2011.

4.9.2 Existing Policies and Regulations

The applicable noise standards governing the project site are the criteria in the City of Moreno Valley General Plan Noise Element and Municipal Code (Noise Ordinance). The City's Noise Element of the General Plan is based on the County of Riverside Land Use Compatibility Chart for Community Noise and is adopted by reference. In addition, standards identified in the *California Noise Insulation Standards*[1] and the *State of California Vehicular Code*[2] are included below. The following sections list the General Plan policies and State standards relevant to noise for the proposed project.

4.9.2.1 City of Moreno Valley General Plan Policies

Chapter 9 of the *City of Moreno Valley General Plan*[3] defines goals, objectives, policies, and action items related to noise conditions in the City. The specific policies related to noise that are relevant to the proposed project are as follows:

Objective 6.3 Provide noise compatible land use relationships by establishing noise standards utilized for design and siting purposes.

1 California Code of Regulations, Title 24, Part 2, §3501, *California Noise Insulation Standards.*
2 Governor's Office of Planning and Research, *State of California General Plan Guidelines*, October 2003, pages 249 and 250.
3 *City of Moreno Valley General Plan*, City of Moreno Valley, July 2006.

Policy 6.3.6 Building shall be limited in areas of sensitive receptors.

Objective 6.4 Review noise issues during the planning process and require noise attenuation measures to minimize acoustic impacts to existing and future surrounding land uses.

Policy 6.4.1 Site, landscape and architectural design features shall be encouraged to mitigate noise impacts for new developments, with a preference for noise barriers that avoid freeway sound barrier walls.

Objective 6.5 Minimize noise impacts from significant noise generators such as, but not limited to, motor vehicles, trains, aircraft, commercial, industrial, construction, and other activities.

Policy 6.5.1 New commercial and industrial activities (including the placement of mechanical equipment) shall be evaluated and designed to mitigate noise impacts on adjacent uses.

Policy 6.5.2 Construction activities shall be operated in a manner that limits noise impacts on surrounding uses.

The City's General Plan, Section 5.4, states that acceptable residential exterior noise standards are within 60–65 dBA CNEL, and acceptable residential interior noise standard is 45 dBA CNEL.

Moreno Valley Municipal Code. The *Moreno Valley Municipal Code*[1] describes the noise standards within the City. It states that noise will be measured with a sound level meter that meets the standards of the American National Standards Institute (ANSI) Section I.4-1983. All measurements of sound will be made by qualified officials of the City who are designated by the City Manager or designee to operate the apparatus used to make the measurements.

In addition, the following standards are listed in the *Moreno Valley Municipal Code* in Chapter 11.80.030 Prohibited Acts (Title 11). Sound level limits are established for both continuous and impulsive (momentary) sounds. The City prohibits grading activities between the hours of 8:00 p.m. and 7:00 a.m. and prohibits construction activities from 8:00 p.m. to 6:00 a.m. during the week and between 8:00 p.m. and 7:00 a.m. on weekends and holidays.

Residential uses, schools, office buildings, and professional service and business establishments are normally acceptable in exterior noise environments up to 60 dBA CNEL and conditionally acceptable in exterior noise environments up to 70 dBA CNEL. Commercial land uses, including retail uses and restaurants, are conditionally acceptable in exterior noise levels up to 75 dBA CNEL. Industrial and manufacturing land uses, being less sensitive to noise, are normally acceptable where the exterior noise levels are 75 dBA CNEL or less. In addition, outdoor active use areas such as backyards or balconies in areas exceeding 65 dBA CNEL are required to be mitigated.

The City's residential site development standards, as identified in Chapter 9.03.040 of the City's Planning and Zoning Code, state that in all residential districts, air conditioners, heating, cooling, and ventilating equipment and all other mechanical lighting or electrical devices shall be operated so that noise levels do not exceed 60 dBA (L_{dn}) at the property line.

The City's Municipal Code, Section 6.04.030.J states that "to create, allow or maintain any loud or unusual noise or operate or maintain any device, instrument, vehicle, or machinery in such a manner as to create loud or unusual noise, cause vibrations, or unreasonable light spillage or glare which causes discomfort or annoyance to reasonable persons of normal sensitivity, or which endangers the comfort, repose, health or peace of the public or of any person using or occupying other property in the vicinity" is prohibited.

[1] *Moreno Valley Municipal Code,* City of Moreno Valley, current through Ordinance 827 and the August 2011 code supplement.

The City's Municipal Code, Section 9.10.140, specifies that all commercial and industrial uses shall be operated so that noise created by any loudspeaker, bells, gongs, buzzers, or other noise attenuation or attracting devices shall not exceed 55 dBA at any one time beyond the boundaries of the property.

Chapter 11.80.030 of the City's Municipal Code also states:

> *Based on statistics from the Center for Disease Control and Prevention and the National Institute for Occupational Safety and Health, Table 1 and Table 1-A specify sound level limits which, if exceeded, will have a high probability of producing permanent hearing loss in anyone in the area where the sound levels are being exceeded. No sound shall be permitted within the City which exceeds the parameters set forth in Table 11.80.030-1* [Table 4.9.D] *and 11.80.030-1-A* [Table 4.9.E] *of this chapter.*
>
> *No person shall maintain, create, operate or cause to be operated on private property any source of sound in such a manner as to create any nonimpulsive sound which exceeds the limits set forth for the source land use category (as defined in Section 11.80.020) in Table 11.80.030-2* [Table 4.9.F] *when measured at a distance of two hundred (200) feet or more from the real property line of the source of the sound, if the sound occurs on privately owned property, or from the source of the sound, if the sound occurs on public right-of-way, public space or other publicly owned property. Any source of sound in violation of this subsection shall be deemed prima facie to be a noise disturbance.*
>
> *The following uses and activities shall be exempt from the sound level regulations except the maximum sound levels provided in Tables 11.80.030-1* [Table 4.9.D] *and 11.80.030-1A* [Table 4.9.E]*:*
>
> 1. *Sounds resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of an emergency.*
> 2. *Sounds resulting from emergency work as defined in Section 11.80.020.*
> 3. *Any aircraft operated in conformity with, or pursuant to, federal law, federal air regulations and air traffic control instruction used pursuant to and within the duly adopted federal air regulations; and any aircraft operating under technical difficulties in any kind of distress, under emergency orders or air traffic control, or being operated pursuant to and subsequent to the declaration of an emergency under federal air regulations.*
> 4. *All sounds coming from the normal operations of interstate motor and rail carriers, to the extent that local regulation of sound levels of such vehicles has been preempted by the Noise Control Act of 1972 (42 U.S.C. § 4901 et seq.) or other applicable federal laws or regulations.*
> 5. *Sounds from the operation of motor vehicles, to the extent they are regulated by the California Vehicle Code.*
> 6. *Any constitutionally protected noncommercial speech or expression conducted within or upon any public right-of-way, public space or other publicly owned property constituting an open or a designated public forum in compliance with any applicable reasonable time, place and manner restriction on such speech or expression or otherwise pursuant to legal authority.*
> 7. *Sounds produced at otherwise lawful and permitted city-sponsored events, organized sporting events, school assemblies, school playground activities, by permitted fireworks, and by permitted parades on public right-of-way, public space, or other publicly owned property.*
> 8. *An event for which a temporary use permit or special event permit has been issued under other provisions of this code, where the provision of Section 11.80.010 are met, the permit granted expressly grants an exemption from specific standards contained in this chapter, and the permittee and all persons under the permitttee's reasonable control actually comply with all conditions of such permit. Violation of any condition of such permit related to sound or sound equipment shall be in violation of this chapter and punishable as such.*

Table 4.9.D: Maximum Continuous Sound Levels*

Duration Per Day Continuous Hours	Sound Level (dBA)
8	90
6	92
4	95
3	97
2	100
1.5	102
1	105
0.5	110
0.25	115

* When the daily sound exposure is composed of two or more periods of sound exposure at different levels, the combined effect of all such periods shall constitute a violation of this section if the sum of the percentage of allowed period of sound exposure at each level exceeds 100 percent.

Source: Chapter 11.80.030 Table 11.80.030-1, City of Moreno Valley Municipal Code, City of Moreno Valley.

Table 4.9.E: Maximum Impulsive Sound Levels

Number of Repetitions Per 24-Hour Period	Sound Level (dBA)
1	145
10	135
100	125

Source: Chapter 11.80.030 Table 11.80.030-1A, City of Moreno Valley Municipal Code, City of Moreno Valley.

Table 4.9.F: Maximum Sound Levels (in dBA) for Source Land Uses

Residential		Commercial	
Daytime	Nighttime	Daytime	Nighttime
60	55	65	60

Source: Chapter 11.80.030 Table 11.80.030-2, City of Moreno Valley Municipal Code, City of Moreno Valley.

4.9.2.2 State of California Vehicular Code

Recent studies have shown that the most objectionable feature of traffic noise is the sound produced by vehicles equipped with illegal or faulty exhaust systems. In addition, such vehicles are often operated in a manner that causes tire squeal and excessively loud exhaust noise. A number of California State vehicle noise regulations can be enforced by local authorities as well as the California Highway Patrol (CHP). These include § 23130, § 23130.5, § 27150, and § 38275 of the CVC, as well as excessive speed laws, which may be applied to curtail traffic noise:

- § 23130 and § 23130.5 establish maximum noise emission limits for the operation of all motor vehicles at any time under any conditions of grade, load, acceleration, or deceleration.
- § 27150 requires motor vehicles to be equipped with an adequate muffler to prevent excessive noise.
- § 38275 requires off-highway motor vehicles to be equipped with an adequate muffler to prevent excessive noise.

The CHP and the Department of Health Services (DHS) (through local health departments) are available to aid local authorities in code enforcement and training pursuant to proper vehicle sound level measurements.

4.9.3 Methodology

Evaluation of noise impacts associated with the proposed project includes the following:

- Determination of the short-term construction noise impacts on off-site noise-sensitive uses;
- Determination of the long-term noise impacts, including vehicular traffic and stationary noise sources, on on-site and off-site noise-sensitive uses; and
- Determination of the required mitigation measures to reduce long-term noise impacts from all sources.

The proposed project includes the construction and operation of an approximately 2,244,638-square foot warehousing project. The noise analysis considers the noise effects of the industrial development on the existing and future residential development (sensitive receptors) near the proposed project site. The applicable noise standards governing the project site are the criteria in the City of Moreno Valley's *Noise Element of the General Plan and Zoning Code*.

The FHWA highway traffic noise prediction model (FHWA RD-77-108) was used to evaluate highway-traffic-related noise conditions. The *Noise Impact Assessment* (NIA) was conducted using the traffic volumes provided in the Traffic Impact Analysis (LSA Associates, Inc., November 2011). Existing with Project plus Opening Year (2012), Build Out Year (2035), and General Plan Build Out with and without Project scenarios average daily traffic (ADT) volumes on roadway segments in the project vicinity were used to conduct the traffic noise modeling. Standard vehicle mix for Southern California streets was modified to account for project-related truck traffic and was used in this analysis. The modeled 24-hour CNEL levels represent the worst-case scenario, which assumes that no shielding is provided between the traffic and the location where the noise contours are drawn. The specific assumptions used in developing these noise levels and model printouts are provided in Appendix H of this EIR.

4.9.4 Thresholds of Significance

A project would have a significant effect on the environment related to noise if it would substantially increase the ambient noise levels for adjoining areas or if it would conflict with adopted environmental plans and goals of the community in which it is located.

The applicable noise standards governing the project site are the criteria that are contained within the Noise Element of the *City of Moreno Valley General Plan* and the *Moreno Valley Municipal Code*. For this project, a noise impact is considered significant if the project would result in:

- Exposure of persons to or generation of noise levels in excess of standards established in the *City of Moreno Valley General Plan, Moreno Valley Municipal Code*, or applicable standards of other agencies;
- Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels;
- A substantial temporary, periodic, and/or permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels; and/or
- For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels.

The standards within the *City of Moreno Valley General Plan* and *Moreno Valley Municipal Code* determine the acceptable noise environment for proposed project and its vicinity. The standards are as follows:

- Ensure through the design review process that exterior noise levels at commercial and industrial areas do not exceed 75 dBA CNEL.
- Consider the following uses noise-sensitive and discourage them in areas where exterior noise levels exceed 65 dBA CNEL unless measures are implemented that reduce the noise exposure below this level: single- and multiple-family residential uses, group homes, hospitals, schools and other learning institutions, and parks and open space areas where quiet is a basis for use.

4.9.5 No Impact/Less than Significant Impacts

The Initial Study (Appendix A) identified the following impacts as having a less than significant impact or no impact on the environment with implementation of the proposed project.

4.9.5.1 Airport Noise Impacts

Threshold	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, results in exposure of people residing or working in the project area to excessive noise levels. For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels.

The proposed project site is located approximately 5 miles northeast of the March Air Reserve Base. Aircraft operations from the airport currently contribute intermittent single-event noise. However, the proposed project is not identified as being within the noise or safety contours delineated for the MARB Airport.[1] The proposed project is not located within two miles of a public or private airport; therefore, the proposed project would not have the potential to expose people to excessive noise levels from airport operations and no impact regarding this issue would occur with implementation of the proposed project. No mitigation is required.

4.9.5.2 Groundborne Vibration Impacts

Threshold:	Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Vibration refers to groundborne noise and perceptible motion. Typical sources of groundborne vibration are construction activities (e.g., blasting, pile driving, and operating heavy-duty earthmoving equipment), steel-wheeled trains, and occasional traffic on rough roads. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernable but without the accompanying effects (e.g., shaking of a building). Groundborne vibration is measured in terms of the velocity of the vibration oscillations. When groundborne vibration exceeds 0.1 inch per second (in/sec), it is generally perceived as annoying to building occupants. The degree of annoyance is dependent upon type of land use, individual sensitivity to vibration, and the frequency of the vibration events. Typically, vibration levels must exceed 0.2 in/sec before building damage occurs. Problems with groundborne vibration and noise are usually localized to areas within about 100 feet from the vibration source, although there are examples of groundborne vibration causing interference out to distances greater than 200 feet.

[1] *Figure 5.4-1 March Reserve Air Base Noise Impact Area*, City of Moreno Valley General Plan EIR, July 2006.

The project site is not located near steel-wheeled trains. Additionally, roadways in the project area are either paved or would be paved and would not result in traffic driving over rough roads. Construction activities for the project site do not include blasting or pile driving. The primary vibratory source during the construction of the proposed project would be large bulldozers. Based on published data, typical bulldozer activities generate an approximate vibration level of 0.089 in/sec at a distance of 25 feet. At the distance of the nearest residence to the project boundary (about 50 feet) the estimated vibration level will be 0.0415 in/sec. While heavy-duty earthmoving equipment would be used during the construction phase of the project, the level of vibration would not be excessive or permanent, nor would it exceed the level at which building damage typically occurs. Therefore, impacts from construction-related groundborne vibration construction would be less than significant and no mitigation is required.

4.9.5.3 Long-Term Traffic Noise Impacts

Threshold	Would the project result in a substantial temporary, periodic, and/or permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Only audible changes in existing ambient or background noise levels are considered potentially significant. Therefore, a 3 dBA increase in long-term noise levels above existing ambient noise levels is used as a threshold of significant change in this noise analysis. The FHWA highway traffic noise prediction model (FHWA RD-77-108) was used to evaluate highway traffic-related noise conditions. The noise impact analysis was conducted using the future traffic volumes provided in the *Traffic Study* (LSA Associates, Inc., November 2011). Existing Year with Project, Opening Year (2012) Project Build Out Year (2035), and General Plan Build Out Year with and without Project scenarios ADT volumes on roadway segments in the project vicinity were used to conduct the traffic noise modeling. The existing ADT volumes in the area were taken from the *Traffic Study* prepared for the proposed project.

Existing Year Analysis. The NIA (Appendix H) indicates that implementation of the proposed project would result in relatively minor changes in traffic noise levels except along Eucalyptus Avenue between Moreno Beach Drive and Driveway A. As indicated in Table 4.9.G, the largest project-related increase in traffic noise would be along Eucalyptus Avenue/Fir Avenue between Auto Mall Drive and Redlands Boulevard. This segment would experience a 13.6 dBA increase over the baseline (with the project) scenario; however, no noise-sensitive uses exist or are planned near this roadway segment. The existing surrounding land uses consist of the auto mall, commercial uses, and vacant land zoned for commercial uses.

Table 4.9.G: Existing Year With Project Traffic Noise Levels

Roadway Segment	ADT	CL 70 CNEL (feet)	CL to 65 CNEL (feet)	CL to 60 CNEL (feet)	CNEL (dBA) 50 feet from CL of Outermost Lane	Increase CNEL (dBA) 50 feet from CL to Outermost Lane
Eucalyptus Avenue west of Nason Street	2800	< 50*	82	170	65.7	0.3
Eucalyptus Avenue between Nason Street and Fir Avenue	3200	< 50	89	186	66.3	0.1
Eucalyptus Avenue between Moreno Beach Drive and Auto Mall Drive	990	< 50	< 50	75	60.7	2.5
Eucalyptus Avenue/Fir Avenue between Auto Mall Drive and Redlands Boulevard	3,200	< 50	77	161	65.8	13.6
Fir Avenue east of Redlands Boulevard	540	< 50	< 50	< 50	58.1	NA

Table 4.9.G: Existing Year With Project Traffic Noise Levels

Roadway Segment	ADT	CL 70 CNEL (feet)	CL to 65 CNEL (feet)	CL to 60 CNEL (feet)	CNEL (dBA) 50 feet from CL of Outermost Lane	Increase CNEL (dBA) 50 feet from CL to Outermost Lane
Nason Street north of Eucalyptus Avenue	10,000	76	160	343	70.8	0.0
Nason Street between Eucalyptus Avenue and Alessandro Boulevard	9,800	87	182	389	71.2	0.1
Nason Street south of Alessandro Boulevard	8,700	70	146	313	70.2	0.2
Moreno Beach Drive north of Eucalyptus Avenue	12,100	86	181	389	71.6	0.0
Moreno Beach Drive between Eucalyptus Avenue and Cottonwood Avenue	13,300	105	222	477	72.5	0.1
Moreno Beach Drive between Cottonwood Avenue and Alessandro Boulevard	12,800	63	135	290	70.8	0.2
Moreno Beach Drive south of Alessandro Boulevard	13,200	64	138	296	70.9	0.1
Auto Mall Drive between Eucalyptus Avenue and Moreno Beach Drive	1,300	< 50	< 50	90	61.9	2.0
Redlands Boulevard north of Eucalyptus Avenue/Fir Avenue	9,400	51	110	236	69.4	1.1
Redlands Boulevard between Eucalyptus Avenue/Fir Avenue and Encilia Avenue/Eucalyptus Avenue	9,000	< 50	107	229	69.2	0.9
Redlands Boulevard between Encilia Avenue/Eucalyptus Avenue and Cottonwood Avenue	8,200	< 50	100	216	68.8	0.9
Redlands Boulevard between Cottonwood Avenue and Alessandro Boulevard	7,100	< 50	91	196	68.2	1.0
Redlands Boulevard south of Alessandro Boulevard	5,100	< 50	73	157	66.8	0.0

ADT = Average Daily Trips CNEL = Community Noise Equivalent Level dBA = A-weighted decibel
CL = centerline NA = Not Applicable
*Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.
Source: Table F, *Noise Impact Analysis Eucalyptus Industrial Park,* City of Moreno Valley. LSA Associates, Inc. November 2011.

Opening Year (2012) Analysis. Table 4.9.H depicts Opening Year without Project traffic noise levels. The NIA (Appendix H) indicates that implementation of the proposed project would result in relatively minor changes in traffic noise levels except along Eucalyptus Avenue between Moreno Beach Drive and Driveway A. As indicated in Table 4.9.I, the largest project-related increase in traffic noise would be along Eucalyptus Avenue/Fir Avenue between Auto Mall Drive and Redlands Boulevard. This segment would experience a 13.3 dBA increase over the baseline (with the project) scenario in opening year (2012); however, no noise-sensitive uses exist or are planned near this roadway segment. The existing surrounding land uses consist of the auto mall, commercial uses, and vacant land zoned for commercial uses.

Table 4.9.H: Opening Year (2012) Without Project Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 CNEL (feet)	Centerline to 65 CNEL (feet)	Centerline to 60 CNEL (feet)	CNEL (dBA) 50 Feet from Centerline of Outermost Lane
Eucalyptus Avenue west of Nason Street	2,800	< 50*	82	170	65.7
Eucalyptus Avenue between Nason Street and Fir Avenue	3,400	< 50	92	193	66.6
Eucalyptus Avenue between Moreno Beach Drive and Auto Mall Drive	600	< 50	< 50	56	58.6
Eucalyptus Avenue/Fir Avenue between Auto Mall Drive and Redlands Boulevard	150	< 50	< 50	< 50	52.5
Nason Street north of Eucalyptus Avenue	10,900	80	169	363	71.1
Nason Street between Eucalyptus Avenue and Alessandro Boulevard	10,500	91	190	407	71.5
Nason Street south of Alessandro Boulevard	9,100	72	150	322	70.4
Moreno Beach Drive north of Eucalyptus Avenue	13,200	91	192	412	72.0
Moreno Beach Drive between Eucalyptus Avenue and Cottonwood Avenue	14,300	110	233	500	72.8
Moreno Beach Drive between Cottonwood Avenue and Alessandro Boulevard	13,600	65	140	302	71.0
Moreno Beach Drive south of Alessandro Boulevard	14,200	67	144	311	71.2
Auto Mall Drive between Eucalyptus Avenue and Moreno Beach Drive	910	< 50	< 50	72	60.4
Redlands Boulevard north of Eucalyptus Avenue/Fir Avenue	7,900	< 50	98	210	68.7
Redlands Boulevard between Eucalyptus Avenue/Fir Avenue and Encilia Avenue/Eucalyptus Avenue	7,900	< 50	98	210	68.7
Redlands Boulevard between Encilia Avenue/Eucalyptus Avenue and Cottonwood Avenue	7,200	< 50	92	198	68.3
Redlands Boulevard between Cottonwood Avenue and Alessandro Boulevard	6,300	< 50	84	181	67.7
Redlands Boulevard south of Alessandro Boulevard	5,600	< 50	78	167	67.2

ADT = Average Daily Trips CNEL = Community Noise Equivalent Level dBA = A-weighted decibel.
*Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.
Source: Table G, *Noise Impact Analysis Eucalyptus Industrial Park,* City of Moreno Valley. LSA Associates, Inc. November 2011.

Table 4.9.I: Opening Year (2012) With Project Traffic Noise Levels

Roadway Segment	ADT	CL 70 CNEL (feet)	CL to 65 CNEL (feet)	CL to 60 CNEL (feet)	CNEL (dBA) 50 feet from CL of Outermost Lane	Increase CNEL (dBA) 50 feet from CL to Outermost Lane
Eucalyptus Avenue west of Nason Street	3,000	< 50*	85	178	66.9	0.3
Eucalyptus Avenue between Nason Street and Fir Avenue	3,500	< 50	94	197	66.7	0.1
Eucalyptus Avenue between Moreno Beach Drive and Auto Mall Drive	1,700	< 50	< 50	107	63.1	4.5
Eucalyptus Avenue/Fir Avenue between Auto Mall Drive and Redlands Boulevard	3,200	< 50	77	161	65.8	13.3
Fir Avenue east of Redlands Boulevard	240	< 50	< 50	< 50	54.6	NA
Nason Street north of Eucalyptus Avenue	10,900	80	169	363	71.1	0.0
Nason Street between Eucalyptus Avenue and Alessandro Boulevard	10,500	91	190	407	71.5	0.0
Nason Street south of Alessandro Boulevard	9,400	73	154	329	70.5	0.1
Moreno Beach Drive north of Eucalyptus Avenue	13,300	91	193	415	72.0	0.0
Moreno Beach Drive between Eucalyptus Avenue and Cottonwood Avenue	14,500	111	235	505	72.9	0.1
Moreno Beach Drive between Cottonwood Avenue and Alessandro Boulevard	14,200	67	144	311	71.2	0.2
Moreno Beach Drive south of Alessandro Boulevard	14,300	68	145	312	71.2	0.0
Auto Mall Drive between Eucalyptus Avenue and Moreno Beach Drive	1,500	< 50	< 50	98	62.5	2.1
Redlands Boulevard north of Eucalyptus Avenue/Fir Avenue	10,700	56	120	257	70.0	1.3
Redlands Boulevard between Eucalyptus Avenue/Fir Avenue and Encilia Avenue/Eucalyptus Avenue	8,200	< 50	100	216	68.8	0.1
Redlands Boulevard between Encilia Avenue/Eucalyptus Avenue and Cottonwood Avenue	7,400	< 50	94	201	68.4	0.1
Redlands Boulevard between Cottonwood Avenue and Alessandro Boulevard	6,400	< 50	85	183	67.7	0.0
Redlands Boulevard south of Alessandro Boulevard	5,600	< 50	78	167	67.2	0.0

ADT = Average Daily Trips CNEL = Community Noise Equivalent Level dBA = A-weighted decibel
CL = centerline NA = Not Applicable
*Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.
Source: Table H, *Noise Impact Analysis Eucalyptus Industrial Park,* City of Moreno Valley. LSA Associates, Inc. November 2011.

Additionally, the roadway segment along Eucalyptus Avenue between Moreno Beach Drive and Auto Mall Drive would experience a 4.5 dBA increase over the baseline scenario in 2012. However, similar to Eucalyptus Avenue between the Auto Mall Drive and Redlands Boulevard segment, no noise-sensitive uses exist or are planned in the vicinity of this roadway segment. Therefore, noise impacts at the roadway segments where an increase of more than 3.0 dBA would occur are considered less than significant because there are no sensitive receptors located along those roadway segments. All other roadway segments would have an increase in noise of less than 3.0 dBA, which would not be perceptible to the human ear in an outdoor environment. Therefore, no mitigation measures related to traffic noise would be required for off-site areas.

Project Build Out Year (2035) Analysis. Table 4.9.J depicts Project Build Out Year without Project traffic noise levels. Increases in noise levels associated with Project Build Out Year (2035) traffic conditions on area roadways range from 0 dBA to 1.3 dBA (Table 4.9.K). The greatest increase in noise levels is along Eucalyptus Avenue between Auto Mall Drive and Redlands Boulevard, where an increase of up to 1.3 dBA is predicted, with the ambient noise level predicted to be 71.6 dBA at 50 feet from the centerline of the street. However, similar to the opening year (2012) scenario, no noise-sensitive uses exist or are planned near the roadway segment. The existing surrounding land uses consist of the auto mall, commercial uses, and vacant land zoned for commercial uses. Therefore, noise impacts at the roadway segments where an increase of more than 3.0 dBA would occur are considered less than significant because there are no sensitive receptors located along the roadway segments that would be affected. All other roadway segments would have an increase in noise of less than 3.0 dBA, which would not be perceptible to the human ear in an outdoor environment. Therefore, no mitigation measures related to Project Build Out Year (2035) traffic noise would be required for off-site areas.

Table 4.9. J: Project Build Out Year (2035) Without Project Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 CNEL (feet)	Centerline to 65 CNEL (feet)	Centerline to 60 CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane
Eucalyptus Avenue west of Nason Street	9,400	85	177	379	71.0
Eucalyptus Avenue between Nason Street and Fir Avenue	11,800	98	206	440	72.0
Eucalyptus Avenue between Fir Avenue and Moreno Beach Drive	9,800	75	158	338	70.7
Eucalyptus Avenue between Moreno Beach Drive and Auto Mall Drive	10,400	78	164	352	70.9
Eucalyptus Avenue/Fir Avenue between Auto Mall Drive and Redlands Boulevard	9,000	71	149	320	70.3
Fir Avenue east of Redlands Boulevard	17,900	110	235	505	73.3
Nason Street north of Eucalyptus Avenue	22,300	127	272	585	74.3
Nason Street between Eucalyptus Avenue and Alessandro Boulevard	32,900	189	405	871	76.4
Nason Street south of Alessandro Boulevard	27,800	147	315	677	75.2
Moreno Beach Drive north of Eucalyptus Avenue	35,400	172	370	796	76.3
Moreno Beach Drive between Eucalyptus Avenue and Cottonwood Avenue	20,600	139	297	638	74.4

Table 4.9. J: Project Build Out Year (2035) Without Project Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 CNEL (feet)	Centerline to 65 CNEL (feet)	Centerline to 60 CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane
Moreno Beach Drive between Cottonwood Avenue and Alessandro Boulevard	21,900	90	193	415	73.1
Moreno Beach Drive south of Alessandro Boulevard	28,000	105	227	489	74.2
Auto Mall Drive between Eucalyptus Avenue and Moreno Beach Drive	6,300	57	118	252	68.8
Redlands Boulevard north of Eucalyptus Avenue/Fir Avenue	25,600	99	214	460	73.8
Redlands Boulevard between Eucalyptus Avenue/Fir Avenue and Encilia Avenue/Eucalyptus Avenue	16,100	73	157	338	71.7
Redlands Boulevard between Encilia Avenue/Eucalyptus Avenue and Cottonwood Avenue	16,300	74	158	341	71.8
Redlands Boulevard between Cottonwood Avenue and Alessandro Boulevard	16,000	73	156	336	71.7
Redlands Boulevard south of Alessandro Boulevard	16,400	74	159	342	71.8

ADT = Average Daily Trips CNEL = Community Noise Equivalent Level dBA = A-weighted decibel.
*Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.
Source: Table I, *Noise Impact Analysis Eucalyptus Industrial Park,* City of Moreno Valley. LSA Associates, Inc. November 2011.

Table 4.9.K: Project Build Out Year (2035) With Project Traffic Noise Levels

Roadway Segment	ADT	CL 70 CNEL (feet)	CL to 65 CNEL (feet)	CL to 60 CNEL (feet)	CNEL (dBA) 50 feet from CL of Outermost Lane	Increase CNEL (dBA) 50 feet from CL to Outermost Lane
Eucalyptus Avenue west of Nason Street	9,500	85	178	381	71.0	0.0
Eucalyptus Avenue between Nason Street and Fir Avenue	12,100	99	209	448	72.1	0.1
Eucalyptus Avenue between Fir Avenue and Moreno Beach Drive	10,100	76	161	345	70.8	0.1
Eucalyptus Avenue between Moreno Beach Drive and Auto Mall Drive	13,000	90	190	408	71.9	1.0
Eucalyptus Avenue/Fir Avenue between Auto Mall Drive and Redlands Boulevard	12,000	85	180	387	71.6	1.3
Fir Avenue east of Redlands Boulevard	18,200	111	238	511	73.4	0.1
Nason Street north of Eucalyptus Avenue	22,300	127	272	585	74.3	0.0
Nason Street between Eucalyptus Avenue and Alessandro Boulevard	33,300	191	408	878	76.5	0.1

Table 4.9.K: Project Build Out Year (2035) With Project Traffic Noise Levels

Roadway Segment	ADT	CL 70 CNEL (feet)	CL to 65 CNEL (feet)	CL to 60 CNEL (feet)	CNEL (dBA) 50 feet from CL of Outermost Lane	Increase CNEL (dBA) 50 feet from CL to Outermost Lane
Nason Street south of Alessandro Boulevard	28,100	148	317	682	75.3	0.1
Moreno Beach Drive north of Eucalyptus Avenue	37,400	179	383	825	76.5	0.2
Moreno Beach Drive between Eucalyptus Avenue and Cottonwood Avenue	20,700	140	298	640	74.4	0.0
Moreno Beach Drive between Cottonwood Avenue and Alessandro Boulevard	22,100	90	194	417	73.1	0.0
Moreno Beach Drive south of Alessandro Boulevard	28,000	105	227	489	74.2	0.0
Auto Mall Drive between Eucalyptus Avenue and Moreno Beach Drive	6,500	58	121	258	68.9	0.1
Redlands Boulevard north of Eucalyptus Avenue/Fir Avenue	28,300	106	229	492	74.4	0.4
Redlands Boulevard between Eucalyptus Avenue/Fir Avenue and Encilia Avenue/Eucalyptus Avenue	16,300	74	158	341	71.8	0.1
Redlands Boulevard between Encilia Avenue/Eucalyptus Avenue and Cottonwood Avenue	16,400	74	159	342	71.8	0.0
Redlands Boulevard between Cottonwood Avenue and Alessandro Boulevard	16,100	73	157	338	71.7	0.0
Redlands Boulevard south of Alessandro Boulevard	16,400	74	159	342	71.8	0.0

ADT = Average Daily Trips CNEL = Community Noise Equivalent Level dBA = A-weighted decibel
CL = centerline NA = Not Applicable
*Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.
Source: Table J, *Noise Impact Analysis Eucalyptus Industrial Park,* City of Moreno Valley. LSA Associates, Inc. November 2011.

General Plan Build Out Year Analysis. Increases in noise levels associated with the General Plan Build Out Year traffic conditions on area roadways range from 0 dBA to 0.9 dBA. The greatest increase in noise levels is along Eucalyptus Avenue between Auto Mall Drive and Redlands Boulevard, where an increase of up to 0.9 dBA is predicted, with the ambient noise level predicted to be 73.0 dBA at 50 feet from the centerline of the street. However, similar to the project build out year (2035) scenario, no noise-sensitive uses exist or are planned in the vicinity of the roadway segment. The existing surrounding land uses consist of the auto mall, commercial uses, and vacant land zoned for commercial uses. Therefore, noise impacts at the roadway segments where an increase of more than 3.0 dBA would occur are considered less than significant because there are no sensitive receptors located along the roadway segments that would be affected. All other roadway segments would have an increase in noise of less than 3.0 dBA, which would not be perceptible to the human ear in an outdoor environment. Therefore, no mitigation measures related to General Plan Build Out Year traffic noise would be required for off-site areas. Tables 4.9.L and 4.9.M depict General Plan Build Out Year traffic noise conditions without and with the proposed project.

Table 4.9.L: General Plan Build Out Year Without Project Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 CNEL (feet)	Centerline to 65 CNEL (feet)	Centerline to 60 CNEL (feet)	CNEL (dBA) 50 Feet from Centerline of Outermost Lane
Eucalyptus Avenue west of Nason Street	19,700	135	288	619	74.2
Eucalyptus Avenue between Nason Street and Fir Avenue	17,300	125	264	568	73.6
Eucalyptus Avenue between Fir Avenue and Moreno Beach Drive	13,600	92	196	421	72.1
Eucalyptus Avenue between Moreno Beach Drive and Auto Mall Drive	16,100	103	219	471	72.8
Eucalyptus Avenue/Fir Avenue between Auto Mall Drive and Redlands Boulevard	13,700	93	197	423	72.1
Fir Avenue east of Redlands Boulevard	20,600	121	258	555	73.9
Nason Street north of Eucalyptus Avenue	24,600	136	290	624	74.7
Nason Street between Eucalyptus Avenue and Alessandro Boulevard	33,100	190	407	875	76.5
Nason Street south of Alessandro Boulevard	27,800	147	315	677	75.2
Moreno Beach Drive north of Eucalyptus Avenue	48,100	211	453	976	77.6
Moreno Beach Drive between Eucalyptus Avenue and Cottonwood Avenue	25,400	160	341	733	75.3
Moreno Beach Drive between Cottonwood Avenue and Alessandro Boulevard	22,800	92	198	426	73.3
Moreno Beach Drive south of Alessandro Boulevard	28,000	105	227	489	74.2
Auto Mall Drive between Eucalyptus Avenue and Moreno Beach Drive	7,500	64	132	283	69.5
Redlands Boulevard north of Eucalyptus Avenue/Fir Avenue	28,000	105	227	489	74.2
Redlands Boulevard between Eucalyptus Avenue/Fir Avenue and Encilia Avenue/Eucalyptus Avenue	18,200	79	170	367	72.3
Redlands Boulevard between Encilia Avenue/Eucalyptus Avenue and Cottonwood Avenue	16,700	75	161	346	71.9
Redlands Boulevard between Cottonwood Avenue and Alessandro Boulevard	18,900	81	175	376	72.4

Table 4.9.L: General Plan Build Out Year Without Project Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 CNEL (feet)	Centerline to 65 CNEL (feet)	Centerline to 60 CNEL (feet)	CNEL (dBA) 50 Feet from Centerline of Outermost Lane
Redlands Boulevard south of Alessandro Boulevard	23,100	93	200	430	73.3

ADT = Average Daily Trips CNEL = Community Noise Equivalent Level dBA = A-weighted decibel.
*Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.
Source: Table K, *Noise Impact Analysis Eucalyptus Industrial Park,* City of Moreno Valley. LSA Associates, Inc. November 2011.

Table 4.9.M: General Plan Build Out Year With Project Traffic Noise Levels

Roadway Segment	ADT	CL 70 CNEL (feet)	CL to 65 CNEL (feet)	CL to 60 CNEL (feet)	CNEL (dBA) 50 feet from CL of Outermost Lane	Increase CNEL (dBA) 50 feet from CL to Outermost Lane
Eucalyptus Avenue west of Nason Street	19,900	136	290	623	74.2	0.0
Eucalyptus Avenue between Nason Street and Fir Avenue	17,600	126	268	574	73.7	0.1
Eucalyptus Avenue between Fir Avenue and Moreno Beach Drive	13,900	94	199	427	72.2	0.1
Eucalyptus Avenue between Moreno Beach Drive and Auto Mall Drive	18,700	113	242	520	73.5	0.7
Eucalyptus Avenue/Fir Avenue between Auto Mall Drive and Redlands Boulevard	16,700	105	224	482	73.0	0.9
Fir Avenue east of Redlands Boulevard	20,800	122	260	558	74.0	0.1
Nason Street north of Eucalyptus Avenue	24,600	136	290	624	74.4	0.0
Nason Street between Eucalyptus Avenue and Alessandro Boulevard	33,500	191	410	882	76.5	0.1
Nason Street south of Alessandro Boulevard	28,100	148	317	682	75.3	0.1
Moreno Beach Drive north of Eucalyptus Avenue	50,100	217	466	1003	77.8	0.2
Moreno Beach Drive between Eucalyptus Avenue and Cottonwood Avenue	25,500	160	342	735	75.3	0.0
Moreno Beach Drive between Cottonwood Avenue and Alessandro Boulevard	23,000	93	199	429	73.3	0.0
Moreno Beach Drive south of Alessandro Boulevard	28,000	105	227	489	74.4	0.0
Auto Mall Drive between Eucalyptus Avenue and Moreno Beach Drive	7,700	65	135	288	69.6	0.1
Redlands Boulevard north of Eucalyptus Avenue/Fir Avenue	30,700	112	241	519	74.6	0.4

Table 4.9.M: General Plan Build Out Year With Project Traffic Noise Levels

Roadway Segment	ADT	CL 70 CNEL (feet)	CL to 65 CNEL (feet)	CL to 60 CNEL (feet)	CNEL (dBA) 50 feet from CL of Outermost Lane	Increase CNEL (dBA) 50 feet from CL to Outermost Lane
Redlands Boulevard between Eucalyptus Avenue/Fir Avenue and Encilia Avenue/Eucalyptus Avenue	18,400	80	172	369	72.3	0.0
Redlands Boulevard between Encilia Avenue/Eucalyptus Avenue and Cottonwood Avenue	16,900	75	162	349	72.0	0.1
Redlands Boulevard between Cottonwood Avenue and Alessandro Boulevard	19,000	82	175	377	72.5	0.1
Redlands Boulevard south of Alessandro Boulevard	23,100	93	200	430	73.3	0.0

ADT = Average Daily Trips CNEL = Community Noise Equivalent Level dBA = A-weighted decibel
CL = centerline NA = Not Applicable
*Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.
Source: Table K, *Noise Impact Analysis Eucalyptus Industrial Park,* City of Moreno Valley. LSA Associates, Inc. November 2011.

4.9.5.5 Long-Term Operational Noise Impacts

Threshold:	Would the project cause exposure of persons to or generation of noise levels in excess of standards established in the *City of Moreno Valley General Plan, Moreno Valley Municipal Code*, or applicable standards of other agencies?

Potential long-term stationary noise impacts would primarily be associated with operations at the proposed warehouse and the light industrial uses. The proposed on-site uses would generate noise from truck delivery, loading/unloading activities at the loading areas, and other noise-producing activities within the parking lot. These activities are potential point sources of noise that could affect noise-sensitive receptors adjacent to the loading areas and parking lots, such as the existing residential uses to the southeast of the project site.

The project site is adjacent to SR-60 on the north, the auto center and vacant land on the west zoned for commercial uses, and vacant land to the east and south zoned for low-density residential uses. There are single-family residential uses located approximately 50 feet southeast of the southern boundary of the project site, approximately 395 feet southeast of the proposed warehouse buildings and approximately 664 feet southeast of the proposed loading docks.

As indicated in the project's site plan (Figure 1.2), proposed Buildings 1 and 2 have loading/unloading areas on the south side facing Eucalyptus Avenue. Building 3 has loading/unloading areas on the north side facing Eucalyptus Avenue. Buildings 4 and 5 have loading/unloading areas located on the east side of the buildings, and Building 6 has the loading/unloading area on the west side of the building facing Building 5. The closest warehouse buildings (Buildings 5 and 6) with loading docks facing the residential areas to the southeast are approximately 664 feet from these existing residences to the southeast. The proposed Building 6 would provide partial shielding to the residences to the southeast from loading/unloading activities at Buildings 5 and 6. Noise associated with loading/unloading activities would potentially affect these existing and future residential uses. Other on-site, noise-producing activities may include traffic and activity within the parking lot (talking, horn blowing, vehicle door slamming, truck idling, etc.).

As noise spreads from a source, it loses energy; therefore, the farther away the noise receiver is from the noise source, the lower the perceived noise level would be. Geometric spreading causes the sound level to attenuate or be reduced, resulting in a 6 dBA reduction in the noise level for each doubling of distance from a single-point source of noise, such as an idling truck, to the noise-sensitive receptor of concern. Although individual activity may generate relatively high and intermittent noise, when added to the typically lower ambient noise and averaged over a longer period, the cumulative noise level would be much lower and would be considered a less than significant impact.

Based on the preliminary site plan, the shortest distance (approximately 664 feet) from the existing residences to the nearest loading/unloading areas on the southeastern portion of the project site would result in a 22 dBA[1] noise attenuation (compared to the levels at 50 feet). The driveway along the southeastern side of the project site is approximately 600 feet from the nearest residences to the southeast, which also provides a noise attenuation of 22 dBA.[2]

Truck Delivery and Loading/Unloading. Delivery trucks for the proposed on-site warehouse uses would result in a maximum noise similar to noise readings from loading and unloading activities for other light industrial projects, which generate a noise level of 75 dBA L_{max} at 50 ft and is used in this analysis. Based on the above discussion, loading/unloading noise at Buildings 5 and 6 would be reduced to below 53 dBA L_{max} at ground level of the nearest residences southeast of the project site. This range of maximum noise levels is lower than the typical exterior noise standards of 75 dBA L_{max} during the day (7:00 a.m. to 10:00 p.m.) and the 65 dBA L_{max} standard during the night (10:00 p.m. to 7:00 a.m.). Although the typical truck unloading process takes an average of 15 to 20 minutes, this maximum intermittent noise level occurs in a much shorter period of time and would amount to less than a few minutes. It is not expected that this maximum noise level from truck loading/unloading activities at the proposed industrial uses would occur more than 30 minutes in any hour cumulatively during the daytime hours between 7:00 a.m. and 10:00 p.m. (with the 55 dBA L_{50} noise standard for events lasting no more than 30 minutes in any hour). Therefore, noise associated with loading and unloading activities at the loading areas associated with the proposed warehouse uses would not result in noise levels exceeding the typical daytime noise standards at the nearest residences to the southeast. In addition, if loading/unloading activities occur during the nighttime hours between 10:00 p.m. and 7:00 a.m., the cumulative noise level would be below the nighttime standard of 55 dBA L_{25} that is not to be exceeded for more than 15 minutes in any hour. Therefore, loading/unloading activities would not result in any significant noise impacts at the nearest off-site residential uses.

Similarly, loading/unloading noise from other on-site warehouse buildings (Buildings 1, 2, 3, and 4) would be reduced to below 50 dBA L_{max} at ground level of the nearest residences to the southeast from distance divergence and shielding provided by Buildings 5 and 6. This range of maximum noise levels is lower than the typical exterior noise standards of 75 dBA L_{max} (or the 55 dBA L_{50}) during the day (7:00 a.m. to 10:00 p.m.) and the 65 dBA L_{max} standard (or the 50 dBA L_{50}) during the night (10:00 p.m. to 7:00 a.m.). Therefore, noise associated with loading and unloading activities at the loading areas associated with the proposed warehouse buildings would not result in noise levels exceeding the typical daytime or nighttime noise standards at the nearest residences to the southeast. No mitigation measure is required.

Parking Lot Noise. Representative parking lot activities, such as conversing, doors slamming, engine startup, and slow-moving vehicles would generate approximately 60 to 70 dBA L_{max} at 50 feet. This level of noise is lower than that of the truck delivery and loading/unloading activities. With the noise attenuation effect from the distance divergence (minimum 600 feet and 22 dBA noise attenuation, and an additional 2 dBA noise reduction when measured at 200 feet from the project's

[1] Based on the sound pressure level equation of L = 20 Log (Distance / Reference Distance); where L is the sound level (in dBA), the value of 20 is 20 µPa (Pascal) root mean squared or 20 units of pressure (usually considered the threshold of hearing), multiplied by the logarithm of the distance divided by the reference distance, thus (log [664 ft ÷ 50 ft] = 1.123; 1.123 × 20 = 22.46).

[2] log [600 ft ÷ 50 ft] = 1.079; 1.079 × 20 = 21.58.

boundary) and the proposed on-site warehouse buildings, noise in the parking lots of the warehouse uses would not be a significant noise impact with respect to existing residences to the southeast of the project site. No mitigation is required.

Other Potential On-site Operational Noises. It is anticipated that the proposed uses would have some sort of speaker system at the truck loading docks. As stated previously, the closest warehouse buildings (Buildings 5 and 6) with loading docks adjacent to the residential areas to the southeast are approximately 664 ft from these existing residences to the southeast. The proposed Building 6 would provide partial shielding to the residences to the southeast from the loading docks area at Buildings 5 and 6. Noise associated with loudspeaker use at these loading docks would be attenuated by 13 dBA with the distance alone. Building 6 would provide, at a minimum, 8 dBA reduction for these existing residences to the southeast. Typical loudspeakers generate a sound level of 75 dBA L_{max} at 50 ft. With the distance attenuation and building shielding effect, the speaker noise at the nearest residences will be at or below 54 dBA L_{max}. This range of maximum noise levels is lower than the typical exterior noise standards of 75 dBA L_{max} (or the 55 dBA L_{50}) during the day (7:00 a.m. to 10:00 p.m.) and the 65 dBA L_{max} standard (or the 50 dBA L_{50}) during the night (10:00 p.m. to 7:00 a.m.). Therefore, noise associated with loading dock speakers at the proposed warehouse buildings would not result in noise levels exceeding the typical daytime or nighttime noise standards at the nearest residences to the southeast. No mitigation measure is required.

The proposed project would have rooftop heating, ventilating, and air conditioning (HVAC) mechanical equipment, as well as ground-floor garbage compactors. Although no final design is available at this time for the type and location of the rooftop mechanical units, based on noise measurements conducted at a similar use, rooftop HVAC units generate noise levels of approximately 62 dBA at 50 ft. The minimum distance between the residences to the southeast and feasible rooftop equipment location is 450 ft, which would provide 19 dBA in noise attenuation by distance divergence when compared to the noise level measured at 50 ft. In addition, the parapet or edge of the roof would provide an additional 3 to 5 dBA in noise reduction for ground-floor receptors. Therefore, noise levels at the nearest residences to the southeast, attributable to the rooftop mechanical equipment, would be below 40 dBA. This range of noise levels is much lower than traffic noise on roadways in the project area and the loading/unloading and truck movement noise. No significant noise impacts are anticipated from the rooftop mechanical equipment.

Noise associated with garbage compactors is approximately 70 dBA at 6 ft. It is assumed that two garbage compactors would be located at the loading docks on the south side of the proposed buildings. These compactors would be approximately 390 ft from the nearest residences to the southeast. This distance provides approximately 36 dBA in noise attenuation when compared to the noise level measured at 6 ft. The noise attenuation provided by the distance divergence would reduce the noise associated with the garbage compactor to less than 34 dBA. No significant noise impacts from the garbage compactor would occur.

Interior Noise Standard. The typical maximum allowable interior noise levels for residential uses are 45 dBA between 10:00 p.m. and 7:00 a.m. and 50 dBA between 7:00 a.m. and 10:00 p.m. Typical Southern California homes with windows open would achieve up to 12 dBA in exterior to interior noise reduction. When windows are closed, the noise attenuation increases to 24 dBA. Interior noise levels at the nearest residential homes to the southeast, attributable to loading/unloading activities from the nearest on-site light industrial use loading areas, would be reduced to 41 dBA L_{max} with windows open and to 29 dBA L_{max} with windows closed. This range of noise levels is compatible with or lower than typical household activity noise. Therefore, no significant interior noise impacts for these off-site residences would occur.

4.9.5.6 Noise Impacts to Adjacent Future Development

Threshold	Would the proposed project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Future development of the L-Aquila D'Pietra (LADP) project would result in the occupation of residential units in close proximity to noise-generating uses located within the limits of the proposed project site. Noise impacts resulting from the construction and occupation of the LADP would be fully addressed in the environmental document for that project. While CEQA generally discourages the use of speculation in EIRs, in light of the existing condition, following discussion provides data on conditions that *may* occur if the LADP were developed as currently proposed. The following discussion is speculative and is included for information purposes only. It must not be used to assess impacts associated with the construction or operation of the LADP or to assign mitigation on the proposed project.

Based on the land use assumptions for the future LADP project, residential development would be located along the southern project boundary between the proposed project and the proposed LADP. It is anticipated that the proposed project site would be fully developed prior to the occupation of any dwelling units in LADP; therefore, no construction-related noise impacts to future adjacent sensitive receptors would result from development of the proposed project.

Truck Movements on Service Driveways and Loading/Unloading Operations. The nearest truck docks are located approximately 255 feet from the southern boundary of the project site and approximately 280 feet from the nearest future residence. Buildings on the project site would provide some noise attenuation for noise occurring at the truck dock. The nearest internal driveways are located approximately 5 feet from the southern boundary of the project and approximately 30 feet from the nearest future LADP residence. However, this service roadway is not anticipated to be utilized as a truck driveway as the width of the closest internal driveway is 30 feet. Other truck driveways located on site are 36 feet or 40 feet in width, which would accommodate trucks more easily. In addition, based on the conceptual site plan for the proposed project, it is reasonable to conclude that the internal driveway on the southern side of Buildings 5 and 6 would be utilized by passengers cars as the internal driveway is an access point for employee parking. Therefore, based on these assumptions, the nearest internal driveway that would be utilized by trucks on a daily basis would be farther north, between Buildings 4 and 5. This 36-foot wide driveway would be approximately 255 feet from the southern boundary of the project site and approximately 280 feet from the nearest future LADP residence.

At a distance of approximately 280 feet, distance divergence provides 15 dBA in noise attenuation. Additionally, it is assumed that the proposed development would include a 6-foot screening wall that would provide an additional 5 dBA in noise attenuation. Therefore, noise levels at the future LADP residential uses would be approximately 55 dBA L_{max}.[1] When measured at 200 feet from the project's boundary, this noise level would be attenuated to 51 dBA L_{max} and would not exceed the City's residential exterior noise standards of 60 dBA L_{max} during the day (8:00 a.m. to 10:00 p.m.) and the 55 dBA L_{max} standard during the night (10:00 p.m. to 8:00 a.m.). A less than significant impact would occur and no mitigation is required.

Parking Lot Noise. Representative parking lot activities, such as conversing, doors slamming, engine startup, and slow-moving vehicles would generate approximately 60 to 70 dBA L_{max} at 50 feet. This level of noise is lower than that of the truck delivery and loading/unloading activities. With the noise attenuation effect from the distance divergence (minimum 280 feet and 15 dBA noise attenuation, and an additional 4 dBA noise reduction when measured at 200 feet from the project's boundary) and the proposed on-site warehouse buildings, noise in the parking lots of the warehouse

[1] 75 dBA L_{max} – 15 dBA L_{max} – 5 dBA L_{max} = 55 dBA L_{max}.

uses would not be a significant noise impact with respect to future residences to the south of the project site. No mitigation is required.

Heating, Ventilating, and Air Conditioning Equipment. Rooftop HVAC units generate noise levels of approximately 62 dBA at 50 feet. The future proposed residences are located approximately 185 feet to the south from the nearest potential on-site rooftop HVAC equipment location. With the effect of distance divergence, noise generated by HVAC equipment would be reduced at the closest future residence when compared with the noise level measured at 50 feet. Additionally, the roof edge (parapet) creates a noise barrier that reduces noise levels from rooftop HVAC units by an additional 3 to 5 dBA or more for ground floor receptors. The HVAC noise would be attenuated to 48 dBA or lower at the nearest future residence. At 200 feet from the project's boundary, this noise would be further reduced to 44 dBA. Because of the attenuation achieved, the City's exterior noise standard of 60 dBA L_{dn}/CNEL for HVAC equipment in residential district would not be exceeded at the nearest future residence, no significant noise impact resulting from the operation of rooftop HVAC equipment would occur and no mitigation is required.

Garbage Compactor Noise. Garbage compactors generate approximately 70 dBA L_{max} at 6 feet. The nearest garbage compactors would be located approximately 255 feet from the proposed LADP residences. With the effect of distance divergence, noise generated by garbage compactors would be reduced at the closest residences. When measured at 200 feet from the project's boundary, noise from the garbage compactor would be reduced to 33 dBA L_{max}. Because the City's exterior noise standard of 60 dBA L_{max} during the day and 55 dBA L_{max} during the night would not be exceeded at the nearest sensitive noise receptors, no significant noise impacts from the on-site garbage compactors would occur. In the absence of any significant impact, no mitigation is required.

Other Potential On-site Operational Noise Sources. It is anticipated that the proposed uses would have some sort of speaker system at the truck loading docks. As stated previously, the closest warehouse buildings (Buildings 4) with loading docks adjacent to the residential areas to the southeast are approximately 280 feet from these potential future residences to the south. The proposed Building 4 would provide partial shielding to the future potential residences to the south from the loading docks area. Typical loud speakers generate a sound level of 75 dBA L_{max} at 50 feet and buildings would provide a minimum of 8 dBA shielding reduction for these future potential residences to the south. With the distance attenuation, the speaker noise at the nearest future residence would be reduced to 52 dBA L_{max} and at 200 feet from the project's boundary, the noise would be reduced to 48 dBA L_{max}. This range of noise levels will be lower than the City's exterior noise standards of 55 dBA L_{max}[1] standard. Therefore, noise associated with loading dock speakers at the proposed warehouse buildings would not result in noise levels exceeding the typical daytime or nighttime noise standards at the nearest residences to the southeast. No mitigation measures are required.

Combined Noise Level from On-site Stationary Sources. Similar to the discussions above for the existing residences to the southeast, most of the on-site stationary sources would occur intermittently and they do not usually occur at the same time with their maximum noise level. Therefore, it is not practical to add their noise together for a combined noise level at a specific receptor location. Assuming a worst-case scenario of all these noise sources occurring at the same time with their maximum noise level, the maximum noise level measured at 200 feet from the project's southern boundary would be 55 dBA L_{max}. Although this "combined" noise level is not likely to occur, if it occurs, it would not exceed the City's 55 dBA L_{max} nighttime standard for residential uses.

[1] *Chapter 11.80.030 City of Moreno Valley Municipal Code,* City of Moreno Valley.

4.9.6 Significant Impacts

4.9.6.1 Short-Term Construction Noise Impacts

Threshold:	Would the project result in a substantial temporary, periodic, and/or permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Two types of short-term noise impacts could occur during the construction of the proposed project. First, construction crew commutes and the transport of construction equipment and materials to the site for the proposed project would incrementally increase noise levels on access roads leading to the site. There would be a relatively high single-event noise exposure potential at a maximum level of 87 dBA L_{max} with trucks passing at 50 feet. However, the projected construction traffic would be small when compared with the existing traffic volumes on SR-60, Eucalyptus Avenue, and other affected streets. Furthermore, the proposed project's truck traffic will not travel on roadways adjacent to the existing residences, as Encilia Avenue does not provide access to the project site. Therefore, short-term construction-related worker commutes and equipment transport noise impacts would be less than significant and no mitigation is required.

The second type of short-term noise impact is related to noise generated during excavation, grading, and building erection on the project site. Construction is completed in discrete steps, each of which has its own mix of equipment, and consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the site, and therefore, the noise levels surrounding the site as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. Table 4.9.N lists typical construction equipment noise levels recommended for noise-impact assessments, based on a distance of 50 feet between the equipment and a noise receptor. Typical noise levels range up to 91 dBA L_{max} at 50 feet during the noisiest construction phases. The site preparation phase, which includes excavation and grading of the site, tends to generate the highest noise levels, because the noisiest construction equipment is earthmoving equipment. Earthmoving equipment includes excavating machinery such as backfillers, bulldozers, draglines, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve one or two minutes of full-power operation followed by three to four minutes at lower power settings.

Table 4.9.N: Typical Construction Equipment Maximum Noise Levels

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)	Suggested Maximum Sound Levels for Analysis (dBA at 50 feet)
Pile Drivers, 12,000 to 18,000 ft-lb/blow	81 to 96	93
Rock Drills	83 to 99	96
Jack Hammers	75 to 85	82
Pneumatic Tools	78 to 88	85
Pumps	74 to 84	80
Dozers	77 to 90	85
Tractors	83 to 91	80
Scrapers	83 to 94	87
Haul Trucks	79 to 86	88
Cranes	71 to 87	82
Portable Generators	75 to 82	80
Rollers	77 to 82	80

Table 4.9.N: Typical Construction Equipment Maximum Noise Levels

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)	Suggested Maximum Sound Levels for Analysis (dBA at 50 feet)
Front-End Loaders	77 to 90	86
Hydraulic Backhoe	81 to 90	86
Hydraulic Excavators	81 to 90	86
Graders	79 to 89	86
Air Compressors	76 to 89	86
Trucks	81 to 87	86

Source: Noise Control for Buildings and Manufacturing Plants, Bolt, Beranek & Newman, 1987

Construction of the proposed project is expected to require the use of scrapers, bulldozers, and water and pickup trucks. Based on the information in Table 4.9.N, the maximum noise level generated by each scraper on the proposed project site is assumed to be approximately 87 dBA L_{max} at 50 feet from the scraper. Each bulldozer would generate approximately 85 dBA L_{max} at 50 feet. The maximum noise level generated by water and pickup trucks is approximately 86 dBA L_{max} at 50 feet from these vehicles. Each doubling of the sound sources with equal strength increases the noise level by three (3) dBA. Assuming that each piece of construction equipment operates at some distance from the other equipment, the worst-case composite noise level during this phase of construction would be 91 dBA L_{max} at a distance of 50 feet from the active construction area.

The nearest receptor locations to the project site boundary are existing residences approximately 50 feet to the southeast. These nearest residents may be subject to short-term, intermittent, maximum noise reaching 91 dBA L_{max}, generated by construction activities on the project site. This noise level would exceed the City's exterior noise standard of 60 dBA[1] CNEL for residential uses. However, no significant construction noise impacts would occur if construction of the proposed project would occur within the permitted hours of 6:00 a.m. to 8:00 p.m. of any working day, and within the permitted hours of 7:00 a.m. and 8:00 p.m. on Sundays and Federal holidays. Compliance with the construction hours specified in the City's Municipal Code would result in construction noise impacts that are less than significant. While impacts would be considered less than significant as long as construction activities occur within the designated hours identified in the City's Municipal Code, mitigation measures have been identified to reduce the noise levels that would expose nearby sensitive receptors to noise levels in excess of the City's noise standards.

Mitigation Measures. Construction of the proposed project would result in noise levels at the closest residences exceeding the maximum noise level allowed under the City's Municipal Code. The following measures would reduce short-term construction-related noise impacts associated with the proposed project:

4.9.6.1A During all project site excavation and grading on site, the project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

4.9.6.1B The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site.

4.9.6.1C The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest to the project site during all project construction.

4.9.6.1D During all project site construction activities, the construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours

[1] *Chapter 11.80.030 Table 11.80.030-2, City of Moreno Valley Municipal Code,* City of Moreno Valley.

of 6:00 a.m. and 8:00 p.m. on weekdays and between the hours of 7:00 a.m. to 8:00 p.m. on weekends and holidays, unless written approval is obtained from the City Building Official or City Engineer.

Level of Significance after Mitigation. With the implementation of the proposed mitigation measures, potential short-term noise impacts would be reduced below the level of significance.

4.9.7 Cumulative Impacts

The cumulative area for noise impacts is the City of Moreno Valley. Cumulative projects are identified in Chapter 2.0, Table 2.A and Figure 2.1. Implementation of the proposed project would result in the introduction of new noise sources and levels. Construction crew commutes and the transport of construction equipment, materials, and fill to the site for the proposed project would incrementally increase noise levels on access roads leading to the site. Secondary sources of noise would include noise generated during excavation, grading, and building erection on the project site. The net increase in project site noise levels generated by these activities and other sources has been quantitatively estimated and compared to the applicable noise standards and thresholds of significance. Although it is not possible to predict if contiguous properties may be constructed at the same time and create cumulative noise impacts that would be greater than if developed at separate times, it is unlikely that adjacent properties will be developed at the same time as the proposed project. However, in the unlikely event that adjacent properties are developed at the same time as the proposed project, implementation of the stated mitigation measures would render the cumulative impacts of the proposed project to less than significant levels. The noise analysis contained in this section also provides an assessment of on-site operational noise level impacts onto adjacent sensitive uses, both existing and future. Additionally, on-site operational noises are individual noise occurrences and are not additive in nature.

Cumulative traffic volumes were developed from the addition of traffic generated by approved and pending projects to opening year with project traffic volumes. Cumulative noise impacts associated with roadway noise have been addressed based on the cumulative traffic volumes. The increases over existing traffic volume are attributable to cumulative development projects in the project vicinity and region. As indicated, the cumulative roadway noise (with project) assessment concludes that noise levels along two roadway segments would exceed baseline noise levels by 3 dBA or more. Noise levels along this segment would occur even if the proposed project did not proceed. As stated earlier, the baseline condition represents a noise environment that, in light of approved and continuing development in the project area, is not likely to be replicated. Comparing cumulative noise levels that would occur both with and without the project, the proposed project would not expose sensitive uses located adjacent to area roadways to excessive noise levels. As indicated, the future roadway noise assessment concludes that there will be no significant roadway noise impacts associated with cumulative and cumulative plus project conditions. Therefore, there are no projects that would, in combination with the proposed project, produce significant noise impacts to sensitive land uses from on-site operational noise. Thus, no cumulatively considerable noise impacts are expected to occur in this area, and the proposed project will not make a significant contribution to cumulative noise impacts, so no additional mitigation measures are required.

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4.10 POPULATION AND HOUSING

This section identifies population and housing conditions within the City of Moreno Valley and addresses potential impacts that may result from the construction and operation of the proposed on-site uses. The analysis is based in part on population and housing projections identified by the California Department of Finance (DOF), Southern California Association of Governments (SCAG), as well as information contained in the City's General Plan.

4.10.1 Existing Setting

4.10.1.1 Population Characteristics

For the most recent year data available (2010), the U.S. Census Bureau estimated the City's population to be 193,365 persons. As detailed in Table 4.10.A, this population represents a 35.8 percent increase from the population recorded during the previous Federal Census in 2000. The rate of population growth that occurred in the City since 2000 was considerably higher than the population growth experienced in the City between 1990 and 2000, even with the economic and housing downturn in the later part of the decade.

Table 4.10.A: City of Moreno Valley Population

Census Year	Population	Increase
1990	118,881[1]	—
2000	142,381[1]	19.9%
2010	193,365[2]	35.8%

1 U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, 2000 and 1990 Census of Population and Housing.

2 U.S. Census Bureau website accessed December 28, 2011 for April 1, 2010 data. http://www.dof.ca.gov/research/demographic/state_census_data_center/census_2010/documents/2010Census

4.10.1.2 Housing Characteristics

The number of dwelling units in the City has increased to accommodate the City's growing population (Table 4.10.B). Currently, the DOF identifies that 42,595 units or nearly 80 percent of the existing housing units in the City are single-family detached units (Table 4.10.C). Multiple-unit dwellings comprise approximately 16 percent of the City's current housing stock.

Table 4.10.B: City of Moreno Valley Housing Units, 1990, 2000, and 2008

Year	Housing Units	Increase
1990	37,935[1]	—
2000	41,431[1]	9.2%
2008	53,127[2]	28.2%

1 U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, 2000 and 1990 Census of Population and Housing.

2 Department of Finance. Table E-5: City/County Population and Housing estimates, Revised January 1, 2008. http://www.dof.ca.gov/research/demographic/reports/estimates/e-5_2001-06/documents/E-5_2008%20Internet%20Version.xls web site accessed May 1, 2008.

Table 4.10.C: City of Moreno Valley Composition of the Housing Stock, 2008

Housing Type	Number of Units	Percentage
Single-Family, Detached	42,595	80.1%
Single-Family, Attached	1,031	1.9%
2- to 4-Unit Structure/ 5- or More Unit Structure	8,458	15.9%
Mobile Home	1,043	1.9%
Total	**53,127**	**100%**

Source: Department of Finance. Table E-5: City/ County Population and Housing estimates, Revised January 1, 2008. http://www.dof.ca.gov/research/demographic/reports/estimates/e-5_2001-06/documents/E-5_2008%20Internet%20Version.xls Web-site accessed May 1, 2008.

4.10.1.3 Employment Characteristics

As identified in Table 4.10.D, 23,072 jobs were located within the City. Two employment sectors, retail trade (32.7%) and education (21.9%), accounted for approximately half of jobs in the City.

Table 4.10.D: City of Moreno Valley 2005 Employment by Sector

Job Sector	Number of Employees	% of Employees
Retail Trade	7,559	32.7%
Education	5,075	21.9%
Other Services	1,703	7.3%
Health Services	1,607	6.9%
Construction	1,361	5.8%
Manufacturing	1,238	5.3%
Distribution/Transportation	1,164	5.0%
Hotel and Amusement Activities	758	3.2%
Financial, Insurance, Real Estate	757	3.2%
Business Services	559	2.4%
Government	392	1.6%
Agriculture	334	1.4%
Engineering and Management	311	1.3%
Utilities	259	1.1%
Total Employment	**23,072**	**100%**

Source: Demographic, Economic & Quality of Life Report, City of Moreno Valley, http://www.moreno-valley.ca.us/do_biz/pdfs/demo-economic-qol-0108.pdf, January 2008, date accessed May 1, 2008.

4.10.2 Existing Policies and Regulations

City of Moreno Valley General Plan. The City's General Plan Chapter 9 (Goals and Objectives) establishes goals and objectives to guide the development, redevelopment, and preservation of a balanced housing inventory within the City. Specific policies relevant to the proposed project include:

Objective 2.5 Promote a mix of industrial uses which provides a sound and diversified economic base and ample employment opportunities for the citizens of Moreno Valley with the establishment of industrial activities that have good access to the regional transportation system, accommodate the personal needs of workers and business visitors; and which meets the service needs of local businesses.

Goal 2.2 An organized, well-designed, high quality, and functional balance of urban and rural land uses that will meet the needs of a diverse population, and promote the optimum

degree of health, safety, well-being, and beauty for all areas of the community, while maintaining a sound economic base.

Goal 2.4 A supply of housing in sufficient numbers suitable to meet the diverse needs of future residents and to support healthy economic development without creating an oversupply of any particular type of housing.

4.10.3 Thresholds of Significance

Significant population and housing impacts would result from the development of the proposed on-site uses if any of the following conditions occurred:

- Displacement of substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere;
- Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere; and/or
- Substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure).

4.10.4 Methodology

To assess the potential housing and population impacts that may result from the development and occupation of the proposed on-site uses, the current condition of the project site, the historic and current population and housing characteristics, and future employment and population projections were identified. The analysis is based in part on population and housing projections identified by the DOF and SCAG, as well as information contained in the City's General Plan.

4.10.5 Less than Significant Impacts

As pertaining to the following issues, the construction and operation of the proposed on-site uses were determined to have no impact or a less than significant impact.

4.10.5.1 Population Growth

Threshold	Would the proposed project induce substantial population growth in an area, either directly (e.g., new homes and businesses) or indirectly (e.g., extension of roads and infrastructure)?

CEQA requires that an EIR discuss how a proposed project could induce growth. *CEQA Guidelines* identify a project as growth-inducing if it would foster economic or population growth or the construction of additional housing either directly or indirectly, in the surrounding environment (*CEQA Guidelines* §15126.2(d)). New employees of commercial or industrial development and new population from residential development represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area. Direct employment impacts reflect the initial or first-round increases in jobs and wages, which result from the creation of on-site jobs. Indirect impacts occurring as a consequence of the direct impacts, elsewhere within the project area, may result from the production of goods and services required to support the proposed on-site uses, and/or the production of goods and services required to meet consumer demand generated by wages paid to new employees.

As outlined in Section 4.8.6.1, the project will eliminate the potential for 681 multifamily residential units on the site that could have contributed to the City's affordable housing program in the future.

This was determined to be a significant housing impact, which could also incrementally reduce the future population in the City.

A project could also indirectly induce growth by reducing or removing barriers to growth or by creating a condition that attracts additional population or new economic activity. Under CEQA, growth inducement is not necessarily considered detrimental, beneficial, or of little significance to the environment. Typically, the growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies (e.g., SCAG). Significant growth impacts could also occur if the project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. In general, growth induced by a project is considered a significant impact if it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth significantly affects the environment in some other way.

As identified in Table 4.10.A, the City's population has grown steadily over the past decades. Population projections developed by the SCAG estimate the City's population will reach nearly 169,895 persons by 2010 and nearly 238,703 persons by 2030 (Table 4.10.E). Implementation of the proposed project would include a General Plan Amendment to change the land use designations in the southern portion of the site from residential 15 (R15), Residential 5 (R5), and Residential 2 (R2) to Business Park/Light Industrial, and a zone change of the entire 122.8-acre site from Business Park (BP), Business Park Mixed Use (BPX), Residential 15 District (R15), Residential 5 District (R5), and Residential Agriculture (RA-2) to Light Industrial (LI).

Table 4.10.E: Population, Housing, and Employment Forecasts

	2010	2020	2030
Population			
City of Moreno Valley	169,895 [1]	205,503	238,703
Riverside County	2,085,432	2,644,270	3,143,468
SCAG	19,208,661	21,137,519	22,890,797
Housing Units			
City of Moreno Valley	47,295	59,515	71,619
Riverside County	685,775	907,932	1,127,780
SCAG	6,072,578	6,865,355	7,660,107
Employment			
City of Moreno Valley	46,416	66,221	86,993
Riverside County	727,711	954,499	1,188,976
SCAG	8,729,192	9,659,847	10,527,202

[1] Actual U.S. Census Bureau population figure for the City in 2010 is 193,365.
Source http://:www.scag.ca.gov/forecast/downloads/2004GF.xls, 2004, and http://www.wrcog.cog.ca.us/downloads/wrcogsubregforecast.pdf date accessed May 1, 2008.

The "jobs-to-housing ratio" measures the extent to which job opportunities in a given geographic area are sufficient to meet the employment needs of area residents. Since most residents of the region are employed somewhere in the region, the standard used for comparison is the jobs-to-housing ratio of the southern California region. A sub-area of the region with a jobs-to-housing ratio lower than the overall standard would be considered a "jobs-poor" area, indicating that many of the residents must commute to places of employment outside the sub-area. The projected 2010 jobs-to-housing ratio for the City, subregion (Western Riverside County), and region (SCAG) are 0.98, 1.06, and 1.43, respectively (Table 4.10.F). As the projected 2010 jobs-to-housing ratio for the City is lower than both the sub-regional and regional ratio, the City is "jobs poor" (meaning more residents must commute outside the City for employment).

Table 4.10.F: Projected Future Jobs-to-Housing Ratios

	2010 Jobs-to-Housing Ratio*	2030 Jobs-to-Housing Ratio
City	0.98	1.21
Riverside County	1.06	1.05
SCAG	1.43	1.37

*Using Southern California Association of Governments' most recently adopted forecasts, the housing and employment estimates for 2010 are the closest to the current year for which the SCAG provides information; therefore, the 2010 estimates are used to calculate the jobs-to-housing ratio.

The development of the proposed on-site warehouse distribution uses would create new jobs in the local economy. Based on an employee generation factor of 1 employee for every 1,465 square feet of warehouse uses,[1] the proposed project would generate up to 1,532 job opportunities.[2] The new employment opportunities resulting from development of the proposed warehouse uses would improve the City's current jobs-to-housing ratio by providing jobs to local residents. While the places of residence of the persons accepting employment provided by the proposed uses is uncertain, due to the City's projected jobs-to-housing ratio, it is reasonable that a large percentage of these jobs would be filled by persons already living within the City or project area; therefore, no significant increase in population of the City would result from the development or operation of the proposed on-site uses. In the absence of a significant impact, no mitigation is required.

A Tentative Tract Map for a business park and single-family residential development had been previously approved by the City to subdivide the project site into 101 single-family residential units, but the loss of these potential residences to the existing housing stock would not be significant as the City is considered to have more residential units than jobs. Development of the property as proposed would result in a maximum of 681 fewer residential units in the City (previously referenced Table 4.8C), which would result in a jobs-to-housing ratio of 0.98 and 1.21 in 2010 and 2030 (previously referenced Table 4.10.F),[3] similar to the current projected ratios for these years. The decrease in dwelling units and increase in employment opportunities associated with development of the proposed project would incrementally improve (i.e., increase) the future jobs-to-housing balance in the City. While the increase in potential employment opportunities is a positive effect on the local economy, the loss of a potential for 681 residential units represents a significant impact on local housing, similar to the significant impact identified in Section 4.8.6.1 to the City's Housing Element. As with the Housing Element impact, there is no effective mitigation for this impact other than a project alternative that allows a similar amount of residential uses to be built on the site at some point in the future.

The proposed project would introduce a type of land use not historically associated with the rural character and lifestyle of the northeastern portion of the City, but it would provide an opportunity for the City to provide more land for employment-generating uses. The proposed project would provide some additional employment opportunities for Moreno Valley citizens, and would also have good access to the regional transportation system corridors such as SR-60. The proposed project is located in an area where various land uses already occur or are being planned. Such land uses include existing residential uses, public services uses, retail, and industrial uses.

1 *Table II-B Average Employees Per Acre – Average of Riverside and San Bernardino Counties,* Employment Density Study Summary Report, Southern California Association of Government, The Natelson Company, Inc., October 31, 2001.
2 1 employee/1,465 square feet of warehouse use × 2,244,419 square feet of warehouse uses = 1,532 employees.
3 Year 2010 jobs: 18,045. Year 2010 Housing (with project): 15,814. 18,045 ÷ 15,814 = 1.141 Year 2030 jobs: 25,370. Year 2010 Housing (with project): 24,595. 25,370 ÷ 24,595 = 1.032.

4.10.5.1 Displace Substantial Housing/People

Threshold	Would the proposed project displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?

The project site is currently undeveloped and zoned by the City as "Business Park/Mixed Use" (BPX), "Business Park" (BP), Residential 15 District (R15), Residential 5 District (R5), and Residential Agriculture 2 District (RA-2). Although a Tentative Tract Map for a business park and single-family residential development had been previously approved by the City to subdivide the project site into 101 single-family residential units, the project site has not been historically utilized for residential uses, and no residential structures are currently located within the project limits. The construction and operation of the proposed on-site uses would neither displace existing housing or residents nor require the construction of replacement housing elsewhere in the City. However, the areas currently zoned for residential uses on the site could support up to 681 units, as shown in Table 4.10.G. Approximately 80 percent of that potential new housing was in the R15 category, which is considered high enough density to support affordable housing programs. In addition, a portion of the project site is shown in the latest Housing Element for the City (2008–2014) as a potential location for affordable housing in the future (2011 Housing Element, Vacant Properties Inventory). Development of the site as proposed could eliminate as many as 681 housing units from the site, with 80 percent of those units (548) at a density that is generally accepted as helping to promote housing affordability (15 units per acre) on a regional level. Economic conditions are very difficult for new housing sales at present, but these changes may incrementally hinder the City's ability to achieve its affordable housing goals in the future.

Table 4.10.G: Potential Housing Impacts

Zone	Acres/Density	Maximum Units	Average Units (80% of max)
R-15	36.5 ac × 15 du/ac	548	438
R-5	21.8 ac × 5 du/ac	109	87
RA-2	12.2 ac × 2 du/ac	24	19
Total	**70.5 acres**	**681**	**544**

Notes: R-15 Multi-Family; R-5 Suburban Residential; and RA-2 Residential Agriculture
Source: City General Plan Land Use Map, August 2010; City Zoning Map, November 7, 2011.

A portion of the project site is shown in the latest Housing Element for the City (2008–2014) as a potential location for multifamily residential affordable housing in the future (2011 Housing Element, Vacant Properties Inventory). The 2011 Housing Element (Table 20-8, *Sites Inventory Summary for All Income Groups*) states that the total number of potential affordable units from the Amended Inventory is 20,894 and the City's Regional Housing Needs Assessment (RHNA) allocation is 7,474, or 2.8 times as much as the RHNA allocation.

The loss of the (max) potential 548 units (R-15 land) from the proposed project would reduce the total potential affordable units from 20,894 to 20,346 or still 2.7 times the RHNA number. The proposed project would not reduce the City's potential pool of affordable housing to below its RHNA number; therefore, it would not create a significant impact related to the City's Housing Element.

The proposed project would not displace any existing residential units, nor would it trigger or require the construction of replacement housing elsewhere in the City. Therefore, there are no significant impacts related to this issue, and no mitigation is required.

4.10.6 Significant Impacts

Based on the analysis in Section 4.10.5, the proposed project will not result in any significant impacts related to population or housing.

4.10.7 Cumulative Impacts

The project includes development of 2.2 million square feet of new industrial uses, but would eliminate the potential for up to 681 new residential units, most of which would be in the R15 category, which can support affordable housing programs. The proposed industrial uses would provide additional employment opportunities for City and area residents. The proposed project, together with the other developments identified in Chapter 3, will serve existing and future cumulative demands for both housing and employment. The General Plan Amendment and Zone Change represents a cumulatively considerable housing impact within the City over the long term. The proposed uses would not induce significant population or housing growth in areas where growth was not previously anticipated.

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4.11 TRANSPORTATION AND TRAFFIC

This section analyzes the potential traffic and circulation impacts of the proposed project based on the *Traffic Impact Analysis* (TIA),[1] which is included in its entirety as Appendix I to this EIR. The TIA examines baseline and with-project traffic conditions for the existing (2011) conditions, as well as for the opening year of the proposed project (2016) and future (2035) conditions with the circulation system proposed in the General Plan Circulation Element.

4.11.1 Existing Setting

4.11.1.1 Existing Traffic Controls and Intersection Geometrics

An inventory of the existing study area street system was conducted by LSA Associates, Inc. (LSA) Existing study area locations are illustrated in Figure 4.11.1 and consist of 7 project driveways and 17 off-site intersections. In the project vicinity, existing Eucalyptus Avenue is a divided four-lane roadway, Auto Mall Drive is a divided four-lane roadway, and Redlands Boulevard is an undivided two-lane roadway.

4.11.1.2 Existing Traffic Volumes

Existing traffic conditions are based on a.m. and p.m. peak hour intersection turning movement counts collected by National Data and Surveying Services, Inc. (NDS) in July 2011. Count sheets are contained in the TIA, included as Appendix I of this EIR. Vehicle classification counts were conducted at the intersections of Nason Street/Alessandro Boulevard, Moreno Beach Drive/SR-60 Westbound Ramps, Moreno Beach Drive/SR-60 Eastbound Ramps, Moreno Beach Drive/Alessandro Avenue, Redlands Boulevard/SR-60 Westbound Ramps, Redlands Boulevard/SR-60 Eastbound Ramps, and Redlands Boulevard/Alessandro Boulevard. Passenger Car Equivalent (PCE) volumes for these locations were computed using a PCE factor of 1.5 for 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for trucks with 4 or more axles, values recommended by the City of Moreno Valley. The percentage of trucks at intersections where classification counts were not conducted was determined based on percentage of trucks and average truck PCE at the nearest intersection with classification counts. Detailed volume development worksheets are included in the TIA (Appendix I).

4.11.1.3 Existing Intersection Levels of Service

Traffic Level of Service Definitions. Level of service (LOS) will be referred to frequently in this section. Roadway operations and the relationship between capacity and traffic volumes are generally expressed in LOS, which are defined using the letter grades A through F (Table 4.11.A) and reflect the reality that conditions rapidly deteriorate as traffic approaches the absolute capacity of the roadway facility.

LOS was used in the traffic study to determine whether there is adequate traffic operation at each of the study intersections. These intersections were selected based on the City of *Moreno Valley* Public Works Department staff recommendations. The distribution of project trips was developed in consultation with City staff by examining the location of the proposed project trips in relation to the surrounding residential areas, as well as the regional roadway network, which follows current practice. The ramp terminus intersections on SR-60 are under the jurisdiction of Caltrans; all other study intersections are under the jurisdiction of the City of Moreno Valley.

[1] *Traffic Study, Eucalyptus Industrial Park,* prepared for ProLogis by LSA Associates, Inc., April 24, 2012.

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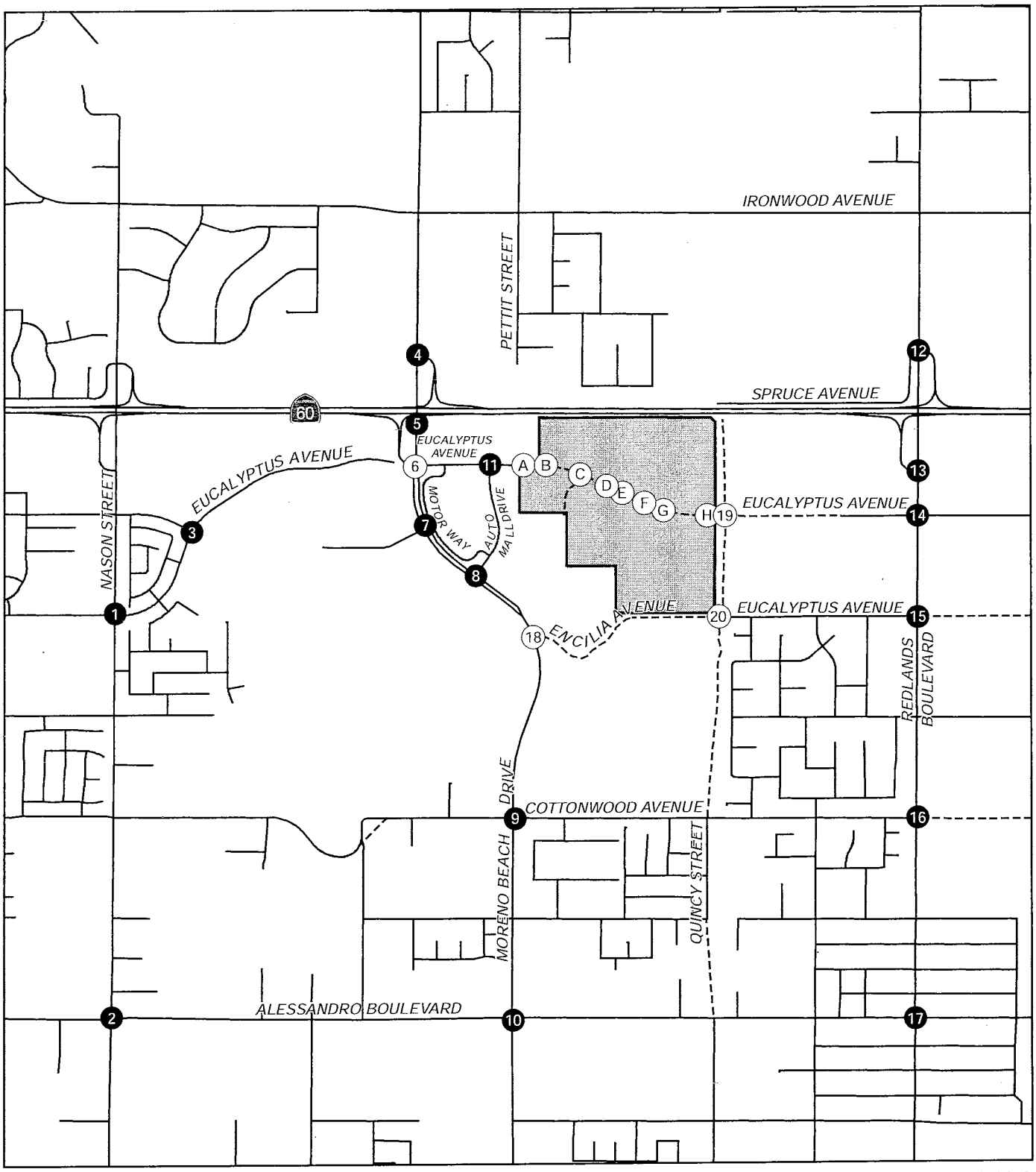

LSA

FIGURE 4.11.1

Project Location

Study Area Intersections

Existing Intersection

Future Intersection

Future Road

N

0 900 1,800

FEET

SOURCE: Riverside County, 2011

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Eucalyptus Industrial Park
Environmental Impact Report

Existing Study Area Intersections

Item No. E.6

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Table 4.11.A: Traffic Level of Service (LOS) Definitions

LOS	Description
A	No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. The approach appears quite open, turns are made easily, and nearly all drivers find freedom of operation.
B	This service level represents stable operation, where an occasional approach phase is fully utilized and a substantial number approach full use. Many drivers begin to feel restricted within platoons of vehicles.
C	This level still represents stable operating conditions. Occasionally drivers may have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted, but not objectionably so.
D	This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection approach can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.
F	This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from a restriction downstream. Speeds are reduced substantially and stoppages may occur for short or long periods of time due to the congestion. In the extreme case, both speed and volume can drop to zero.

Source: *Highway Capacity Manual, Special Report 209,* Transportation Research Board, Washington, DC, 1985.

4.11.1.4 Level of Service Standards

As previously stated, the ramp terminus intersections on SR-60 are under the jurisdiction of Caltrans; all other study intersections are under the jurisdiction of the City of Moreno Valley. The City of Moreno Valley's standard for peak hour intersection LOS and roadway segment LOS is either C or D, depending on the LOS defined for that roadway in the General Plan Circulation Element. The standard of LOS D applies to all City intersections and roadways analyzed in the traffic study conducted for the proposed project, with the exception of Moreno Beach Drive/Cottonwood Avenue, at which the standard of LOS C applies. Caltrans considers acceptable LOS to be between C and D for all intersections under its jurisdiction; therefore, all signalized ramp terminus intersections on SR-60 must operate with a weighted average delay of 45 seconds or less, and all unsignalized ramp terminus intersections on SR-60 must operate with a delay of 30 seconds or less. Any intersection operating below the relevant jurisdiction's level of service is considered an impact requiring mitigation. Table 4.11.B summarizes the level of service criteria for unsignalized and signalized intersections.

Table 4.11.B: Level of Service Criteria for Unsignalized and Signalized Intersections

Level of Service	Unsignalized Intersection Average Delay per Vehicle (seconds)	Signalized Intersection Average Delay per Vehicle (seconds)
A	≤ 10	≤ 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

Source: Transportation Research Board, *2000 Highway Capacity Manual, Intersection Level of Service Criteria,* December 2000.

4.11.1.5 Baselines

This section discusses LOS for the following five "no-project" conditions (or baselines) against which the project impacts are compared:

- Existing (2011) setting;
- Opening year (2016);
- Opening year (2016) cumulative;
- Future year (2035); and
- General Plan Build Out.

Existing (2011) Setting Baseline. Existing traffic volumes at study area intersections are based on peak hour intersection turn movement counts. The roadway network included in the analysis of the Existing (2011) condition is the roadways as they exist at the time the traffic counts were collected. An intersection level of service analysis was conducted for existing conditions to determine current circulation system performance. As identified in Table 4.11.C, all study area intersections are operating within their specified LOS standard with the exception of the following intersection:

- Redlands Boulevard/SR-60 Westbound Ramps.

An analysis of freeway mainline traffic volumes and levels of service was conducted for freeway segments on SR-60. This analysis is provided in the TIA. In the existing condition, the following three freeway segments currently operate at unsatisfactory LOS:

- SR-60 Eastbound between Pigeon Pass Road and Heacock Street (p.m. peak hour);
- SR-60 Westbound between Heacock Street and Perris Boulevard (a.m. peak hour); and
- SR-60 Westbound between Perris Boulevard and Nason Street (a.m. peak hour).

Freeway ramp merge-diverge volumes and LOS were also analyzed for freeway segments on SR-60. Based on this analysis, all locations currently operate at acceptable LOS in the existing condition.

Opening Year (2016) Baseline. Background traffic volumes at study area intersections for Opening Year (2016) baseline conditions represent the existing (2011) conditions plus the ambient growth that is expected to occur by the time the proposed project is built. Year 2016 without Project traffic volumes were developed by increasing the existing (2011) volumes by 10.4 percent (or 2% per year compounded over five years). The roadway network included in the analysis of the Opening Year (2016) Baseline condition are the roadways as they exist at the time the traffic counts were collected. As identified in Table 4.11.C, all intersections are forecast to operate at satisfactory levels of service with the exception of the following intersection:

- Redlands Boulevard/SR-60 Westbound Ramps.

An analysis of freeway mainline traffic volumes and levels of service was conducted for freeway segments on SR-60. This analysis is provided in the TIA. In the Opening Year (2016) Baseline condition, the following four freeway segments are forecast to operate at unsatisfactory LOS:

- SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours);
- SR-60 Eastbound: Heacock Street to Perris Boulevard (p.m. peak hour);
- SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. peak hour); and
- SR-60 Westbound: Perris Boulevard to Nason Street (a.m. peak hour).

Table 4.11.C: Baseline Intersection Levels of Service Without Project

Intersection	Existing (2011)				Opening Year (2016)				Opening Year (2016) + Cumulative				Future Year (2035)[1]				General Plan Build Out[1]			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Nason Street/ Eucalyptus Avenue	27.5	C	22.4	C	27.8	C	22.4	C	29.3	C	25.6	C	**82.3**	**F**	**>100**	**F**	**85**	**F**	**>100**	**F**
Nason Street/ Alessandro Boulevard	29.1	C	28.5	C	29.3	C	28.6	C	29.9	C	30	C	**68.3**	**F**	**82.5**	**F**	**92**	**F**	**>100**	**F**
Fir Avenue/ Eucalyptus Avenue	18.2	B	17.7	B	18.3	B	17.8	B	25.4	C	21.1	C	14.6	B	21.2	C	19.3	B	24.3	C
Moreno Beach Drive/ SR-60 WB Ramps	15.5	B	13.2	B	16	B	13.5	B	17.4	B	16.7	B	**>100**	**F**	18.8	B	**79.3**	**F**	**>100**	**F**
Moreno Beach Drive/ SR-60 EB Ramps	28.5	C	35.3	D	29	C	41.2	D	32.8	C	**95.2**	**F**	25.7	C	**87.6**	**F**	**97.6**	**F**	**>100**	**F**
Moreno Beach Drive/ Eucalyptus Avenue	*Future Intersection*				*Future Intersection*				*Future Intersection*				39.7	D	**>100**	**F**	**58.2**	**F**	**>100**	**F**
Moreno Beach Drive/ Trail Ridge Way	17.5	B	19.9	B	17.7	B	20.1	C	17.1	B	21.9	C	17.3	B	20.5	C	15.3	B	21.3	C
Moreno Beach Drive/ Auto Mall Drive	15.8	B	16.1	B	15.5	B	16	B	16.4	B	23.4	C	18.7	B	**25.8**	C	21.8	C	27.7	C
Moreno Beach Drive/ Cottonwood Avenue	18.1	B	19.3	B	18.3	B	20.5	C	26.2	C	**55.3**	**E**	26.3	C	**66**	**F**	**95.8**	**F**	**>100**	**F**
Moreno Beach Drive/ Alessandro Boulevard	24.4	C	26.8	C	24.7	C	29.5	C	30.4	C	**72.7**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**

-2919-
Item No. E.6

Table 4.11.C: Baseline Intersection Levels of Service Without Project

	Existing (2011)				Opening Year (2016)				Opening Year (2016) + Cumulative				Future Year (2035)[1]				General Plan Build Out[1]			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour	
Intersection	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Auto Mall Drive/ Eucalyptus Avenue	8.9	A	9.1	A	8.9	A	9.1	A	10.1	B	14.9	B	11.6	B	18.4	C	14.9	B	**42.4**	**E**
Redlands Boulevard/ SR-60 WB Ramps	25.3	D	**77**	**F**	30.1	D	**>100**	**F**	**>100**	**F**	**>100**	**F**	**61.8**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**
Redlands Boulevard/ SR-60 EB Ramps	21.9	C	24	C	22.6	C	25.2	C	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**
Redlands Boulevard/ Eucalyptus Avenue-Fir Avenue	*Future Intersection*				*Future Intersection*				**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**
Redlands Boulevard/ Encilia Avenue-Eucalyptus Avenue	13.2	B	15.2	C	14	B	16.4	C	20.5	C	35	D	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**
Redlands Boulevard/ Cottonwood Avenue	14.2	B	6.3	A	14.3	B	6.4	A	17.4	B	11.1	B	15.9	B	21.8	C	51.8	D	**>100**	**F**
Redlands Boulevard/ Alessandro Boulevard	10.5	B	12.2	B	11.1	B	13.4	B	15.8	C	**42.7**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**

Shaded=Exceeds LOS Standard.
[1] Assumes Encilia Avenue and Quincy Street are not built as proposed for this project.
Source: *Tables F, L, R, X, and DD, Traffic Study, Eucalyptus Industrial Park*. LSA Associates, Inc. April 2012, Appendix I of this EIR.

Freeway ramp junction volumes and LOS were also analyzed for freeway segments on SR-60. Based on this analysis, all locations are forecast to operate at acceptable LOS in the Opening Year (2016) Baseline condition.

Opening Year (2016) Cumulative Baseline. For the Opening Year (2016) Cumulative scenario, information concerning approved and pending projects in the project vicinity was obtained from the City of Moreno Valley and added to the year 2016 traffic volumes. From this information, 12 projects were identified to have potential impacts at the study intersections under year 2016 conditions. Trip generation for the approved and pending projects was taken directly from the traffic studies prepared for the projects, where available, or calculated based on the rates published in the Institute of Transportation Engineers (ITE) *Trip Generation,* 7th Edition. As in 2016 Baseline, the roadway network included in the analysis of the Opening Year (2016) Cumulative Baseline condition are the roadways as they existed at the time the traffic counts were collected.

As identified in previously referenced Table 4.11.C, the following intersections are forecast to operate at unsatisfactory levels of service in opening year 2016 with cumulative project traffic:

- Moreno Beach Drive/SR-60 EB Ramps (p.m. peak hour);
- Moreno Beach Drive/Cottonwood Avenue (p.m. peak hour);
- Moreno Beach Drive/Alessandro Boulevard (p.m. peak hour);
- Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hour);
- Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hour);
- Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (a.m. and p.m. peak hour); and
- Redlands Boulevard/Alessandro Boulevard (p.m. peak hour).

An analysis of freeway mainline traffic volumes and levels of service was conducted for freeway segments on SR-60. This analysis is provided in the TIA. In the Opening Year (2016) Cumulative Baseline condition, the following five freeway segments are forecast to operate at unsatisfactory LOS:

- SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours);
- SR-60 Eastbound: Heacock Street to Perris Boulevard (a.m. and p.m. peak hours);
- SR-60 Eastbound: Perris Boulevard to Nason Street (a.m. peak hour);
- SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. and p.m. peak hours); and
- SR-60 Westbound: Perris Boulevard to Nason Street (a.m. and p.m. peak hours).

Freeway ramp junction volumes and LOS were also analyzed for freeway segments on SR-60. Based on this analysis, all locations are forecast to operate at acceptable LOS in the Opening Year (2016) Cumulative Baseline condition.

Future Year (2035) Baseline. Future year (2035) traffic volumes were developed using the Riverside County Traffic Analysis Model (RivTAM). It was observed that forecast year turn-movement volumes decrease for certain movements at some of the study intersections, possibly due to some cumulative projects included in the interim year scenarios not being included in the RivTAM model. These turning-movement volumes were adjusted by applying a total growth factor of 5 percent to cumulative traffic volumes (which includes growth from existing traffic and traffic from approved and pending projects) to account for increase in traffic volumes at these locations from cumulative conditions to year 2035 conditions. Improvements to the Moreno Beach Drive and Redlands Boulevard interchanges with SR-60 were included in the analysis of the Future Year (2035) Baseline. Currently, the SR-60 Eastbound Ramps terminate at the west leg of the Moreno Beach Drive/Eucalyptus

Avenue intersections. Improvements to the Moreno Beach Drive interchange would relocate the SR-60 Eastbound Ramp intersection north of Eucalyptus Avenue, resulting in one additional intersection in the study area. As identified in previously referenced Table 4.11.C, the following intersections were forecast to operate at an unsatisfactory level of service at General Plan Build Out without the Project:

- Nason Street/Eucalyptus Avenue (a.m. and p.m. peak hour);
- Nason Street/Alessandro Boulevard (a.m. and p.m. peak hour);
- Moreno Beach Drive/SR-60 Westbound Ramps (a.m. peak hour);
- Moreno Beach Drive/SR-60 Eastbound Ramps (p.m. peak hour);
- Moreno Beach Drive/Eucalyptus Avenue (p.m. peak hour);
- Moreno Beach Drive/Cottonwood Avenue (p.m. peak hour);
- Moreno Beach Drive/Alessandro Boulevard (a.m. and p.m. peak hours);
- Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Redlands Boulevard/SR-60 Eastbound ramps (a.m. and p.m. peak hours);
- Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (a.m. and p.m. peak hours);
- Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours); and
- Redlands Boulevard/Alessandro Boulevard (a.m. and p.m. peak hour).

An analysis of freeway mainline traffic volumes and levels of service was conducted for freeway segments on SR-60. This analysis is provided in the TIA. In the Future Year (2035) Baseline, the following nine freeway segments currently operate at unsatisfactory LOS:

- SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours);
- SR-60 Eastbound: Heacock Street to Perris Boulevard (a.m. and p.m. peak hours);
- SR-60 Eastbound: Perris Boulevard to Nason Street (a.m. and p.m. peak hours);
- SR-60 Eastbound: Nason Street to Moreno Beach Drive (a.m. and p.m. peak hours);
- SR-60 Eastbound: Moreno Beach Drive to Redlands Boulevard (a.m. peak hour);
- SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. and p.m. peak hours);
- SR-60 Westbound: Perris Boulevard to Nason Street (a.m. and p.m. peak hours);
- SR-60 Westbound: Nason Street to Moreno Beach Drive (a.m. peak hour); and
- SR-60 Westbound: Moreno Beach Drive to Redlands Boulevard (a.m. peak hour).

Freeway ramp junction volumes and LOS were also analyzed for freeway segments on SR-60. Based on this analysis, the following nine ramps are forecast to operate at unacceptable LOS in the Future Year (2035) Baseline condition.

- SR-60 Eastbound: Moreno Beach Drive Off-Ramp (a.m. and p.m. peak hours);
- SR-60 Eastbound: Moreno Beach Drive On-Ramp (a.m. and p.m. peak hours);
- SR-60 Eastbound: Redlands Boulevard Loop On-Ramp (a.m. peak hour);
- SR-60 Eastbound: Redlands Boulevard Slip On-Ramp (a.m. peak hour);
- SR-60 Westbound: Moreno Beach Drive On-Ramp (a.m. peak hour);
- SR-60 Westbound: Moreno Beach Drive Off-Ramp (a.m. peak hour);
- SR-60 Westbound: Redlands Boulevard Slip On-Ramp (a.m. peak hour);

- SR-60 Westbound: Redlands Boulevard Loop On-Ramp (a.m. peak hour); and
- SR-60 Westbound: Redlands Boulevard Off-Ramp (a.m. peak hour).

General Plan Build Out Conditions. The City also required the traffic study to examine traffic conditions at ultimate build-out of the General Plan, which would occur at some indeterminate time after 2035. General Plan Build Out traffic volumes were developed using the City of Moreno Valley's General Plan Build Out traffic model maintained by Urban Crossroads, Inc. These volumes were then compared to the traffic volumes obtained from the RivTAM for year 2035. In some cases, the traffic volumes obtained from the Moreno Valley Traffic Model were lower than those obtained from the RivTAM. In these cases, the higher of the two volumes was used so as to so as to ensure that traffic volumes do not decrease from year 2035 to build out year conditions. Improvements to the Moreno Beach Drive and Redlands Boulevard interchanges with SR-60 were included in the analysis of General Plan Build Out Conditions. Currently, the SR-60 Eastbound Ramps terminate at the west leg of the Moreno Beach Drive/Eucalyptus Avenue intersections. Improvements to the Moreno Beach Drive interchange would relocate the ramp SR-60 Eastbound Ramp intersection north of Eucalyptus Avenue, resulting in one additional intersection in the study area.

The General Plan Build-Out analysis found a continued worsening of traffic congestion at almost all area intersections, such that only 4 of the 17 intersections studies were not at LOS F. This analysis was done without the implementation of planned improvements so "actual" future traffic conditions could be identified at the point all land uses in the General Plan are built as planned.

4.11.2 Existing Policies and Regulations

The City of Moreno Valley's current General Plan was approved in July 2006. Goals and policies extracted from the Circulation Element are included in the current General Plan. The specific policies and recommendations of implementation of the General Plan that are relevant to the proposed project are as follows:

Community Development

Policy 2.2.17 Discourage nonresidential uses on local residential streets that generate traffic, noise, or other characteristics that would adversely affect nearby residents.

Circulation Element

Objective 5.1 Create a safe, efficient, and neighborhood-friendly street system.

Policy 5.1.1 Plan access and circulation of each development project to accommodate vehicles (including emergency vehicles and trash trucks), pedestrians, and bicycles.

Policy 5.1.2 Plan the circulation system to reduce conflicts between vehicular, pedestrian, and bicycle traffic.

Policy 5.1.3 Require adequate off-street parking for all developments.

Policy 5.1.4 Driveway placement shall be designed for safety and to enhance circulation wherever possible.

Policy 5.1.5 Incorporate Americans with Disabilities Act (ADA) and Title 24 requirements in roadway improvements as appropriate.

Policy 5.1.6 Design new developments to provide opportunity for access and circulation to future adjacent developments.

Objective 5.2 Implement access management policies.

Policy 5.2.1 Locate residential units with access from local streets. Minimize direct residential access from collectors. Prohibit direct single-family driveway access on arterials and higher classification roadways.

Policy 5.2.2 Feed short local streets into collectors.

Policy 5.2.3 Encourage the incorporation of traffic-calming design into local and collector streets to promote safe vehicle speeds.

Objective 5.3 Maintain LOS C on roadway links, wherever possible, and LOS D in the vicinity of SR-60 and high employment centers.

Policy 5.3.1 Obtain right-of-way and construct roadways in accordance with the designation shown on the General Plan Circulation Element Map and the City street improvement standards.

Policy 5.3.5 Ensure that new development pays a fair-share cost to provide local and regional transportation improvements and to mitigate cumulative traffic impacts. For this purpose, require new developments to participate in Transportation Uniform Mitigation Fee (TUMF), the Development Impact Fee Program (DIF), and any other applicable transportation fee programs and benefit assessment districts.

Policy 5.3.6 Where new developments would increase traffic flows beyond the LOS C (or LOS D, where applicable), require appropriate and feasible mitigation measures as a condition of approval. Such measures may include extra right-of-way and improvements to accommodate left-turn and right-turn lanes at intersections, or other improvements.

Policy 5.3.7 Provide consideration to projects that have overriding regional or local benefits that would be desirable even though the LOS standards cannot be met. These projects would be required to analyze traffic impacts and mitigate such impacts to the extent that it is deemed feasible.

Objective 5.4 Maximize efficiency of the regional circulation system through close coordination with State and regional agencies and implementation of regional transportation policies.

Policy 5.4.1 Coordinate with Caltrans and the Riverside County Transportation Commission (RCTC) to identify and protect ultimate rights-of-way, including those for freeways, regional arterial projects, transit, bikeways, and interchange expansion.

Policy 5.4.2 Coordinate with Caltrans and the RCTC regarding the integration of Intelligent Transportation Systems (ITS) consistent with the principles and recommendations of the Inland Empire Regional ITS Architecture Project.

Objective 5.5 Maximize efficiency of the local circulation system by using appropriate policies and standards to design, locate, and size roadways.

Policy 5.5.3 Prohibit points of access from conflicting with other existing or planned access points. Require points of access to roadways to be separated sufficiently to maintain capacity, efficiency, and safety of the traffic flow.

Policy 5.5.4 Wherever possible, minimize the frequency of access points along streets by the consolidation of access points between adjacent properties on all circulation element streets, excluding collectors.

Policy 5.5.5 Design streets and intersections in accordance with the Moreno Valley Municipal Code.

Policy 5.5.8 Whenever possible, require private and public land developments to provide on-site and off-site improvements necessary to mitigate any development-generated circulation impacts. A review of each proposed land development project shall be undertaken to identify project impacts to the circulation system. The City may require

developers to provide traffic impact studies prepared by qualified professionals to identify the impacts of a development.

Policy 5.5.9 Design curves and grades to permit safe movement of vehicular traffic per applicable Caltrans and Moreno Valley standards.

Policy 5.5.10 Provide adequate sight distances for safe vehicular movement at all intersections and driveways.

Objective 5.8 Encourage development of an efficient public transportation system for the entire community.

Policy 5.8.1 Support the development of high-speed transit linkages, or express routes, that would benefit the citizens and employers of Moreno Valley.

Policy 5.8.4 Ensure that all new developments make adequate provision for bus stops and turnout areas for both public transit and school bus service.

Objective 5.10 Encourage bicycling as an alternative to single occupant vehicle travel for the purpose of reducing fuel consumption, traffic congestion, and air pollution.

Policy 5.10.1 Bikeways shall link residential neighborhood areas with parks, employment centers, civic and commercial areas, and schools.

Objective 5.11 Eliminate obstructions that impede safe movement of vehicles, bicyclists, and pedestrians.

Policy 5.11.2 Driveways shall be designed to avoid conflicts with pedestrian and bicycle travel.

Program 5-1 Periodically review current traffic volumes, traffic collision data, and the pattern of urban development to coordinate, program, and as necessary revise the planning and prioritization of road improvements.

Program 5-2 Periodically reassess the goals, objectives and policies statements of the Circulation Element and propose amendments, as necessary.

Program 5-3 Develop a comprehensive strategy to ensure full funding of the circulation system. The strategy will include the DIF, TUMF, and other funding sources that may be available to the City. In addition, the creation of benefit assessment districts, and road and bridge fee districts may be considered where appropriate.

Program 5-4 Develop a multi-year transportation infrastructure improvement program that, to the extent feasible, phases the construction of new projects in advance of new development.

Program 5-5 The above-referenced program will prioritize circulation improvement projects to be funded from DIF, TUMF and other sources. Prioritization to consider the following factors: (a) Traffic safety; (b) Congestion relief; (c) Access to new development; and (d) Equitable benefit.

Program 5-6 Conduct studies of specified arterial segments to determine if any additional improvements will be needed to maintain an acceptable LOS at General Plan build-out. Generally, these segments will be studied as new developments are proposed in their vicinity. Measures will be identified that are consistent with the Circulation Element designation of these roadway segments, such as additional turn lanes at intersections, signal optimization by coordination and enhanced phasing, and travel demand management measures. The study of specified arterial segments will be required to identify measures to maintain an acceptable LOS at General Plan build-out for at least one of the reasons discussed below:

(a) Segments will need improvement, but their ultimate volumes slightly exceed design capabilities.

(b) Segments will need improvements but require inter-jurisdictional coordination.

(c) Segments would require significant encroachment on existing adjacent development if built out to their Circulation Element designations.

Program 5-7 Establish traffic study guidelines to deal with development projects in a consistent manner. The traffic study guidelines shall include criteria for projects that propose changes it the approved General Plan land uses.

Program 5-13 Implement Transportation Demand Management (TDM) strategies that reduce congestion in the peak travel hours. Examples include carpooling, telecommuting, and flexible work hours.

4.11.3 Methodology

Evaluation of traffic and circulation impacts associated with the proposed project includes the following:

4.11.3.1 Project Trip Generation

Trip generation estimates for the proposed project were based on the ITE rates for Land Use 150 (Warehousing) for buildings under 200,000 square feet, and the City of Moreno Valley rates for High-Cube warehousing for buildings over 200,000 square feet. The vehicle splits from the City of Fontana's *Truck Trip Generation Study* were utilized to convert project trips into PCE trips. As illustrated in Table 4.11.D, the proposed project is expected to generate 309 vehicle trips in the a.m. peak hour, 356 vehicle trips in the p.m. peak hour, and 4,409 daily vehicle trips.

Table 4.11.D: Project New Trip Generation

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Vehicular Trips							
Passenger Cars	131	45	176	43	156	199	2,420
2-Axle Trucks	8	9	17	12	8	20	238
3-Axle Trucks	15	18	33	25	15	40	505
4+-Axle Trucks	41	42	83	61	36	97	1,246
Total Trips (Vehicular)	**191**	**114**	**309**	**141**	**215**	**356**	**4,409**
PCE Trips							
Passenger Cars	131	45	176	43	156	199	2,420
2-Axle Trucks	15	16	31	19	15	34	359
3-Axle Trucks	30	36	66	50	30	80	1,010
4+-Axle Trucks	123	126	249	183	108	291	3,738
Total Trips (PCE)[1]	**299**	**223**	**522**	**295**	**309**	**604**	**7,527**

Notes: PCE = Passenger Car Equivalent.
[1] Based on the following Passenger Car Equivalent Factors: 2-axle = 1.5 PCE, 3-axle = 2.0 PCE, 4 +-axles = 3.0 PCE. Total Trips (PCE) = Passenger Cars + Truck Trips converted to PCE.

The concept of PCEs accounts for the larger impact of trucks on traffic operations. It does so by assigning each type of truck a PCE factor that represents the number of passenger vehicles that could travel through an intersection in the same time that a particular type of truck could. For example, in this report, trucks with four or more axles have been assigned a PCE factor of 3.0, indicating that three passenger vehicles could travel through an intersection in the same amount of time required for a single truck with four or more axles; therefore, the impacts and mitigations identified in this report incorporate the impact of trucks on intersection operations. As illustrated in

Table 4.11.D, the proposed project is expected to generate 522 PCE trips in the a.m. peak hour, 604 PCE trips in the p.m. peak hour, and 7,527 daily PCE trips.

The project site is currently zoned for Industrial/Business Park (34% of the project site), Multi-Family Residential (35% of the project site), Suburban Residential (22% of the project site), and Residential Agricultural (11% of the project site). Table 4.11.E compares the trip generation of the project site as currently zoned and the trip generation resulting from the implementation of the proposed project. As indicated in Table 4.11.E, compared with the existing project zoning, the proposed project would generate 6,702 fewer daily trips, 885 fewer a.m. peak hour trips, and 939 fewer p.m. peak hour trips.

Table 4.11.E: Trip Generation Comparison

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Trip Generation of Existing Land Use (PCE)[1]	818	589	1,407	679	864	1,543	14,229
Trip Generation of Proposed Project (PCE)[2]	299	223	522	295	309	604	7,527
Total Trips (PCE) Difference[3]	**-519**	**-366**	**-885**	**-384**	**-555**	**-939**	**-6,702**

Notes: PCE = Passenger Car Equivalent.
1 Based on 665,300 square feet of industrial/business park uses, 549 multiple-family units, 114 SFR units, and 24 residential agricultural units.
2 Based on 2.24 million square feet of warehouse uses.
3 Existing Zoning trips – proposed project trips.

4.11.3.2 Trip Distribution and Assignment

Trip distribution patterns for the proposed project were developed based on select zone model runs obtained from the RivTAM and through consultation with City staff. Trip distribution was developed separately for passenger vehicles and trucks, and was also developed separately for year 2016 and build out conditions to account for changes in the roadway network between 2016 and build out conditions. The project trip generation was applied to the trip distribution patterns for the proposed project to develop trip assignments for new project trips. The trip distribution for passenger vehicles and trucks in the 2016 and build out conditions are shown in Figures 8, 9, 10 and 11 of the TIA.

4.11.4 Thresholds of Significance

In the Initial Study[1] for this project, it was concluded that the proposed project could create potentially significant traffic impacts associated with the following CEQA traffic impact thresholds of significance if the project would:

- *Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).*

  (A significant traffic impact would occur if the project would cause a decrease from a standard LOS to a less than standard LOS at a study intersection based on a peak hour analysis. The following are the LOS standards that apply within the project study area)

  - City of Moreno Valley LOS is C or D, depending on the LOS defined for that roadway in the General Plan Circulation Element. The LOS D criteria would apply to all study area intersections except for the intersections of Moreno Beach Drive/Cottonwood Avenue and Redlands Boulevard/Cottonwood Avenue, where the standard of LOS C applies.
  - Caltrans LOS standard is between C and D. Within the project study area all signalized ramp terminus intersections must operate with a weighted average delay of 45 seconds or less,

1 *Initial Study, Eucalyptus Industrial Park, City of Moreno Valley, Riverside County, California,* prepared by LSA Associates, Inc., January 28, 2008 (see Appendix A).

and stop controlled ramp terminus intersections on SR-60 must operate with a worst-case approach delay (two-way stop) or weighted average delay (four-way stop) of 30 seconds or less. Freeway segments on SR-60 must operate with a volume to capacity ratio of 0.80 or better. Caltrans does not have an LOS standard for freeway ramp junctions; therefore, the Riverside County Congestion Management Program (CMP) threshold of LOS E has been used. A significant impact would occur if the project causes a Caltrans facility to exceed the LOS standard, or if the project adds traffic to a facility operating with unsatisfactory LOS in the baseline condition.

- *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.*
    - The Riverside County CMP specifies a LOS standard of E for all roadways and highways on the designated CMP roadway system. The LOS standards adopted by the City of Moreno Valley and Caltrans are more stringent than the CMP standard; therefore, the analysis according to the City and Caltrans standards would satisfy CMP standards as well. SR-60 is the only designated roadway on the CMP system within the project study area.
- *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).*

The Initial Study also concluded that the project would not affect or would create a less than significant impact associated with the following CEQA traffic impact thresholds:

- *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).*
- *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in increased safety risks.*
- *Result in inadequate emergency access.*
- *Result in inadequate parking capacity.*

4.11.5 No Impact/Less than Significant Impacts

The following potential impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.11.5.1 Air Traffic Patterns

Threshold	Would the proposed project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The proposed project site is located approximately 5.5 miles northwest of the MARB and is not within the designated safety zones or the flight paths established for this facility.[1] The proposed project does not consist of any uses that would cause changes to air traffic volumes or otherwise affect air traffic patterns. Additionally, the proposed project does not include any visual, electronic, or physical hazards to aircraft in flight and is not anticipated to disrupt or alter air traffic patterns, including either an increase in traffic levels or a change in location. As such, no impacts associated with this issue would occur and no mitigation is required.

[1] March Air Reserve Compatibility Plan, December 29, 2004. http://www.rcaluc.org/filemanager/plan/old//March%20Air%20Reserve%20Base%20(MARB).pdf. Accessed June 3, 2008.

4.11.5.2 Design Features or Incompatible Uses

Threshold	Would the proposed project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The design of roadways must provide adequate sight distance and traffic control measures. This provision is normally realized through roadway design to facilitate roadway traffic flows. Roadway improvements in and around the project site would be designed and constructed to satisfy all City requirements for street widths, corner radii, intersection control as well as incorporate design standards tailored specifically to site access requirements.

The City requested an analysis of the internal circulation to verify that large trucks will be able to maneuver safely in and out of the project. Sufficiency of the turning radii available on the project was verified with ITE *Turning Vehicle Templates* using the template for a large semitrailer (Template WB 50). The analysis confirmed that the turning radii provided in the current plan is consistent to the requirements prescribed by ITE and that unrestricted truck movement is allowed by the current site plan. This is also consistent with the radii required for WB-40 (semitrailer medium or small), B-40 (bus large), and SU-30 (single-unit truck or bus medium) per the ITE *Turning Vehicle Templates*. As determined by the TIA conducted for the proposed project, the proposed roadways as designed in the current plan provide for safe truck movement.

As part of the City's plan check process, the final design of all roadways and intersections within the project site access would be reviewed by a licensed professional civil engineer to ensure adequate safety when traveling to and from the project site. The proposed project does not include any sharp curves or dangerous intersections in its design. Adherence to applicable existing requirements of the City of Moreno Valley and other agencies would reduce impacts associated with this issue to a less than significant level and no mitigation is required.

At the time that the Notice of Preparation (NOP) was released for the proposed project, the Moreno Valley Unified School District (MVUSD) indicated it had plans to locate an elementary school (MVUSD Elementary School #24), a middle school (MVUSD Middle School #7), and a high school (MVUSD High School #5) in the vicinity of Redlands Boulevard and future Eucalyptus Avenue, in close proximity to the proposed project. After the NOP was released, MVUSD decided to abandon plans for these school sites and relocate the future school facilities in a different area of the City.[1] Since no proposed schools would be located next to the proposed project, there would not be an incompatible use associated with the proposed project and the traffic associated with the proposed project on school facilities in the area. Similarly, for the existing residences to the southeast, it is anticipated that there would not be an incompatible use associated with traffic generated by the proposed project since there would be no truck or vehicle access to the project site on Encilia Avenue. It is reasonable to conclude that traffic associated with the proposed project would utilize the future Eucalyptus Avenue as this route would provide direct access to the proposed project. Therefore, impacts associated with this issue are less than significant and no mitigation is required. Air quality and noise impacts associated with project-related traffic and sensitive receptors are analyzed in Section 4.3 (Air Quality) and Section 4.9 (Noise).

4.11.5.3 Inadequate Emergency Access

Threshold	Would the proposed project result in inadequate emergency access?

The developers of the proposed project would be required to design, construct, and maintain structures, roadways, and facilities to provide for adequate emergency access and evacuation. Construction activities, which may temporarily restrict vehicular traffic, would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles

[1] *Resolution No. 2007-08-81*, Moreno Valley Unified School District Board of Education, approved April 15, 2008.

through/around any required road closures. The proposed project design would be submitted to and approved by the City's Fire and Police Departments prior the issuance of building permits. Adherence to applicable existing requirements of the City of Moreno Valley and other agencies would reduce impacts associated with this issue to a less than significant level and no further discussion is required.

As discussed in the Section 4.11.6, the project would cause significant impacts at some study area intersections that may be used by emergency vehicles. Mitigation measures are prescribed that would fully mitigate the impact of the project at study intersections; therefore, the project would not result in inadequate emergency access due to traffic congestion at study intersections.

4.11.5.4 Inadequate Parking Capacity

Threshold	Would the proposed project result in inadequate parking capacity?

Automobile parking standards contained in Section 9.11.040D-12 of the *City of Moreno Valley Municipal Code* require one (1) space per 1,000 square feet of gross floor area for the first 20,000 square feet. For the second 20,000 square feet, (1) space per 2,000 square feet of gross floor area is required. In addition, structures in excess 40,000 square feet require (1) space per 4,000 square feet of gross floor area. The preliminary site plan indicates that 1,091 automobile parking spaces are provided, which includes spaces for employees, drivers, and handicap spaces, and is well above the minimum requirement of 562 spaces. The design of the proposed project would be required to comply with parking standards prior to final site plan approval. Adherence to parking standards contained in the *Zoning Code* would ensure that the proposed project would not result in inadequate parking capacity. Impacts associated with parking capacity are less than significant.

4.11.5.5 Alternative Transportation

Threshold	Would the proposed project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts or bicycle racks)?

The project proposes an amendment to the Master Plan of Trails to relocate the Eucalyptus Avenue Trail to the north side of Eucalyptus Avenue and/or eliminate the planned trail segment on Quincy Avenue from SR-60 to Fir Avenue. A recent action by the City Trails Commission has accepted these changes. The project provides bike parking to facilitate alternative transportation should employees desire to bike to work.

The Riverside Transit Agency (RTA) has numerous bus routes that serve the City of Moreno Valley and bus service in the project area is via Route 17, which provides service along Fir Avenue to Auto Mall Drive, adjacent to the southwestern portion of project site. Although the RTA provides service along Fir Avenue, it does not presently provide service directly to the project site. The design of the proposed project would be required to adhere to applicable City of Moreno Valley standards that support and/or facilitate alternative modes of transportation. Through the City's project review process, policies, plans, and/or programs supporting alternative transportation would be reviewed and incorporated as applicable. Consequently, a less than significant impact would occur as a result of the proposed project and no additional analysis is required in this EIR.

4.11.6 Significant Impacts

The following potential impacts were determined to be significant, either because the project would contribute to an intersection already exceeding the LOS threshold, or because the project would cause the intersection to exceed the LOS threshold. Local and regional circulation improvements already programmed in the City's DIF program or the Western Riverside Council of Governments' (WRCOG) TUMF for western Riverside County have not been assumed in the LOS analysis. The project would be required to contribute to local and regional circulation improvement through the

payment of the DIF and TUMFs, and would therefore contribute to improvements that may mitigate the direct project impact or cumulative impact of the project. Mitigation of direct project impacts can be in the form of improvements to the intersection, or payment of the fees if projects funded by the fee would mitigate the project impact to a less than significant level.

4.11.6.1 Existing (2011) With Project Conditions (Intersection) Traffic and Level of Service Impacts

Threshold:	Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system?
Threshold:	Exceed, either individually or cumulatively, the City's LOS D criteria at all study area intersections except for the intersections of Moreno Beach Drive/Cottonwood Avenue and Redlands Boulevard/Cottonwood Avenue, where the standard of LOS C applies, or the LOS standard on Caltrans facilities All signalized ramp terminus intersections must operate with a weighted average delay of 45 seconds or less, and stop controlled ramp terminus intersections on SR-60 must operate with a worst-case approach delay (two-way stop) or weighted average delay (four-way stop) of 30 seconds or less. Freeway segments on SR-60 must operate with a volume-to-capacity ratio of 0.80 or better and freeway ramp junctions must operate at LOS E or better. A significant impact would occur if the project causes a Caltrans facility to exceed the LOS standard, or if the project adds traffic to a facility operating with unsatisfactory LOS in the baseline condition.

Existing (2011) with project conditions consider the addition of traffic generated by the proposed project to Existing (2011) without Project conditions. An intersection LOS analysis was conducted to determine Existing (2011) with Project intersection performance. Table 4.11.F summarizes the LOS for the study area intersections and shows that, with the addition of project traffic, the following intersections are forecast to operate at unsatisfactory levels of service:

- Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); and
- Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (p.m. peak hour).

The project would contribute to the worsening of the already unsatisfactory LOS at the intersection of Redlands Boulevard/SR-60 Westbound Ramps and would create a significant impact at the intersection of Redlands Boulevard/Eucalyptus Avenue-Fir Avenue. Therefore, mitigation is required at both intersections.

Freeway mainline and ramp junctions were evaluated in the Existing plus Project condition. The results of the freeway analysis are provided in the Traffic Study. The following segments are forecast to operate at an unsatisfactory level of service in the Existing plus Project condition:

- SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours);
- SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. peak hour); and
- SR-60 Westbound: Perris Boulevard to Nason Street (a.m. peak hour).

The project would add to the existing unsatisfactory LOS on these three freeway segments; therefore, the addition of project traffic would be considered a cumulative impact. Neither the project applicant nor the City has jurisdiction over Caltrans facilities; therefore, implementation of improvements to the freeway mainline cannot be guaranteed. Review of the SCAG Regional Transportation Improvement Plan (RTIP) indicates that there are no projects programmed on SR-60 within the study area. Furthermore, Caltrans does not have a mechanism for development projects to contribute to improvements on State Highways. Therefore, the cumulative impact to these three segments of SR-60 would be significant and unavoidable.

Table 4.11.F: Existing (2011) Intersection Levels of Service

Intersection	Without Project				With Project				Mitigation Required?	Project With Improvements			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour			A.M. Peak Hour		P.M. Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS		Delay	LOS	Delay	LOS
Nason Street/Eucalyptus Avenue	27.5	C	22.4	C	27.5	C	22.8	C	No	27.5	C	22.8	C
Nason Street/Alessandro Boulevard	29.1	C	28.5	C	29.3	C	28.9	C	No	29.3	C	28.9	C
Fir Avenue/Eucalyptus Avenue	18.2	B	17.7	B	18.2	B	17.5	B	No	18.2	B	17.5	B
Moreno Beach Drive/SR-60 WB Ramps	15.5	B	13.2	B	14.9	B	12.4	B	No	14.9	B	12.4	B
Moreno Beach Drive/SR-60 EB Ramps	28.5	C	35.3	D	28.9	C	38.7	D	No	28.9	C	38.7	D
Moreno Beach Drive/Eucalyptus Avenue	*Future Intersection*				*Future Intersection*				No	*Future Intersection*			
Moreno Beach Drive/Trail Ridge Way	17.5	B	19.9	B	17.7	B	19.9	B	No	17.7	B	19.9	B
Moreno Beach Drive/Auto Mall Drive	15.8	B	16.1	B	15.8	B	18.9	B	No	15.8	B	18.9	B
Moreno Beach Drive/Cottonwood Avenue	18.1	B	19.3	B	17.8	B	19.4	B	No	17.8	B	19.4	B
Moreno Beach Drive/Alessandro Boulevard	24.4	C	26.8	C	25.2	C	27.7	C	No	25.2	C	27.7	C
Auto Mall Drive/Eucalyptus Avenue	8.9	A	9.1	A	9.4	A	10.1	B	No	9.4	A	10.1	B
Redlands Boulevard/SR-60 WB Ramps	25.3	D	**77**	**F**	**36.4**	**E**	**>100**	**F**	**Yes**	23.5	C	23.2	C
Redlands Boulevard/SR-60 EB Ramps	21.9	C	24	C	24.7	C	27.6	C	No	24.7	C	27.6	C
Redlands Boulevard/Eucalyptus Avenue-Fir Avenue	*Future Intersection*				25.3	D	**44.6**	**E**	**Yes**	18.2	B	18.3	B
Redlands Blvd./Encilia Avenue-Eucalyptus Avenue	13.2	B	15.2	C	13.5	B	15.6	C	No	13.5	B	15.6	C
Redlands Boulevard/Cottonwood Avenue	14.2	B	6.3	A	14.2	B	6.2	A	No	14.2	B	6.2	A
Redlands Boulevard/Alessandro Boulevard	10.5	B	12.2	B	10.6	B	12.2	B	No	10.6	B	12.2	B
Driveway A/Eucalyptus Avenue	*Future Intersection*				9.3	A	9.5	A	No	9.3	A	9.5	A
Driveway B/Eucalyptus Avenue	*Future Intersection*				9.1	A	9.2	A	No	9.1	A	9.2	A
Driveway C/Eucalyptus Avenue	*Future Intersection*				9.2	A	9.6	A	No	9.2	A	9.6	A
Driveway D/Eucalyptus Avenue	*Future Intersection*				9.3	A	9.2	A	No	9.3	A	9.2	A
Driveway E/Eucalyptus Avenue	*Future Intersection*				9.1	A	9.5	A	No	9.1	A	9.5	A
Driveway F/Eucalyptus Avenue	*Future Intersection*				9.2	A	9.2	A	No	9.2	A	9.2	A
Driveway G/Eucalyptus Avenue	*Future Intersection*				9.2	A	9.5	A	No	9.2	A	9.5	A
Driveway H/Eucalyptus Avenue	*Future Intersection*				10	A	9.7	A	No	10	A	9.7	A

Source: *Tables F, I, and GG. Traffic Study, Eucalyptus Industrial Park.* LSA Associates, Inc. April 2012.

The Traffic Study also analyzes the existing with project conditions a.m. and p.m. peak hour ramp merge-diverge volumes and levels of service for the ramp junctions on SR-60. All locations are forecast to operate at an acceptable level of service.

4.11.6.2 Opening Year 2016 With Project Conditions (Intersection) Traffic and Level of Service Impacts

Threshold:	Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system?
Threshold:	Exceed, either individually or cumulatively, the City's LOS D criteria at all study area intersections except for the intersections of Moreno Beach Drive/Cottonwood Avenue and Redlands Boulevard/Cottonwood Avenue, where the standard of LOS C applies, or the LOS standard on Caltrans facilities All signalized ramp terminus intersections must operate with a weighted average delay of 45 seconds or less, and stop controlled ramp terminus intersections on SR-60 must operate with a worst-case approach delay (two-way stop) or weighted average delay (four-way stop) of 30 seconds or less. Freeway segments on SR-60 must operate with a volume-to-capacity ratio of 0.80 or better and freeway ramp junctions must operate at LOS E or better. A significant impact would occur if the project causes a Caltrans facility to exceed the LOS standard, or if the project adds traffic to a facility operating with unsatisfactory LOS in the baseline condition.

Opening Year (2016) with Project conditions considers the addition of traffic generated by the proposed project to Opening Year (2016) without Project conditions. An intersection LOS analysis was conducted to determine opening year (2016) intersection performance. The LOS for the study area intersections are summarized in Table 4.11.G, which shows that the following intersections would operate at unsatisfactory LOS:

- Moreno Beach Drive/SR-60 Westbound Ramps (p.m. peak hour);
- Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours); and
- Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (p.m. peak hour).

The project would have a significant impact at all three intersections, and therefore mitigation would be required.

Freeway mainline and ramp junctions were evaluated in the Opening Year (2016) plus Project condition. The results of the freeway analysis are provided in the TIA. The following segments are forecast to operate at an unsatisfactory level of service in the Opening Year (2016) plus Project condition:

- SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours);
- SR-60 Eastbound: Heacock Street to Perris Boulevard (p.m. peak hour);
- SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. peak hour); and
- SR-60 Westbound: Perris Boulevard to Nason Street (a.m. peak hour).

The project would add to the existing unsatisfactory LOS on these four freeway segments; therefore, the addition of project traffic would be considered a cumulative impact. Neither the project applicant nor the City has jurisdiction over Caltrans facilities; therefore, implementation of improvements to the freeway mainline cannot be guaranteed. Review of the RTIP indicates that there are no projects programmed on SR-60 within the study area. Furthermore, Caltrans does not have a mechanism for development projects to contribute to improvements on State Highways. Therefore, the cumulative impact to these three segments of SR-60 would be significant and unavoidable.

Table 4.11.G: Opening Year (2016) Intersection Levels of Service

Intersection	Without Project				With Project				Mitigation Required?	Project With Improvements			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour			A.M. Peak Hour		P.M. Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS		Delay	LOS	Delay	LOS
Nason Street/Eucalyptus Avenue	27.8	C	22.4	C	27.8	C	22.7	C	No	27.8	C	22.7	C
Nason Street/Alessandro Boulevard	29.3	C	28.6	C	29.4	C	28.9	C	No	29.4	C	28.9	C
Fir Avenue/Eucalyptus Avenue	18.3	B	17.8	B	18.3	B	17.7	B	No	18.3	B	17.7	B
Moreno Beach Drive/SR-60 WB Ramps	16	B	13.5	B	15.7	B	13	B	No	15.7	B	13	B
Moreno Beach Drive/SR-60 EB Ramps	29	C	41.2	D	29.6	C	**49.3**	**D**	**Yes**	28.8	C	37.3	D
Moreno Beach Drive/Eucalyptus Avenue	*Future Intersection*				*Future Intersection*				No	*Future Intersection*			
Moreno Beach Drive/Trail Ridge Way	17.7	B	20.1	C	17.8	B	20.2	C	No	17.8	B	20.2	C
Moreno Beach Drive/Auto Mall Drive	15.5	B	16	B	15.6	B	18.6	B	No	15.6	B	18.6	B
Moreno Beach Drive/Cottonwood Avenue	18.3	B	20.5	C	18	B	20.8	C	No	18	B	20.8	C
Moreno Beach Drive/Alessandro Boulevard	24.7	C	29.5	C	25.4	C	31.1	C	No	25.4	C	31.1	C
Auto Mall Drive/Eucalyptus Avenue	8.9	A	9.1	A	9.4	A	10.2	B	No	9.4	A	10.2	B
Redlands Boulevard/SR-60 WB Ramps	30.1	D	**>100**	**F**	**51.3**	**F**	**>100**	**F**	**Yes**	25.3	C	24.7	C
Redlands Boulevard/SR-60 EB Ramps	22.6	C	25.2	C	25.9	C	29.6	C	No	25.9	C	29.6	C
Redlands Boulevard/Eucalyptus Avenue-Fir Avenue	*Future Intersection*				29.5	D	**60.3**	**F**	**Yes**	17.6	B	18.3	B
Redlands Blvd./Encilia Avenue-Eucalyptus Avenue	14	B	16.4	C	14.4	B	17	C	No	14.4	B	17	C
Redlands Boulevard/Cottonwood Avenue	14.3	B	6.4	A	14.4	B	6.4	A	No	14.4	B	6.4	A
Redlands Boulevard/Alessandro Boulevard	11.1	B	13.4	B	11.2	B	13.5	B	No	11.2	B	13.5	B
Driveway A/Eucalyptus Avenue	*Future Intersection*				9.3	A	9.5	A	No	9.3	A	9.5	A
Driveway B/Eucalyptus Avenue	*Future Intersection*				9.1	A	9.2	A	No	9.1	A	9.2	A
Driveway C/Eucalyptus Avenue	*Future Intersection*				9.2	A	9.6	A	No	9.2	A	9.6	A
Driveway D/Eucalyptus Avenue	*Future Intersection*				9.3	A	9.2	A	No	9.3	A	9.2	A
Driveway E/Eucalyptus Avenue	*Future Intersection*				9.1	A	9.5	A	No	9.1	A	9.5	A
Driveway F/Eucalyptus Avenue	*Future Intersection*				9.2	A	9.2	A	No	9.2	A	9.2	A
Driveway G/Eucalyptus Avenue	*Future Intersection*				9.2	A	9.5	A	No	9.2	A	9.5	A
Driveway H/Eucalyptus Avenue	*Future Intersection*				10	A	9.7	A	No	10	A	9.7	A

Source: *Tables L, O, and II. Traffic Study, Eucalyptus Industrial Park*. LSA Associates, Inc. April 2012.

The TIA also analyzes the Opening Year (2016) with Project conditions a.m. and p.m. peak hour ramp merge-diverge volumes and levels of service for the ramp junctions on SR-60. All locations are forecast to operate at an acceptable level of service in the Opening Year (2016) plus Project condition.

4.11.6.3 Opening Year 2016 Cumulative With Project Conditions (Intersection) Traffic and Level of Service Impacts

Threshold:	Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system?
Threshold:	Exceed, either individually or cumulatively, the City's LOS D criteria at all study area intersections except for the intersections of Moreno Beach Drive/Cottonwood Avenue and Redlands Boulevard/Cottonwood Avenue, where the standard of LOS C applies, or the LOS standard on Caltrans facilities All signalized ramp terminus intersections must operate with a weighted average delay of 45 seconds or less, and stop controlled ramp terminus intersections on SR-60 must operate with a worst-case approach delay (two-way stop) or weighted average delay (four-way stop) of 30 seconds or less. Freeway segments on SR-60 must operate with a volume-to-capacity ratio of 0.80 or better and freeway ramp junctions must operate at LOS E or better. A significant impact would occur if the project causes a Caltrans facility to exceed the LOS standard, or if the project adds traffic to a facility operating with unsatisfactory LOS in the baseline condition.

Opening Year (2016) Cumulative with Project conditions considers the addition of traffic generated by the proposed project to Opening Year (2016) Cumulative without Project conditions. As previously noted, the Opening Year (2016) Cumulative scenario was developed by adding the traffic volumes that would be generated by approved and pending projects in the project vicinity to year 2016 traffic volumes. Additionally, projects currently included in the City's Capital Improvements Program (CIP) and planned for construction by 2016, including improvements to the Moreno Beach Drive and Redlands Boulevard interchanges with SR-60, have been considered as complete. An intersection LOS analysis was conducted to determine Opening Year (2016) Cumulative intersection performance. As identified in Table 4.11.H, the addition of project traffic to the Opening Year (2016) Cumulative scenario would result in conditions exceeding the established LOS standard at the following intersections:

- Moreno Beach Drive/SR-60 Eastbound Ramps (p.m. peak hour);
- Moreno Beach Drive/Cottonwood Avenue (p.m. peak hour);
- Moreno Beach Drive/Alessandro Avenue (p.m. peak hour);
- Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Redlands Boulevard/Fir Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours);
- Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (p.m. peak hour); and
- Redlands Boulevard/Alessandro Boulevard (p.m. peak hour).

While these intersections are forecast to exceed satisfactory levels of service in Opening Year (2016) Cumulative with Project conditions (Table 4.11.H), with the exception of the intersection of Redlands Boulevard/Eucalyptus Avenue-Fir Avenue and Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue, these intersections already exceeded established LOS standards in the Opening Year (2016) Cumulative without-Project condition. Because the proposed project would contribute to and would cause intersections to operate at unsatisfactory levels, mitigation is required.

Table 4.11.H: Opening Year (2016) Cumulative Intersection Levels of Service

Intersection	Without Project				With Project				Mitigation Required?	Project With Improvements			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour			A.M. Peak Hour		P.M. Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS		Delay	LOS	Delay	LOS
Nason Street/Eucalyptus Avenue	29.3	C	25.6	C	29.2	C	25.8	C	No	28.3	C	25.7	C
Nason Street/Alessandro Boulevard	29.9	C	30	C	30	C	30.3	C	No	29.7	C	30.2	C
Fir Avenue/Eucalyptus Avenue	25.4	C	21.1	C	25.3	C	21	C	No	25	C	20.9	C
Moreno Beach Drive/SR-60 WB Ramps	17.4	B	16.7	B	18.1	B	19.1	B	No	17	B	16.8	B
Moreno Beach Drive/SR-60 EB Ramps	32.8	C	**95.2**	**F**	34.7	C	**>100**	**F**	No	29.3	C	30.1	C
Moreno Beach Drive/Eucalyptus Avenue	*Future Intersection*				*Future Intersection*				No	*Future Intersection*			
Moreno Beach Drive/Trail Ridge Way	17.1	B	21.9	C	17.2	B	21.9	C	No	17.2	B	21.9	C
Moreno Beach Drive/Auto Mall Drive	16.4	B	23.4	C	17.4	B	25	C	No	17.4	B	25	C
Moreno Beach Drive/Cottonwood Avenue	26.2	C	**55.3**	**E**	26.4	C	**60.5**	**F**	No	26.9	C	31.7	C
Moreno Beach Drive/Alessandro Boulevard	30.4	C	**72.7**	**F**	31.7	C	**82.1**	**F**	No	31.8	C	35.2	D
Auto Mall Drive/Eucalyptus Avenue	10.1	B	14.9	B	10.7	B	25.2	D	No	10.7	B	16.7	C
Redlands Boulevard/SR-60 WB Ramps	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	No	26.3	C	33.8	C
Redlands Boulevard/SR-60 EB Ramps	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	No	30.5	C	39.9	D
Redlands Boulevard/Eucalyptus Avenue-Fir Avenue	*Future Intersection*				**>100**	**F**	**>100**	**F**	**Yes**	42.5	D	44.8	D
Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue	20.5	C	35	D	21.4	C	**37.4**	**E**	**Yes**	19	C	26.1	D
Redlands Boulevard/Cottonwood Avenue	17.4	B	11.1	B	17.5	B	11.1	B	No	17.1	B	10.8	B
Redlands Boulevard/Alessandro Boulevard	15.8	C	**42.7**	**F**	15.9	C	**43.5**	**F**	No	15.1	C	23.8	C
Driveway A/Eucalyptus Avenue	*Future Intersection*				9.8	A	10.7	A	No	9.8	A	10.7	A
Driveway B/Eucalyptus Avenue	*Future Intersection*				9.7	A	10	A	No	9.7	A	10	A
Driveway C/Eucalyptus Avenue	*Future Intersection*				9.9	A	10.8	A	No	9.9	A	10.8	A
Driveway D/Eucalyptus Avenue	*Future Intersection*				10	A	10.2	A	No	10	A	10.2	A
Driveway E/Eucalyptus Avenue	*Future Intersection*				9.6	A	10.7	A	No	9.6	A	10.7	A
Driveway F/Eucalyptus Avenue	*Future Intersection*				9.8	A	10.2	A	No	9.8	A	10.2	A
Driveway G/Eucalyptus Avenue	*Future Intersection*				9.6	A	10.5	A	No	9.6	A	10.5	A
Driveway H/Eucalyptus Avenue	*Future Intersection*				11.2	A	10.8	A	No	11.2	A	10.8	A

Source: *Tables R, U, and KK. Traffic Study, Eucalyptus Industrial Park.* LSA Associates, Inc. April 2012.

Freeway mainline and ramp junctions were evaluated in the Opening Year 2016 Cumulative plus Project condition. The results of the freeway analysis are provided in the TIA. The following segments are forecast to operate at an unsatisfactory level of service in the Opening Year 2016 Cumulative plus Project condition:

- SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours);
- SR-60 Eastbound: Heacock Street to Perris Boulevard (a.m. and p.m. peak hours);
- SR-60 Eastbound: Perris Boulevard to Nason Street (a.m. and p.m. peak hours);
- SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. and p.m. peak hours);
- SR-60 Westbound: Perris Boulevard to Nason Street (a.m. and p.m. peak hours); and
- SR-60 Westbound: Nason Street to Moreno Beach Drive (a.m. peak hour).

The project would add to the existing unsatisfactory LOS on these six freeway segments; therefore, the addition of project traffic would be considered a cumulative impact. Review of the RTIP indicates that there are no projects programmed on SR-60 within the study area. Furthermore, neither the project applicant nor the City has jurisdiction over Caltrans facilities; therefore, implementation of improvements to the freeway mainline cannot be guaranteed. Furthermore, Caltrans does not have a mechanism for development projects to contribute to improvements on State Highways. Therefore, the cumulative impact to these segments of SR-60 would be significant and unavoidable.

The Traffic Study also analyzes the Opening Year 2016 Cumulative with Project conditions a.m. and p.m. peak hour ramp merge-diverge volumes and levels of service for the ramp junctions on SR-60. All locations are forecast to operate at an acceptable level of service in the Opening Year 2016 Cumulative plus Project condition.

4.11.6.4 Future Year 2035 With Project Conditions (Intersection) Traffic and Level of Service Impacts

Threshold:	Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system?
Threshold:	Exceed, either individually or cumulatively, the City's LOS D criteria at all study area intersections except for the intersections of Moreno Beach Drive/Cottonwood Avenue and Redlands Boulevard/Cottonwood Avenue, where the standard of LOS C applies, or the LOS standard on Caltrans facilities All signalized ramp terminus intersections must operate with a weighted average delay of 45 seconds or less, and stop controlled ramp terminus intersections on SR-60 must operate with a worst-case approach delay (two-way stop) or weighted average delay (four-way stop) of 30 seconds or less. Freeway segments on SR-60 must operate with a volume-to-capacity ratio of 0.80 or better and freeway ramp junctions must operate at LOS E or better. A significant impact would occur if the project causes a Caltrans facility to exceed the LOS standard, or if the project adds traffic to a facility operating with unsatisfactory LOS in the baseline condition.

Future Year (2035) with Project conditions considers the addition of traffic generated by the proposed project to Future Year (2035) Baseline conditions. An intersection LOS analysis was conducted to determine Future Year (2035) Intersection performance. As identified in Table 4.11.I, the addition of project traffic to the Future Year (2035) scenario would result in conditions exceeding City and Caltrans LOS standards at the following intersections:

- Nason Street/Eucalyptus Avenue (a.m. and p.m. peak hours);
- Nason Street/Alessandro Boulevard (a.m. and p.m. peak hours);

Table 4.11.I: Future Year (2035) Intersection Levels of Service

Intersection	Without Project				With Project				Mitigation Required?	Project With Improvements			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour			A.M. Peak Hour		P.M. Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS		Delay	LOS	Delay	LOS
Nason Street/Eucalyptus Avenue	**82.3**	**F**	**>100**	**F**	**83.3**	**F**	**>100**	**F**	**Yes**	40.1	D	40.6	D
Nason Street/Alessandro Boulevard	**68.3**	**F**	**82.5**	**F**	**70.6**	**F**	**85.2**	**F**	**Yes**	47.3	D	54.5	D
Fir Avenue/Eucalyptus Avenue	14.6	B	21.2	C	14.5	B	21	C	No	14.5	B	21	C
Moreno Beach Drive/SR-60 WB Ramps	**>100**	**F**	18.8	B	**>100**	**F**	20.5	C	**Yes**	18.3	B	20.4	C
Moreno Beach Drive/SR-60 EB Ramps	25.7	C	**87.6**	**F**	28	C	**>100**	**F**	**Yes**	20.5	C	29	C
Moreno Beach Drive/Eucalyptus Avenue	39.7	D	**>100**	**F**	49.5	D	**>100**	**F**	**Yes**	28.1	C	36.3	D
Moreno Beach Drive/Trail Ridge Way	17.3	B	20.5	C	17.3	B	20.5	C	No	17.3	B	20.5	C
Moreno Beach Drive/Auto Mall Drive	18.7	B	25.8	C	19	B	26.2	C	No	19	B	26.2	C
Moreno Beach Drive/Cottonwood Avenue	26.3	C	**66**	**F**	26.3	C	**67.7**	**F**	**Yes**	19.7	B	23.8	C
Moreno Beach Drive/Alessandro Boulevard	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	**Yes**	33.8	C	44.3	D
Auto Mall Drive/Eucalyptus Avenue	11.6	B	18.4	C	12.7	B	25.1	D	No	12.7	B	25.1	D
Redlands Boulevard/SR-60 WB Ramps	**61.8**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	**Yes**	11.8	B	13	B
Redlands Boulevard/SR-60 EB Ramps	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	**Yes**	25.8	C	38.8	D
Redlands Boulevard/Eucalyptus Avenue-Fir Avenue	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	**Yes**	32.9	C	38.8	D
Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	**Yes**	29.4	C	33.4	C
Redlands Boulevard/Cottonwood Avenue	15.9	B	21.8	C	15.9	B	21.9	C	No	15.9	B	21.9	C
Redlands Boulevard/Alessandro Boulevard	**>100**	**F**	**>100**	**F**	**>100**	**F**	**>100**	**F**	**Yes**	43.5	D	50.6	D
Driveway A/Eucalyptus Avenue	*Future Intersection*				11.2	B	16	B	No	11.2	B	16	B
Driveway B/Eucalyptus Avenue	*Future Intersection*				11.5	B	12.7	B	No	11.5	B	12.7	B
Driveway C/Eucalyptus Avenue	*Future Intersection*				11.8	B	16.8	C	No	11.8	B	16.8	C
Driveway D/Eucalyptus Avenue	*Future Intersection*				11.8	B	14.7	B	No	11.8	B	14.7	B
Driveway E/Eucalyptus Avenue	*Future Intersection*				10.7	B	15.9	C	No	10.7	B	15.9	C
Driveway F/Eucalyptus Avenue	*Future Intersection*				11.9	B	13.7	B	No	11.9	B	13.7	B
Driveway G/Eucalyptus Avenue	*Future Intersection*				10.7	B	14.8	B	No	10.7	B	14.8	B
Driveway H/Eucalyptus Avenue	*Future Intersection*				14.8	B	15.6	C	No	14.8	B	15.6	C

Source: *Tables X, AA, and MM. Traffic Study, Eucalyptus Industrial Park.* LSA Associates, Inc. April 2012

- Moreno Beach Drive/SR-60 Westbound Ramps (a.m. peak hour);
- Moreno Beach Drive/SR-60 Eastbound Ramps (p.m. peak hour);
- Moreno Beach Drive/Eucalyptus Avenue (p.m. peak hour);
- Moreno Beach Drive/Cottonwood Avenue (p.m. peak hour);
- Moreno Beach Drive/Alessandro Avenue (a.m. and p.m. peak hours);
- Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Redlands Boulevard/Fir Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours);
- Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours); and
- Redlands Boulevard/Alessandro Boulevard (a.m. and p.m. peak hours).

All of the intersections that are forecast to experience a deficient LOS with the proposed project would also operate with a deficient LOS without the proposed project. Although the proposed project does not cause these intersections to operate at an unsatisfactory LOS, it does contribute to the worsening of the intersections' LOS and therefore mitigation would be required to offset the cumulative impact of the project.

Freeway mainline and ramp junctions were evaluated in the Future Year 2035 plus Project condition. The results of the freeway analysis are provided in the TIA. The following segments are forecast to operate at an unsatisfactory level of service in the Future Year 2035 Cumulative plus Project condition:

- SR-60 Eastbound: Pigeon Pass Road to Heacock Street (a.m. and p.m. peak hours);
- SR-60 Eastbound: Heacock Street to Perris Boulevard (a.m. and p.m. peak hours);
- SR-60 Eastbound: Perris Boulevard to Nason Street (a.m. and p.m. peak hours);
- SR-60 Eastbound: Nason Street to Moreno Beach Drive (a.m. and p.m. peak hours);
- SR-60 Eastbound: Moreno Beach Drive to Redlands Boulevard (a.m. and p.m. peak hours);
- SR-60 Westbound: Heacock Street to Perris Boulevard (a.m. and p.m. peak hours);
- SR-60 Westbound: Perris Boulevard to Nason Street (a.m. and p.m. peak hours);
- SR-60 Westbound: Nason Street to Moreno Beach Drive (a.m. peak hour); and
- SR-60 Westbound: Moreno Beach Drive to Redlands Boulevard (a.m. peak hour).

The Traffic Study also analyzes the Future Year 2035 plus Project conditions a.m. and p.m. peak hour ramp merge-diverge volumes and levels of service for the freeway segments on SR-60. The following ramp junctions are forecast to operate at an unacceptable level of service in the future Year 2035 plus Project condition.

- SR-60 Eastbound: Moreno Beach Drive Off-Ramp (a.m. and p.m. peak hours);
- SR-60 Eastbound: Moreno Beach Drive On-Ramp (a.m. and p.m. peak hours);
- SR-60 Eastbound: Redlands Boulevard Loop On-Ramp (a.m. peak hour);
- SR-60 Eastbound: Redlands Boulevard Slip On-Ramp (a.m. peak hour);
- SR-60 Westbound: Moreno Beach Drive On-Ramp (a.m. peak hour);
- SR-60 Westbound: Moreno Beach Drive Off-Ramp (a.m. peak hour);
- SR-60 Westbound: Redlands Boulevard Slip On-Ramp (a.m. peak hour);

- SR-60 Westbound: Redlands Boulevard Loop On-Ramp (a.m. peak hour); and
- SR-60 Westbound: Redlands Boulevard Off-Ramp (a.m. peak hour).

The project would add to the unsatisfactory LOS on these nine freeway segments and nine ramp junctions. Therefore, the addition of project traffic would be considered a cumulative impact. Review of the RTIP indicates that there are no projects programmed on SR-60 within the study area. Furthermore, neither the project applicant nor the City has jurisdiction over Caltrans facilities; therefore, implementation of improvements to the freeway mainline cannot be guaranteed. Furthermore, Caltrans does not have a mechanism for development projects to contribute to improvements on State Highways. Therefore, the cumulative impact to these three segments of SR-60 would be significant and unavoidable.

4.11.6.5 General Plan Build Out With Project Conditions (Intersection) Traffic and Level of Service Impacts

Threshold:	Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system?
Threshold:	Exceed, either individually or cumulatively, the City's LOS D criteria at all study area intersections except for the intersections of Moreno Beach Drive/Cottonwood Avenue and Redlands Boulevard/Cottonwood Avenue, where the standard of LOS C applies, or the Caltrans LOS standard of between C and D.

General Plan Build Out with project conditions considers the addition of traffic generated by the proposed project to General Plan Build Out baseline conditions. An intersection LOS analysis was conducted to determine General Plan Build Out intersection performance. As identified in Table 4.11.J, the addition of project traffic to the General Plan Build Out scenario would result in conditions exceeding City and Caltrans LOS standards at the following intersections:

- Nason Street/Eucalyptus Avenue (a.m. and p.m. peak hours);
- Nason Street/Alessandro Boulevard (a.m. and p.m. peak hours);
- Moreno Beach Drive/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Moreno Beach Drive/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Moreno Beach Drive/Eucalyptus Avenue (a.m. and p.m. peak hours);
- Moreno Beach Drive/Cottonwood Avenue (a.m. and p.m. peak hours);
- Moreno Beach Drive/Alessandro Avenue (a.m. and p.m. peak hours);
- Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Redlands Boulevard/Fir Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours);
- Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours);
- Redlands Boulevard/Cottonwood Avenue (a.m. and p.m. peak hours); and
- Redlands Boulevard/Alessandro Boulevard (a.m. and p.m. peak hours).

All of the intersections that are forecast to experience a deficient LOS with the proposed project would also operate with a deficient LOS without the proposed project. Although the proposed project does not cause these intersections to operate at an unsatisfactory LOS, it does contribute to the worsening of the intersections' LOS and therefore mitigation would be required to offset the cumulative impact of the project.

Table 4.11.J: General Plan Build Out Intersection Levels of Service

Intersection	Without Project				With Project				Mitigation Required?	Project With Improvements			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour			A.M. Peak Hour		P.M. Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS		Delay	LOS	Delay	LOS
Nason Street/Eucalyptus Avenue	85	F	>100	F	90.1	F	>100	F	Yes	36.4	D	54.9	D
Nason Street/Alessandro Boulevard	92	F	>100	F	94.9	F	>100	F	Yes	43.3	D	45.3	D
Fir Avenue/Eucalyptus Avenue	19.3	B	24.3	C	19.3	B	24.3	C	No	22.8	C	27.4	C
Moreno Beach Drive/SR-60 WB Ramps	79.3	F	>100	F	90.2	F	>100	F	Yes	29.5	C	26.8	C
Moreno Beach Drive/SR-60 EB Ramps	97.6	F	>100	F	>100	F	>100	F	Yes	36.4	D	44.3	D
Moreno Beach Drive/Eucalyptus Avenue	58.2	F	>100	F	73.6	F	>100	F	Yes	30.3	C	46.2	D
Moreno Beach Drive/Trail Ridge Way	15.3	B	21.3	C	15.4	B	21.3	C	No	16.5	B	23	C
Moreno Beach Drive/Auto Mall Drive	21.8	C	27.7	C	22.1	C	28.1	C	No	23.5	C	29.9	C
Moreno Beach Drive/Cottonwood Avenue	95.8	F	>100	F	97	F	>100	F	Yes	29.8	C	32.3	C
Moreno Beach Drive/Alessandro Boulevard	>100	F	>100	F	>100	F	>100	F	Yes	34.1	C	44.2	D
Auto Mall Drive/Eucalyptus Avenue	14.9	B	42.4	E	17.3	C	73.3	F	Yes	20.5	C	29.7	C
Redlands Boulevard/SR-60 WB Ramps	>100	F	>100	F	>100	F	>100	F	Yes	19.8	B	16.8	B
Redlands Boulevard/SR-60 EB Ramps	>100	F	>100	F	>100	F	>100	F	Yes	23.6	C	27.7	C
Redlands Boulevard/Eucalyptus Avenue-Fir Avenue	>100	F	>100	F	>100	F	>100	F	Yes	31.3	C	40.5	D
Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue	>100	F	>100	F	>100	F	>100	F	Yes	32.5	C	40.1	D
Redlands Boulevard/Cottonwood Avenue	51.8	D	>100	F	52.3	D	>100	F	Yes	30.1	C	33.8	C
Redlands Boulevard/Alessandro Boulevard	>100	F	>100	F	>100	F	>100	F	Yes	37.1	D	50.2	D
Driveway A/Eucalyptus Avenue	*Future Intersection*				15.5	C	27.4	D	No	15.5	C	27.4	D
Driveway B/Eucalyptus Avenue	*Future Intersection*				14.9	B	20.4	C	No	14.9	B	20.4	C
Driveway C/Eucalyptus Avenue	*Future Intersection*				15.8	C	31.7	D	No	15.8	C	31.7	D
Driveway D/Eucalyptus Avenue	*Future Intersection*				17.3	C	23.3	C	No	17.3	C	23.3	C
Driveway E/Eucalyptus Avenue	*Future Intersection*				14.4	B	27.8	D	No	14.4	B	27.8	D
Driveway F/Eucalyptus Avenue	*Future Intersection*				16	C	23.3	C	No	16	C	23.3	C
Driveway G/Eucalyptus Avenue	*Future Intersection*				14.3	B	24.1	C	No	14.3	B	24.1	C
Driveway H/Eucalyptus Avenue	*Future Intersection*				23.7	C	34.1	D	No	23.7	C	34.1	D

Source: *Tables DD, EE, and OO. Traffic Study, Eucalyptus Industrial Park.* LSA Associates, Inc. April 2012

4.11.6.6 Mitigation Measures

The project is responsible for mitigation of all project impacts to the roadway network. Mitigation measures can be directly constructed by the project applicant, could be funded by the applicant and constructed by the City, or could be in the form of payment of fees to implement improvements that are required for all future development in the region. Typically, project proponents install internal streets and improvements within the project site. For streets that are affected by the proposed project, a fair-share amount is typically contributed by the project proponent to the city's roadway program, usually in form of a DIF. The DIF is a program covering the entire City of Moreno Valley and provides funds for a variety of public facilities that are both transportation and non-transportation related. The transportation component of the DIF includes various roads, bridges, and traffic signals required to complete the City's Circulation Element and covers projects not included in the TUMF program, which provides funding for the regional circulation infrastructure. The DIF establishes separate rates based on the location of projects. The DIF program is administered by the City and was adopted through (Ord. 695 § 1.1 (part), 2005).

On a regional scale, the WRCOG administers the TUMF program for western Riverside County. The TUMF requires developers of residential, industrial, and commercial property to pay a development fee to fund transportation projects that will be required as a result of the growth the projects create. The TUMF funds both local area transportation improvement projects and improvements to the region's arterial backbone system. While the TUMF cannot fund all necessary transportation system improvements, it is intended to address a current transportation funding shortfall by establishing a new revenue source that ensures future development will contribute toward addressing the impacts of new growth on regional transportation infrastructure.

Funding accumulated through the TUMF program will be used to construct transportation improvements that will be needed to accommodate future travel demand in western Riverside County. Local area projects receive 48.1 percent of all funds and the funds are programmed in each of five "zones" proportionately to the fees paid. These zone projects are proposed by local jurisdictions. Another 48.1 percent of all TUMFs goes to the RCTC, which proposes and implements transportation projects of a regional nature. The remaining 3.8 percent is allocated to transit projects by the RTA.

In February 2006, the WRCOG adopted the Final Transportation Uniform Mitigation Fee Nexus Study Report,[1] which established each jurisdiction's fair-share contribution for regional transportation facilities (e.g., freeway interchanges, regional arterials, and railroad grade separations) in western Riverside County. Through this study, the WRCOG determined a TUMF of $2.27 per gross square foot for industrial uses.[2] As part of the Final TUMF Nexus Study, a transportation facility project list was complied that contains the full listing of all transportation projects and project segments included for funding by the program. The timing of the improvements is established through the WRCOG to ensure that construction of needed improvements occurs prior to or concurrent with the time at which the identified roadway segment or intersection LOS is forecast to fail to achieve performance levels.

The following improvements within the project area are included in the TUMF program:

- SR-60/Moreno Beach Drive Interchange reconstruction;
- SR-60/Redlands Boulevard Interchange reconstruction;
- Widen Alessandro Boulevard from 2 to 4 lanes between Nason Street and Gilman Springs Road;
- Widen Redlands Boulevard from 2 to 4 lanes from Locust Avenue to Alessandro Boulevard; and
- Widen Nason Street from 2 to 4 lanes from Ironwood Avenue to Alessandro Boulevard.

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1 *Final Report Transportation Uniform Mitigation Fee Nexus Study 2005 Update,* Western Riverside Council of Governments, adopted February 6, 2006.

2 *Table ES.1- Transportation Uniform Mitigation Fee for Western Riverside County, Final Report Transportation Uniform Mitigation Fee Nexus Study 2005 Update,* Western Riverside Council of Governments, adopted February 6, 2006.

The project traffic study recommends circulation improvements when any facility operates at a level of service below the target LOS, regardless of whether the deficiency is a background condition or caused by the project. These recommendations are required even if the project does not have a direct significant impact under CEQA. Mitigation of project impacts is the responsibility of the project applicant, whether the impact is a direct project impact or is a cumulative impact. Many of the improvements programmed into the DIF and TUMF program would mitigate the project's direct and cumulative impacts. In these cases, payment of the fee would constitute mitigation of the impact. In cases where the programmed improvement does not fully mitigate the project's impact, additional improvements and the project's fair share of these improvements have been identified.

Mitigation Measure. To reduce impacts associated with Existing (2011) intersection LOS, the following mitigation has been identified:

4.11.6.4A Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program:

- **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is currently approved, and permitted by Caltrans. If not otherwise completed prior to project opening, the required traffic signal shall be constructed by the Applicant prior to issuance of the first Certificate of Occupancy.
- **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** If not otherwise completed prior to project opening, prior to issuance of the first Certificate of Occupancy, the Applicant shall construct the following improvements: Install a traffic signal. This improvement is listed in the City's DIF program. Add a northbound left-turn lane and a southbound left-turn lane. These improvements are listed in the TUMF.

Level of Significance after Mitigation. As identified in Table 4.11.F, with the implementation of the recommended improvements, the minimum level of service standards would be maintained for the Existing (2011) with Project and impacts would be reduced to a less than significant level for all identified intersections. However, improvements to freeway facilities are under the authority of Caltrans. Since the City has no control over when and how the improvements will be in place, impacts associated with SR-60 ramp intersections would remain significant and unavoidable until such improvement is constructed.

Mitigation Measure. To reduce impacts associated with Opening Year (2016) intersection LOS, the following mitigation has been identified:

4.11.6.4B Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program:

- **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location. This project is scheduled to go into construction by the end of this year and completed by the end of 2013.
- **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is currently approved, and permitted by Caltrans. If not otherwise completed prior to project opening, the required traffic signal shall be constructed by the Applicant prior to issuance of the first Certificate of Occupancy.

- **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue**. If not otherwise completed prior to project opening, prior to issuance of the first Certificate of Occupancy, the Applicant shall construct the following improvements: Install a traffic signal. This improvement is listed in the City's DIF program. Add a northbound left-turn lane and a southbound left-turn lane.

Level of Significance after Mitigation. As identified in Table 4.11.G, with the implementation of the recommended improvements, the minimum level of service standards would be maintained for the Opening Year (2016) with Project and impacts would be reduced to a less than significant level for all identified intersections. In addition to the signalization of the Redlands Boulevard/SR-60 Westbound ramp intersection included in the City's DIF program, reconstruction of the Redlands Boulevard/SR-60 interchange is programmed in the TUMF program. As a result, there are programmed improvements at the deficient freeway ramp intersection identified in **Mitigation Measure 4.11.6.1B** in both the DIF and TUMF programs. However, improvements to freeway facilities are under the authority of Caltrans. Although the City would collect fees that would be utilized for improvements to the Moreno Beach Drive/SR-60 Eastbound Ramps and Redlands Boulevard/SR-60 Westbound Ramps, improvements to these intersections are outside the City's jurisdiction. Since the City has no control over when and how the improvements will be in place, impacts associated with these identified intersections would remain significant and unavoidable until such improvements are constructed.

Mitigation Measure. To reduce impacts associated with opening year (2016) cumulative intersection LOS, the following mitigation has been identified:

4.11.6.4C Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program:

- **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.
- **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF would mitigate the significant impact at this location.
- **Moreno Beach Drive/Alessandro Boulevard.** Add a southbound through lane. This improvement is listed in the City's DIF program. Therefore, payment of the DIF would mitigate the significant impact at this location.
- **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is listed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. Add a northbound through lane. The Redlands Boulevard/SR-60 Interchange reconstruction would implement the northbound through lane. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.
- **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF would mitigate the significant impact at this location.

- **Redlands Boulevard/Fir Avenue/Eucalyptus Avenue.** Install a traffic signal. Add a westbound right-turn lane and provide overlap phasing for the westbound right turns. Add a westbound left-turn lane and an eastbound left-turn lane. These improvements are programmed in the City's DIF program. Add a northbound left-turn lane a southbound through lane and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.
- **Redlands Boulevard/Eucalyptus Avenue.** Add a southbound right-turn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMFs would mitigate the significant impact at this location.
- **Redlands Boulevard/Alessandro Boulevard.** Add a southbound left-turn lane. This improvement is programmed in the TUMF. Therefore, payment of the TUMFs would mitigate the significant impact at this location.

Level of Significance after Mitigation. As identified in Table 4.11.H, with the implementation of the recommended improvements, the minimum level of service standards would be maintained for the Opening Year (2016) Cumulative with Project and impacts would be reduced to a less than significant level for all identified intersections. In addition, reconstruction of the interchanges at the location of the deficient freeway ramp intersections identified in **Mitigation Measure 4.11.6.1C** are already programmed into the TUMF program. However, as noted previously, improvements to freeway facilities are under the authority of Caltrans. Although the City would collect fees that would be utilized for improvements to the Moreno Beach Drive/SR-60 Eastbound Ramps, Redlands Boulevard/SR-60 Westbound Ramps, and Redlands Boulevard/SR-60 Eastbound Ramps intersections, improvements to these intersections are outside the City's jurisdiction. Since the City has no control over when and how these improvements will be in place, impacts associated with these identified intersections would remain significant and unavoidable until such improvements are constructed.

Mitigation Measure. To reduce impacts associated with Future Year (2035) intersection LOS, the following mitigation has been identified:

4.11.6.4D Prior to issuance of building permits, the project applicant shall pay the fair-share contribution toward the following traffic improvements through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program. At some locations, the DIF and TUMFs would not fully mitigate the projects impact. For these locations, additional improvements shall be implemented by the project applicant prior to the issuance of a certificate of occupancy for the project:

- **Nason Street/Eucalyptus Avenue.** Add a northbound right-turn lane. This improvement is programmed in the City's DIF; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 1.76%) toward restriping the westbound approach to provide dual left-turn lanes
- **Nason Street/Alessandro Boulevard.** Add an eastbound through lane and a westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 1.4%) toward modification of the traffic signal to provide overlap phasing for the eastbound right-turn lane.
- **Moreno Beach Drive/SR-60 Westbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the

design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.

- **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.
- **Moreno Beach Drive/Eucalyptus Avenue.** Convert the existing eastbound through lane to a left-turn lane and the eastbound right-turn lane to a shared through/right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, the project shall contribute a fair share (calculated to be 8.63%) toward modification of the traffic signal to provide right-turn overlap phasing for the westbound right turn.
- **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane. This improvement is programmed in the City's DIF program. Therefore, payment of the DIF would mitigate the significant impact at this location.
- **Moreno Beach Drive/Alessandro Boulevard.** Add 2 southbound through lanes, 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would mitigate the significant impact at this location.
- **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact.
- **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF would mitigate the significant impact at this location.
- **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, and a westbound right-turn lane with overlap phasing. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, southbound left-turn lane, northbound through lane, northbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.
- **Redlands Boulevard/Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a northbound left-turn lane and a southbound left-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.
- **Redlands Boulevard/Alessandro Boulevard.** Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.

Level of Significance after Mitigation. As identified in Table 4.11.I, with the implementation of the recommended improvements, the minimum level of service standards would be maintained for the Future Year (2035) with Project scenario and impacts would be reduced to a less than significant level for all identified intersections. In addition, reconstruction of the interchanges at the location of the deficient freeway ramp intersections identified in **Mitigation Measure 4.11.6.2D** are already programmed into the TUMF program. It is anticipated that by future year (2035) improvement to the identified freeway ramps and intersections would be built through the TUMF process and coordination by Caltrans, WRCOG, and the City of Moreno Valley. Because the project would pay its fair-share cost associated with these improvements and because such improvements are anticipated to be constructed by the future year (2035), impacts associated with this issue are less than significant after the identified mitigation measures have been implemented.

Mitigation Measure. To reduce impacts associated with General Plan Build Out intersection LOS, the following mitigation has been identified:

4.11.6.4E Prior to issuance of building permits, the project applicant shall implement the following improvements, either through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program, or through a fair-share contribution to the City of Moreno Valley as noted below:

- **Nason Street/Eucalyptus Avenue.** Add a northbound right-turn lane and an eastbound right-turn lane. These improvements are programmed in the City's DIF; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.6%) toward modification of the traffic signal to provide right-turn overlap phasing for the eastbound and northbound right turns.
- **Nason Street/Alessandro Boulevard.** Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be 1.35%) toward the addition of an eastbound left-turn lane and modification of the traffic signal to provide overlap phasing for the westbound right-turn lane.
- **Moreno Beach Drive/SR-60 Westbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.
- **Moreno Beach Drive/SR-60 Eastbound Ramps.** The Moreno Beach Drive/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF and is currently in the design phase. Therefore, payment of the TUMF would mitigate the significant impact at this location.
- **Moreno Beach Drive/Eucalyptus Avenue.** Restripe eastbound approach to dual left-turn lanes and add a northbound through lane, a westbound through lane, and a southbound right-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. Implementation of the improvements identified for this intersection in **Mitigation Measure 4.11.6.4D** would also partially mitigate the significant impact at this intersection. In addition, the project shall pay a fair share (calculated to be

5.17%) toward modification of the traffic signal to provide right-turn overlap phasing for the southbound right-turn lane.

- **Moreno Beach Drive/Cottonwood Avenue.** Add a southbound through lane, a northbound through lane, an eastbound left-turn lane, an eastbound through lane, a westbound through lane, and a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would mitigate the significant impact at this location.
- **Moreno Beach Drive/Alessandro Boulevard.** Add 2 southbound through lanes, add 2 northbound through lanes, an eastbound through lane, and a westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would mitigate the significant impact at this location.
- **Auto Mall Drive/Eucalyptus Avenue.** Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would mitigate the significant impact at this location.
- **Redlands Boulevard/SR-60 Westbound Ramps.** Install a traffic signal. This improvement is programmed in the City's DIF program and will be installed before building occupancy since it was identified as a direct project impact. Therefore, payment of the DIF would mitigate the significant impact at this location.
- **Redlands Boulevard/SR-60 Eastbound Ramps.** The Redlands Boulevard/SR-60 Interchange reconstruction would fully mitigate the project impact at this location. The interchange reconstruction project is programmed in the TUMF. Therefore, payment of the TUMF would mitigate the significant impact at this location.
- **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane, eastbound through lane, eastbound left-turn lane, a westbound right-turn lane with overlap phasing, and a southbound right-turn lane with overlap phasing. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a southbound through lane, a southbound left-turn lane, a northbound through lane, a northbound left-turn lane, and a northbound right-turn lane. These improvements are programmed in the TUMF. Therefore, payment of the TUMF would also partially mitigate the significant impact at this location. In addition, the project shall pay a fair share (calculated to be 10.44%) of the cost of adding a southbound left-turn lane.
- **Redlands Boulevard/Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a northbound left-turn lane, a northbound through lane, a southbound left-turn lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.
- **Redlands Boulevard/Cottonwood Avenue.** Add an eastbound through lane and westbound through lane. These improvements are programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a northbound through lane, and a southbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.
- **Redlands Boulevard/Alessandro Boulevard.** Install a traffic signal. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would partially mitigate the significant impact at this intersection. In addition, add a southbound left-turn lane, a northbound left-turn lane, a westbound left-turn lane, an eastbound left-turn lane, a westbound right-turn lane, a southbound through lane, a

westbound through lane, and an eastbound through lane. These improvements are programmed in the TUMF. Therefore, payment of the DIF and TUMF would mitigate the significant impact at this location.

Level of Significance after Mitigation. As identified in Table 4.11.J, with the implementation of the recommended improvements, the minimum level of service standards would be maintained for the General Plan Build Out with Project scenario and impacts would be reduced to a less than significant level for all identified intersections. However, as noted previously, improvements to the freeway intersections and infrastructure are under the authority of Caltrans. In addition, the deficient freeway ramp intersections identified in **Mitigation Measure 4.11.6.2E** are already programmed into the TUMF program. It is anticipated that by the General Plan Build Out, improvements to the identified freeway ramps and intersections would be built through the TUMF process and coordination by Caltrans, WRCOG, and the City of Moreno Valley. Because the project would pay its fair-share cost associated with these improvements and because such improvements are anticipated to be constructed by the future year (2035), impacts associated with this issue are less than significant after the identified mitigation measures have been implemented.

Encilia Avenue and Quincy Street Connections. According to the City's General Plan Circulation Element, Encilia Avenue is planned to be extended west across the Quincy Channel (located on the east side of the project boundary), and then north to intersect with Eucalyptus Avenue. The project will not construct Encilia Avenue but will preserve right-of-way along the south project boundary to allow Encilia Avenue to be constructed in the future. Since the project will not construct Encilia Avenue, the study evaluates a scenario where Encilia Avenue is not constructed under General Plan Build Out conditions as well as a scenario where Encilia Avenue is constructed under Build Out conditions to compare levels of service near the project.

The project also proposes to eliminate the proposed Quincy Street connection to the north of the proposed Eucalyptus Avenue. Elimination of the Quincy Street connection creates a physical barrier between the industrial and residential uses, and will help to segregate and prevent truck traffic from entering future residential streets. The analysis in the preceding sections includes the above changes to the circulation network. The City requested an analysis to evaluate traffic operations under conditions wherein the circulation network is constructed as it is shown in the Circulation Element to compare traffic operations with the above changes.

The TIA evaluated General Plan Build Out conditions with the Quincy Street and Encilia Avenue connections. Base traffic volumes for this scenario were developed by using the RivTAM. The methodology used for this analysis was similar to the preceding project-related traffic impact evaluations. In addition, since the RivTAM is a 2035 model, these base volumes were adjusted by applying growth factors for north-south and east-west roadways based on comparison of 2035 and build out traffic volumes. Thirteen intersections were evaluated for the General Plan Build Out without and with Project conditions under this proposed roadway configuration. Under Build Out without Project conditions, the following intersections are forecast to operate at unsatisfactory LOS:

- Moreno Beach Drive/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Moreno Beach Drive/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Moreno Beach Drive/Eucalyptus Avenue (a.m. and p.m. peak hours);
- Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Redlands Boulevard/Eucalyptus Avenue-Fir Avenue (a.m. and p.m. peak hours);
- Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours);

- Moreno Beach Drive/Encilia Avenue (a.m. and p.m. peak hours); and
- Quincy Street/Encilia Avenue-Eucalyptus Avenue (p.m. peak hour).

Project trips were assigned to this roadway network based on select zone model runs from the RivTAM. Under Build Out with Project conditions, the same intersections that operate at unsatisfactory levels of service listed under without project conditions also operate at unsatisfactory levels of service under with project conditions. Table 4.11.K shows the LOS impacts at the study intersections for this scenario. The improvements required under this scenario for all study intersections to meet the level of service standards are listed in **Mitigation Measure 4.11.6.4F**. As noted in **Mitigation Measure 4.11.6F**, the impacts to study intersections with the Encilia Avenue and Quincy Street connections are similar to the General Plan Build Out condition. The project impact at the intersections of Moreno Beach Drive/Eucalyptus Avenue and Redlands Boulevard/Fir Avenue-Eucalyptus Avenue is slightly worse, resulting in the need for minor additional improvements at these two intersection over those prescribed to mitigate the impacts in the General Plan Build Out condition.

Mitigation Measure. The following measure is recommended if the Encilia Avenue and Quincy Street Connection plan is implemented as part of the proposed project (from TIA Table RR):

4.11.6.4F If the Encilia Avenue and Quincy Street Connection plan is implemented as part of the proposed project, then prior to issuance of building permits, the project applicant shall implement the following improvements: In addition to those identified in **Mitigation Measure 4.11.6.4E**, either through fees paid to the City of Moreno Valley based on the City's DIF system and the County's TUMF program, or through a fair-share contribution to the City of Moreno Valley as noted below:

- **Moreno Beach Drive/Eucalyptus Avenue.** Restripe the southbound shared through/right-turn lane to a southbound through lane. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would mitigate the impacts of the project at this intersection.
- **Redlands Boulevard/Fir Avenue-Eucalyptus Avenue.** Pay the fair share (calculated to be 10.84%) to add a southbound right-turn lane.
- **Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue.** Install a traffic signal and add a westbound left-turn lane. These improvements are programmed in the City's DIF program. In addition, add a northbound left-turn lane, northbound through lane, southbound left-turn lane, and a southbound through lane. These improvements are programmed in the TUMF program. Therefore, payment of the DIF and TUMF would fully mitigate the impact of the project at this intersection.
- **Moreno Beach Drive/Encilia Avenue.** Install a traffic signal, add a northbound through lane, southbound left-turn lane, and a southbound through lane. This improvement is programmed in the City's DIF program; therefore, payment of the DIF would mitigate the impacts of the project at this intersection.

The TIA analysis indicates that the traffic volumes on Encilia Avenue are very low during the a.m. and p.m. peak hours. The highest traffic volume on Encilia Avenue occurs during the p.m. peak hour on the easterly segment of proposed street. Approximately 600 two-way trips are forecast on this leg. The traffic volumes on Quincy Street between future Encilia Avenue and future Eucalyptus Avenue are lower still, with approximately 360 vehicles on the segment during the peak hour. Applying a peak hour to ADT conversion factor of 10 times peak hour trips translates to approximately 3,600 vehicles on Quincy Street and 6,000 vehicles on Encilia Avenue. Most traffic on Encilia Avenue is generated by the proposed residential development to the south of the future Encilia Avenue.

Table 4.11.K: Encilia Avenue and Quincy Street Connection Impacts

Intersection	Without Project				With Project				Improvements Required?	Project With Improvements			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour			A.M. Peak Hour		P.M. Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS		Delay	LOS	Delay	LOS
Moreno Beach Drive/SR-60 WB Ramps	76.9	F	90.9	F	87.8	F	>100	F	Yes	27.4	C	23.5	C
Moreno Beach Drive/SR-60 EB Ramps	93.4	F	>100	F	>100	F	>100	F	Yes	34.3	C	43.5	D
Moreno Beach Drive/Eucalyptus Avenue	53.7	F	>100	F	69.4	F	>100	F	Yes	32.1	C	51.4	D
Moreno Beach Drive/Trail Ridge Way	15.6	B	20.9	C	15.6	B	20.9	C	No	15.6	B	20.9	C
Moreno Beach Drive/Auto Mall Drive	21.6	C	27.4	C	21.9	C	27.9	C	No	21.9	C	27.9	C
Auto Mall Drive/Eucalyptus Avenue	13	B	20.2	C	14.4	B	28.2	D	No	14.4	B	28.2	F
Redlands Boulevard/SR-60 WB Ramps	>100	F	>100	F	>100	F	>100	F	Yes	20	B	18	F
Redlands Boulevard/SR-60 EB Ramps	>100	F	>100	F	>100	F	>100	F	Yes	27.1	C	34.6	D
Redlands Boulevard/Eucalyptus Avenue-Fir Avenue	>100	F	>100	F	>100	F	>100	F	Yes	33.2	C	42.9	B
Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue	>100	F	>100	F	>100	F	>100	F	Yes	29.2	C	39.8	C
Moreno Beach Drive/Encilia Avenue	50.5	F	>100	F	52.1	F	>100	F	Yes	11	B	22.9	C
Quincy Street/Eucalyptus Avenue-Fir Avenue	15.8	C	15.7	C	26.1	D	22	C	No	26.1	D	22	C
Quincy Street/Encilia Avenue-Eucalyptus Avenue	10.1	B	28.6	D	10.1	B	29.1	D	Yes	9.8	A	21.8	C
Driveway A/Eucalyptus Avenue	*Future Intersection*				12.2	B	15.6	C	No	12.2	B	15.6	C
Driveway B/Eucalyptus Avenue	*Future Intersection*				13.7	B	12.4	B	No	13.7	B	12.4	B
Driveway C/Eucalyptus Avenue	*Future Intersection*				14.5	B	16.4	C	No	14.5	B	16.4	C
Driveway D/Eucalyptus Avenue	*Future Intersection*				13.2	B	14.4	B	No	13.2	B	14.4	B
Driveway E/Eucalyptus Avenue	*Future Intersection*				11.5	B	15.5	C	No	11.5	B	15.5	C
Driveway F/Eucalyptus Avenue	*Future Intersection*				14.5	B	13.3	B	No	14.5	B	13.3	B
Driveway G/Eucalyptus Avenue	*Future Intersection*				11.4	B	14.4	B	No	11.4	B	14.4	B
Driveway H/Eucalyptus Avenue	*Future Intersection*				19.4	C	16.1	C	No	19.4	C	16.1	C

Source: *Tables PP, QQ, and SS. Traffic Study, Eucalyptus Industrial Park.* LSA Associates, Inc. April 2012

In addition, all intersections that operate at satisfactory LOS with the Encilia Avenue and Quincy Street connections also operate at satisfactory LOS if Encilia Avenue and Quincy Street connections are not constructed. Therefore, elimination of these roadways from the General Plan does not have a significant adverse impact on the City's circulation network.

Level of Impact After Mitigation. With the implementation of the recommended improvements, all intersections operate at satisfactory LOS.

4.11.7 Cumulative Impacts

Cumulative impacts refer to incremental effects of an individual project when viewed in connection with the effects of past projects, current projects, and probable future projects. Cumulative projects are identified in Table 4.11.H. Cumulative impacts associated with traffic volumes are determined based the addition of traffic volumes from approved and pending projects in the area and projected traffic growth to existing traffic volumes. The cumulative analysis forecasts that, with the development of the proposed project and the cumulative projects, eight intersections would require improvements in order to maintain the City's LOS standard of D. Those intersections are as follows:

- Moreno Beach Drive/SR-60 Eastbound Ramps (p.m. peak hour);
- Moreno Beach Drive/Cottonwood Avenue (p.m. peak hour);
- Moreno Beach Drive/Alessandro Avenue (p.m. peak hour);
- Redlands Boulevard/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Redlands Boulevard/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Redlands Boulevard/Fir Avenue-Eucalyptus Avenue (a.m. and p.m. peak hours);
- Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue (p.m. peak hour); and
- Redlands Boulevard/Alessandro Boulevard (p.m. peak hour).

Although the suggested improvements are consistent with the City's General Plan, the project will be responsible for contributing its fair share toward the funding of the future improvements via payment of the City's DIF. Of these six affected intersections, five intersections are under the jurisdiction of the City of Moreno Valley (Moreno Beach Drive/Cottonwood Avenue; Moreno Beach Drive/Alessandro Boulevard; Redlands Boulevard/Fir Avenue-Eucalyptus Avenue; Redlands Boulevard/Encilia Avenue-Eucalyptus Avenue, and Redlands Boulevard/Alessandro Boulevard).

Three intersections (Moreno Beach Drive/SR-60 Eastbound Ramps, Redlands Boulevard/SR-60 Westbound Ramps, and Redlands Boulevard/SR-60 Eastbound Ramps) are under the jurisdiction of Caltrans. The improvements identified in **Mitigation Measure 4.11.6.4C** would reduce impacts at these intersections to a less than significant level. However, since the affected freeway ramp intersections are under the jurisdiction of Caltrans, neither the project proponent nor the City has control over the specific timing of when the improvements would be constructed. It is anticipated that by opening year (2016), improvements at these intersections would not be constructed, as they are not currently planned for near-term construction. Therefore, this cumulative impact in opening year (2016) remains significant and unavoidable until such time as the improvements to this interchange are constructed by Caltrans, WRCOG, and the City of Moreno Valley through the TUMF process.

Because TUMF provides a mechanism for collecting fees from all development projects in the area that would contribute traffic to the existing roadway network, fees for the improvements to the affected freeway intersections would be collected. Therefore, it is anticipated that since these freeway intersection improvements are programmed into the TUMF program, such improvements would be constructed by future year (2035) and would be able to accommodate future year (2035) traffic levels, resulting in a less than significant cumulative impact.

4.12 UTILITIES AND SERVICE SYSTEMS

This section analyzes the existing and planned water supply and storm water facilities (as they relate to water) for the project site and the surrounding area, and evaluates the impacts to utility providers that could result from the construction and operation of the proposed on-site uses. This section is based in part on the *City of Moreno Valley General Plan,*[1] the Eastern Municipal Water District's *2010 Urban Water Management Plan,*[2] and information obtained from utility providers serving the proposed project site. Additionally, the analysis for the following section is derived in part from the *Water Supply Assessment* (WSA) (Water Supply Assessment approved by the Eastern Municipal Water District Board of Directors on February 23, 2012), and is included in its entirety as Appendix J to this EIR. Impacts related to wastewater and solid waste were determined to be less than significant in the Initial Study prepared for the proposed project and required no further analysis in the EIR.

4.12.1 Solid Waste Services

4.12.1.1 Existing Setting for Solid Waste Services

Solid waste disposal and recycling services for the proposed project site would be provided by Waste Management of the Inland Empire.[3] Waste Management of the Inland Empire separates and markets recyclable materials collected within its service area. Solid wastes would primarily be transported to the Badlands Sanitary Landfill located at 31125 Ironwood Avenue in Moreno Valley. Additionally, Waste Management of the Inland Empire will also use other County landfills in the area, such as the Lamb Canyon Landfill on County land near the City of Beaumont and the El Sobrante Landfill in the City of Corona. The Badlands Sanitary Landfill is designated a Class III landfill run by the County of Riverside.[4] Waste types accepted at the Badlands Sanitary Landfill include agricultural, construction/demolition, industrial, mixed municipal, and tires.

The Badlands Sanitary Landfill currently has a permitted capacity of 33.5 million cubic yards with a remaining capacity of 14.7 million cubic yards.[5] The tonnage of any mass of solid waste is dependent on the material (e.g., metals, paper, and green waste) and its density (compacted or uncompacted). Utilizing conversion factors from various jurisdictions, one cubic yard of compacted municipal solid waste typically weighs 750 pounds (0.37 ton).[6] Based on this conversion factor, remaining space at the Badlands Sanitary Landfill totals approximately 5.45 million tons with an estimated closure date of January 2024. The maximum daily permitted throughput of this facility is 4,000 tons/day. The Badlands Sanitary Landfill currently accepts approximately 1,683 tons/day.[7]

Recyclable materials collected by Waste Management of the Inland Empire are handled at the Moreno Valley Transfer Station owned and operated by Waste Management, Inc. The Moreno Valley Transfer Station is a large-volume transfer and processing facility that accepts the following waste types: construction and demolition materials, green materials, metals, and mixed municipal waste. The Moreno Valley Transfer Station currently has a permitted capacity of 2,600 tons per day and currently accepts 2,000 tons per day. This facility currently has the capacity to accept an additional 600 tons per day.

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1 *City of Moreno Valley General Plan*, City of Moreno Valley, adopted by City Council Resolution No. 2006-83, July 11, 2006.

2 *EMWD 2010 Urban Water Management Plan,* Eastern Municipal Water District, June 2011.

3 Trash service in the City of Moreno Valley is mandatory and Waste Management of Inland Valley is the only solid waste service provider.

4 Class III landfills are required to be located where adequate separation can be provided between non-hazardous solid waste and surface and subsurface waters. This class of landfill is not permitted to accept hazardous waste.

5 *Badlands Sanitary Landfill Facility/Site Summary Details,* CalRecycle website, http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0006/Detail/, website accessed December 21, 2011.

6 http://www.recyclemaniacs.org/doc/measurement-tracking/CURC-profile-input-form-with-conversion-guide.xls, website accessed December 21, 2011.

7 Based on 2011 average; e-mail correspondence with John Farrar, Administrative Services Assistant, County of Riverside Waste Management Department, December 21, 2011.

4.12.1.2 Existing Policies and Regulations

Assembly Bill 939 (AB 939) California Integrated Waste Management Act. AB 939 was signed into law in 1989 and established a 50 percent waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Jurisdictions select and implement the combination of waste prevention, reuse, recycling, and composting that best meets the needs of their residents while achieving the diversion requirements of the Act. Cities and counties also have the flexibility to work cooperatively toward the 50 percent goal by forming regional agencies. According to the provisions of the Act, in the year 2000, waste-to-energy or biomass conversions may contribute 10 percent toward the goal, with the remaining 40 percent accomplished through source reduction, recycling, and composting. The statute also allows a time extension to meet these goals for cities and counties that experience adverse market or economic conditions.

Assembly Bill 1327 (AB 1327) California Solid Waste Reuse and Recycling Access Act of 1991. Signed into law in 1991, AB 1327 added Chapter 18 to Part 3 of Division 30 of the Public Resources Code. Chapter 18 required the California Integrated Waste Management Board (CIWMB) to develop a model ordinance for adoption of recyclable materials in development projects. Local agencies were then required to adopt the model, or ordinances of their own, in order to govern adequate areas for collection and loading of recyclable materials in development projects by September 1, 1993. If a local agency had not adopted a model ordinance by that date, the CIWMB model would be adopted and enforced by the local agency.

Senate Bill 1016 (SB 1016). As previously identified, the California Integrated Waste Management Act of 1989 (AB 939) requires each jurisdiction to divert 50 percent of its solid waste from being disposed in landfills. The new per capita disposal measurement system (SB 1016, Wiggins, Chapter 343, Statutes of 2008) became effective January 1, 2009. It builds on AB 939 compliance requirements by implementing a simplified measure of local jurisdictions' performance. SB 1016 accomplishes this by changing to a disposal-based indicator: the per capita disposal rate, which uses only two factors: a jurisdiction's population and its disposal as reported by disposal facilities. SB 1016 changes how each jurisdiction's progress is measured to reach the 50 percent goal for diverting waste from landfills. This measurement is no longer determinative of compliance. In order for the CIWMB and jurisdictions to more properly focus on successful program implementation, SB 1016 shifts from the historical emphasis on using calculated generation and estimated diversion to using annual disposal as a factor when evaluating jurisdictions' program implementation

Riverside County Integrated Waste Management Plan. The Riverside Countywide Integrated Waste Management Plan (RCIWMP), adopted by the Riverside County Board of Supervisors on January 14, 1997, and approved by the RCIWMB on September 23, 1998, outlines the goals, policies, and programs the County and its cities, including the City of Moreno Valley, would implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. The RCIWMP is composed of the Riverside Countywide Summary Plan, the Source Reduction and Recycling Element (SRRE) for the County and each of its cities, the Nondisposal Facility Element (NDFE) for the County and each of its cities, the Household Hazardous Waste Element (HHWE) for the County and each of its cities, and the Riverside Countywide Siting Element.

City of Moreno Valley General Plan. The following are policies within the City's General Plan that pertain to solid waste and are applicable to the proposed project:

Conservation Element

Policy 7.8.1 Encourage recycling projects by individuals, non-profit organizations, or corporations and local businesses, as well as programs sponsored through government agencies.

Conservation Element Programs

Program 7-1 Support regional solid waste disposal efforts by the County of Riverside.

4.12.1.3 Methodology

The solid waste analysis is based on evaluating the existing capacity of nearby landfills that serve the City, future solid waste capacity that would be available to the City, and the identification of existing solid waste demand and future solid waste demand associated with the development of the proposed project. The analysis also identifies existing City goals, policies, and programs that the City implements to reduce generated waste.

4.12.1.4 Solid Waste Services Thresholds of Significance

Based on Appendix G of the *CEQA Guidelines,* a project is considered to have a significant impact on solid waste services if it results in either of the following:

- The project would be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or
- The project would fail to comply with applicable Federal, State, and local statutes and regulations related to solid waste.

4.12.1.5 No Impact/Less than Significant Impacts

The following solid waste impacts were determined to be less than significant. Adherence to established regulations, standards, and policies would reduce potential solid waste impacts to a less than significant level.

4.12.1.5.1 Solid Waste Facilities

Threshold	Would the proposed project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

Solid waste collection is a "demand-responsive" service and current service levels can be expanded and funded through user fees without difficulty. Based on a solid waste generation of 0.006 pound per square foot per day for industrial uses,[1] the proposed project is anticipated to generate approximately 6.73 tons of solid waste per day (2,456 tons/year).[2] Solid waste from the proposed project would be hauled by Waste Management of Inland Valley and transferred to the Badlands Sanitary Landfill, located in Moreno Valley. The Badlands Sanitary Landfill has a daily permitted throughput of 4,000 tons per day, a remaining capacity of 14,730,025 cubic yards, and an estimated closure date of 2024.[3] The average daily throughput at the Badlands Sanitary Landfill for 2011 is estimated at 1,683 tons/day[4] with a current surplus capacity totaling 2,317 tons/day.

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1 *Estimated Solid Waste Generation Rates,* California Integrated Waste Management Board, http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/Industrial.htm, website accessed on December 21, 2011.

2 0.006 pound per square foot per day × 2,244,638 square feet = 13,466.5 lbs per day; 1 ton/2000 lbs × 13,466.5 lbs = 6.73 tons per day.

3 *Badlands Sanitary Landfill Facility/Site Summary Details,* CalRecycle website, http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0006/Detail/, website accessed December 21, 2011.

4 Based on 2011 average; e-mail correspondence with John Farrar, Administrative Services Assistant, County of Riverside Waste Management Department, December 21, 2011.

The volume of solid waste generated by the proposed project per day represents 0.17 percent of the current permitted throughput and 0.29 percent of the current surplus capacity at the Badlands Sanitary Landfill. As adequate daily surplus capacity exists at the receiving landfill, development of the proposed project would not significantly affect current operations or the expected lifetime of the landfill serving the project area. No significant solid waste disposal impact would occur and no mitigation is required.

4.12.1.5.2 Solid Waste Reduction

Threshold	Would the proposed project fail to comply with applicable Federal, State, and local statutes and regulations related to solid waste?

Federal, State, and local governments have enacted a variety of laws and established programs to deal with the transport, use, storage, and disposal of hazardous materials to reduce the risks to public health and the environment. These laws and programs supplement existing regulations designed to control the contamination of air and water resources. There are no active landfills operating in Riverside County that accept hazardous wastes. Hazardous wastes generated within the County are disposed of at distant "Class I" landfills. The California Health Services Department regulates companies that haul hazardous waste. The California Highway Patrol (CHP) is responsible for the inspection of motor carriers that haul hazardous wastes. Inspections are made on roadways, at freeway truck scales and truck yards. The shipment of hazardous materials by truck or rail is regulated by Federal safety standards under the jurisdiction of the U.S. Department of Transportation. Federal safety standards are also included in the California Administrative Code, Environmental Health Division. The EPA ensures that containers of hazardous materials are properly labeled with instructions for use. The California Department of Industrial Relations, Cal-OSHA Division regulates the use of hazardous materials in the workplace. Regulations governing the storage and use of hazardous materials are also contained in the Uniform Building Code and the Uniform Fire Code. The Hazardous Materials Branch (HMB) of the Environmental Health Services Division of the Riverside County Health Department operates a hazardous waste program. The HMB inspects those involved in generating, hauling, storage, treating, and disposing of these wastes. The HMB also operates mobile household hazardous waste roundups and checks loads at local landfills for hazardous wastes.

The City of Moreno Valley is responsible for meeting the requirements of AB 939 and SB 1016, which includes a 50 percent reduction in disposal by the start of 2000 and preparation of a solid waste reduction plan to help reduce the amount of solid waste disposed of at the landfills. Programs implemented by the City of Moreno Valley to satisfy the mandated reduction in solid waste include, but are not limited to, the following:

- Public outreach via print and electronic media (public education);
- Municipal solid waste ordinances and product and landfill bans (policy incentives); and
- Operation of material recovery and composting facilities (facility recovery).

The proposed project would be required to coordinate with the waste hauler to develop collection of recyclable materials for the project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the project include paper products, glass, aluminum, and plastic.

Additionally, the proposed project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the Badlands Sanitary Landfill is reduced in accordance with existing regulations. Impacts are considered less than significant and require no mitigation.

4.12.1.6 Significant Impacts

No impacts related to solid waste services or facilities have been identified as significant for the proposed project; therefore, no mitigation is required.

4.12.1.7 Cumulative Impacts to Solid Waste Services

AB 939 mandates the reduction of solid waste disposal in landfills. While the Badlands Sanitary Landfill has an estimated closure date of 2016, as previously identified, the City's waste hauler will also use other County landfills in the area (e.g., Lamb Canyon Landfill and El Sobrante Landfill). The estimated closure date of the Lamb Canyon Landfill is 2023 and the estimated closure date of the El Sobrante Landfill is 2030. With planned expansion activities of landfills in the project vicinity and projected growth rates contained within the City's General Plan EIR, sufficient landfill capacity would exist to accommodate future disposal needs through City build out in 2030. Therefore, build out of the City General Plan would not create demands for solid waste services that would exceed the capabilities of the County's waste management system. Consequently, cumulative impacts associated with solid waste within the City would be considered less than significant.

4.12.2 Water Supply

4.12.2.1 Existing Setting

The project site is located within the service area of the EMWD,[1] which owns, operates, and maintains the water system within the limits of the City and would be the purveyor of water to the proposed project site. As illustrated in Figure 4.12.1, the EMWD's service area encompasses approximately 555 square miles. The water supply available to the EMWD in 2010 totals approximately 154,700 acre-feet (AF).[2] Water sources for the EMWD include imported water purchased from the Metropolitan Water District of Southern California (Metropolitan), groundwater sources, desalted groundwater, and recycled water from the EMWD's five regional water reclamation facilities. Imported water from Metropolitan is either delivered directly as potable water, delivered to EMWD as raw water and treated at two local EMWD filtration plants, or delivered to EMWD as raw water for non-potable use.

Approximately 80 percent of the EMWD's water is imported from Metropolitan and the remaining 20 percent is supplied by groundwater wells. Approximately 33 percent of the water produced by EMWD is recycled water. Groundwater supplies are drawn from the EMWD wells located in the Hemet, San Jacinto, Moreno Valley, Perris Valley, and Murrieta areas.

In June of 2011, the EMWD adopted its *2010 Urban Water Management Plan* (UWMP), which details the reliability of the EMWD's current and future water supply. The document finds that with all of its existing and planned supplies, the EMWD can meet 100 percent of projected supplemental demand through 2035, even through a repeat of a severe drought. In addition, the UWMP addresses conservation, local supplies and reliability of imported supplies. Table 4.12.A identifies the EWMD's past, present, and projected water supplies and demand.

Water infrastructure in the vicinity of the proposed project site includes an existing 20-inch water line in Redlands Boulevard a half mile east of the proposed project site, and an existing 12-inch water line in Eucalyptus Avenue west of the proposed project site. In addition, the proposed project site is adjacent to an existing recycled water line (west of the project site underlying the existing Eucalyptus Avenue) that is currently not part of the recycled water system. Although currently active recycled

[1] *Eastern Municipal Water District Service Area,* Eastern Municipal Water District, https://id3446.securedata.net/emwd/water_service/water_districts.html, website accessed December 21, 2011.

[2] An acre-foot covers one acre to a depth of one foot. An acre-foot is approximately 326,000 gallons, which is enough to meet the needs of two average southern California households a year.

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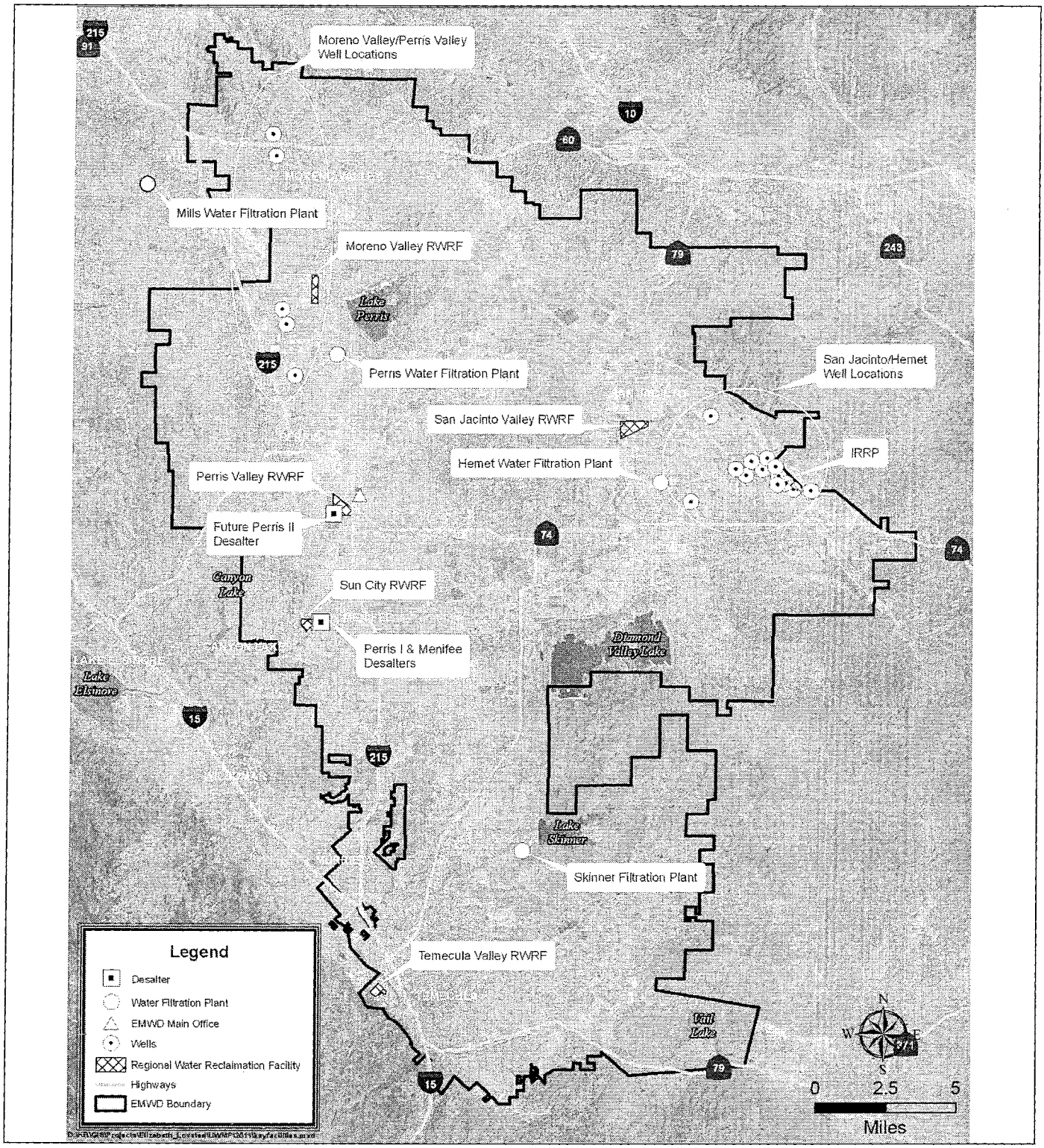

LSA

FIGURE 4.12.1

Eucalyptus Industrial Park
Environmental Impact Report

Location of Eastern Municipal Water District Supplies

SOURCE: Eastern Municipal Water District 2010 Urban Water Management Plan, 2011

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Table 4.12.A: EMWD Water Supplies and Demand for Average Year Hydrology

		2015	2020	2025	2030	2035
EMWD Water Supplies						
Supply Type	**Supply Source**	**acre-feet per year**				
Imported	Metropolitan Water District	149,300	170,700	190,700	210,000	226,200
Imported-Locally Treated	Metropolitan Water District					
Groundwater	West San Jacinto Management Area	13,200	13,200	13,200	13,200	13,200
Desalination	West San Jacinto Management Area	7,500	7,500	7,500	7,500	7,500
Recycled	EMWD Regional Water Reclamation Facilities	43,900	50,000	53,900	54,900	55,300
	Supply Total	**213,900**	**241,400**	**265,300**	**285,600**	**302,200**
EMWD Water Demands						
Demand Source		**acre-feet per year**				
Retail Potable Water Sales		113,800	120,700	136,100	150,300	162,200
Water Sales to Other Agencies		47,600	61,600	65,000	69,000	72,400
Other Water Uses/Losses		52,500	59,100	64,200	66,300	67,600
	Demand Total	**213,900**	**241,400**	**265,300**	**285,600**	**302,200**

Source: *EMWD 2010 Urban Water Management Plan*, Eastern Municipal Water District, June 2011 (Tables 3 and 9, WSA 2012).

water lines are not near this project, in the future, it may be possible to serve this project site with recycled water.

Water imported by the EMWD is treated at two facilities owned and operated by Metropolitan, the Mills and Skinner Filtration Plants, which serve the northwest and southern areas of the EMWD service area. Treated water is supplied north of the EMWD service area by the Mills MWD Water Treatment Facility and in the southeastern portion of the EMWD service area by the Lake Skinner Water Treatment Facility. The City is located within the area served by the Mills Filtration Plant, which has a treatment capacity of 326 million gallons per day (mgd). The EMWD also utilizes untreated water delivered by Metropolitan from the State Water Project (SWP) pipeline running through the EMWD's jurisdiction. The EMWD currently treats the raw water for potable use or uses it raw for agriculture and for recharge. Treatment of raw water occurs at water filtration plants in Perris and in Hemet. The Hemet microfiltration plant has a capacity to filter 8,800 acre-feet per year (AFY) and the Perris microfiltration plant has the capacity to filter 17,600 AFY.

The EMWD constructed the Menifee Desalter and Perris Desalter facilities to recover high total dissolved solids (TDS) groundwater for potable use. In addition to being a source of water, the desalter facilities play a part in managing the groundwater subbasins by addressing the migration of brackish groundwater into areas of good quality groundwater. Additionally, the EMWD is currently in the process of constructing a third desalter facility, the Perris II Desalter.[1] This additional facility will increase the production of desalinated water to approximately 12,000 AFY.

In May 2007, a Federal court invalidated the Biological Opinion issued by the USFWS for operations of the SWP and Central Valley Project (CVP) with regard to the Delta smelt (*Hypomesus transpacificus*), a Federal- and State-listed threatened fish species that inhabits the estuaries of the Bay-Delta region. Prior to this court ruling, the Federal wildlife agencies and State and Federal project operators, voluntarily reinitiated consultation under the Federal Endangered Species Act (FESA) to

[1] *Water Supply Desalination Infrastructure South Perris Project, Perris II Desalter,* http://www.emwd.org/modules/showdocument.aspx?documentid=90, website accessed December 29, 2011.

address impacts from SWP and CVP operations. On May 31, 2007, the California Department of Water Resources (DWR) voluntarily shut down SWP pumps for 17 days in an effort to protect the Delta smelt. On August 31, 2007, the courts curtailed water operations in the Delta.

Based on the Water Allocation analysis released by the DWR on March 22, 2010, export restriction could reduce MWD deliveries by 150 to 200 AF under mean hydrologic conditions, and operations could remain restricted until a long-term solution is found to improve the stability of the Bay-Delta region. SWP operations may also be restricted by the new biological opinions for listed species under the FESA or by the CDFG's issuance of incidental take authorizations under the California Endangered Species Act (CESA). Additional new litigation, listing of additional species or new regulatory requirements could also restrict operations and limit water supply.

To address potential constraints on the SWP, MWD has developed near-term and long-term action plans to increase water supply reliability. Part of the near-term action developed to protect fish species includes the Two Gate System. This would provide movable barriers to modify flows and prevent vulnerable fish from being drawn toward pumping plants. This system is expected to help protect fish and allow an estimated 150 AF of water to be exported from the Delta when SWP allocations exceed 35 percent. The Two Gate System is subject to operational studies, environmental documentation, acquisition of rights-of-way, completion of design, and construction. It is anticipated to be in place in 2013.

MWD is also working with stakeholders throughout the State to develop and implement long-term solutions to the problem in the Bay Delta. The Bay Delta Conservancy Plan (BDCP), developed by State and Federal resource agencies, aims to address ecosystem needs and secure long-term operating permits for the SWP. A working draft of the BDCP was released in November 2010 and reflects significant progress toward consensus on a plan to restore the Bay-Delta ecosystem and associated sensitive species and to provide for improved water supply and reliability.

In evaluating the supply reliability for the 2010 Regional Urban Water Management Plan (RUWMP), MWD assumed a new Delta conveyance would be fully operational by 2022, bringing supply reliability close to 2005 levels prior to supply restrictions imposed due to the Biological Opinions. This assumption is consistent with MWD's long-term Delta action plan approved in 2007, and supported by recently passed legislation that included a roadmap for establishing governance structures and financing approaches to implement and manage a Delta solution. In response to the recent developments in the Delta, Metropolitan is engaged in planning processes that will identify solutions that, when combined with the rest of its supply portfolio, it will ensure a reliable long-term water supply for its member agencies. In the near term, Metropolitan will continue to rely on the plans and policies outlined in its RUWMP and Integrated Resource Plan (IRP) to address water supply shortages and interruptions (including potential shut downs of SWP pumps) to meet water demands. An aggressive campaign for voluntary conservation and recycled water usage, curtailment of groundwater replenishment water and agricultural water delivery are some of the actions outlined in the RUWMP. Metropolitan is maximizing supplies from existing agreements for water supply from its Palo Verde Crop Management and Water Supply Program and working with the State of Arizona in withdrawing water previously stored in its groundwater basin.

Imported sources of water will be supplemented by an increase in desalination of brackish groundwater, recycled water use, and water use efficiency. Metropolitan has analyzed the reliability of water delivery through the SWP and the Colorado River Aqueduct. Metropolitan's IRP and 2010 RUWMP conclude that with the storage and transfer programs developed by Metropolitan, there will be a reliable source of water to serve its member agencies' needs through 2035.[1]

[1] *Eastern Municipal Water District 2010 Urban Water Management Plan,* Eastern Municipal Water District, June 2011.

4.12.2.2 Existing Policies and Regulations

Policies and regulations for water sources include the following:

- Federal Water Pollution Control Act;
- Water Conservation in Landscaping Act;
- Water Recycling in Landscaping Act;
- Sections 13550–13556 of the California Water Code (CWC);
- Urban Water Management Planning Act;
- Senate Bill 901;
- Senate Bill 610; and
- City of Moreno Valley General Plan.

Federal Water Pollution Control Act. The Federal Water Pollution Control Act requires discharges (from point and non-point sources) into navigable water to meet stringent National Pollutant Discharge Elimination System (NPDES) permit standards. The EPA has published regulations establishing requirements for application of storm water permits for specified categories of industries, municipalities, and certain construction activities. The regulations require that discharges of storm water from construction activity of 1.0 acre or more must be regulated and covered by an NPDES permit. When a construction area exceeds 1.0 acre in size, the applicant must develop and implement a Storm Water Pollution Prevention Plan (SWPPP). Additional analysis and information regarding NPDES requirements and regulations is provided in Section 4.7 (Hydrology and Water Quality) of this EIR.

Water Conservation in Landscaping Act. To ensure adequate supplies are available for future uses, and to promote the conservation and efficient use of water, local agencies are required to adopt a water-efficient landscape ordinance. When such an ordinance has not been adopted, a finding as to why (based on the climatic, geologic, or topographical conditions) such an ordinance is not necessary must be adopted. In the absence of such, an ordinance drafted by the State of California applies within the affected jurisdiction. The City of Moreno Valley implements landscape and irrigation design standards (Chapter 9.17 of the City's Municipal Code), which address the proper maintenance of landscaping or irrigation systems.[1]

Water Recycling in Landscaping Act. The Water Recycling in Landscaping Act requires that a water producer capable of providing recycled water that meets certain conditions notify local agencies eligible to receive the recycled water. It also requires necessary infrastructure be provided to support the delivery of recycled water. The EMWD enforces Ordinance No. 68.2 *Amended Rules and Regulations Governing the Provision of Recycled Water System Facilities and Service,* to promote the conservation and reuse of water resources and to ensure maximum public benefit from the use of the EMWD's recycled water supply by regulating its use in accordance with applicable Federal, State, and local regulations. Upon the determination that the EMWD is capable of providing recycled water services to the proposed site, the project applicant must submit an application form for the EMWD to review. The EMWD may prescribe requirements in writing to the applicant as to the off-site or on-site facilities necessary to be constructed, the manner of connection, the financial responsibility, and the use of the recycled water. Prior to receiving recycled water service, the proposed use shall be approved by the Department of Health Services. The EMWD will inspect on-site recycled water facilities to ensure initial and future continued compliance with the EMWD's regulations and other applicable requirements.

[1] *Landscape Requirements City of Moreno Valley, California,* City of Moreno Valley.

Sections 13550–13556 of the CWC. These sections of the CWC state that local, regional, or State agencies shall not use water from any quality source of potable water for non-potable uses if suitable recycled water is available as provided in Section 13550 of the CWC.

Urban Water Management Planning Act (CWC Section 10631). Since 1984, the Urban Water Management Planning Act, has required "urban water suppliers" to develop written "urban water management plans." While generally aimed at encouraging water suppliers to implement water conservation measures, it also created long-term planning obligations. In preparing urban water management plans, urban water suppliers must describe the following:

- Existing and planned water supply and demand;
- Water conservation measures and a schedule for implementing and evaluating such measures; and
- Water shortage contingency measures.

The Urban Water Management Planning Act requires that urban water suppliers use a 20-year planning horizon and update the data in the urban water plans every five years.

In preparing their 20-year management plans, water suppliers must directly address the subject of future population growth. The suppliers must also identify sources of supply to meet demand. The plan must "identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier." In identifying these future water sources, the suppliers need not conduct environmental review.

Senate Bill 901: Water Supply and Demand Reliability Assessment (CWC Section 10910). Signed into law on October 16, 1995, Senate Bill 901 (SB 901) requires every urban water supplier to identify as part of its UWMP the existing and planned sources of water available to the supplier over a prescribed five-year period. SB 901 requires additional information to be included as part of a UWMP if groundwater is identified as a source of water available to the supplier. Provisions of SB 901 would require an urban water supplier to include in the plan a description of all water supply projects and programs that may be undertaken to meet total project water use. A city or county shall request each public water system serving a project to assess the projected water demand associated with said project and an assessment of whether the projected water demand associated with selected projects was included as part of the most recent UWMP. As part of this assessment, the public water system is required to indicate whether its total projected water supplies available during normal, single-dry, and multiple-dry water years will meet the project demand associated with the proposed project, in addition to the public water system's existing and planned uses. Pursuant to Section 10912 of the CWC, a "project" is specifically defined as development meeting any of the following criteria:

- 500 or more dwelling units;
- Commercial center employing more than 1,000 persons or having more than 500,000 square feet;
- Office building employing more than 1,000 persons or having more than 250,000 square feet;
- A hotel/motel with 500 or more rooms;
- An industrial, manufacturing, processing plant, or industrial park employing more than 1,000 persons or occupying more than 40 acres, or having more than 650,000 square feet of floor area;
- A mixed-use project that would demand an amount of water equal to the amount of water required by a 500-dwelling unit project; or
- In areas where the public water system has fewer than 5,000 service connections, any development that would increase water demand by 10 percent or greater in the number of

existing service connections, or in the case of a mixed-use development, an increase in water required by residential development representing a 10 percent or greater increase in the number of existing service connections.

After receiving such information, cities and counties may agree or disagree with the conclusions of the water purveyors, but cannot approve projects in the face of documented water shortfalls without first making certain findings.

The proposed project is an industrial project that would meet the definition of a "project" and the water purveyor (EMWD) is therefore required to conduct a WSA (included as Appendix J) to indicate a reliable supply of water for the proposed project.

Senate Bill 610: Water Supply Planning (CWC Sections 10910 through 10915). Signed into law October 9, 2001, Senate Bill 610 (SB 610) resulted in amendments to Section 21151.9 of the Public Resources Code. Additionally, several sections of the CWC were amended, one was repealed, while portions of one section were added and/or repealed. Revising provisions established by SB 901 and SB 610 requires that any city or county having determined that a project is subject to CEQA identify public water systems that supply water for the project and request those public water systems to prepare a specified WSA if the project exceeds the specified threshold for a WSA. Such an assessment would include, among other information, the following:

- Identification of existing water entitlements, water rights, or water service contracts relevant to the water supply identified for a proposed project; and
- The amount of water received pursuant to such entitlements, rights, or contracts.

SB 610 requires the public water system, city, or county to submit plans for acquiring the required water supply for a proposed project if the WSA concludes that water supplies are or will become insufficient. Any such WSA and other information would be included in the environmental document prepared for the project pursuant to CEQA. A WSA[1] was prepared for the proposed project to identify existing water entitlements, water rights, and/or water service contracts relevant to the water supply as it relates to the operation of the proposed project.

More recently, water supply issues and the disclosure of these issues in environmental documents have come under litigation through *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova*, 40 Cal 4th 412 (2007). The major standard articulated in *Vineyard Area Citizens* is that a CEQA water supply analysis must be supported by substantial evidence in the record demonstrating there is a "reasonable likelihood" that an identified water source will be available to serve the project. The court opinion also underscored the need to analyze the environmental impacts of supplying water to the project from the identified sources—a primary reason the Court held that it was insufficient merely to include a mitigation measure requiring that agreements and financing for water supplies be in place before issuance of development entitlements. An important caveat, however, is that single-phased projects that trigger the requirement for a WSA under SB 610, such as projects that include 500 or more dwelling units, must still demonstrate that water supply will be available for other planned future development. If a WSA is required, the CEQA water supply analysis should rely upon and be consistent with the WSA. SB 610 generally will require the WSA to demonstrate that there will be an available water supply to serve the project at issue plus all other existing and future water supply demands over a 20-year period. This appears to be a higher standard than articulated by the Court in *Vineyard Area Citizens*, and the Court's decision will not trump this requirement of SB 610.

[1] *Water Supply Assessment*, EMWD, February 23, 2012.

City of Moreno Valley General Plan. The following policies within the *Community Development Element* and *Conservation Element* of the *City of Moreno Valley General Plan* pertain to utilities and are applicable to the proposed project.

Community Development Element Policies

Policy 2.11.1 Permit new development only where and when adequate water services can be provided.

Policy 2.13.1 Limit the amount of development to that which can be adequately served by public services and facilities, based upon current information concerning the capability of public services and facilities.

Policy 2.13.2 Unless otherwise approved by the City, public water, sewer, drainage and other backbone facilities needed for a project phase shall be constructed prior to or concurrent with initial development within that phase.

Policy 2.13.3 It shall be the ultimate responsibility of the sponsor of a development project to assure that all necessary infrastructure improvements (including system wide improvements) needed to support project development are available at the time that they are needed.

Conservation Element Policies

Policy 7.3.1 Require water-conserving landscape and irrigation systems through development review. Minimize the use of lawn within private development, and within parkway areas. The use of mulch and native and drought-tolerant landscaping shall be encouraged.

Policy 7.3.2 Encourage the use of reclaimed wastewater, stored rainwater, or other legally acceptable non-potable water supply for irrigation.

4.12.2.3 Methodology

The WSA is based on evaluating the existing water supply available to the City, future water supply that is anticipated to be available to the City, and the identification of existing water demand and future demand with the development of the proposed project. The WSA also identifies water conservation measures that would be incorporated by the proposed project to reduce the project's total water demand, with special reference to outdoor water usage and associated landscaping systems.

4.12.2.4 Thresholds of Significance

The following thresholds of significance regarding impacts to utilities and service systems are based on the recommended questions contained in *Guidelines for California Environmental Quality Act* (as amended through January 1, 2011). A project would have a significant impact on the provision of utilities or service systems if it would result in any of the following:

- Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; and/or
- Have insufficient water supplies available to serve the project from existing entitlements and resources, or need new or expanded entitlements.

For the purpose of this EIR, significant and unavoidable impacts would occur if the aforementioned conditions cannot be overcome by reasonable design, construction, and maintenance practices.

4.12.2.5 No Impact/Less than Significant Impacts

4.12.2.5.1 Construction or Expansion of Water Treatment Facilities

Threshold	Would the proposed project require the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

As previously identified, Metropolitan currently does not have surplus water available, due in part to pumping restrictions imposed on the SWP in place to avoid and minimize impacts to Federal- and State-protected fish species in the Delta. Imported sources of water will be supplemented by an increase in desalination of brackish groundwater, recycled water use, and water use efficiency. Metropolitan and the EMWD have analyzed the reliability of water delivery through the SWP and the Colorado River Aqueduct. Metropolitan's IRP and 2010 RUWMP conclude that, with the storage and transfer programs developed by Metropolitan, there will be a reliable source of water to serve its member agencies' needs through 2035. Based on the WSA prepared for the proposed project, water demand for the proposed on-site uses would total approximately 73,256 gallons per day (gpd)[1] or 82 AFY.[2] As identified in previously referenced Table 4.12.A, anticipated water supplies for the EMWD total 213,900 and 302,200 AFY in 2015 and 2035. The water demand required for the proposed project totals 0.04 and 0.03 percent of the 2015 and 2035 projected EMWD supplies.

The EMWD's *2010 Urban Water Management Plan* and Metropolitan's *2010 Regional Urban Water Management Plan*[3] have stated that, with the addition of all existing and planned water supplies, it would have the ability to meet all of its member agencies' projected supplemental demand through 2035, despite the latest ruling regarding the allocation of SWP water. This is based on continued commitment to conservation programs, water recycling, and development of local water resources.

While the EMWD is capable of meeting all of its member agencies' projected demand through 2035, other efforts are taken to further reduce the retail demand due to demographics change and population growth. Passive conservation efforts already implemented by the EMWD include adherence to the plumbing code and installation of low-flow toilets and showerheads in all new construction. In addition to passive programs, active conservation programs/measures are also implemented. The EMWD has implemented all of the California Urban Water Conservation Council (CUWCC) and Best Management Practices (BMPs). The CUWCC was created to increase efficient water use throughout the State through partnership with urban water agencies (including the EMWD), public interest organizations, and private entities. In 1992, the EMWD signed the CUWCC's Memorandum of Understanding Regarding Water Conservation in California and committed to developing and implementing fourteen comprehensive BMPs for urban water management.

The BMPs correspond to the fourteen Demand Management Measures listed in CWC Section 10631 (f) and include the following:

- Water survey programs for single-family residential and multifamily customers;
- Plumbing retrofits;
- Distribution system water audits, leak detection, and repair;
- Metering with commodity rates;
- Large landscape water audits and incentives;
- High-efficiency washing machine rebates;
- Public information;

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1 700 gallons per acre per day × 105 net acres = 73,256 gallons per day.
2 73,256 gallons per day = 0.23 acre-foot per day × 365 days per year = 82.02 acre-feet per year.
3 *The Metropolitan Water District of Southern California Regional Urban Water Management Plan,* Metropolitan Water District of Southern California, November 2010.

- School education;
- Commercial, industrial, and institutional water conservation;
- Wholesale agency programs;
- Conservation pricing;
- Conservation corridor;
- Water waste prohibition; and
- Ultra-low flush toilet replacements.

With implementation of passive and active conservation measures, the EMWD can significantly reduce its retail water demand and continue to do so in the future.

As previously identified, Metropolitan has analyzed the reliability of water delivery through the SWP and the Colorado River Aqueduct. Metropolitan's IRP and 2010 RUWMP conclude that, with the storage and transfer programs developed by Metropolitan, there will be a reliable source of water to serve its member agencies' needs through 2035.

The amount of water demand would be within the existing available supply even with a reduction in deliveries from the SWP. Imported sources of water will be supplemented by an increase in desalination of brackish groundwater, recycled water use, and water use efficiency, and implementation of aggressive conservation measures by the EMWD. The proposed project would not require the construction of new water treatment facilities or expansion of existing facilities, which could cause significant environmental effects. Impacts related to this issue would be less than significant and no mitigation is required.

4.12.2.6 Significant Impacts

4.12.2.6.1 Storm Water Drainage Requirements

Threshold	Would the proposed project result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

As identified in Section 4.7 (Hydrology and Water Quality), the proposed project would route storm water flows from the project site into Quincy Channel after flows are routed through a combination of water quality basins and sand filters. From Quincy Channel, flows would be routed to the 250-foot wide earthen Perris Valley Storm Channel (PVSC). The PVSC is the primary collector of storm water in the Moreno Valley area. The storm channel was built and is owned and maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD). Flows routed to the PVSC are transported through Perris Valley and ultimately to the San Jacinto River. Additional information as it relates to Quincy Channel and its biological resources is provided in Section 4.4 (Biological Resources) in this EIR.

Previously referenced Table 4.7.I (Section 4.7, Hydrology and Water Quality) identifies changes in the volume of storm water runoff that would result from the development of buildings and impermeable surfaces without the development of the on-site basins. Due to the installation of impervious surfaces on the project site, the post-development flows would be higher than the pre-development flows. To avoid a significant impact to the existing drainage capacity, the post-development flows coming from the proposed project site are required to be equal to or less than pre-development flows.[1] To reduce flows to below or equal to pre-development conditions, the on-site storm water flows would be routed

[1] As part of the MS4 Permit issuance requirements, projects must identify any Hydrologic Conditions of Concern and demonstrate that changes to hydrology are minimized to ensure that post-development runoff rates and velocities from a site do not adversely affect downstream erosion, sedimentation, or stream habitat.

to the on-site detention basins[1] before flows are routed off site. While the increase in impervious surfaces attributable to the proposed project would contribute to a greater volume and higher velocity of storm water flows, the proposed project's water quality basins would accept and accommodate runoff that would result from project construction at pre-project conditions (previously referenced Table 4.7.J).

As identified in the Preliminary Hydrology Calculations[2] prepared for the project, to adequately contain and store the greatest volume that would be generated during the 2-year, 5-year, 10-year, and 100-year storm events, the project site would require a minimum storage volume of 13.6 acre-feet as shown in previously referenced Table 4.7.H. The proposed project would allocate approximately 20.3 acre-feet of storage area on the project site (9.6 acre-feet of storage for Detention Basin 1 on the northern portion of the site and 10.7 acre-feet of storage area for Detention Basin 2 on the southern portion of the site). The proposed amount of storage area (20.3 acre-feet) is greater than the required amount of storage area identified in Table 4.7.H (13.6 acre-feet). Based on this, it appears there is excess capacity of 6.7 acre-feet (20.3 acre-feet – 13.6 acre-feet = 6.7 acre-feet) of storage area available from the on-site detention basins; therefore, the proposed project appears to have adequate drainage capacity that would result in post-development flows being reduced to pre-development flows before leaving the project site. However, to ensure that impacts associated with on-site drainage capacity are reduced to a less significant level, the following mitigation has been identified.

Mitigation Measure. As shown below, implementation of the previously referenced **Mitigation Measure 4.7.6.3A** would ensure that the proposed project would not result in storm water drainage flows that would require the construction of new storm water drainage facilities or expansion of existing storm water drainage facilities that would in turn cause significant environmental effects.

4.7.6.3A Prior to the approval of associated project rough grading plan, the project proponent shall receive approval on a project-specific Final Hydrology Study, with supporting engineering calculations, from the City Engineer. The Final Hydrology Study shall incorporate relevant requirements identified by the City, and/or site-specific geotechnical investigations.

Level of Significance after Mitigation. Adherence to **Mitigation Measure 4.7.6.3A** would result in the project's compliance with the City's existing storm water infrastructure requirements, reducing the potential impact associated with storm water drainage capacity to a less than significant level.

4.12.2.6.2 Adequate Water Supply

Threshold	Would the proposed project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

A project-specific WSA[3] was prepared for the proposed project to assess the water supply availability to the project site to satisfy the requirements under SB 610 and to make a determination that adequate water supplies are and will be available to meet the water demand associated with the proposed project. In accordance with CWC Section 10910(d) – (f), the WSA identifies:

1 A detention basin is an area where excess storm water is stored or held temporarily and then slowly drains when water levels in the receiving channel recede. In essence, the water in a detention basin is temporarily detained until additional room becomes available in the receiving channel.

2 *Preliminary Hydrology Calculations for ProLogis Park Moreno Valley-Eucalyptus TPM 35679*, Thienes Engineering, November 4, 2008.

3 *Water Supply Assessment*, EMWD, February 23, 2012.

- Any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project, and provides a description of the quantities of water received in prior years by the public water system, under existing water supply entitlements, water rights, or water service contracts.
- If no water has been received in prior years by the public water system, identify other public water systems or water service contract holders that receive a water supply or have existing water supply entitlements, water rights, or water service contracts to the same source of water as the public water system.
- If groundwater is included in the proposed supply, identify the groundwater basin or basins from which the proposed project will be supplied, and include any applicable documentation of adjudicated rights to pump. If the basin is not adjudicated, regardless of whether the basin has been identified as over-drafted, provide a detailed description and analysis of the amount and location of groundwater pumped by the public water system for the past five years from any groundwater basin from which the proposed project will be supplied, and provide a detailed description and analysis of the amount and location of groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed project.

There has been a shift in the water demand patterns in the last 15 years, as the residential market has replaced the agricultural market. Metropolitan, based on the its 2010 RUWMP,[1] has stated that with the addition of all water supplies existing and planned, it would have the ability to meet all of its member agencies' projected supplemental demand through 2035 even under a repeat of a worst drought scenario. Based on this assertion, the EMWD has stated it is able to meet an increased demand for water over the next 20 years, even during drought conditions. This is based on continued commitment to conservation programs, additional water recycling, and continued development of local water resources.

The EMWD would continue to work closely with Metropolitan in the implementation of water management plans as a means of ensuring the reliability of the EMWD's imported water supplies. Efforts to ensure reliable water supplies include the preparation and/or implementation of groundwater management plans, desalination programs, seasonal storage, and conjunctive use water recycling. The EMWD's 2010 UWMP presents fifteen Demand Management Measures (DMMs) related to water conservation and water recycling programs split into two types (Foundational and Programmatic).

The potable water demand estimated for the proposed project is within the limit of retail growth projected by the EMWD. The EMWD's total water use is presented in Table 4.12.B. To develop the projections used in the WSA, the EMWD used a development-tracking database that assesses future water demands for specific projects. The EMWD uses this database to help plan for future water supply and infrastructure needs by monitoring new projects through various stages of development. Changes in density and land use are also tracked in this database for planning purposes.

Table 4.12.B: EMWD Average Water Demand (2010–2035)

Demand Sources (acre-feet/year)	Actual	Projected				
	2010	2015	2020	2025	2030	2035
Retail Potable Water Sales	77,700	113,800	120,700	136,100	150,300	162,200
Water Sales to Other Agencies	27,100	47,600	61,600	65,000	69,000	72,400
Other Water Uses/Losses	49,900	52,500	59,100	64,200	66,300	67,600
Total Average Demand	**154,700**	**213,900**	**241,400**	**265,300**	**285,600**	**302,200**

Source: *Water Supply Assessment, Table 9*, EMWD, February 23, 2012.

[1] IRPSIM is a sophisticated water supply and demand-balancing model that utilizes 77 sequential hydrologies to determine variations in supply and demand due to changes in weather conditions.

The EMWD's *2010 UWMP* also discusses the supply reliability for the EMWD during dry years. The supply for dry years is driven by demand. Demand increases slightly (less than 2%) during dry years, primarily due to the increased demand in winter for landscaping or agricultural water, and can be decreased up to 10 percent due to conservation as dry periods are extended. Tables 4.12.C, 4.12.D, and 4.12.E present estimates of demand from 2015 to 2035 in five-year increments for an average year, single dry year, and multiple dry years, respectively.

4.12.C: EMWD Water Resources, Average Year Hydrology (2015–2035)

Water Conditions[1]	2015	2020	2025	2030	2035
Metropolitan Water District	149,300	170,700	190,700	210,000	226,200
Recycled Water	43,900	50,000	53,900	54,900	55,300
Groundwater	13,200	23,200	13,200	13,200	13,200
Existing Desalter	7,500	7,500	7,500	7,500	7,500
Existing Total Supplies	213,900	241,400	265,300	285,600	302,200
Total Projected Demand	213,900	241,400	265,300	285,600	302,200

[1] based on a repeat of 2004-09 conditions
Source: *Water Supply Assessment, Table 11*, EMWD, February 23, 2012.

4.12.D: EMWD Water Resources, Single Dry Year Hydrology (2015–2035)

Water Conditions[1]	2015	2020	2025	2030	2035
Metropolitan Water District	155,300	177,600	198,300	218,300	235,100
Recycled Water	45,500	51,800	55,800	56,900	57,300
Groundwater	13,200	13,200	13,200	13,200	13,200
Existing Desalter	7,500	7,500	7,500	7,500	7,500
Existing Total Supplies	221,500	250,100	274,800	295,900	313,100
Total Projected Demand	221,500	250,100	274,800	295,900	313,100

[1] based on a repeat of 1977 conditions
Source: *Water Supply Assessment, Table 12*, EMWD, February 23, 2012.

4.12.E: EMWD Water Resources, Multiple Dry Years Hydrology (2015–2035)

Water Conditions[1]	2015	2020	2025	2030	2035
Metropolitan Water District	156,600	179,000	199,800	219,900	236,900
Recycled Water	45,800	52,200	56,200	57,300	57,700
Groundwater	13,200	13,200	13,200	13,200	13,200
Existing Desalter	7,500	7,500	7,500	7,500	7,500
Existing Total Supplies	223,100	251,900	276,700	297,900	315,300
Total Projected Demand	223,100	251,900	276,700	297,900	315,300

[1] based on a repeat of 1990–1992 conditions
Source: *Water Supply Assessment, Table 13*, EMWD, February 23, 2012.

Neither groundwater production nor recycled water deliveries are expected to increase or decrease significantly during dry years. The EMWD depends on Metropolitan to supply additional water during dry years. Based on Metropolitan's 2010 RUWMP, EMWD is confident of its ability to meet customer demands beyond the next 20 years in all reasonably predictable hydrological scenarios. For water shortages and interruptions, the plans and policies outlined in the RUWMP will be implemented.

It is anticipated that the majority of water for future development would be supplied by imported water from Metropolitan recognizing the following conditions:

- The ability of Metropolitan to meet the demands of member agencies as described in the 2010 RUWMP as the majority of EMWD's current and future supply rely on Metropolitan's supplies.

This assessment is based on representations by Metropolitan that it will provide the water requested by EMWD for the next 20 years under the conditions set forth in CWC Section 10910 as authorized by CWC Section 10631(k). This assessment is subject to review, modification, or rescission in the event that regulations, court decisions, or other events reduce or impair Metropolitan's ability to provide such water.

- The cost of new water supplies will continue to increase. The developer of this project is required to help fund the acquisition of new water supplies, new treatment or recycled water facilities, and water efficiency measures for existing customers to develop new water supplies. The extent of additional funding will be determined by the EMWD and may take the form of a new component of connection fees or a separate charge.
- New customers may also be required to pay a higher commodity rate for water used than existing customers to offset the rising costs to the EMWD for new water supplies.
- The developer will install water-efficient devices such as low-flow toilets and landscaping according to the requirements of the EMWD's water use efficiency ordinance(s) at the time of construction to reduce the impact of the project on water supplies.

Metropolitan does not place imported water limits on a member agency, but predicts the future water demand based on regional growth information. Metropolitan stated in its 2010 RUWMP that, with the addition of all water supplies, existing and planned, Metropolitan would have the ability to meet all of its member agencies' projected supplemental demand through 2035 even under a repeat of historic drought scenarios. For any short-term water shortages and interruptions caused by disaster or unprecedented drought, the plans and policies outlined in the 2010 RUWMP will be implemented.

The proposed project would be conditioned by the City to construct off-site and on-site water facilities needed to distribute water throughout the project area. A plan of service for the proposed project would be approved by the EMWD that would identify specific on-site improvements. The proposed project site is adjacent to an existing recycled water line (west of the project site underlying the existing Eucalyptus Avenue) that is currently not part of the recycled water system. Although currently active recycled water lines are not near this project, in the future, it may be possible to serve this project site with recycled water. EMWD policy recognizes recycled water as the preferred source of supply for all non-potable water demands, including irrigation of recreation areas, green-belts, open space common areas, commercial landscaping, and supply for aesthetic impoundment or other water features. The majority of landscaped areas within the project site will be designed to use recycled water to the greatest extent possible when it becomes available.

Water Demand Based on the Existing Site Condition. Currently, the site is vacant although a portion was previously used for citrus agriculture. The water demand for the site when citrus was in cultivation was 212 acre-feet per year or 189,348 gallons per day. The remaining vacant portion of the project site used no water as there was no development, landscaping, or agriculture on site that would require the use of water.

Water Demand Based on the Existing General Plan Land Uses for the Project Site. The proposed project consists of construction of approximately 2,244,638 square feet of building area on approximately 122.8 acres. This represents development on approximately 42.5 percent of the project site (floor to area ratio). Using this same ratio for the existing BP-designated portion of the site, it can be reasonably assumed that development of approximately 629,442 square feet of BP uses could be developed on the project site.[1] Based on an employee generation factor of 1 employee for every 1,465 square feet of warehouse uses,[2] the proposed project would generate up to 1,532 job

[1] 42.5% of 34 acres (area designated for BP uses) = 629,442 square feet.
[2] *Table II-B Average Employees Per Acre – Average of Riverside and San Bernardino Counties,* Employment Density Study Summary Report, Southern California Association of Government, The Natelson Company, Inc., October 31, 2001.

opportunities.[1] Using the same employment factor, development of approximately 629,442 square feet of warehouse uses on the existing BP-designated portion of the site would generate approximately 430 jobs. Based on an industrial water consumption factor of 0.146 acre-feet per employee per year, development of approximately 629,442 square feet of business park/light industrial uses (which is consistent with the existing BP-designated portion of the site) would create a demand for water of approximately 56,072 gpd or 63 AFY.

Based on a high density residential development water consumption factor of 3,600 gallons per acre per day,[2] water demand for the existing R-15 uses would total approximately 133,200 gpd or 149 AFY.[3] Based on a low-density residential development water consumption factor of 2,100 gallons per day per acre,[4] water demand for the existing R-5 uses would total approximately 48,300 gpd or 54 AFY. The EMWD has identified that agricultural operations typically have a water demand of 4.0 AF of water per year per acre. Based on this usage factor, the existing agricultural usage of the 53-acre portion project site would have a water demand of approximately 212 AFY. The total water demand for the existing uses under the General Plan for the project site totals 314 AFY.

Based on the WSA prepared for the proposed project, water demand for the proposed on-site uses would total 73,256 gpd or 82 AFY[5]. The anticipated water demand for the proposed project is substantially less than what is identified above for the General Plan land uses and what was used in the formulation of the 2010 UWMP. As identified in previously referenced Table 4.12.A, anticipated water supplies in the EMWD total 213,900 and 302,200 AFY in 2015 and 2035, respectively. The water demand required for the proposed project would total 0.05 and 0.04 percent of the EMWD's 2015 and 2035 supplies. The demand estimated for this project is substantially less and therefore still within the limit of growth projected in the 2010 UWMP.

When compared to the existing conditions of the project site, there would be a decrease in water demand of 232 acre-feet per year with the development of the proposed project. The site's water usage would decrease under the current development plan for the proposed project and it would remain lower than what is anticipated in the General Plan and the 2010 UWMP. Additionally, the increased water demand for the site has been analyzed by the WSA, which determined that a suitable water supply exists for the proposed project well into the future.

Table 4.12.F presents a comparison of the anticipated water demand of the project site based on the existing site conditions, the existing General Plan land use designations for the project site, and the proposed warehouse uses. The project's water consumption represents substantially less than 1 percent of the consumption yearly capacity and because the EMWD indicates that water to service the project's proposed industrial uses is available, no significant water supply impacts would occur with implementation of the industrial use, and no mitigation would be necessary.

Table 4.12.F: Comparison of Water Demand

Land Use	Acreage	Demand (gpd)	Demand (AFY)
Existing/Historical Site Conditions[1]			
Agriculture	53	189,348	212
Vacant/Undeveloped	69.8	0	0
Total	**122.8**	**189,348**	**212**
Existing General Plan Land Use			
Business Park (BP)	34	56,072	63
High Density Residential (R-15)	36	133,200	149

1 1 employee/1,465 square feet of warehouse use × 2.244 million square feet of warehouse uses = 1,532 employees.
2 *Draft Environmental Impact Report, City of Perris, State Clearinghouse Number 2004031135*, Table 4.10.1-1. Hogle-Ireland Inc., October 2004, IV-233.
3 Water Resources Department, Eastern Municipal Water District, June 16, 2008.
4 Ibid.
5 *Water Supply Assessment,* Eastern Municipal Water District, February 23, 2012.

Table 4.12.F: Comparison of Water Demand

Land Use	Acreage	Demand (gpd)	Demand (AFY)
Low Density Residential (R-5)	35	48,300	54
Agriculture	12	42,871	48
Roads	5.8	0	0
Total	**122.8**	**280,443**	**314**
Proposed Project Land Use			
Industrial	117	73,256	82
Roads/Sidewalks/Parking Lots	5.8	0	0
Total	**122.8**	**73,256**	**82**

[1] The site supports citrus on approximately 53 acres

Based on the previously stated information and the assurance that Metropolitan is engaged in planning processes that will identify solutions that, when combined with the rest of its supply portfolio, will ensure a reliable long-term water supply for its member agencies, the EMWD has determined that it will be able to provide adequate water supply to meet the potable water demand for the project in addition to existing and future users.

4.12.2.7 Cumulative Impacts to Water Supply Services

The cumulative area for water supply-related issues is the EMWD service area (previously referenced Figure 4.12.1). Existing and future development within the EMWD's service area would demand additional quantities of water. The adopted UWMP (2010) projects population within the EMWD service area to increase to 1,111,729 persons by the year 2035. Increases in population, square footage, and intensity of uses would contribute to increases in the overall regional water demand. The anticipated conversion of water-intensive uses (i.e., agriculture) and the implementation of existing water conservation measures and recycling programs would reduce the need for increased water supply.

The projected demand for the EMWD service area for the year 2015 is 213,900 AFY. The cumulative projects including the proposed project would make up approximately 0.11 percent of the projected demand for 2015. For the year 2035, the EMWD service area projected demand is 302,200 AFY. The proposed project would make up 0.63 percent of the project water demand. As the cumulative projects including the proposed project make up less than one percent of the projected water demand in both 2015 and 2025, the cumulative impact of the proposed project would be less than significant.

As previously identified, Metropolitan will continue to rely on the plans and policies outlined in its RUWMP and IRP to address water supply shortages and interruptions (including potential shut downs of SWP pumps) to meet water demands. An aggressive campaign for voluntary conservation and recycled water usage, along with curtailment of groundwater replenishment water and agricultural water delivery are some of the actions outlined in the RUWMP. As previously stated, Metropolitan currently does not have surplus water available, due in part to pumping restrictions imposed on the SWP in place to avoid and minimize impacts to Federal- and State-protected fish species in the Delta. However, Metropolitan has analyzed the reliability of water delivery through the SWP and the Colorado River Aqueduct. Metropolitan's IRP and RUWMP conclude that, with the storage and transfer programs developed by Metropolitan, there will be a reliable source of water to serve its member agencies' needs through 2035. The EWMD would have water supplies for projected growth through 2035 in wet, dry, and multiple-dry years, so cumulative impacts to water supply would be less than significant. The proposed project would connect to existing conveyance infrastructure and adequate treatment capacity is available, so the proposed project would not make a significant contribution to any cumulatively considerable impacts on water supply or infrastructure.

4.12.3 Wastewater Services

4.12.3.1 Existing Setting

The EMWD and the Edgemont Community Services District (ECSD) provides wastewater (sewer) service in the City of Moreno Valley. The EMWD provides wastewater treatment, collection, and disposal service to most of the City and surrounding area and the ECSD provides sewer service to a small area in the southwestern portion of the City limits. The EMWD owns, operates, and maintains four regional water reclamation facilities including the Moreno Valley Regional Water Reclamation Facility (MVRWRF). The MVRWRF facility is located south of the City limits, east of Perris Boulevard, south of and adjacent to Mariposa Avenue. The MVRWRF treats domestic, commercial, and industrial wastewater, and currently accepts an average daily flow of approximately 11.2[1] million gallons per day (mgd), with an existing capacity of approximately 16 mgd.[2] Reclaimed water from the MVRWRF is primarily used to irrigate agriculture lands, greenbelts, and median strip areas. The EMWD has one existing dry sewer along Eucalyptus Avenue, west of Redlands Boulevard, which is currently not in operation. The EMWD expects this sewer to be in service once it is necessary for demand expected from the proposed project. The project site does not have any sewer infrastructure on site as it is currently fallow agricultural land. Existing businesses and residents in the vicinity of the project site currently utilize septic tanks.

4.12.3.2 Existing Policies and Regulations for Wastewater Services

Federal Water Pollution Control Act The major piece of Federal legislation dealing with wastewater is the Federal Water Pollution Control Act, which is designed to restore and preserve the integrity of the nation's waters. In addition to the Federal Water Pollution Control Act, other Federal environmental laws have a bearing on the location, type, planning, and funding of wastewater treatment facilities.

State Regional Water Quality Control Board. Operation of the MVRWRF is subject to regulations set forth by the California Department of Health Services (DHS) and State Water Resources Control Board (SWRCB). NPDES permits are required for operators of municipal separate storm sewer systems (MS4s), construction, projects, and industrial facilities that discharge to surface waters within the City.

City of Moreno Valley General Plan. The following are policies within the City's General Plan that pertain to wastewater services and are applicable to the proposed project:

Community Development Element

Policy 2.12.1 Prior to the approval of any new development application, ensure that adequate septic or sewer service capacity exists or will be available in a timely manner.

Policy 2.13.1 Limit the amount of development to that which can be adequately served by public services and facilities, based upon current information concerning the capability of public services and facilities.

Policy 2.13.2 Unless otherwise approved by the City, public water, sewer, drainage and other backbone facilities needed for a project phase shall be constructed prior to or concurrent with initial development within that phase.

Policy 2.13.3 It shall be the ultimate responsibility of the sponsor of a development project to assure that all necessary infrastructure improvements (including system wide

[1] Plus 0.4 mgd diverted to the Perris Valley Regional Water Reclamation Facility.
[2] Eastern Municipal Water District Moreno Valley Regional Water Reclamation Facility, http://www.emwd.org/modules/showdocument.aspx?documentid=1423, website accessed December 21, 2011.

improvements) needed to support project development are available at the time that they are needed.

4.12.3.3 Methodology

The methodology of determining wastewater service impacts is based on evaluating the existing wastewater infrastructure and capacity available to the City, future wastewater demand and capacity that is anticipated to be available to the City, and the identification of existing wastewater demands and future wastewater demands with the development of the proposed project.

4.12.3.4 Wastewater Services Thresholds of Significance

The proposed project is considered to have a significant impact on wastewater services if any of the following occurs:

- The project would exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board;
- The project would result in a determination by the wastewater treatment provider, which serves or may serve the project, that it lacks adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; and/or
- The project would require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

4.12.3.5 No Impact/Less than Significant Impacts

4.12.3.5.1 Wastewater Treatment Requirements

Threshold	Would the proposed project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Local governments and water districts are responsible for complying with Federal regulations, both for wastewater plant operation and for the collection systems (e.g., sanitary sewers) that convey wastewater to the wastewater treatment facility. Proper operation and maintenance is critical for sewage collection and treatment as impacts from these processes can degrade water resources and affect human health. For these reasons, publicly owned treatment works (POTW) receive Waste Discharge Requirements (WDRs) to ensure that such wastewater facilities operate in compliance with water quality regulations set forth by the State. WDRs, issued by the State, establish effluent limits on the kinds and quantities of pollutants that POTW can discharge. These permits also contain pollutant monitoring, recordkeeping, and reporting requirements. Each POTW that intends to discharge into the nation's waters must obtain a WDR prior to initiating its discharge.

The proposed project would result in a connection to the sewer line underlying the future Eucalyptus Avenue. As previously identified, the EMWD expects this sewer to be in service once it is necessary for demand expected from the proposed project. It is anticipated that all wastewater generated by the proposed project would be routed to and treated by the MVRWRF. The MVRWRF is a POTW, so operational discharge flows treated at the MVRWRF would be required to comply with the WDRs for that facility. Compliance with condition or permit requirements established by the City and WDRs at the MVRWRF would ensure that discharges into the wastewater treatment facility system from the operation of the proposed project would not exceed applicable Santa Ana Regional Water Quality Control Board wastewater treatment requirements. Expected wastewater flows from the proposed project will not exceed the capabilities of the serving treatment plant, so no significant impact related to this issue would occur and no mitigation would be required.

4.12.3.5.2 Wastewater Treatment Capacity and/or New or Expanded Wastewater Treatment Facilities

Threshold	Would the proposed project result in a determination by the wastewater treatment provider, which serves or may serve the project, that it lacks adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
Threshold	Would the proposed project require the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The proposed project would connect to the sewer line in Eucalyptus Avenue west of the site through an 8-inch on-site sewer line. As previously identified, the EMWD expects this sewer to be in service once it is necessary for demand expected from the proposed project. Wastewater flows from the proposed project site would be handled by the EMWD and would be conveyed to the MVRWRF located in the southwestern portion of the City. Current capacity at this facility is 16 million mgd[1] with an existing average inflow of approximately 11.2 mgd.[2] Under current conditions, the average daily surplus treatment capacity is approximately 4.5 mgd. Generally, water use and wastewater flows are related in that wastewater is generated from indoor water uses. Based on EMWD wastewater generation calculations and as identified Table 4.12.G, the proposed project is anticipated to generate 68.3 equivalent dwelling units (EDUs) of wastewater. An EDU factor of 1 is based on a single-family home generating 235 gpd of wastewater.

Table 4.12.G: Anticipated Wastewater Generation Calculations

Total Base Unit (Open Storage Facilities/Warehouses)		÷	Base Unit	×	EDU Factor	=	Total EDUs to be Assessed
First 100,000 square feet	100,000 sq ft	÷	1,000	×	0.13	=	13
Additional square feet between 100,000 and 1,000,000	900,000 sq ft	÷	1,000	×	0.02	=	18
Remaining square feet over 1,000,000	1,244,638 sq ft	÷	1,000	×	0.03	=	37.3
Total	**2,244,638 sq ft**	—		—			**68.3**

Source: *Eastern Municipal Water District Sewer Financial Participation Charges Calculations,* https://id3446.securedata.net/emwd/new_biz/construction_charges-sewer.html, website accessed December 29, 2011. Calculations done by LSA Associates, Inc.

Based on this generation factor, the proposed project is anticipated to generate 16,051 gpd (0.016 mgd) of wastewater.[3] The additional wastewater treatment demand of 0.016 mgd resulting from development of the proposed project totals approximately 0.3 percent of current surplus treatment capacity. Improvements planned for the MVRWRF facility would increase capacity at this facility from 16 mgd to 21 mgd with an ultimate expansion of this facility of 41 mgd. The planned expansion of the MVRWRF to increase capacity from 16 mgd to 21 mgd is anticipated to be completed by June 2013.[4] Impacts associated with wastewater facilities would be less than significant because the amount of wastewater generated by the project would be within the existing surplus treatment capacity at the MVRWRF. The proposed project would not require the construction of new wastewater treatment facilities or expansion of existing facilities, which could cause significant environmental effects. Therefore, impacts associated with wastewater facilities would be less than significant and no mitigation is required.

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1 *5.13 Public Services and Utilities*, City of Moreno Valley General Plan Final EIR, July 2006.
2 Eastern Municipal Water District Moreno Valley Regional Water Reclamation Facility, http://www.emwd.org/modules/showdocument.aspx?documentid=1423, website accessed December 21, 2011.
3 68.3 EDUs × 235 gallons of wastewater per day/1 EDU = 16050.5 gallons of wastewater per day.
4 *3.10.b Regional Water Reclamation Facilities*, West San Jacinto Groundwater Basin Management Plan 2010 Annual Report, Eastern Municipal Water District, June 2011.

4.12.3.6 Significant Impacts

No impacts related to wastewater services or facilities have been identified as significant for the proposed project. However, Section 3 of this EIR indicates that, if the proposed project is constructed prior to the West Ridge project, ProLogis will install the infrastructure necessary to serve its project (e.g., roads, water, and sewer) and will be reimbursed by the City from the West Ridge developer at the time that project is constructed. If the West Ridge project is constructed first, ProLogis will contribute an appropriate amount to the City for a reimbursement account to help off-site improvement costs installed by the West Ridge project that serve the ProLogis project. The timing of improvements shall be coordinated by the City in cooperation with ProLogis and the West Ridge developer. If this is implemented as indicated, there will be no potential significant impacts regarding utility improvements for the proposed project.

4.12.3.7 Cumulative Impacts to Wastewater Facilities

The cumulative area for wastewater-related issues is the MVRWRF service area (Figure 4.12.1). Cumulative population increases and development within the area serviced by the MVRWRF would increase the overall regional demand for wastewater treatment service. The current treatment capacity at the MVRWRF is 16 mgd. Improvements planned for this facility would increase capacity at this facility from 16 mgd to 21 mgd by June 2013. Ultimate expansion of this facility is expected to be 41 mgd. The MVRWRF is expected to have adequate capacity to service the City's wastewater needs through 2030. Any proposed changes to capacity of the MVRWRF or any facility maintained by EMWD are reviewed throughout the year. EMWD has a funding and construction mechanism in place that ensures improvements to EMWD facilities occur in a timely manner. This funding mechanism is referred to as EMWD's Sewer Financial Participation Charge Program. For all new development within the EMWD service area, the Sewer Financial Participation Charge is allocated to assist in the financing of any future collection and disposal facilities and any future sewer treatment plant facilities. Cumulative development would not exceed the capacity of the wastewater treatment system because the MVRWRF would expand as growth occurred.

The proposed project would not have a cumulatively significant impact on wastewater infrastructure because the proposed project would not require the expansion of existing infrastructure; only connections to existing infrastructure would be required by the project. By adhering to the wastewater treatment requirements established by the Santa Ana RWQCB through the NPDES permit, wastewater from the project site that is processed through the MVRWRF would meet established standards. As the wastewater from all development within the service area of the MVRWRF would be similarly treated under the NPDES, no cumulatively significant exceedance of Santa Ana RWQCB wastewater treatment requirements would occur. The proposed project would not result in significant impacts to wastewater treatment or wastewater treatment facilities. The cumulative wastewater generation of the projects listed in Table 3.B is 1,026,488 gallons per day. The MVRWRF planned expansion will increase its capacity from 16 mgd to 21 mgd. The ultimate expansion of the MVRWRF will allow it to process 41 mgd of wastewater. The wastewater generation of the listed cumulative projects represents 4.8 percent of the future capacity of the 2013 expansion and 2.5 percent of the ultimate expansion of the MVRWRF. The projected wastewater generation of the cumulative projects represents a small percentage of the average wastewater capacity and, because there are no projects that would, in combination with the proposed industrial uses, result in any significant impact related to wastewater treatment or cause significant environmental effects, the project will not make a significant contribution to any cumulatively considerable impacts associated with wastewater.

4.13 GLOBAL CLIMATE CHANGE

This section provides a discussion of global climate change, existing regulations pertaining to global climate change, and an analysis of greenhouse gas (GHG) emissions associated with the proposed project located in the City of Moreno Valley, Riverside County. This analysis is based on the *Greenhouse Gas Emissions and Global Climate Change Study* (LSA Associates, Inc., November 2011) prepared for the project and included in Appendix B of this EIR. This section examines the short-term construction and long-term operational impacts and evaluates the effectiveness of measures incorporated as part of the project design.

4.13.1 Existing Setting

Global climate change refers to alterations in weather features which occur across the Earth as a whole, including temperature, wind patterns, precipitation, and storms. Global temperatures are moderated by naturally occurring atmospheric gases, including water vapor, carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). These gases allow solar radiation (sunlight) into the Earth's atmosphere, but prevent radiative heat from escaping, thus warming the Earth's atmosphere. Global climate change attributable to anthropogenic (human) emissions of greenhouse gases (primarily CO_2, CH_4, and N_2O) is currently one of the most important and widely debated scientific, economic, and political issues in the United States.

Gases that trap heat in the atmosphere are often referred to as greenhouse gases, analogous to a greenhouse effect. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the Earth's temperature. Without these natural greenhouse gases, the Earth's temperature would be about 61 degrees Fahrenheit cooler. Emissions from human activities, such as vehicle, natural gas, electricity usage, and water usage have elevated the concentration of these gases in the atmosphere.

Greenhouse gases have varying global warming potential (GWP), which is a measure of how much a given mass of greenhouse gas is estimated to contribute to global warming. It is a relative scale that compares the gas in question (e.g., N_2O and CH_4) to that of the same mass of carbon dioxide. CO_2 is the reference gas with a GWP of 1 and is the baseline unit with which all other greenhouse gases are compared. The carbon dioxide equivalent is most appropriate method of assessing emissions because it gives weight to the GWP of the gas. Table 4.13.A presents a summary of the atmospheric lifetime and GWP of selected gases. The other main greenhouse gases that have been attributed to human activity—methane and nitrous oxides—have GWPs of 21 and 310 teragrams[1] of carbon dioxide equivalent (Tg CO_2 Eq.), respectively.

Table 4.13.A: Global Warming Potential of Selected Gases

Gas	Atmospheric Lifetime (years)	Global Warming Potential (100-year time horizon)
Carbon Dioxide	50-200	1
Methane	12 ± 3	21
Nitrous Oxide	120	310
HFC-23	264	11700
HFC-134a	14.6	1300
HFC-152a	1.5	140
PFC: Tetrafluoromethane (CF_4)	50000	6500
PFC: Hexafluoromethane (C_2F_6)	10000	9200
Sulfur Hexafluoride (SF_6)	3200	23900

Source: Environmental Protection Agency, 2008.

[1] One teragram is equal to one million metric tons.

4.13.1.1 Inventory

This section summarizes the latest information on global, United States, California, and local GHG emission inventories.

Global Emissions. The International Energy Agency (IEA)[1] reports that worldwide emissions of CO_2e totaled 30.6 billion metric tons in 2010, a 5 percent increase over 2009. Global estimates are based on country inventories developed as part of programs of the United Nations Framework Convention on Climate Change (UNFCCC).

United States Emissions. In 2009, the United States emitted approximately 6.6 billion metric tons of CO_2e or approximately 24 tons per year (tpy) per person. Of the six economic sectors nationwide—electric power industry, transportation, industry, agriculture, commercial, and residential—the electric power industry and transportation sectors combined account for approximately 60 percent of the GHG emissions; the majority of the electrical power industry and all of the transportation emissions are generated from direct fossil fuel combustion. Between 1990 and 2009, total United States GHG emissions rose approximately 7.3 percent.[2]

State of California Emissions. According to California Air Resources Board (CARB) emission inventory estimates, California released approximately 474 million metric tons (MMT)[3] of CO_2e emissions in 2008.[4] This large number is due primarily to the sheer size of California compared to other states. By contrast, California has the fourth lowest per-capita CO_2 emission rate from fossil fuel combustion in the country, due to the success of its energy efficiency and renewable energy programs and commitments that have lowered the State's GHG emissions rate of growth by more than half of what it would have been otherwise.[5]

The CalEPA Climate Action Team stated in its December 2010 report that the composition of gross climate change pollutant emissions in California in 2002 (expressed in terms of CO_2e) was as follows:

- CO_2 accounted for 83.3 percent;
- CH_4 accounted for 6.4 percent;
- N_2O accounted for 6.8 percent; and
- Hydrofluorocarbon (HFC), perfluorocarbon (PFC), and sulfur hexafluoride (SF_6) accounted for 3.5 percent.[6]

The CARB estimates that transportation is the source of approximately 38 percent of the State's GHG emissions in 2004, followed by electricity generation (both in-State and out-of-State) at 23 percent, and industrial sources at 20 percent. The remaining sources of GHG emissions are residential and commercial activities at 9 percent, agriculture at 6 percent, high global warming potential gases at 3 percent, and recycling and waste at 1 percent.[7]

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1 International Energy Agency, http://www.iea.org, website accessed December 30, 2011.
2 *The 2011 U.S. Greenhouse Gas Inventory Report,* U.S. Environmental Protection Agency, http://www.epa.gov/climatechange/emissions/usinventoryreport.html, accessed August 2011.
3 A metric ton is equivalent to approximately 1.1 tons.
4 *Greenhouse Gas Inventory Data - 1990 to 2004*, California Air Resources Board, http://www.arb.ca.gov/cc/inventory/data/data.htm. website accessed August 2011.
5 *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004 - Final Staff Report*, publication # CEC-600-2006-013-SF, Sacramento, CA, December 22, 2006; and January 23, 2007, update to that report, California Energy Commission, 2007.
6 *Climate Action Team Report to Governor Schwarzenegger and the California Legislature,* CalEPA. December 2010.
7 California Air Resources Board. http://www.climatechange.ca.gov/inventory/index.html. September 2008.

The CARB is responsible for developing the California Greenhouse Gas Emission Inventory. This inventory estimates the amount of GHGs emitted to and removed from the atmosphere by human activities within the State of California and supports the AB 32 Climate Change Program. The CARB's current GHG emission inventory covers the years 2000 through 2008[2] and is based on fuel use, equipment activity, industrial processes, and other relevant data (e.g., housing, landfill activity, and agricultural lands). The emission inventory estimates are based on the amount of all fuels combusted in the State, which accounts for over 85 percent of the GHG emissions within California.

4.13.1.2 Global Warming

Global warming is the observed increase in the average temperature of the earth's atmosphere and oceans in recent decades. The earth's average near-surface atmospheric temperature rose 0.6 ± 0.2° Celsius (°C) (1.1 ± 0.4° Fahrenheit [°F]) in the 20th century. The prevailing scientific opinion on climate change is that "most of the warming observed over the last 50 years is attributable to human activities."[1] The increased amounts of CO_2 and other GHGs are the primary causes of the human-induced component of warming. They are released by the burning of fossil fuels, land clearing, and agriculture, etc., and lead to an increase in the GHG effect.

4.13.1.3 Effects of Global Warming

Effects from global climate change may arise from temperature increases, climate-sensitive diseases, extreme events, and air quality. There may be direct temperature effects through increases in average temperature leading to more extreme heat waves and less extreme cold spells. Those living in warmer climates are likely to experience more stress and heat-related problems. Heat-related problems include heat rash and heat stroke. In addition, climate-sensitive diseases may increase, such as those spread by mosquitoes and other disease-carrying insects. Such diseases include malaria, dengue fever, yellow fever, and encephalitis. Extreme events such as flooding and hurricanes can displace people and agriculture, which would have negative consequences. Global warming may also contribute to air quality problems from increased frequency of smog and particulate air pollution. Table 4.13.B lists greenhouse gases, the effects of each greenhouse gas, and sources for each of the greenhouse gases.

Additionally, according to the 2006 California Climate Action Team (CAT) Report,[2] the following climate change effects, which are based on trends established by the United Nations Intergovernmental Panel on Climate Change (IPCC), can be expected in California over the course of the next century:

- A diminishing Sierra snowpack declining by 70 percent to 90 percent, threatening the state's water supply;
- Increasing temperatures from 8 to 10.4° F under the higher emission scenarios, leading to a 25 percent to 35 percent increase in the number of days ozone pollution levels are exceeded in most urban areas;
- Increased vulnerability of forests due to pest infestation and increased temperatures;
- Increased electricity demand, particularly in the hot summer months; and
- Increased ground-level ozone formation due to higher reaction rates of ozone-precursors.

Changes in climate have the potential to affect fire regimes, especially in areas where climate, and not fuel, tends to be the limiting factor. A number of studies have been conducted on the likely effects of climate change on present-day fire regimes. In temperate regions, including the western United

1 Intergovernmental Panel on Climate Change, *Climate Change 2001: The Scientific Basis*, http://www.grida.no/climate/ipcc_tar/wg1/index.htm.

2 California Environmental Protection Agency, *Climate Action Team Report to Governor Schwarzenegger and the Legislature*, March 2006.

Table 4.13.B: Greenhouse Gas Properties, Effects, and Sources

Constituent	Description and Physical Properties	Health Effects	Sources
Water Vapor	Water vapor (H_2O) is the most abundant, important, and variable greenhouse gas in the atmosphere. Water vapor is not considered a pollutant; in the atmosphere it maintains a climate necessary for life. Changes in its concentration are primarily considered to be a result of climate feedbacks related to the warming of the atmosphere rather than a direct result of industrialization.	There are no health effects from water vapor. When some pollutants come in contact with water vapor, they can dissolve and then the water vapor can be a transport mechanism to enter the human body.	The main source of water vapor is evaporation from the oceans (approximately 85%). Other sources include evaporation from other water bodies, sublimation (change from solid to gas) from sea ice and snow, and transpiration from plant leaves.
Carbon Dioxide	Carbon dioxide (CO_2) is an odorless, colorless natural greenhouse gas.	Outdoor levels of carbon dioxide are not high enough to result in negative health effects.	Carbon dioxide is emitted from natural and anthropocentric (human) sources. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic out gassing. Anthropogenic sources are from burning coal, oil, natural gas, and wood.
Methane	Methane (CH_4) is an extremely effective absorber of radiation, though its atmospheric concentration is less than carbon dioxide and its lifetime in the atmosphere is brief (10–12 years) compared to other greenhouse gases.	There are no health effects from methane.	Methane has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other anthropocentric sources include fossil-fuel combustion and biomass burning.
Nitrous Oxide	Nitrous oxide (N_2O), also known as laughing gas, is a colorless greenhouse gas.	Nitrous oxide can cause dizziness, euphoria, and sometimes slight hallucinations. In small doses it is harmless. In some cases, heavy and extended use can cause Olney's Lesions (brain damage).	Concentrations of nitrous oxide also began to rise at the beginning of the industrial revolution. In 1998, the global concentration was 314 ppb. Nitrous oxide is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is used as an aerosol spray propellant, e.g., in whipped cream bottles. It is also used in potato chip bags to keep chips fresh. It is used in rocket engines and in race cars.

Table 4.13.B: Greenhouse Gas Properties, Effects, and Sources

Constituent	Description and Physical Properties	Health Effects	Sources
Chloro-fluorocarbons	Chlorofluorocarbons (CFCs) are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C_2H_6) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the earth's surface).	In confirmed indoor locations, working with CFC-113 or other CFCs is thought to have resulted in death by cardiac arrhythmia (heart frequency too high or too low) or asphyxiation.	CFCs have no natural source, but were first synthesized in 1928. They were used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and was extremely successful, so much so that levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some of the CECs will remain in the atmosphere for over 100 years.
Hydro-fluorocarbons	Hydrofluorocarbons (HFCs) are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the greenhouse gases, they are one of three groups with the highest global warming potential. Prior to 1990, the only significant emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant.	None.	HFCs are man-made for applications such as automobile air conditioners and refrigerants.
Per-fluorocarbons	Perfluorocarbons (PFCs) have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF_4) and hexafluoroethane (C_2F_6).	None.	The two main sources of PFCs are primary aluminum production and semiconductor manufacture.
Sulfur Hexafluoride	Sulfur hexafluoride (SF_6) is an inorganic, odorless, colorless, nontoxic, nonflammable gas. It also has the highest GWP of any gas evaluated, 23,900. Concentrations in the 1990's were about 4 ppt.	In high concentrations in confined areas, the gas presents the hazard of suffocation because it displaces the oxygen needed for breathing.	Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.
Aerosols	Aerosols are particles emitted into the air through burning biomass (plant material) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat and can cool the atmosphere by reflecting light. Cloud formation can also be affected by aerosols.	Similar health effects associated with particulate matter.	Sulfate aerosols are emitted when fuel containing sulfur is burned. Another source of aerosols (in the form of black carbon or soot) is the result of incomplete combustion or the incomplete burning of fossil fuels. Although particulate matter regulation has been lowering aerosol concentrations in the United States, global concentrations are likely increasing as a result of other sources around the world.

Source: LSA Associates, Inc. November 2011

-2983-
Item No. E.6

States, there is a possibility that increased temperature would extend typical fire seasons, with more fires occurring earlier and later in a given year. There is also a possibility that global warming would foster the creation of faster, hotter fires that would be more difficult to contain and therefore affect larger areas potentially leading to increases in both the annual area burned and the number of potential catastrophic fires. Although the effects will vary considerably among different ecosystem types, the total area burned will likely increase in some regions. Other factors such as levels of carbon dioxide in the atmosphere may do more than change regimes through weather effects. Greater carbon dioxide availability may also lead to changes in plant growth and decomposition. However, it is important to realize that a single major fire event can have far greater consequences than small changes in temperature or rainfall over a period of decades. Similarly, the year-to-year and seasonal variations can be far greater than the small gradual changes of long-term climate change. The process of climate change is also thought to lead to a rise in average global temperature, changes in frequency and distribution of precipitation, and variations in the pattern and occurrence of droughts, floods, and sea level rise. Specifically, it is thought that global climate change impacts to the southwest region of the U.S. would result in an increased frequency of intense precipitation events and the increased risk of flash floods. However, no aspect of the current hydrologic practices or modeling is designed to specifically detect climate change or its effects on water resources or flooding.[1] In addition, many of the existing hydrologic modeling systems have significant data gaps or are designed to achieve specific accounting goals. As a result, many of the modeling procedures and modeling data is fragmented, poorly integrated, and unable to meet the predictive challenges of a rapidly changing climate.

Without reliable data to assess impacts of flooding associated with global climate change to any degree of specificity, it is not possible to discern the extent to which the flooding area would change or the frequency at which flooding would occur. Regardless of the potential for an increase in flood events, development in the existing flood areas are already designed to limit impacts to flood-related events. These design features include the use of materials resistant to flood damage, the placement of drainage paths around structures to guide floodwaters around and away from proposed structures, and the placement of the lowest floor of any structure at or above the base flood elevation.

4.13.2 Regulatory Setting

4.13.2.1 Federal Regulations/Standards

Federal Regulation of Climate Change. Climate change and GHG reduction are also concerns at the Federal level; however, at this time, no Federal legislation or regulations have been enacted specifically addressing GHG emissions reductions and climate change. On December 7, 2009, the EPA Administrator signed two distinct findings regarding greenhouse gases under Section 202(a) of the Clean Air Act:

- *Endangerment Finding:* The Administrator finds that the current and projected concentrations of the six key well-mixed greenhouse gases—CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6—in the atmosphere threaten the public health and welfare of current and future generations.
- *Cause or Contribute Finding:* The Administrator finds that the combined emissions of these well-mixed greenhouse gases from new motor vehicles and new motor vehicle engines contribute to the greenhouse gas pollution, which threatens public health and welfare.

These findings do not themselves impose any requirements on industry or other entities. However, this action is a prerequisite to finalizing the EPA's proposed greenhouse gas emission standards for light-duty vehicles, which were jointly proposed by EPA and the USDOT's National Highway Safety Administration on September 15, 2009.[2]

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1 *Scientific Assessment of the Effects of Global Change on the United States,* Committee on Environment and Natural Resources, National Science and Technology Council, May 2008.

2 http://www.epa.gov/climatechange/endangerment.html.

4.13.2.2 State Regulations/Standards

Assembly Bill 1493 (AB 1493). In 2002, Governor Grey Davis signed AB 1493, which required the CARB to develop and adopt, by January 1, 2005, regulations that achieve "the maximum feasible reduction of greenhouse gases emitted by passenger vehicles and light-duty truck and other vehicles determined by the CARB to be vehicles whose primary use is noncommercial personal transportation in the State."

Executive Order S-3-05. Executive Order S-3-05 was signed by Governor Schwarzenegger in 2005 proclaiming California is vulnerable to the impacts of climate change. It states that increased temperatures could reduce the Sierra Nevada's snowpack, worsen California's air quality problems, and potentially cause a rise in sea levels. The Executive Order establishes total GHG emission targets including emissions reductions to the 2000 level by 2010, and the 1990 level by 2020, and to 80 percent below the 1990 level by 2050.

Assembly Bill 32 (AB 32). In September 2006, Governor Schwarzenegger signed Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006. AB 32 directs the CARB to implement regulations for a cap on sources or categories of sources of GHG emissions. The bill requires that the CARB develop regulations to reduce emissions with an enforcement mechanism to ensure that the reductions are achieved, and to disclose how it arrives at the cap. It also includes conditions to ensure businesses and consumers are not unfairly affected by reductions.

AB 32 requires the CARB to:

- Adopt a list of discrete early action measures by July 1, 2007, that can be implemented before January 1, 2010;
- Establish a statewide GHG emissions cap for 2020 based on 1990 emissions and adopt mandatory reporting rules for significant sources of GHG by January 1, 2008;
- Indicate how emission reductions will be achieved from significant GHG sources via regulations, market mechanisms and other actions by January 1, 2009; and
- Adopt regulations by January 1, 2011, to achieve the maximum technologically feasible and cost-effective reductions in GHG, including provisions for using both market mechanisms and alternative compliance mechanisms.

AB 32 codifies Executive Order S-3-05's[1] year 2020 goal by requiring that statewide GHG emissions be reduced to 1990 levels by the year 2020. This reduction will be accomplished through an enforceable statewide cap on GHG emissions that will be implemented no later than January 1, 2012. To effectively implement the cap, AB 32 directs the CARB to develop appropriate regulations and establish a mandatory reporting system to track and monitor global warming emissions levels.

Senate Bill 97 (SB 97). As directed by SB 97, the Natural Resources Agency adopted Amendments to the *CEQA Guidelines* for greenhouse gas emissions on December 30, 2009. On February 16, 2010, the Office of Administrative Law approved the Amendments, and filed them with the Secretary of State for inclusion in the California Code of Regulations. The Amendments became effective on March 18, 2010. Changes to the guidelines include new questions in Appendix G regarding Greenhouse Gas Emissions and major changes to the Transportation/Traffic checklist questions (Appendix A-3, *CEQA Guidelines* changes).

[1] Executive Order S-3-05 establishes greenhouse gas emission reduction targets for California.

Senate Bill 375. SB 375 was signed into law on October 1, 2008. SB 375 provides emissions-reduction goals around which regions can plan, integrating disjointed planning activities, and provides incentives for local governments and developers to follow new conscientiously planned growth patterns.

4.13.2.3 City of Moreno Valley General Plan Policies

Although the City of Moreno Valley General Plan does not include any specific GHG or climate change policies or goals, a number of the goals, objectives, policies, and programs identified in the air quality (Chapter 6 – Safety) and energy (Chapter 7 – Conservation) elements will result in an indirect reduction in GHG emissions through reductions in vehicle trips, vehicle miles traveled, and energy use. The specific policies of the General Plan that are relevant to the proposed project are as follows:

Air Quality Chapter:

Objective 6.6 Promote land use patterns that reduce daily automotive trips and reduce trip distance for work, shopping, school, and recreation.

Policy 6.6.1 Provide sites for new neighborhood commercial facilities within close proximity to the residential areas they serve.

Policy 6.6.2 Provide multi-family residential development sites in close proximity to neighborhood commercial centers in order to encourage pedestrian instead of vehicular travel.

Policy 6.6.3 Locate neighborhood parks in close proximity to the appropriate concentration of residents in order to encourage pedestrian and bicycle travel to local recreation areas.

Objective 6.7 Reduce mobile and stationary source air pollution emissions.

Policy 6.7.1 Cooperate with regional efforts to establish and implement regional air quality strategies and tactics.

Policy 6.7.2 Encourage the financing and construction of park-and-ride facilities.

Policy 6.7.3 Encourage express transit service from Moreno Valley to the greater metropolitan areas of Riverside, San Bernardino, Orange, and Los Angeles Counties.

Policy 6.7.4 Locate heavy industrial and extraction facilities away from residential areas and sensitive receptors.

Policy 6.7.5 Require grading activities to comply with the South Coast Air Quality Management District's (SCAQMD) Rule 403 regarding the control of fugitive dust.

Policy 6.7.6 Require building construction to comply with the energy conservation requirements of Title 24 of the California Administrative Code.

Conservation Chapter:

Energy Objective 7.5 Encourage efficient use of energy resources.

Policy 7.5.1 Encourage building, site design, and landscaping techniques that provide passive heating and cooling to reduce energy demand.

Policy 7.5.2 Encourage energy efficient modes of transportation and fixed facilities, including transit, bicycle, equestrian, and pedestrian transportation. Emphasize fuel efficiency in the acquisition and use of City-owned vehicles.

Policy 7.5.3 Locate areas planned for commercial, industrial and multiple family density residential development within areas of high transit potential and access.

Policy 7.5.4 Encourage efficient energy usage in all city public buildings.

Policy 7.5.5 Encourage the use of solar power and other renewable energy systems.

4.13.3 Methodology

The recommended approach for GHG analysis included in Office of Planning and Research (OPR) June 2008 release is to: (1) identify and quantify GHG emissions, (2) assess the significance of the impact on climate change, and (3) if significant, identify alternatives and/or mitigation measures to reduce the impact below a level of significance.[1] The June 2008 OPR guidance provides some additional direction regarding planning documents as follows:

> "CEQA can be a more effective tool for GHG emissions analysis and mitigation if it is supported and supplemented by sound development policies and practices that will reduce GHG emissions on a broad planning scale and that can provide the basis for a programmatic approach to project-specific CEQA analysis and mitigation.... For local government lead agencies, adoption of general plan policies and certification of general plan EIRs that analyze broad jurisdiction-wide impacts of GHG emissions can be part of an effective strategy for addressing cumulative impacts and for streamlining later project-specific CEQA reviews."

Revisions to Appendix G of the *CEQA Guidelines* suggest that the project be evaluated for the following impacts:

- Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?
- Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?

However, despite this, currently neither the CEQA statutes, OPR guidelines, nor the draft proposed changes to the *CEQA Guidelines* prescribes thresholds of significance or a particular methodology for performing an impact analysis; as with most environmental topics, significance criteria are left to the judgment and discretion of the Lead Agency.

4.13.4 Thresholds of Significance

On September 28, 2010, the SCAQMD proposed the following draft-tiered interim GHG significance threshold for development projects:

- **Tier 1** consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA. If the project qualifies for an exemption, no further action is required. If the project does not qualify for an exemption, then it would move to the next tier.
- **Tier 2** consists of determining whether or not the project is consistent with a GHG reduction plan that may be part of a local general plan, for example. The concept embodied in this tier is equivalent to the existing consistency determination requirements in *CEQA Guidelines* Sections 15064(h)(3), 15125(d), or 15152(a). The GHG reduction plan must, at a minimum, comply with AB 32 GHG reduction goals; include an emissions inventory agreed upon by either the CARB or the SCAQMD, have been analyzed under CEQA and have a certified Final CEQA document, and have monitoring and enforcement components. If the proposed project is consistent with the qualifying local GHG reduction plan, it is not significant for GHG emissions. If the project is not consistent with a local GHG reduction plan, there is no approved plan, or the GHG reduction plan does not include all of the components described above, the project would move to Tier 3.
- **Tier 3** establishes a screening significance threshold level to determine significance using a 90 percent GHG emission capture rate. The 90 percent capture rate GHG significance screening level in Tier 3 for stationary sources was derived using the following methodology. Using the SCAQMD's Annual Emission Reporting (AER) Program, the reported annual natural gas

[1] State of California, 2008. Governor's Office of Planning and Research. *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act Review*. June 19.

consumption for 1,297 permitted facilities for 2006 through 2007 was compiled and the facilities were rank-ordered to estimate the 90th percentile of the cumulative natural gas usage for all permitted facilities. Approximately 10 percent of facilities evaluated comprise more than 90 percent of the total natural gas consumption, which corresponds to 10,000 $MTCO_2e/yr$ (the majority of combustion emissions comprise CO_2). The SCAQMD suggested the following GHG screening thresholds: Industrial (when SCAQMD is the Lead Agency): 10,000 tpy CO_2e; Residential: 3,500 tpy CO_2e; Commercial: 1,400 tpy CO_2e; Mixed-use: 3,000 tpy CO_2e. If a project's GHG emissions exceed the GHG screening threshold, the project would move to Tier 4.

- **Tier 4** establishes a decision tree approach that includes compliance options for projects that have incorporated design features into the project and/or implement GHG mitigation measures.
  - Efficiency Target (2020 Targets)
    - 4.8 metric tons (mt) CO_2e per SP for project level threshold (land use emissions only) and total residual emissions not to exceed 25,000 metric tons per year (mty) CO_2e.
    - 6.6 mt CO_2e per SP for plan level threshold (all sectors).
  - Efficiency Target (2035 Targets)
    - 3.0 mt CO_2e per SP for project level threshold.
    - 4.1 mt CO_2e per SP for plan level threshold.

  If a project fails to meet any of these emissions efficiency targets, the project would move to Tier 5.
- **Tier 5** would require projects that implement off-site GHG mitigation that includes purchasing offsets to reduce GHG emission impacts to purchase sufficient offsets for the life of the project (30 years) to reduce GHG emissions to less than the applicable GHG screening threshold level.

4.13.5 Less than Significant Impacts

The following impacts were identified as less than significant with the implementation of the proposed project.

4.3.5.1 Greenhouse Gas Plan, Policy, Regulation Consistency

Threshold	Would the proposed project conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

The CAT and the CARB have developed several reports to achieve the Governor's GHG targets that rely on voluntary actions of California businesses, local government and community groups, and State incentive and regulatory programs. These include the CAT's 2006 "Report to Governor Schwarzenegger and the Legislature," the CARB's 2007 "Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California," and the CARB's "Climate Change Proposed Scoping Plan: a Framework for Change."

The reports identify strategies to reduce California's emissions to the levels proposed in Executive Order S-3-05 and AB 32 (i.e., 29 percent below existing "business as usual" emissions) that are applicable to proposed project. Table 4.3.C presents the applicable Recommended Actions (qualitative measures) identified to date by CARB in its Climate Change Proposed Scoping Plan and whether or not the proposed project is consistent with the applicable Recommended Actions.

Table 4.3.C: Proposed Scoping Plan Recommended Actions for Climate Change

ID No.	Sector	Strategy Name	Applicable to Project?	Will Project Conflict with Implementation?
T-1	Transportation	Pavley I and II – Light-Duty Vehicle GHG Standards	Yes	No
T-2	Transportation	Low Carbon Fuel Standard (Discrete Early Action)	Yes	No
T-3	Transportation	Regional Transportation-Related GHG Targets	No	No
T-4	Transportation	Vehicle Efficiency Measures	Yes	No
T-5	Transportation	Ship Electrification at Ports (Discrete Early Action)	No	No
T-6	Transportation	Goods-movement Efficiency Measures	Yes	No
T-7	Transportation	Heavy Duty Vehicle Greenhouse Gas Emission Reduction Measure: Aerodynamic Efficiency (Discrete Early Action)	Yes	No
T-8	Transportation	Medium and Heavy-Duty Vehicle Hybridization	Yes	No
T-9	Transportation	High Speed Rail	No	No
E-1	Electricity and Natural Gas	Increased Utility Energy Efficiency Programs: More Stringent Building and Appliance Standards	Yes	No
E-2	Electricity and Natural Gas	Increased Combined Heat and Power Use by 30,000 GWh	No	No
E-3	Electricity and Natural Gas	Renewable Portfolio Standard	Yes	No
E-4	Electricity and Natural Gas	Million Solar Roofs	No	No
CR-1	Electricity and Natural Gas	Energy Efficiency	Yes	No
CR-2	Electricity and Natural Gas	Solar Water Heating	Yes	No
GB-1	Green Buildings	Green Buildings	Yes	No
W-1	Water	Water Use Efficiency	Yes	No
W-2	Water	Water Recycling	No	No
W-3	Water	Water System Energy Efficiency	No	No
W-4	Water	Reuse Urban Runoff	No	No
W-5	Water	Increase Renewable Energy Production	No	No
W-6	Water	Public Goods Charge (Water)	No	No
I-1	Industry	Energy Efficiency and Co-Benefits Audits for Large Industrial Sources	No	No
I-2	Industry	Oil and Gas Extraction GHG Emission Reduction	No	No
I-3	Industry	GHG Leak Reduction from Oil and Gas Transmission	No	No
I-4	Industry	Refinery Flare Recovery Process Improvements	No	No
I-5	Industry	Removal of Methane Exemption from Existing Refinery Regulations	No	No

Table 4.3.C: Proposed Scoping Plan Recommended Actions for Climate Change

ID No.	Sector	Strategy Name	Applicable to Project?	Will Project Conflict with Implementation?
RW-1	Recycling and Waste Management	Landfill Methane Control (Discrete Early Action)	No	No
RW-2	Recycling and Waste Management	Additional Reduction in Landfill Methane – Capture Improvements	No	No
RW-3	Recycling and Waste Management	High Recycling/Zero Waste	Yes	No
F-1	Forestry	Sustainable Forest Target	No	No
H-1	High Global Warming Potential Gases	Motor Vehicle Air Conditioning Systems (Discrete Early Action)	No	No
H-2	High Global Warming Potential Gases	SF_6 Limits in Non-Utility and Non-Semiconductor Manufacturing (Discrete Early Action)	No	No
H-3	High Global Warming Potential Gases	Reduction in Perfluorocarbons in Semiconductor Manufacturing (Discrete Early Action)	No	No
H-4	High Global Warming Potential Gases	Limit High GWP Use in Consumer Products (Discrete Early Action, Adopted June 2008)	No	No
H-5	High Global Warming Potential Gases	High GWP Reduction from Mobile Sources	No	No
H-6	High Global Warming Potential Gases	High GWP Reductions from Stationary Sources	No	No
H-7	High Global Warming Potential Gases	Mitigation Fee on High GWP Gases	No	No
A-1	Agriculture	Methane Capture at Large Dairies	No	No

Source: LSA Associates, Inc. November 2011.

As identified in Table 4.3.C, of the 39 Recommended Actions, the applicable Recommended Actions are those that are within the Transportation, Electricity and Natural Gas, Green Buildings, and Water sectors.

Applicable Recommended Actions in the Transportation sector include Actions T-1, T-2, and T-4. Action T-1 involves improvements to light-duty vehicle technology for the purposes of reducing GHG emissions through focusing on legislating improved controls for vehicle manufacturers. This action would not generally be considered applicable to the proposed project; however, vehicles utilized by the proposed project would be subject to these standards, as applicable, and would be consistent with this action. Action T-2 involves implementation of a low carbon fuel standard. In order to reduce the carbon intensity of transportation fuels, the CARB is developing a Low Carbon Fuel Standard (LCFS), which would reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020 as called for by Governor Schwarzenegger in Executive Order S-01-07. While implementation of this standard is not within the purview of a development project, a land use such as that proposed under the proposed project would be a substantial consumer of fuels for its vehicle fleet. Vehicles utilized by the proposed project would be subject to these standards, as applicable, and would be consistent with this action.

Action T-4 concerns vehicle efficiency measures such as the promotion of sustainable tire practices. The CARB is pursuing a regulation to ensure that tires are properly inflated when vehicles are serviced. In addition, the California Energy Commission (CEC) in consultation with the California Integrated Waste Management Board (CIWMB) is developing an efficient tire program focusing first on data gathering and outreach, then on potential adoption of minimum fuel-efficient tire standards, and on the development of consumer information requirements for replacing tires. While implementation of this standard is not within the purview of a development project, a land use such as that proposed under the proposed project would be a contributor of vehicle miles traveled (VMT). Vehicles utilized by the proposed project would be subject to these standards, as applicable, and would be consistent with this action.

Applicable Recommended Actions in the Energy and Natural Gas sector includes Action E-1. Action E-1, together with Action GB-1 (Green Building), aims to reduce electricity demand by increased efficiency of Utility Energy Programs and adoption of more stringent building and appliance standards. Elements of this action include encouraging construction of zero net energy (ZNE) buildings and implementation of passive solar design. In addition to employing on-site electricity generation, a ZNE building must either replace natural gas with renewable energy for space and water heating, or compensate for natural gas use by generating surplus electricity for sale on the State's electricity grid. The proposed project is required to comply with the 2010 Title 24 Energy Efficiency Standards and applicable Green Building Standards; therefore, the proposed project would not conflict with these actions.

The City encourages residents and businesses to utilize solar power to increase use of renewable energy sources. Through a variety of programs and incentives, such as the 2008 Solar Special Program,[1] customers served by Moreno Valley Utility (MVU), MVU customers are encouraged to utilize solar power while helping the City meet its renewable energy goals. For similar projects in the region, the energy purveyor to the project, Southern California Edison (SCE), has rented out the rooftops to harness solar power, which would directly hook into the energy grid. There currently are no plans to install solar panels on the roofs of the proposed project; however, roofs would be designed to support the future installation of solar panels to facilitate the use such rooftops by energy purveyors.

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System is the nationally accepted benchmark for the design, construction, and operation of high-performance green buildings. The LEED rating system encourages and accelerates global adoption of sustainable green building and development practice through the creation and implementation of universally understood and accepted tools and performance criteria. In the United States, buildings use one-third of total energy produced, two-thirds of electricity generated, and one-eighth of the water extracted. The LEED rating system is a voluntary, consensus-based, market-driven building rating system based on existing proven technology. It evaluates environmental performance from a whole building perspective over a building's life cycle. The rating system is organized into five environmental categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, and Indoor Environmental Quality. The rating system is a performance-oriented system where credits are earned for satisfying each criterion. Different levels of green building certification are awarded based on the total credits earned. To earn an LEED certification, the project must satisfy all of the prerequisites and a minimum number of points to attain the established LEED rating.

Based on preliminary LEED certified building design and construction guidelines project data, the proposed project will be a LEED Core and Shell Certified building. LEED for Core and Shell (LEED CS) is a rating system written and administered by the United States Green Building Council. The LEED CS Rating System was developed to serve the speculatively driven development market where project teams routinely do not control all aspects of a building's design and construction. The scope of

[1] The 2008 Solar Special Program gives customers of Moreno Valley Utility a rebate of $4 for every watt of solar that is installed on the roof of a home or business. The maximum rebated for a commercial, industrial, or governmental installation of solar panels is $100,000 (system size of 25 kW). The actual amount of the rebate will take into consideration solar panel output, inverter efficiency, and design factors.

LEED CS is limited to those elements of the project under the direct control of the Owner/Developer. As indicated in Table 4.13.D, the proposed project would incorporate various project design features and operational processes that would result in an LEED score of 20 out of a possible 69.

Table 4.13.D: LEED Scoring

Credits and Prerequisites	Feasible or Available?		
	Yes	No	Maybe
Sustainable Sites			
Prerequisite 1: Construction Activity Pollution Prevention	Required		
Credit 1: Site Selection	0	0	1
Credit 2: Development Density and Community Connectivity	0	1	0
Credit 3: Brownfield Redevelopment	0	0	1
Credit 4.1: Alternative Transportation: Public Transportation Access	0	0	1
Credit 4.2: Alternative Transportation: Bicycle Storage & Changing Rooms	0	0	1
Credit 4.3: Alternative Transportation: Low-Emission and Fuel-Efficient Vehicles	1	0	0
Credit 4.4: Alternative Transportation: Parking Capacity	1	0	0
Credit 5.1: Site Development: Protect or Restore Habitat	0	1	0
Credit 5.2: Site Development: Maximize Open Space	0	1	0
Credit 6.1: Storm Water Design: Quantity Control	0	0	1
Credit 6.2: Storm Water Design: Quality Control	0	0	1
Credit 7.1: Heat Island Effect, Non-Roof	0	0	1
Credit 7.2: Heat Island Effect, Roof	1	0	0
Credit 8: Light Pollution Reduction	0	0	1
Credit 9: Tenant Design & Construction Guidelines	1	0	0
Water Efficiency			
Credit 1.1: Water Efficient Landscaping: Reduce by 50%	1	0	0
Credit 1.2: Water Efficient Landscaping: No Potable Use or No Irrigation	0	0	1
Credit 2: Innovative Wastewater Technologies	0	0	1
Credit 3.1: Water Use Reduction: 20% Reduction	1	0	0
Credit 3.2: Water Use Reduction: 30% Reduction	0	0	1
Energy and Atmosphere			
Prerequisite 1: Fundamental Commissioning of the Building Energy Systems.	Required		
Prerequisite 2: Minimum Energy Performance	Required		
Prerequisite 3: Fundamental Refrigerant Management	Required		
Credit 1: Optimize Energy Performance	3	2	3
Credit 2: On-site Renewable Energy	0	0	3
Credit 3: Enhanced Commission	0	0	1
Credit 4: Enhanced Refrigeration Management	1	0	0
Credit 5.1: Measurement & Verification – Base Building	0	0	1
Credit 5.2: Measurement & Verification – Tenant Sub-meeting	0	0	1
Credit 6: Green Power	0	0	1
Mineral Resources			
Prerequisite 1: Storage & Collection of Recyclables	Required		
Credit 1.1: Building Reuse: Maintain 25% of Existing walls, Floor & Roof	0	1	0
Credit 1.2: Building Reuse: Maintain 50% of Existing walls, Floors & Roof	0	1	0
Credit 1.3: Building Reuse: Maintain 75% of Interior Non-Structural Elements	0	1	0

Table 4.13.D: LEED Scoring

Credits and Prerequisites	Feasible or Available?		
	Yes	No	Maybe
Credit 2.1: Construction Waste Management: Divert 50% from Disposal	1	0	0
Credit 2.2: Construction Waste Management: Divert 75% from Disposal	1	0	0
Credit 3: Material Reuse: 1%	0	1	0
Credit 4.1: Recycled Content: 10% (post-consumer + ½ pre-consumer)	1	0	0
Credit 4.2: Recycled Content: 20% (post-consumer + ½ pre-consumer)	0	0	1
Credit 5.1: Regional Materials: 10% Extracted, Processed & Manufactured Region	1	0	0
Credit 5.2: Regional Materials: 20% Extracted, processed & Manufactured Region	0	0	1
Credit 6: Certified Wood	0	0	1
Indoor Environmental Quality			
Prerequisite 1: Minimum Indoor Air Quality (IAQ) Performance	Required		
Prerequisite 2: Environmental Tobacco Smoke (ETS) Control	Required		
Credit 1: Outdoor Air Delivery Monitoring	0	0	1
Credit 2: Increased Ventilation	0	0	1
Credit 3: Construction IAQ Management Plan: During Construction	1	0	0
Credit 4.1: Low-Emitting Materials: Adhesives & Sealants	1	0	0
Credit 4.2: Low-Emitting Materials: Paints & Coatings	1	0	0
Credit 4.3: Low-Emitting Materials: Carpet System	1	0	0
Credit 4.4: Low-Emitting Materials: Composite Wood & Agrifiber Products	0	0	1
Credit 5: Indoor Chemical & Pollutant Source Control	0	0	1
Credit 6: Controllability of Systems: Thermal Comfort	0	0	1
Credit 7: Thermal Comfort: Design	0	0	1
Credit 8.1: Daylight & Views: Daylight 75% of Spaces	0	0	1
Credit 8.2: Daylight & Views for 90% of Spaces	0	0	1
Innovation & Design Process			
Credit 1.1: Innovation in Design: Provide Specific Title	1	0	0
Credit 1.2: Innovation in Design: Provide Specific Title	0	0	1
Credit 1.3: Innovation in Design: Provide Specific Title	0	0	1
Credit 1.4: Innovation in Design: Provide Specific Title	0	0	1
Credit 2: LEED Accredited Professional	1	0	0
Totals:	**20**	**9**	**35**

Source: ProLogis, 2010

Applicable Recommended Actions in the Water sector includes Action W-1. Action W-1, Water Use Efficiency, involves the reduction in the energy consumption used to convey, treat, distribute, and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions. The proposed project would install water-efficient fixtures and appliances and would not conflict with this action.

GHG emissions reduction strategies were also set forth in the 2006 CAT Report, and the strategies included in the CAT Report that apply to the project are contained in Table 4.13.E, which also summarizes the extent to which the project would comply with the strategies to help California reach the emission reduction targets. The strategies listed in Table 4.13.E are addressed as either part of the project, required mitigation measures, or requirements under local or State ordinances.

Table 4.13.E: Project Compliance with Greenhouse Gas Emission Reduction Strategies

Strategy	Project Compliance
Mandatory Code	
California Green Building Code. The Cal Green Code prescribes a wide array of measures that would result directly and indirectly in reduction of GHG emissions from the Business as Usual Scenario (CBC). The mandatory measures that are applicable to nonresidential projects include site selection, energy efficiency, water efficiency, materials conservation and resource efficiency, and environmental quality measures.	**Compliant.** The project would be required to adhere to the nonresidential mandatory measures as required by the Cal Green Code.
Energy Efficiency Measures	
Energy Efficiency. Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California (including both investor-owned and publicly owned utilities).	**Compliant with Mitigation Incorporated.** The proposed project will comply with the updated Title 24 standards, including the new 2010 CBC, for building construction if any building interior improvements are required. In addition, the project would be required to comply with the requirements of **Mitigation Measure 4.13.6.1**, identified later, including measures to incorporate energy efficient building design features.
Renewables Portfolio Standard. Achieve a 33% renewable energy mix statewide.	
Green Building Strategy. Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	
Water Conservation and Efficiency Measures	
Water Use Efficiency. Continue efficiency programs and use cleaner energy sources to move and treat water. Approximately 19% of all electricity, 30% of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions.	**Compliant with Mitigation Incorporated.** The project would be required to comply with the requirements of **Mitigation Measure 4.13.6.1**, identified later, including measures to increase water use efficiency.
Solid Waste Reduction Measures	
Increase Waste Diversion, Composting, and Commercial Recycling, and Move Toward Zero-Waste. Increase waste diversion from landfills beyond the 50 percent mandate to provide for additional recovery of recyclable materials. Composting and commercial recycling could have substantial GHG reduction benefits. In the long term, zero waste policies that would require manufacturers to design products to be fully recyclable may be necessary.	**Compliant with Mitigation Incorporated.** Data available from the California Integrated Waste Management Board indicates that the City of Moreno Valley has not achieved the 50 percent diversion rate. The proposed project would be required to comply with **Mitigation Measure 4.13.6.1**, identified later, including measures to increase solid waste diversion and recycling.
Transportation and Motor Vehicle Measures	
Regional Transportation-Related Greenhouse Gas Targets. Develop regional GHG emissions reduction targets for passenger vehicles. Local governments will play a significant role in the regional planning process to reach passenger vehicle GHG emissions reduction targets. Local governments have the ability to directly influence both the siting and design of new residential and commercial developments in a way that reduces GHGs associated with vehicle travel.	**Compliant.** Specific regional emission targets for transportation emissions do not directly apply to this project; regional GHG reduction target development is outside the scope of this project. The project will comply with any plans developed by the City.

Table 4.13.E: Project Compliance with Greenhouse Gas Emission Reduction Strategies

Strategy	Project Compliance
Vehicle Climate Change Standards. AB 1493 (Pavley) required the State to develop and adopt regulations that achieve the maximum feasible and cost effective reduction of GHG emissions from passenger vehicles and light-duty trucks. Regulations were adopted by the CARB in September 2004.	**Compliant.** The project does not involve the manufacture of vehicles. However, vehicles that are purchased and used within the project site would comply with any vehicle and fuel standards that the CARB adopts.
Light-Duty Vehicle Efficiency Measures. Implement additional measures that could reduce light-duty GHG emissions. For example, measures to ensure that tires are properly inflated can both reduce GHG emissions and improve fuel efficiency.	
Adopt Heavy- and Medium-Duty Fuel and Engine Efficiency Measures. Regulations to require retrofits to improve the fuel efficiency of heavy-duty trucks that could include devices that reduce aerodynamic drag and rolling resistance. This measure could also include hybridization of and increased engine efficiency of vehicles.	
Low Carbon Fuel Standard. The CARB identified this measure as a Discrete Early Action Measure. This measure would reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020.	
Measures to Reduce High Global Warming Potential Gases. The CARB has identified Discrete Early Action measures to reduce GHG emissions from the refrigerants used in car air conditioners, semiconductor manufacturing, and consumer products. The CARB has also identified potential reduction opportunities for future commercial and industrial refrigeration, changing the refrigerants used in auto air conditioning systems, and ensuring that existing car air conditioning systems do not leak.	**Compliant.** New products used or serviced on the project site (after implementation of the reduction of GHG gases) would comply with future CARB rules and regulations.

AB = Assembly Bill CARB = California Air Resources Board CBC = California Building Code
GHG = Greenhouse Gas
Source: LSA Associates, Inc., November 2011.

As previously identified, implementation of the proposed project could result in the development of approximately 2,244,638 square feet of distribution warehouse uses. The proposed project includes a variety of physical attributes and operational programs that would generally contribute to a reduction in operational-source pollutant emissions including GHG emissions. As identified in Table 4.3.E, future development that would occur under the proposed project would be consistent with greenhouse gas emission reduction strategies and policies. The project would implement appropriate GHG reduction strategies and would ensure that it does not conflict with or impede implementation of reduction goals identified in AB 32, Governor's Executive Order S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor. In addition, the project would also be subject to all applicable regulatory requirements, which would also reduce the GHG emissions of the project. Therefore, the proposed project would not conflict with any applicable plan, program, policy, or regulation related to the reduction of GHG emissions. Impacts are considered less than significant.

4.13.6 Significant Impacts

4.13.6.1 Greenhouse Gas Emissions

Threshold	Would the proposed project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Future development that could occur within the proposed project site could generate GHG emissions during construction and operation activities. It is anticipated that the majority of energy consumption (and associated generation of GHG emissions) would occur during the project's operation (as opposed to its construction). Typically, more than 80 percent of the total energy consumption takes place during the use of buildings and less than 20 percent is consumed during construction.[1] As of yet, there is no study that quantitatively assesses all of the GHG emissions associated with each phase of the construction and use of an individual development.

The following activities are associated with the proposed project and could contribute directly or indirectly to the generation of GHG emissions:

- **Removal of Vegetation:** The net removal of vegetation for construction results in a loss of the carbon sequestration in plants. However, planting of additional vegetation would result in additional carbon sequestration and would lower the carbon footprint of the project.
- **Construction Activities:** During construction of the project, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO_2, CH_4, and N_2O.
- **Gas, Electric, and Water Use:** Natural gas use results in the emissions of two GHGs: CH_4 (the major component of natural gas) and CO_2 from the combustion of natural gas. Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel. California's water conveyance system is energy-intensive. Preliminary estimates indicate that the total energy used to pump and treat this water exceeds 6.5 percent of the total electricity used in the State per year.[2]
- **Solid Waste Disposal:** Solid waste generated by the project could contribute to GHG emissions in a variety of ways. Landfilling and other methods of disposal use energy for transporting and managing the waste, and they produce additional GHGs to varying degrees. Landfilling, the most common waste management practice, results in the release of CH_4 from the anaerobic decomposition of organic materials. CH_4 is 25 times more potent than CO_2. However, landfill CH_4 can also be a source of energy. In addition, many materials in landfills do not decompose fully, and the carbon that remains is sequestered in the landfill and not released into the atmosphere.
- **Motor Vehicle Use:** Transportation associated with the proposed project would result in GHG emissions from the combustion of fossil fuels in daily automobile and truck trips.

The proposed project was analyzed using the SCAQMD CalEEMod model for the potential construction of the project's proposed land uses, water, sewer, and drainage infrastructure, and roadways. Implementation of the proposed project would result in the development of approximately 2,244,638 square feet of distribution warehouse uses. Table 4.3.F provides the GHG emissions that could be generated during construction activities on the project site. The total GHG emissions over the entire construction process are expected to be 2,700 metric tons.

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1 United Nations Environment Programme (UNEP), 2007. *Buildings and Climate Change: Status, Challenges and Opportunities*, Paris, France.

2 *Water-Energy Sector Summary AB 32 Scoping Plan GHG Emission Reduction Strategies,* http://climatechange.ca.gov/climate_action_team/reports/CAT_subgroup_reports/Water_Sector_Summary_and_Analyses.pdf, Climate Change Action Team, website accessed December 30, 2011.

Table 4.3.F: Short-Term Regional Greenhouse Gas Construction Emissions

Construction Phase	Total Regional Pollutant Emissions, metric tons/year					
	Bio-CO_2	NBio-CO_2	Total-CO_2	CH_4	N_2O	CO_2e
Site Preparation	0	67	67	0.01	0	67
Grading	0	221	221	0.02	0	222
Building Construction	0	1,884	1,884	0.1	0	1,886
Architectural Coating	0	174	174	0.01	0	174
Paving	0	77	77	0.01	0	77

Bio-CO_2 = biologically generated CO_2
NBio-CO_2 = non-biologically generated CO_2
CH_4 = methane
CO_2e = carbon dioxide equivalent
CO_2 = carbon dioxide
N_2O = nitrous oxide
Source: Table E, LSA Associates, Inc., November 2011.

GHG emissions that could be generated on the proposed project site would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with project-related vehicular trips and stationary source emissions, such as natural gas used for heating. The results presented below in Table 4.3.G, include operational emissions in terms of CO_2 (both biologically and non-biologically generated), CH_4, N_2O, and annual carbon dioxide equivalent (CO_2e) GHG emissions from increased energy consumption, water usage, solid waste disposal, and estimated GHG emissions from vehicular traffic that could result from the development of the project site. Calculations and CalEEMod run sheets for GHG emissions are provided in Appendix B of this EIR.

Table 4.3.G: Long-Term Regional Greenhouse Gas Operational Emissions

Emissions	Total Regional Pollutant Emissions, metric tons/year					
	Bio-CO_2	NBio-CO_2	Total-CO_2	CH_4	N_2O	CO_2e
Construction emissions amortized over 30 years	0	90	90	0.006	0	90
Area	0	0	0	0	0	0
Energy	0	2,200	2,200	0.09	0.04	2,200
Mobile	0	66,000	66,000	2.6	0	66,000
Waste	4,900	0	4,900	290	0	11,000
Water	0	110	110	0.91	0.02	140
Total Project Emissions	**4,900**	**68,000**	**73,000**	**290**	**0.06**	**79,000**

Bio-CO_2 = biologically generated CO_2
NBio-CO_2 = non-biologically generated CO_2
CH_4 = methane
CO_2e = carbon dioxide equivalent
CO_2 = carbon dioxide
N_2O = nitrous oxide
Source: Table E, LSA Associates, Inc., November 2011.

Based on a comparison of the proposed project to the SCAQMD tiered interim GHG significance criteria, it is not exempt as described in Tier 1. Considering the Tier 2 criteria, there is not a GHG reduction plan in the Moreno Valley General Plan, nor any other GHG reduction plan applicable to the project. Considering the Tier 3 screening significance threshold level, the most applicable screening threshold listed is the Industrial (even though SCAQMD is not the Lead Agency) at 10,000 tpy CO_2e. The long-term project operational GHG emissions shown in Table 4.3.G exceed this threshold; thus, the project operational GHG emissions are significant.

Previously referenced Table 4.13.E lists strategies that are either part of the project design or are requirements under local or State ordinances. With implementation of these strategies/measures, the project's contribution to cumulative GHG emissions would be reduced. In order to ensure that the proposed project complies with and would not conflict with or impede the implementation of reduction goals identified in AB 32, the Governor's EO S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor, **Mitigation Measure 4.13.6.1** shall be implemented. Many of the

individual elements of this measure are already included as part of the proposed project or are required as part of project-specific mitigation measures.

Mitigation Measures. Previously referenced **Mitigation Measures 4.3.6.3A** through **4.3.6.3C** were introduced to reduce project air pollution emissions. These measures will also reduce the project's greenhouse gas emissions. To ensure that the proposed project's emissions of GHG are reduced to a less than significant level, and to ensure reductions below the expected "Business As Usual" (BAU) scenario, the following additional mitigation measures shall be implemented.

4.13.6.1A Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that building features have been incorporated in building plans as required by Title 24 of the California Code of Regulations. These features include but are not limited to the following:

- Exterior windows shall utilize window treatments for efficient energy conservation.
- Per CALGreen Code requirements, water-efficient fixtures and appliances, including but not limited to low-flow faucets, dual-flush toilets minimizing water consumption by 20 percent from the Building Standards Code baseline water consumption shall be used.
- Per CALGreen Code requirements, a Commissioning Plan shall be prepared and all building systems (e.g., heating, ventilation, and air-conditioning [HVAC], irrigation systems, lighting, and water heating) shall be commissioned by the Commissioning Authority.
- Per CALGreen Code, restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.

4.13.6.1B Prior to the issuance of building permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been be incorporated into the design and construction of the project:

- Use locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project.
- Use "Green Building Materials," such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project.
- Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption, and therefore, GHG emissions.
- Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants.
- Design the project building to exceed the California Building Code (CBC) Title 24 energy standard, including, but not limited to, any combination of the following:
    - Increase insulation such that heat transfer and thermal bridging is minimized.
    - Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.
    - Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment.
- Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping.

- Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings.
- Install light-colored "cool" roof and cool pavements.
- Install energy-efficient heating and cooling systems, appliances and equipment, and control systems.
- Install solar or light-emitting diodes (LEDs) for outdoor lighting.

4.13.6.1C Prior to the issuance of occupancy permits, the project applicant shall provide evidence to the City of Moreno Valley that the following measures have been be incorporated into the operation of the project:

- The project applicant shall use less than 3,900 Global Warming Potential (GWP) hydrofluorocarbon (HCF) refrigerants or natural refrigerants (ammonia, propane, carbon dioxide [CO_2]) for refrigeration and fire suppression equipment.
- Provide vegetative or man-made exterior wall shading devices for east-, south-, and west facing walls with windows.
- Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate:
  - Install drought-tolerant plants for landscaping.
  - Use reclaimed water for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water.
  - Install water-efficient irrigations systems, such as weather-based and soil-moisture-based irrigation controllers and sensors for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance.
- Provide employee education about reducing waste and available recycling services.

Level of Significance After Mitigation. The mitigation measures identified above would contribute to a reduction in GHG emissions from energy, mobile, and water usage sources. With implementation of the identified mitigation measures, the proposed project's GHG emissions are reduced. As described above, project-related GHG emissions are not confined to a particular air basin but are dispersed worldwide. Consequently, it is speculative to determine how project-related GHG emissions would contribute to global climate change and how global climate change may affect the State. Therefore, project-related GHG emissions are not project-specific impacts to global warming but are instead the project's contribution to this cumulative impact. As stated previously, project-related GHG emissions and their contribution to global climate change impacts in the State are less than significant and less than cumulatively considerable because: (1) the project's impacts alone would not cause or significantly contribute to global climate change, and (2) the project has no substantial effect on consumption of fuels or other energy resources, especially fossil fuels that contribute to GHG emissions when consumed.

4.13.7 Cumulative Impacts

While it is not possible to determine whether the project individually will have a significant impact on global warming or climate change, it will contribute to cumulative greenhouse gas emissions. However, without the necessary science and analytical tools, it is not possible to determine with certainty, whether the project's emissions of greenhouse gases will be cumulatively considerable, within the meaning of *CEQA Guidelines* Sections 15065(a)(3) and 15130. The CARB is currently in the process of designing regulations to monitor, limit, and ultimately reduce California GHG emissions

but there are as yet no clear standards for assessing the significance of cumulative impacts from projects.

Given the findings of AB 32 and the requirements of CEQA, the Lead Agency must determine whether a project will or will not have a cumulatively considerable contribution. Due to the lack of guidance for determining the significance of cumulative impacts to climate change from projects, and out of an overabundance of caution, the project has been evaluated to determine whether emissions of GHGs have been minimized to the extent feasible with current technology and measures. With implementation of the strategies and programs described in previously referenced Table 4.13.E, the project is consistent with the strategies to reduce California's emissions to the levels proposed in Executive Order S-3-05. Based on the threshold of the project's consistency with these measures contained in Executive Order S-3-05, the project has a less than significant impact as complies with these measures. Additionally, since climate change is a global issue, it is unlikely that the proposed project would generate enough GHG emissions to influence global climate change on its own. Because the project's impacts alone would not cause or significantly contribute to global climate change, project-related CO_2e emissions and their contribution to global climate change impacts in the State of California would not make a significant contribution to cumulatively considerable GHG emission impacts.

5.0 ADDITIONAL TOPICS REQUIRED BY CEQA

Section 15126 of the *CEQA Guidelines* requires that all aspects of a project must be considered when evaluating its impacts on the environment, including planning, acquisition, development, and operation. As part of this analysis, the EIR must also identify (1) significant environmental effects of the proposed project; (2) significant environmental effects that cannot be avoided if the proposed project is implemented; and (3) growth-inducing impacts.

5.1 SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

Table 5.A illustrates the significant unavoidable impacts anticipated to result from the proposed project, even with implementation of the project-specific mitigation measures identified in the Chapter 4.0 analysis.

Table 5.A: Significant Environmental Effects Which Cannot Be Avoided

Topic	Type of Impact	Impact
Aesthetics	Scenic Vistas	No feasible mitigation is available to mitigate for the direct impacts associated with the loss of existing viewsheds in the area. Therefore, impacts associated with this issue remain significant and unavoidable.
Aesthetics	Scenic Resources and Scenic Highways	No feasible mitigation is available to mitigate for the direct impacts associated with the loss of existing viewsheds from SR-60, which is considered a local scenic road by the City. Therefore, impacts associated with this issue remain significant and unavoidable.
Aesthetics	Substantial degradation of the existing visual character or quality of the site and its surroundings	No feasible mitigation is available to mitigate for the direct impacts associated with the substantial change in visual character from planned residential to industrial uses. Therefore, impacts associated with this issue remain significant and unavoidable.
Aesthetics	Cumulative Aesthetic Impacts	The cumulative effect of development in the region will continue to result in the modification of existing viewsheds especially along SR-60. Construction of the proposed project, in conjunction with other planned developments within the cumulative study area, would contribute to the obstruction of existing views. There are no available mitigation measures to reduce this cumulative impact to a less than significant level. Therefore, cumulative impacts would remain significant and unavoidable.
Agricultural Resources	Loss of State Designated Farmland	No mechanism for the mitigation of impacts to Prime Farmland and/or existing agricultural operations has been enacted by either the City of Moreno Valley or the County of Riverside. Therefore, impacts associated with the conversion of Prime Farmland remain significant and unavoidable.
Agricultural Resources	Conversion to a Non-agricultural Use	No feasible mitigation is available to mitigate for the direct impacts associated with the conversion of an existing agricultural operation. Therefore, impacts associated with the conversion of farmland to a non-agricultural use remain significant and unavoidable.

Table 5.A: Significant Environmental Effects Which Cannot Be Avoided

Topic	Type of Impact	Impact
Agricultural Resources	Cumulative Loss of Agricultural Resources	The cumulative effect of development in the region will continue to result in the conversion of agricultural lands to non-agricultural uses. Construction of the proposed project, in conjunction with other planned developments within the cumulative study area, would contribute to the conversion of agricultural lands to non-agricultural uses. Therefore, cumulative impacts to agricultural resources would remain significant and unavoidable.
Air Quality	Construction Air Pollutant Emissions	Construction activities would result in exceedance of the SCAQMD threshold for ROG and NO_X. Even after application of mitigation measures, estimated air pollutant emissions during construction activities would remain significant and unavoidable for ROG and NO_X.
Air Quality	Construction Air Pollutant Emissions	Localized emissions associated construction activities would result in exceedance of localized thresholds for PM_{10} and $PM_{2.5}$. Even after application of mitigation measures, estimated localized air emissions during construction activities would remain significant and unavoidable for PM_{10} and $PM_{2.5}$.
Air Quality	Architectural Coating Emissions	The amount of VOC generated per day during the application of architectural coatings would exceed the SCAQMD VOC threshold. Although the identified mitigation measures would reduce the amount of VOC generated, the SCAQMD threshold would still be exceeded. Impacts would remain significant and unavoidable.
Air Quality	Operational Air Pollutant Emissions	No feasible mitigation is available. Estimated air pollutant emissions during operation of the project will remain significant and unavoidable for ROG, NO_X, PM_{10}, and $PM_{2.5}$.
Air Quality	Consistency with Air Quality Management Plan (AQMP)	The project will produce significant amounts of air pollutants on a daily and cumulative basis, both during construction and occupancy. Even with implementation of proposed mitigation, emissions will result in exceedances that are not consistent with implementation of the current AQMP. Impacts are significant and unavoidable until the proposed project is included in the next SCAG and SCAQMD AQMP projections.
Air Quality	Cumulative Pollutant Air Emissions	The Basin is in nonattainment for PM_{10} and ozone at the present time. Construction of the proposed project, in conjunction with other planned developments within the cumulative study area, would contribute to the existing nonattainment status. Therefore, the proposed project would exacerbate nonattainment of air quality standards within the SCAQMD and contribute to adverse cumulative air quality impacts.
Land Use and Planning	Conflict with applicable land use plans, policies or regulations	The project is not consistent with SCAG growth projections, some related Compass Plan policies, and the AQMP since it proposed industrial uses in place of planned residential uses. However, the project will help improve the City's jobs/housing ratio; the City has been housing "rich" and jobs "poor" for many years which is consistent with regional goals. The project is not consistent with existing General Plan land use and zoning designations. Approval of the GPA and ZC will resolve this inconsistency.
Land Use and Planning	Cumulative impact on consistency with land use plans, policies, or regulations	The proposed project will make a substantial contribution to additional industrial/warehouse uses in an area planned for a mixture of residential and non-residential uses. However, the project is consistent with the minimum buffer requirements of the City Municipal Code Section 9.05.

Table 5.A: Significant Environmental Effects Which Cannot Be Avoided

Topic	Type of Impact	Impact
Transportation	Opening Year (2016) with Project Level of Service	If the improvements defined in **Mitigation Measures 4.11.6.1A** are constructed, then minimum level of service standards would be maintained for the opening year (2016) with-project scenario and study area intersections and impacts would be reduced to a less than significant level. Because improvements to the freeway roadways and infrastructure are under the authority of Caltrans, it is uncertain if improvements to these roadways would be constructed prior to project opening and impacts to these intersections would be significant and unavoidable.
Transportation	Opening Year (2016) Cumulative with Project Level of Service	If the improvements defined in **Mitigation Measures 4.11.6.2A** are constructed, then minimum level of service standards would be maintained for the opening year (2016) cumulative with-project scenario and study area intersections and impacts would be reduced to a less than significant level. Because improvements to the freeway roadways and infrastructure are under the authority of Caltrans, it is uncertain if improvements to these roadways would be constructed prior to project opening and impacts to these intersections would be significant and unavoidable.
Transportation	Cumulative Traffic Impacts	Construction of the proposed project, in conjunction with other planned developments within the cumulative study area, would contribute to the existing deficient levels of service on the existing roadway network. The improvements identified in **Mitigation Measures 4.11.6.1A** through **4.11.6.3C** would reduce these cumulative impacts at deficient intersections to a less than significant level. However, since the affected freeway ramps and intersections are under the jurisdiction of Caltrans, neither the project proponent nor the City has control over the specific timing of when the improvements would be constructed. It is anticipated that such improvements would not be fully constructed by the opening year (2016) so these cumulative impacts remain significant and unavoidable until such time as the improvements are constructed by Caltrans, WRCOG, and the City of Moreno Valley through the TUMF process. However, it is anticipated that these improvements would be fully constructed by future year (2035) as these improvements are currently programmed into the TUMF program. Therefore, cumulative traffic impacts in future year (2035) are anticipated to be less than significant.

5.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE CAUSED BY THE PROPOSED PROJECT SHOULD IT BE IMPLEMENTED

Section 15126(c) of the *CEQA Guidelines* mandates that the EIR must address any significant irreversible environmental changes that would be involved in the proposed action should it be implemented. An impact would fall into this category if it resulted in any of the following:

- The project would involve a large commitment of nonrenewable resources;
- The primary and secondary impacts of the project would generally commit future generations of people to similar uses;
- The project involves uses in which irreversible damage could result from any potential environmental incidents associated with the project; and/or
- The proposed consumption of resources is not justified (e.g., the project could waste energy).

Determining whether the proposed project may result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed in such a way that there would be little possibility of restoring them. The project site is generally fallow agricultural land with citrus groves occupying the northwestern, northeastern, and eastern portions of the site. However, as identified within the City's General Plan, the City anticipates the eventual conversion of agricultural uses to urban uses and the proposed project would permanently alter the site by converting predominantly agricultural uses to urban uses. This is a significant irreversible environmental change that would occur as a result of project implementation. Because no significant mineral resources were identified within the project limits, no significant impacts related to these issues would result from development of the project site. Natural resources in the form of construction materials would be utilized in the construction of the proposed project and energy resources in the form of electricity and natural gas would be used during the long-term operation of the project; however, their use is not expected have a negative impact on the availability of these resources. Existing scenic vistas were identified as being visible from the project limits. Implementation of the proposed project would result in the obstruction of the Russell Mountains and Box Springs Mountains from the nearest sensitive visual receptors and those traveling along SR-60. This is a significant and irreversible environmental change that would occur as a result of project implementation. Cumulatively, future development along SR-60 would also result in the obstruction of the existing views of surrounding mountains and visual features.

In addition, this industrial warehouse project, in concert with the other built or approved industrial warehouse projects to the east, will fundamentally change the character and land use pattern of this portion of the City. Many of the project-specific impacts are addressed, as outlined above, but the land use change represented by this and other industrial projects represents a substantial irreversible change in community character or quality of life for this area.

5.3 GROWTH-INDUCING IMPACTS

The proposed project site is currently utilized for citrus production on the northwestern, northeastern, and southwestern boundaries; the northern side abuts SR-60. Additionally, the southeastern portion of the project site is located approximately 50 feet from existing single-family residential uses, approximately 50 feet from active agricultural on the east, and approximately 60 feet from the Moreno Valley Auto Mall on the west. Existing single-family residential uses are located directly southeast of the project site. The Moreno Valley Auto Mall Specific Plan, approximately 151.89 acres located south of SR-60 at the Moreno Beach Drive off-ramp, provides for the development of commercial, residential (R-15), and open space (OS) and is located west of the project site. With implementation of the General Plan Amendment and Zone Change designation, the project may induce or create conditions that would accelerate development of the vacant parcels immediately east and southwest of the site. However, current economic conditions would likely inhibit development of these parcels in the near future.

The project proposes to eliminate the potential for 681 units of multifamily residential housing, some of which may contribute to meeting the City's affordable housing goals. This change would incrementally reduce the population and housing growth potential for this property. However, the project would add 2.2 million square feet of industrial space in the eastern portion of the City. Since the City currently has a low jobs-to-housing ratio, it is possible that the employment could be generated by this project can be accommodated by the City's existing workforce. In that way, the project is growth inducing in terms of employment. Due to relatively high vacancy rates in the City, it is also possible that the housing needs of new employees that do not already live in the City (i.e., own or rent) could largely be accommodated by the City's existing housing stock. Therefore, the proposed project would only produce modest growth inducement within Moreno Valley.

Water infrastructure in the vicinity of the proposed project site includes an existing 20-inch water line along Redlands Boulevard east of the site and a 12-inch water line located along Eucalyptus Avenue west of the proposed project site. The project proposes a 12-inch water line along future Eucalyptus

Avenue join the existing water lines identified above. Together, the proposed project and the West Ridge project will construct the identified infrastructure for this area. As public utilities and roadways are already available to the project area and, and because the proposed project does not warrant the expansion of existing or new water and wastewater treatment facilities, the development of the proposed project would not induce growth in an area currently devoid of public improvements or promote the extension of infrastructure in a manner facilitating an uneven pattern (e.g., leapfrog development) of development in the City. As the type and intensity of use proposed for the project site would be consistent once implementation of General Plan Amendment and Zone Change take place, and because the improvements necessary for development of the site would not facilitate growth that has not been anticipated in the project area, no significant growth-inducing effect would occur, and no mitigation is required.

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6.0 ALTERNATIVES

6.1 INTRODUCTION

An EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment. In compliance with *CEQA Guidelines* Section 15126.6(a), this Draft EIR must describe "a range of reasonable alternatives to the project, or to the location of the project which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." The EIR need not consider every conceivable alternative; rather it must consider a reasonable range of potentially feasible alternatives to the project, or to the location of the project, which would avoid or substantially lessen significant effects of the project, even if "these alternatives would impede to some degree the attainment of the project objectives, or would be more costly" (*CEQA Guidelines* Section 15126.6(b)). The discussion of project alternatives must "include sufficient information about each (to) allow meaningful evaluation, analysis, and comparison with the proposed project." An EIR must evaluate a "No Project" alternative in order to allow decision-makers to compare the effect of approving the project to the effect of not approving the project.

The City, acting as the CEQA Lead Agency, is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. The range of alternatives addressed in an EIR is governed by a "rule of reason," which requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. Of the alternatives considered, the EIR need examine in detail only those the Lead Agency determines could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project. Per *CEQA Guidelines* Section 15364, "feasible" has been defined as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors."

6.1.1 Summary of the Proposed Project

The proposed project consists of the development of approximately 2,244,638 square feet of warehouse distribution uses, necessary parking, and associated site improvements on an approximately 122.8-acre site. The proposed project would consist of six buildings and would include a General Plan Amendment to change the General Plan Land Use designations for 71.3 acres of the southern portion of the site from "Residential" to "Light Industrial." Implementation of the proposed project would require a zone change from Business Park-Mixed Use (BPX), Business Park (BP), Multi-Family Residential (R-15), Suburban Residential (R-5), and Residential Agriculture (RA-2) to Light Industrial for the entire 122.8 acres. Implementation of the proposed project would also remove Primary Animal Keeping Overlay (PAKO) designation from the 12 acres that are currently zoned RA-2. The project also proposes an amendment to the Circulation Element of the General Plan that would eliminate the undeveloped Quincy Street south of SR-60 and realign the undeveloped future Encelia Avenue roadway segment to connect at the existing terminus of Eucalyptus Avenue at the southeast corner of the site west across the Quincy Channel to Moreno Beach Drive.

6.1.2 Project Objectives

The purpose of the proposed project is to provide a new facility that specializes in warehouse distribution services. Upon development, the proposed project will achieve the following:

- Provide industrial warehouse facilities that meet the substantial and unmet demands of businesses located in the City and County;
- Provide new industrial development that is attractive and minimizes conflicts with the surrounding existing uses;

- Provide a variety of new employment opportunities for the citizens of Moreno Valley and surrounding communities;
- Encourage warehouse distribution services that take advantage of the area's close proximity to various freeways and transportation corridors;
- Encourage new development consistent with the capacity and municipal service capabilities;
- Provide infrastructure improvements to meet phased project needs in an efficient and cost-effective manner;
- Cluster industrial warehouse uses near access points to the State highway system to reduce traffic congestion on surface streets and to reduce air pollutant emissions from vehicle sources;
- Develop land uses that provide the City with a positive revenue/cost ratio and provide needed infrastructure in a timely fashion;
- Address community circulation, both vehicular and pedestrian, utilizing available capacity within the existing circulation system, and provide fair-share improvements to various future-year deficient intersection or road segments; and
- Reduce peak hour vehicle trips and energy and water consumption compared to existing General Plan land uses.

6.1.3 Summary of Proposed Project Significant Impacts

The analysis provided in Chapter 4.0 determined that, despite the implementation of mitigation measures, significant environmental impacts would result from the construction and operation of the proposed on-site uses. To satisfactorily provide the CEQA-mandated alternatives analysis, the alternatives considered must reduce the following project-related significant impact(s):

- Loss of existing visual resources and viewsheds for the nearest sensitive visual receptors and visual corridor impacts from SR-60.
- Conversion of agricultural land and agricultural uses to urban land and urban uses;
- Emissions of NO_X, PM_{10}, and $PM_{2.5}$ during construction operations and LST thresholds;
- VOC emissions from architectural coatings;
- Long-term emissions of ROC and NO_X resulting from increased vehicular trips and operation of the proposed on-site uses, including AQMP consistency;
- Project-level and cumulative inconsistencies with regional and local land use plans and policies;
- Inconsistency with SCAG growth projections and related SCAG growth policies, and AQMP;
- Cumulative land use changes with shift from residential to industrial land uses;
- Traffic levels of service at intersections in the opening year (2016); and
- Traffic levels of service at intersections in the future year (2035) and cumulatively.

6.2 ALTERNATIVES CONSIDERED BUT NOT CARRIED FORWARD FOR ANALYSIS

In determining an appropriate range of alternatives to be evaluated in the EIR, five possible alternatives were considered and rejected because they could not accomplish the basic objectives of the project as listed above or they were considered infeasible. Per the *CEQA Guidelines* (Section 15126.6(c)), factors that may be considered when addressing the feasibility of alternatives include failure to meet most of the stated project objectives, infeasibility, or inability to avoid significant environmental effects. As outlined in the Project Objectives, the proposed project would provide

expand employment within and revenue for the City of Moreno Valley. The following five development scenarios were considered and rejected as potential alternatives to implementation of the proposed project:

- Continued Agriculture;
- Commercial Center Alternative;
- Residential Alternative;
- Public Sports Facility/Community Alternative; and
- Golf Course Alternative.

Based on Section 15126.6 of the *CEQA Guidelines*, the following alternatives were rejected based on the criteria of not feasibly attaining most of the basic objectives of the project while reducing or avoiding any of the significant effects of the proposed project. The reason or reasons for not selecting each of the rejected alternatives are discussed below.

6.2.1 Continued Agriculture Alternative

A Continued Agriculture Alternative would be very similar if not the same as the No Project – No Build Alternative, which is evaluated in Section 6.3.1. Therefore, this potential alternative was not looked at in any greater detail.

6.2.2 Commercial Center Alternative

A Commercial Center Alternative would consist of the development of the project site with 1,317,690[1] square feet of all commercial uses (assuming approximately 25% coverage), such as major retail outlets, restaurants, and boutique type uses. Similar to the proposed project, a zone change and General Plan Amendment would be required to change the existing business park and residential land uses to a commercial land use. Commercial uses may have a more aesthetic appearance than the proposed industrial project, but views would still be of commercial buildings from existing and proposed residential uses nearby, so it would not reduce potential aesthetic impacts. It would require a General Plan Amendment and Zone Change so it would not reduce land use impacts of the project. This amount of commercial space would generate over 54,000 vehicle trips per day (assuming 42.94 trips per 1,000 square feet) which would put significantly more (7×) daily and peak hour trips onto local streets and SR-60 than the proposed project. The large increase in vehicle trips would also substantially increase air pollutant emissions and noise levels, so these significant impacts of the project would not be eliminated. Utilizing an average employment factor of one employee for every 638 square feet of regional retail use,[2] this alternative would generate up to 2,066 retail jobs. The Commercial Center Alternative would provide additional retail options to residents of the City and would generate approximately 74 percent more employment opportunities than the proposed project. However, the development of the project site with all commercial uses would be situated near a newly developed existing commercial center on Moreno Beach Drive. Because of the close proximity of commercial uses to the west, development of the 122.8-acre project site with all commercial uses could compete with other existing commercial uses in the area, even the Moreno Valley Mall. It is possible that development of a Commercial Center Alternative would create retail uses above the current demand of such retail services and may contribute to a saturated commercial demand in that portion of Moreno Valley. Since this alternative would not reduce any of the anticipated impacts of the proposed project, it was eliminated from further evaluation of alternatives for the project site.

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1 Based on a FAR of 0.25.

2 *Table II-B Derivation of Square Feet per Employee Based on Average Employees Per Acre, Employment Density Study Summary Report for Southern California Association of Governments*, The Natelson Company, Inc., October 2001.

6.2.3 Residential Alternative

The Residential Alternative consists of the development of the 122.8-acre project site with all residential uses, including approximately 644 single-family units and 548 multiple-family units.[1] A Zone Change and General Plan Amendment would be required for this alternative to change the northern portion of the project site from its existing industrial/business park designation to a residential designation. Since the Residential Alternative consists only of residential uses, employment-generating opportunities would not occur aside from temporary construction work, which would be filled by those already residing in the area. The project's full potential to utilize the area's close proximity to various freeways and transportation corridors would not be realized as only residential uses would occur under an all Residential Alternative. Based on average trip generation rates of 10 trips per single-family unit and 8 trips per multifamily unit, this alternative would generate approximately 10,824 average daily vehicle trips compared to the 7,527 trips of the proposed project (a 44% increase), and more of these trips would be expected to occur during peak periods. Additionally, the development of the entire 122.8-acre project site would result in the placement of the residential uses adjacent to a major transportation corridor and an approved industrial project immediately east of the site, which could potentially result in additional adverse impacts such as exposure to truck traffic, air pollutants, and noise. This alternative was rejected for further analysis because it would not reduce most of the project-related significant impacts, would result in some greater impacts, and would not satisfy the project objectives to the same degree as the proposed project. A discussion of existing zoning for the entire project has been analyzed under Alternative 1: No Project.

6.2.4 Regional Park/Public Sports Facility Alternative

The Regional Park/Public Sports Facility Alternative would include the development of recreational facilities on the entire 122.8-acre site and would include features such as community basketball, softball, and soccer fields, and associated picnic and restroom facilities. Although development under this alternative would produce some revenue through park usage fees, it would not produce the municipal revenues expected under the proposed project. A General Plan Amendment and Zone Change might be required, but the aesthetic and land use impacts of the proposed project would be largely eliminated by this alternative, except the inclusion of lighted sports fields would significantly increase aesthetic impacts related to night lighting. It is also reasonable to assume that employment opportunities associated with this alternative would be less than the jobs that would be generated by the proposed project. Although this alternative would be consistent with surrounding land uses, there are specific plans in the area that include approximately 120 acres of parkland. In addition, the placement of a public sports facility adjacent to a major transportation corridor such as SR-60 may result in air pollutant and noise impacts from the prolonged exposure of children and adults utilizing a sports facility in this location. It is also not clear if the City and/or even the County has or could raise sufficient funds to plan, construct, and operate such a facility. Because employment opportunities and revenue generation would be limited with this alternative, it was not carried forward for further analysis.

6.2.5 Golf Course Alternative

The Golf Course Alternative would include the development of an 18-hole golf course with associated clubhouse and golfing facilities on the entire 122.8-acre site. Although golf course uses are conditionally permitted in residential zoning areas, this alternative would require a Zone Change and General Plan Amendment to change the business park zoned area on the northern portion of the project. Although a Golf Course Alternative would utilize the project site's close proximity to the SR-60 and other transportation corridors, the development of the entire site with such uses would not provide the varied employment and service uses associated with the proposed project. There is an

[1] Based on assumption that the northern 33.75-acre portion of the site is rezoned Suburban Residential, which allows up to 15 dwelling units per acre; 33.75 acres × 15 dwelling units per acre = 506 dwelling units.

existing golf course just east of the City (Quail Ranch) that is underutilized, and three City-owned golf courses within the City boundaries. In addition, a future 125-acre golf course is planned at the Poorman Reservoir.[1] Although a golf course would produce some revenue through golf course usage fees, it would not produce the municipal revenues and employment expected from the proposed project. Therefore, this alternative would not meet the project objectives of providing new employment and revenue generation options in close proximity to local consumers. The employment opportunities and economic benefits derived from the proposed project are superior to a Golf Course Alternative, and employment opportunities would be limited with this alternative. In addition, development of a golf course in this area is speculative. For these reasons, this alternative was not carried forward for further analysis.

6.3 ALTERNATIVES ANALYSIS

The following alternatives have been identified and evaluated to provide decision-makers with a reasonable range of alternatives that would eliminate or reduce the impacts of the project. Factors considered in selecting the alternatives include site suitability, availability of infrastructure, other plans or regulatory limitations, economic viability, and whether the project proponent can reasonably acquire, control, or otherwise have access to the alternative site. An EIR need not consider an alternative whose impact cannot be reasonably ascertained and whose implementation is remote or speculative. In accordance with *CEQA Guidelines*, the alternatives considered in this EIR include those that 1) could accomplish most of the basic objectives of the project, 2) are reasonably feasible given the nature of the project and surrounding land uses, and 3) could avoid or substantially lessen one or more of the significant impacts of the project. The following have been identified as potential alternatives to implementation of the proposed project and are illustrated in Figure 6.1:

- Alternative 1: No Project – No Build Alternative;
- Alternative 2: No Project Alternative (TTM 32255);
- Alternative 3: Reduced Intensity Alternative;
- Alternative 4: Mixed Commercial/Office/Residential Alternative; and
- Alternative 5: Off-Site Location Alternative.

Alternative 1 is required under CEQA, but Alternative 2 was selected because there was already an approved Tentative Tract Map on the project site. Alternative 3 was developed to reduce air quality impacts and proximity to the residential uses to the southeast. Alternative 4 was developed to reduce traffic and air quality impacts, and resulted from discussions with City staff as to the appropriate mix of land uses if the currently approved uses were to be changed. Alternative 5 is required if there are other sites in the area onto which the project could be moved that would lessen one or more significant environmental impacts. The development characteristics of the various alternatives are shown in Table 6.A, while Table 6.B compares their peak hour and average daily trip generation. Similarly, Tables 6.C, 6.D., 6.E, and 6.F compare the water, wastewater, solid waste, and greenhouse gas emissions, respectively, of the various alternatives. These estimates are based on the methodologies established in the appropriate sections of Chapter 4.0.

[1] *Moreno Valley Parks and Facilities,* City of Moreno Valley, http://www.moreno-valley.ca.us/resident_services/park_rec/pdfs/prks_map-1111.pdf, website accessed April 26, 2012.

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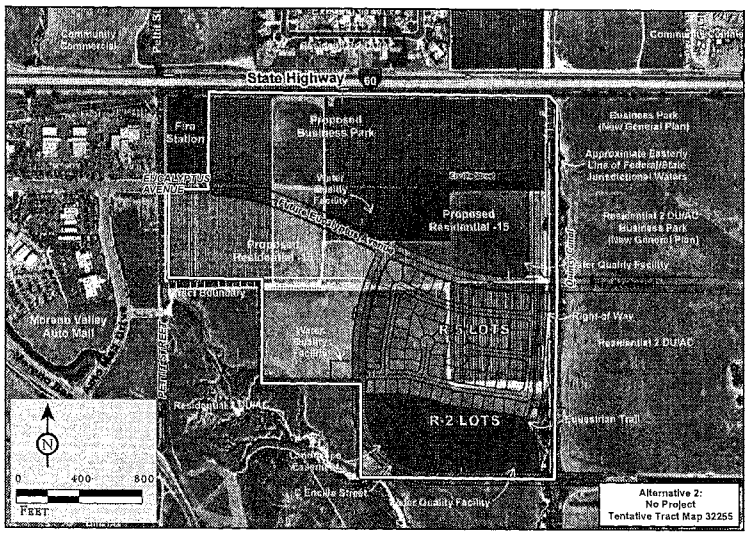

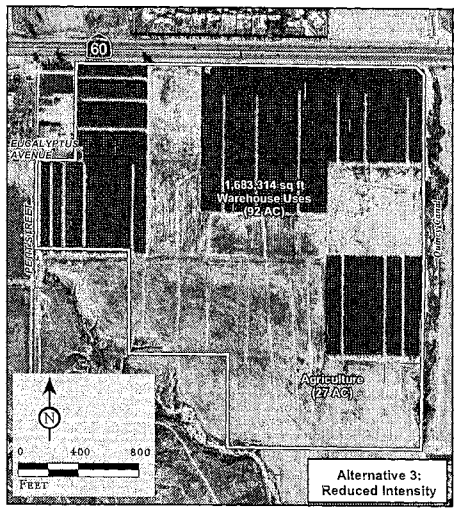

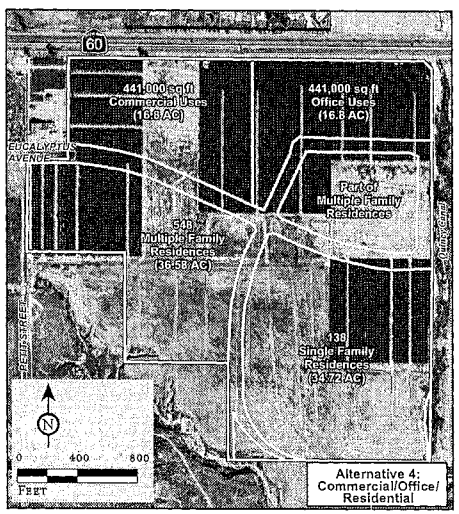

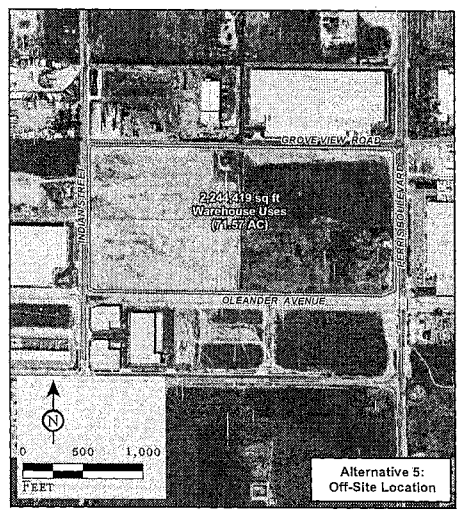

LSA

FIGURE 6.1

Project Boundary

Alternative 6 Off-site Boundary

Note: No project, no build is Alternative 1

SOURCE: AirPhotoUSA, 2008

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Eucalyptus Industrial Park
Environmental Impact Report

Alternative Components

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Table 6.A: Summary of Analyzed Alternatives

Project Alternative	Alternative Description
Alternative 1 (No Project – No Build)	Under this alternative, no development would occur on the site and all of the potential impacts of developing the site would be avoided.
Alternative 2 (No Project) (Previously Approved Tentative Tract Map 32255)	Approximately 101 single-family and 548 multiple-family residential units on 88.3 acres and up to 574,000 square feet of business park uses on 33 acres would be developed. A Zone Change would be needed to allow buildings greater than 50,000 square feet.
Alternative 3 (Reduced Intensity)	Total warehouse uses would be reduced to 1,683,314 square feet on 92.1 acres with 30.7 acres remaining in agricultural. Zone Change and General Plan Amendment would still be required.
Alternative 4 (Mixed Commercial/Office/ Residential)	Residential zoning would be retained on 71.3 acres and would be developed with 548 multiple-family residences and 138 single-family residences. The remaining 50 acres would be divided between office and commercial uses. Commercial uses would total 441,000 square feet and office uses would total 441,000 square feet. Zone Change and General Plan Amendment would be required for commercial portion of the project site.
Alternative 5 (Off-Site)	Warehouse uses consisting of 2.2 million square feet on 123 acres bounded by Grove View Road on the north, Perris Boulevard to the east, the Perris Storm Channel to the south, and Indian Avenue on the west. The off-site location is far to the southwest of the project site, near the southwest corner of the City. No Zone Change or General Plan Amendment would be required. The applicant does not have control of this property.

Source: LSA Associates, Inc. 2011

Table 6.B: Comparison of Average Daily and P.M. Peak Hour Trips

Type of Development	P.M. Peak Hour	Average Daily Trips
Proposed Project	522	7,527
Alternative 1 (No Project – No Build)	0	0
Alternative 2 (Previously Approved Tentative Tract Map 32255)	1,182	11,935
Alternative 3 (Reduced Intensity)	480	4,787
Alternative 4 (Mixed Commercial/Office/Residential)	2,790	28,795
Alternative 5 (Off-Site Location)	522	7,527

Source: *ITE Trip Generation Handbook, 7th Edition*, LSA Associates, Inc., January 2012.

Table 6.C: Comparison of Average Water Use

Type of Development	Gallons per day (gpd)
Proposed Project	81,900
Alternative 1 (No Project – No Build)	5,000[1]
Alternative 2 (Previously Approved Tentative Tract Map 32255)	277,660
Alternative 3 (Reduced Intensity)	61,272
Alternative 4 (Mixed Commercial/Office/Residential)	297,319
Alternative 5 (Off-Site Location)	81,900

[1] Assumption based on current consumption of agriculture (citrus) on site.
Water Use Factor Source: *Water System Planning and Design Principle Guidelines Criteria*, Eastern Municipal Water District, July 2, 2007.

Table 6.D: Comparison of Average Wastewater Generation

Type of Development	Gallons per day (gpd)
Proposed Project	44,888
Alternative 1 (No Project – No Build)	0
Alternative 2 (Previously Approved Tentative Tract Map 32255)	226,718
Alternative 3 (Reduced Intensity)	33,666
Alternative 4 (Mixed Commercial/Office/Residential)	242,770
Alternative 5 (Off-Site Location)	44,888

Wastewater Factor Source: *Sewage Generation Rates,* Draft CEQA Thresholds Guide, 2006.

Table 6.E: Comparison of Average Solid Waste Generation

Type of Development	Tons per year (tons/yr)
Proposed Project	2,456
Alternative 1 (No Project – No Build)	0
Alternative 2 (Previously Approved Tentative Tract Map 32255)	5,158
Alternative 3 (Reduced Intensity)	1,843
Alternative 4 (Mixed Commercial/Office/Residential)	5,499
Alternative 5 (Off-Site Location)	2,456

Solid Waste Factor Source: *Estimated Solid Waste Generation Rates,* California Integrated Waste Management Board, http://www.ciwmb.ca.gov/WASTECHAR/WasteGenRates/Commercial.htm, website accessed April 26, 2012.

Table 6.F: Comparison of Greenhouse Gas Emissions

Alternatives	Greenhouse Gas Emissions (tons/yr)			Total CO_2 equivalent (Tg/yr CO_2 Eq.)*
	CO_2	CH_4	N_2O	
Proposed Project	13,000	0.49	0.95	0.012
Alternative 1 (No Project – No Build)	0	0	0	0
Alternative 2 (Previously Approved Tentative Tract Map 32255)	20,800	1.6	0.20	0.021
Alternative 3 (Reduced Intensity)	10,000	0.36	0.71	0.0094
Alternative 4 (Mixed Commercial/Office/Residential)	45,000	2.0	4.2	0.046
Alternative 5 (Off-Site Location)	13,000	0.49	0.95	0.012

* Tg/yr CO_2 Eq. = teragrams or one million metric tons per year; this denotation is the standard metric unit utilized worldwide.
Source: LSA Associates, Inc. June 2012.

The following discussion compares the impacts of each alternative with the impacts of the proposed project, as detailed in Section 4.0 of this EIR. A conclusion is provided as to whether each alternative (i.e., Alternatives 2 through 5) would result in one of the following:

- Reduction or elimination of the impact;
- A greater impact than the project;
- The same impact as the project; or
- A new impact in addition to the impacts of the proposed project impacts.

6.3.1 No Project – No Build Alternative

Under the No Project – No Build Alternative, no development would take place within the project limits. No new ground-disturbing activities would take place, nor would any form of structure or facility be erected. Low intensity agriculture would likely continue on the site, although it is possible that more

intense agriculture might be pursued if development did not occur. Under either of these conditions, local residents may be subject to dust from agricultural activities at various times of the year. None of the impacts associated with the proposed project would occur, so this alternative would be considered the environmentally superior alternative. However, the *CEQA Guidelines* indicate that, if the No Project Alternative is determined to be the environmentally superior alternative, another alternative must also be identified. In addition, CEQA requires an evaluation of a reasonable range of alternatives that will reduce or eliminate at least one of the significant impacts identified for the proposed project.

6.3.2 Alternative 2: No Project (previously approved TTM 32255)

Given the goals and objectives of the City of Moreno Valley, it is highly reasonable in the event the proposed project were not approved, the site would be developed with some type of business park and residential uses. For analysis purposes, Alternative 2 assumes that the project site would be developed as outlined in a previously approved Tentative Tract Map for business park and single-family residential uses. The City Planning Commission approved Tentative Tract Map No. 32255 on February 13, 2007, which consisted of a subdivision of the project site into 83 single-family lots in the R5 zone, 16 single-family lots in the RA-2 zone, two R15 zoned lots, a BP zoned lot, and a BPX zone lot. Under this alternative, it is anticipated that approximately 101 single-family residential units, 548 multi-family residential units, and up to 574,000 square feet of business park uses[1] would be developed.

6.3.2.1 Aesthetics

Development of this alternative would result in the alteration of the existing visual character of the site; however, it would be similar to that outlined in the existing General Plan and zoning, and was previously approved by the City for development. It would be required to comply with design standards, such as setbacks, building height, lot dimensions, and maximum lot coverage contained in the City Municipal Code. Adherence to these design standards would ensure that on-site aesthetic impacts remain less than significant. The installation of on-site lighting to accommodate nighttime activities and for safety purposes would be required for this alternative, but to a lesser degree than the proposed project. Residential uses would be adjacent to the existing residential neighborhood to the southeast, and the multi-family residential uses and smaller business park uses would be visible further north, but would likely not block surrounding views to nearly the degree of the proposed project. Aesthetic impacts of this alternative would therefore be less than significant.

6.3.2.2 Agricultural Resources

As identified in Section 4.2 of the EIR, the development of the project site with urban uses would result in the conversion of Prime Farmland. Because no feasible mitigation is available to fully mitigate for the loss of Prime Farmland, impacts associated with development of this alternative would be significant and unavoidable, similar to the proposed project.

6.3.2.3 Air Quality

Since the amount of land to be developed under this alternative would about the same as that developed under the proposed project, it is reasonable that a similar mix of equipment would operate during earthmoving and construction activities. As with the proposed project, peak daily construction emissions would be below SCAQMD thresholds of significance for CO, ROC, and SO_X. Peak localized daily construction emissions would also be similar for this alternative as the same amount of land would be disturbed during the construction phase. Although SCAQMD regulations and project-

[1] Based on a 30.94 acre BP zoned lot, a 2.02 acre BPX zoned lot, and 40% coverage of site.

specific mitigation measures would reduce the amount of construction emissions, impacts associated with construction emissions for NO_X remain significant and unavoidable.

As previously identified in Table 6.B, Alternative 2 would generate approximately 11,935 daily vehicle trips, which is more than the 7,527 trips associated with the proposed project. Although the total number of trips is increased, the volume of each operational pollutant emitted during operation of this alternative would be less since there would be no diesel trucks involved. As indicated in Table 6.G below, operational emissions would continue to exceed SCAQMD significance thresholds for NO_x, CO, and ROG (similar to the proposed project), but would not exceed operational thresholds for PM_{10} and $PM_{2.5}$. These emissions were calculated using similar methodologies and pollutant generation rates as outlined in the project air quality study.

Table 6.G: Alternative 2 Operational Emissions

Source	Pollutant Emissions, lbs/day					
	CO	ROC	NO_X	SO_X	PM_{10}	$PM_{2.5}$
Proposed Project	1,801	289	2,001	3.1	370	85
Alternative 2	850	114	230	1.2	130	11
Net Change	-951	-175	-1,771	-1.9	-240	-74
SCAQMD thresholds	**550**	**55**	**55**	**150**	**150**	**55**
Exceeds thresholds?	**Yes**	**Yes**	**Yes**	**No**	**No**	**No**

Source: data from TTM 32255 staff report and extrapolated from LSA Associates, Inc., June 2012

When this alternative is compared to the proposed project, impacts to air quality would be decreased, but the long-term air quality impacts resulting from this alternative, as with the proposed project, would continue to be significant and unavoidable.

6.3.2.4 Biological Resources

This alternative would require site development resulting in the grading of the entire project site. No plant species listed by the State and/or Federal government as endangered or threatened was identified on site during the field reconnaissance. Additionally, the project site is not located within any USFWS designated critical habitat. Based on the *Jurisdictional Delineation Report* prepared for the proposed project site, all three drainages (western, southern, and eastern) located on or adjacent to the project site are determined to be jurisdictional waters of the United States. Similar to the proposed project, adherence to **Mitigation Measures 4.4.6.2A** and **4.4.6.2B** would reduce impacts to less than significant levels.

While the project site is located within the MSHCP, the project site is not within any MSHCP criteria cell or habitat linkage.[1] Furthermore, the project site is not located within an MSHCP mammal or amphibian survey area; a Narrow Endemic Plant Species Survey Area or Criteria Area Plant Species Survey Area; or a riparian, wetland, or vernal pool habitat/species survey area.[2] The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) Fee Area, but is not within a Stephen's Kangaroo Rat Core Area. Focused surveys for SKR are not required for this project because the project lies within the SKR Fee Area; therefore, under the SKR HCP, only payment of a local mitigation fee is required.

Section 4.4 indicated the proposed project has the potential to affect one non-listed sensitive species, the burrowing owl. Approximately 72 acres of the project site are considered to support suitable burrowing owl habitat (eroded channel banks, suitable burrows, and abundant foraging habitat). A *Focused Burrowing Owl Survey* was conducted in accordance to the burrowing owl survey

1 *Western Riverside County Multiple Species Habitat Conservation Plan, Volume I, Part I*, Dudek & Associates, June 17, 2003.
2 Ibid.

Item No. E.6
-3018-

instructions set forth in the California Burrowing Owl Consortium's *Burrowing Owl Survey Protocol and Mitigation Guidelines.*[1] The species was not detected on the site during the field survey. Although no burrowing owls were identified during the field study, the burrowing owl is a highly mobile species and a potential exists that, prior to project development, this species may occupy the site. Adherence to identified **Mitigation Measure 4.4.6.1C** would reduce impacts to a less than significant level. Similar to the proposed project, this alternative would produce less than significant impacts to biological resources with the adherence to identified mitigation measures.

6.3.2.5 Cultural Resources

Development of this alternative would result in extensive ground-disturbing activities affecting the entire project site, and similar archaeological and paleontological impacts would be anticipated when compared to the proposed project. While no such resources have previously been detected within the project limits, activities undertaken for this alternative (as with the proposed project) could encounter previously undetected cultural or paleontological resources. Adherence to the archaeological and paleontological mitigation measures identified for the proposed project in Section 4.5 of this EIR would reduce impacts to less than significant. Compared with the proposed project, no greater impact would occur with this alternative.

6.3.2.6 Forest Resources

The City of Moreno Valley's General Plan does not identify any forest resources on the project site or surrounding area. The project site is vacant with no trees at present, although it did support citrus trees in the past. There are no significant impacts under the proposed project or any other development scenario for the project site.

6.3.2.7 Geology and Soils

Development of this alternative would have similar geologic and soil-related impacts to those of the proposed project. Like all of southern California, the project site is located in a seismically active area and is subject to ground shaking resulting from activity on local and regional faults. However, the maximum credible earthquake event on the San Jacinto Fault zone affecting the project site would measure magnitude 7.2. This earthquake event is less than or equal to design levels as defined by the Uniform Building Code (UBC). The California Building Code (California Code of Regulations, Title 24) established engineering standards appropriate for the seismic zone in which development may occur. Development of the proposed project site would be required to adhere to UBC, the California Building Code, and City design and engineering standards. Impacts associated with this issue would be considered less than significant. Compared with the proposed project, no greater impact would occur with this alternative.

6.3.2.8 Global Climate Change

GHG emissions are correspondingly increased as Alternative 2 would increase the number of daily trips made to the site. As previously identified in the previous Table 6.F, this alternative would generate 18,450 tons of carbon (CO_2), 0.82 ton of methane (CH_4), and 1.7 tons of nitrous oxide (N_2O) per year, but implementation of the mitigation recommended for the proposed project or similar measures for residential projects would help keep these emissions at less than significant levels.

[1] *Burrowing Owl Survey Protocol and Mitigation Guidelines,* California Burrowing Owl Consortium, 1993.

6.3.2.9 Hazards and Hazardous Materials

Development of this alternative would result in the on-site handling of hazardous substances, both during project construction and operation. The development of business park and residential uses would be introduced in the area. Unlike commercial development, business parks and residences do not typically store, use, sell, or transport large amounts of household hazardous materials. Because all development in the City is required to adhere to existing local, State, and Federal regulations pertaining to hazardous materials, impacts associated with hazards and hazardous materials under this alternative would be reduced in magnitude and would remain less than significant, as identified for the proposed project.

6.3.2.10 Hydrology and Water Quality

As with the proposed project, the development of this alternative would require the modification of the existing on-site pattern of drainage and would require the installation of drainage improvements that may include detention/retention basins, connection to existing in-street drainage features, on-site storm drains, and other features. While the extent of the impermeable surfaces (parking area) required under each alternative is reduced from that required for the proposed project, the environmental impact of these improvements would be similar. All local, State, and Federal policies and regulations pertaining to surface water and groundwater resources would remain in effect under this alternative. Sedimentation and erosion from any on-site development has the potential to affect water quality. Similar to the proposed project, the construction of any on-site use would be required to follow applicable NPDES requirements, including the preparation of and adherence to an SWPPP and BMPs. As with the proposed project, runoff from paved surfaces, especially during a "first-flush" event, may be contaminated by a mixture of sediment, debris, and other contaminants. A standard condition with any such development would be preparation and implementation of a WQMP, which would effectively mitigate post-construction water quality impacts from the developed area. Similar to the proposed project, potential impacts related to hydrology and water quality would be less than significant.

6.3.2.11 Land Use and Planning

Development of this alternative would not require a General Plan Amendment for the residential uses or business park uses as these uses are allowed under the existing land use designations. However, the business park component of this alternative, which includes approximately 574,000 square feet, would require a change of zone to allow the construction of buildings greater than 50,000 square feet. Like the proposed project, this alternative would comply with applicable provisions of local and regional plans (e.g., Water Quality Control Plan and Air Quality Management Plan). Compliance with applicable City policies related to development within the project site would ensure that on-site alternative uses would be compatible with existing development in the project area. However, since the development envisioned under this alternative has already been tentatively approved by the City, this alternative would not need a General Plan Amendment. Therefore, land use impacts associated with this alternative would be reduced to less than significant levels when compared with the proposed project. This alternative would also be fully consistent with the City's Housing Element regarding future sites for affordable housing (i.e., R-15 parcels).

6.3.2.12 Mineral Resources

The City of Moreno Valley General Plan does not identify the project site as a locally important mineral resource recovery site as there are no identified Mineral Resource Zones located with the City of Moreno Valley. Development of the project site with any build alternatives would not result in the loss of or reduce the availability of mineral resources or the resource base from which they would be derived. Compared with the proposed project, no greater impact would occur for any of the project build alternatives.

6.3.2.13 Noise

The extent and duration of construction activities for this alternative are anticipated to be similar to those of the proposed project. Therefore, construction noise resulting from the construction of this mix of uses would be generally similar to the proposed project. Development of this alternative would require the implementation of mitigation measures to reduce construction noise impacts to a less than significant level. Compared with the proposed project, the short-term noise impacts resulting from project construction and stationary noise impacts associated with the operation of the shopping center would be similar and remain less than significant with mitigation incorporated.

The increase in project-related traffic for this alternative would result in an incremental increase in traffic noise. This alternative's contribution to future traffic noise would result in more trips on the area roadways, which increases the overall mobile source noise impact as compared to the proposed project. Parking lot noise and mechanical ventilation noise would still occur under this alternative and noise from the loading docks would still be present as the alternative includes a business park component. However, the uses envisioned under this alternative would increase the number (i.e., more commercial buildings) and extent of noise sources but would still have noise approaching levels identified for the proposed project. When compared to the proposed project, operational noise impacts would be similar.

6.3.2.14 Population and Housing

This alternative would result in the development of 574,000 square feet of business park uses, 101 single-family residential units, and 548 multi-family residential units. Utilizing an employment factor of one employee for every 629 square feet of service space,[1] this alternative is anticipated to generate approximately 913 jobs.[2] Unlike warehouse jobs, which can often be filled by most working adults, business park jobs under this alternative may require the employment of persons in specialized fields; however, it is speculative to conclude if or how many persons from outside of the area may be required to relocate to Moreno Valley to fill positions in the business park, so it is not possible to determine if this alternative would result in a population increase in the City.

The development of 101 single-family and 548 multi-family residential units would result in a direct increase to the existing population. Utilizing the Department of Finance factor of 3.72 people per household,[3] and assuming every resident was a new citizen of the City, the residential component of this alternative could result in a population increase of up to 2,414 people.[4] This alternative would generate new residents from the housing and possibly from the new employment, but as previously stated, it is not possible to tell exactly what proportion of business park residents would be City residents. It appears that this alternative would generate less population and employment than the proposed project, but its impacts related to population and housing would be less than significant.

6.3.2.15 Public Services

As discussed above, this alternative could result in population increase of at least 2,414 people within the City due to new housing. Because of the amount of residential development that would occur within the project limits, demands on schools, parks, other public facilities, law enforcement, and fire protection services would be greater in magnitude than what was identified for the proposed project. However, similar to the proposed project, development under this alternative would require payment of development impact fees for schools, police services, and fire services. The payment of

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1 *Table IIB Average Number Employee per Square Foot, Employment Density Report*, Southern California Association of Governments, Natelson Company, Inc, October 2001.

2 1 employee/629 square feet of service space × 574,000 square feet of business park use = 913 jobs.

3 *State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. Sacramento, California, May 2010.*, http://www.dof.ca.gov/Research/Research.php, website accessed April 26, 2012.

4 3.72 people/household × 649 households = 2,414 people.

development impact fees would offset any impacts to these public services that may result from the development of this alternative. Therefore, when compared to the proposed project, impacts associated with public services would remain less than significant with the payment of development impact fees.

6.3.2.16 Recreation

Alternative 2 includes the construction of up to 574,000 square feet of business park uses and 101 single-family and 548 multi-family residential units. As previously stated, the increase in residential uses and business park uses would directly contribute to an increase of at least 2,414 people to the existing population from new housing. This increase in population would increase the demand for park and recreation facilities. The City has adopted a standard of 3 acres per thousand people as the parkland ratio standard. To meet this standard, this alternative would be required to dedicate or provide in-lieu fees for 7.24 acres of land for park uses. Because this alternative would directly contribute people to the existing population, recreation and park demands would be greater in magnitude than the proposed project. However, like the proposed project, the dedication of land or the payment of parkland fees would reduce these recreation impacts to a less than significant level.

6.3.2.17 Traffic

As identified in Table 6.B, this alternative would generate approximately 11,935 daily vehicle trips. In comparison to the proposed project, this alternative would result in a 59 percent increase in daily traffic (7,527 trips). With an increase in daily traffic, an increase in volumes on nearby roads and intersections would occur and be greater in magnitude when compared to the proposed project. With the increase in traffic under this alternative, impacts to LOS levels at nearby intersections and roadway segments would still occur and would require mitigation. The addition of traffic volumes associated with this alternative could result in a deficient LOS level at one or more of the intersections in the project vicinity during the lifetime of the development. While significant traffic impacts may occur under this alternative, these impacts would be mitigated in a manner similar to those of the proposed project. However, despite the identification of mitigation measures, certain roadway improvements would not be under the jurisdiction of the City and cannot be guaranteed to be in place when development under this alternative would become operational. Therefore, as identified for the proposed project, traffic-related impacts would remain significant and unavoidable under this alternative.

6.3.2.18 Utilities and Service Systems

Similar to the proposed project, development under this alternative would connect to existing utility infrastructure subject to the terms and conditions of the City and EMWD. As indicated in previously referenced Table 6.D, this alternative would generate approximately 226,718 gallons of wastewater per day, which is a five fold increase over what the proposed project would generate. When compared to the proposed project, wastewater treatment demand would be increased in magnitude as more wastewater would be generated under this alternative. However, like the proposed project, adherence to existing requirements identified by the City and EMWD would result in impacts remaining at a less than significant level.

The development of the business park and residential uses associated with this alternative would also require the installation of water supply infrastructure to serve the project site. As previously indicated in Table 6.C, Alternative 2 would consume approximately 277,660 gallons of water per day, which is over three times more than what would be consumed by the proposed project. When compared to the proposed project, water usage demands would be considerably greater. However, similar to the proposed project, development under this alternative would be required to obtain verification from the water purveyor (EMWD) that water is available to serve the development. In the event that the amount of water required for this alternative is available, impacts associated with this issue would be

less than significant. However, in the event that water is not available for the alternative, a new and significant impact associated with this issue would occur.

Like the proposed project, Alternative 2 would also generate solid waste. As previously identified in Table 6.E, this alternative would generate 5,158 tons of solid waste per year, which is over twice what the proposed project would generate. Therefore, demands on solid waste services and landfill capacity would be increased in magnitude. However, similar to the proposed project, development under Alternative 2 would be required to adhere to the provisions of the solid waste provider that would service the project site. When compared to the proposed project, solid waste impacts under this alternative would remain less than significant.

6.3.2.19 Cumulative Impacts

Similar to the proposed project, this alternative would contribute toward the permanent conversion of farmland, long-term operational air pollutant emissions, and increased traffic operations on local roadways and at local intersections. The amount of operational air pollutant emissions and traffic levels would be greater when compared to the proposed project. In addition, there are no mitigation measures that would reduce long-term air quality operational impacts to below the SCAQMD threshold standard and no mitigation measures that would reduce impacts associated with increased traffic in the area. Therefore, cumulative impacts associated with long-term air quality and long-term traffic would remain significant and unavoidable. This alternative would also require the development of the project site. Since there is no feasible mitigation that would reduce the cumulative impacts associated with the conversion of Prime Farmland, cumulative impacts associated with farmland conversion would remain significant and unavoidable like the proposed project.

6.3.2.20 Conclusion

Under Alternative 2, impacts related to short-term construction-related air quality would be similar to the proposed project as the same amount of land would be disturbed and the same mix of equipment would be utilized. Long-term operational-related air quality emissions would be increased in magnitude when compared to the project and would remain significant and unavoidable. Because of the increase in vehicle trips under this alternative, impacts to the operation of local roadways and intersections would be proportionally greater than what was identified for the proposed project. Long-term traffic impacts would remain significant and unavoidable. Traffic-related noise would be increased in magnitude but would be similarly mitigated like the proposed project and would remain less than significant.

This alternative would result in the development of business park uses that would generate permanent jobs, which may require workers who are not current residents of the City. Combined with the residential component, the office use would increase the total number of people that would be added to the City's population. Due to the increase in population, this alternative would have greater demands on public services and recreation. However, the payment of fees and dedication of parkland would reduce these impacts to a less than significant level. This alternative would increase the amount of water utilized and increase the amount of wastewater that would be generated on site. Similar to the proposed project, adherence to wastewater and water provision requirements would reduce these impacts to a less than significant level. In the event that water is not available for development envisioned under this alternative, impacts to water resources would be significant and avoidable. Under this alternative, some of the proposed project objectives would not be met as warehouse uses would not be built. However, development of this alternative would provide new employment opportunities for residents of Moreno Valley.

6.3.3 Alternative 3: Reduced Intensity

With the intent of avoiding or substantially reducing significant agricultural, traffic, air quality, and noise impacts created by the project, the City has considered a Reduced Intensity Warehouse Alternative. This alternative includes four warehouse buildings covering approximately 1,683,314 square feet on 92.1 acres with agricultural activities on the remaining 30.7 acres as a buffer between the warehouses and the existing residential uses. Under this alternative, the proposed warehouse uses would represent a net decrease of approximately 25 percent compared to the proposed project.

6.3.3.1 Aesthetics

This alternative proposes the construction of warehouse uses on the northern portion of the property, adjacent to SR-60, with agricultural uses to remain on the southern portion of the property adjacent to existing residential uses to the southeast. The agricultural buffer would provide sufficient setback for the residences to the southeast so that their views to the northeast would no longer be blocked. However, they would still block views of residences north of the freeway similar to that anticipated for the proposed project (if they remained at the same height as the proposed project buildings).

The installation of on-site lighting to accommodate nighttime activities and for safety purposes would be required for this alternative, but at some distance away from the existing residential uses. Development of the warehouse uses under this alternative would be required to comply with design standards, such as setbacks, building height, lot dimensions, and maximum lot coverage contained in the City of Moreno Valley Municipal Code. While impacts associated with aesthetics for the Reduced Intensity Alternative would be less than those of the proposed project, the overall change in planned land uses and introduction of new lighting will still result in aesthetic impacts that are significant and unavoidable.

6.3.3.2 Agriculture

This alternative would leave approximately 30.7 acres of agricultural land as a buffer between the proposed warehouses and existing residential uses to the southeast. An agricultural parcel of this size may not be economically viable over the long-term, especially if or when the property immediately east of the project site (i.e., north of the existing residential neighborhood) develops with Residential Agriculture uses (2 units/acre). At that time, the on-site agricultural property would be essentially surrounded by development and would likely have to convert to some another use (most likely residential). However, until that time, impacts on agricultural resources would be reduced to less than significant levels (i.e., loss of prime agricultural land) according to the LESA methodology outlined in Section 4.2, *Agricultural Resources*.

6.3.3.3 Air Quality

The amount of land to be graded with Alternative 3 would be less than that of the proposed project, but a similar mix of equipment as the proposed project would still be used during earthmoving activities. Construction emissions from the development of Alternative 3 would be incrementally less than the proposed project, but would still be significant and unavoidable for NO_X, PM_{10}, and $PM_{2.5}$. Under this alternative, average daily traffic volumes would be reduced by 25 percent in comparison with the proposed project. As indicated in Table 6.H, the volume of each operational pollutant emitted during operation of this alternative would be correspondingly reduced. However, like the proposed project, operational emissions would still exceed daily SCAQMD thresholds, using the same methodologies and generation rates outlined in the project air quality study. Application of Leadership in Energy and Environmental Design (LEED) standards and green building design principles could reduce emissions from building operations such as heating and cooling; however, such standards and principles would not reduce operational emissions to below SCAQMD thresholds. For more information on the project relative to LEED, see Chapter 3.0, *Project Description*.

Table 6.H: Alternative 3 Operational Emissions

Source	Pollutant Emissions, lbs/day					
	CO	ROC	NO_X	SO_X	PM_{10}	$PM_{2.5}$
Proposed Project	1,801	289	2,001	3.1	370	85
Alternative 3	1,351	217	1,501	2.3	278	64
Net Change	-450	-72	-500	-0.8	-92	-21
SCAQMD thresholds	**550**	**55**	**55**	**150**	**150**	**55**
Exceeds thresholds?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**

Source: LSA Associates, Inc., August 2011 (pro-rated based on traffic generation differences).

Although operational air pollutant emissions would be reduced when compared to the proposed project during operations only, impacts would remain significant and unavoidable as there are no feasible mitigation measures identified that would reduce emissions to below the SCAQMD thresholds.

6.3.3.4 Biological Resources

This alternative would require site development resulting in the grading of all but 30 acres of the project site. No plant species listed by the State and/or Federal government as endangered or threatened was identified on-site during the field reconnaissance. Additionally, the project site is not located within any USFWS designated critical habitat. Based on the *Jurisdictional Delineation Report* prepared for the proposed project site, all three drainages (western, southern, and eastern) located on or adjacent to the project site are determined to be jurisdictional waters of the United States. Similar to the proposed project, adherence to **Mitigation Measures 4.4.6.2A and 4.4.6.2B** would reduce impacts to less than significant levels.

While the project site is located within the MSHCP, the project site is not within any MSHCP criteria cell or habitat linkage.[1] Furthermore, the project site is not located within an MSHCP mammal or amphibian survey area; a Narrow Endemic Plant Species Survey Area or Criteria Area Plant Species Survey Area; or a riparian, wetland, or vernal pool habitat/species survey area.[2] The project site is within the SKR HCP Fee Area, but is not within a Stephen's Kangaroo Rat Core Area. Focused surveys for SKR are not required for this project because the project lies within the SKR Fee Area; therefore, under the SKR HCP, only payment of a local mitigation fee is required.

Section 4.4 indicated the proposed project has the potential to affect one non-listed sensitive species, the burrowing owl. Approximately 72 acres of the project site is considered to support suitable burrowing owl habitat (eroded channel banks, suitable burrows, and abundant foraging habitat). A *Focused Burrowing Owl Survey* was conducted in accordance to the burrowing owl survey instructions set forth in the California Burrowing Owl Consortium's *Burrowing Owl Survey Protocol and Mitigation Guidelines.*[3] The species was not detected on the site during the field survey. Although no burrowing owls were identified during the field study, the burrowing owl is a highly mobile species and a potential exists that, prior to project development, this species may occupy the site. Adherence to identified **Mitigation Measure 4.4.6.1C** would reduce impacts to a less than significant level. Similar to the proposed project, this alternative would produce less than significant impacts to biological resources with the adherence to identified mitigation measures.

1 *Western Riverside County Multiple Species Habitat Conservation Plan, Volume I, Part I*, Dudek & Associates, June 17, 2003.
2 Ibid.
3 *Burrowing Owl Survey Protocol and Mitigation Guidelines,* California Burrowing Owl Consortium, 1993.

6.3.3.5 Cultural Resources

Development of this alternative would result in extensive ground-disturbing activities affecting the entire project site, and similar archaeological and paleontological impacts would be anticipated when compared to the proposed project. While no such resources have previously been detected within the project limits, activities undertaken for this alternative (as with the proposed project) could encounter previously undetected cultural or paleontological resources. Adherence to the archaeological and paleontological mitigation measures identified for the proposed project in Section 4.5 of this EIR would reduce impacts to less than significant. Compared with the proposed project, no greater impact would occur with this alternative.

6.3.3.6 Forest Resources

The City of Moreno Valley's General Plan does not identify any forest resources on the project site or surrounding area, and the project site is vacant with no trees at present, although it did support citrus trees in the past. There are no significant impacts under the proposed project or any other development scenario for the project site.

6.3.3.7 Geology and Soils

Development of any of the build alternatives would have similar geologic and soil-related impacts. Like all of southern California, the project site is located in a seismically active area and is subject to ground shaking resulting from activity on local and regional faults. However, the maximum credible earthquake event on the San Jacinto Fault zone affecting the project site would measure magnitude 7.2. This earthquake event is less than or equal to design levels as defined by the UBC. The California Building Code (California Code of Regulations, Title 24) established engineering standards appropriate for the seismic zone in which development may occur. Development of the proposed project site would be required to adhere to UBC, the California Building Code, and City design and engineering standards. Impacts associated with this issue would be considered less than significant. Compared with the proposed project, no greater impact would occur with any of the on-site build alternatives.

6.3.3.8 Global Climate Change

GHG emissions under this alternative are correspondingly reduced as traffic trips are reduced. As previously identified in Table 6.F, this alternative would generate 10,000 tons of carbon (CO_2), 0.36 ton of methane (CH_4), and 0.71 ton of nitrous oxide (N_2O) per year. The total CO_2 equivalent for this alternative would be 0.0094 Tg/yr CO_2 Eq., which is 21.7 percent less than the 0.012 Tg/yr CO_2 Eq. that would result from the operation of the proposed project. However, implementation of the mitigation recommended for the proposed project would help keep these emissions at less than significant levels.

6.3.3.9 Hazards and Hazardous Materials

Development of the project site under Alternative 3 would still result in the on-site handling of hazardous substances, both during project construction and operation. Compared to the proposed project, warehouse uses would be reduced by 25 percent. Because Alternative 3 would comprise fewer warehouse uses, impacts associated with the transport or use of hazardous materials or potential upsets or accidents may be reduced in magnitude due to the reduced quantities of hazardous materials that would be present on site. However, there would be some risk of upset associated with the use of agricultural chemicals if such materials were to be used on the project site. Since all development in the City is required to adhere to applicable local, State, and Federal standards associated with hazards and hazardous materials, hazardous waste impacts under the Reduced Intensity Alternative would remain less than significant, similar to the proposed project.

6.3.3.10 Hydrology and Water Quality

As with the proposed project, the development of this alternative would require the modification of the existing on-site pattern of drainage and would require the installation of drainage improvements that may include detention/retention basins, connection to existing in-street drainage features, on-site storm drains, and other features. While the extent of the impermeable surfaces (parking area) required under each alternative is reduced from that required for the proposed project, the environmental impact of these improvements would be similar. All local, State, and Federal policies and regulations pertaining to surface water and groundwater resources would remain in effect under these alternatives. Sedimentation and erosion from any on-site development has the potential to affect water quality. Similar to the proposed project, the construction of any on-site use would be required to follow applicable NPDES requirements, including the preparation of and adherence to an SWPPP and BMPs. As with the proposed project, runoff from paved surfaces, especially during a "first-flush" event, may be contaminated by a mixture of sediment, debris, and other contaminants. A standard condition with any such development would be preparation and implementation of a WQMP, which would effectively mitigate post-construction water quality impacts from the developed area. Similar to the proposed project, potential impacts related to hydrology and water quality would be less than significant.

6.3.3.11 Land Use and Planning

Implementation of the Reduced Intensity Alternative would require a General Plan Amendment that would change the General Plan designations for 71.3 acres of the project site from Residential to Business Park and an amendment to the Circulation Element of the General Plan, which includes the same changes identified for the proposed project. Implementation of this alternative would require a Zone Change from Business Park (BP), Multi-Family Residential (R-15), Suburban Residential (R-5), and Residential Agriculture (RA-2) to Light Industrial for the northern 92.1 acres with the southern 30.7 acres to remain for agricultural use as a "buffer" which would reduce potential land use impacts associated with the GPA and Zone Change to less than significant levels. However, the alternative would still be inconsistent with regional projections and the City's Housing Element. Like the proposed project, this alternative would comply with applicable provisions of local and regional plans (e.g., Water Quality Control Plan and Air Quality Management Plan). Compliance with applicable land use impacts associated with this alternative would be reduced in magnitude when compared with the proposed project, but would still be significant.

6.3.3.12 Mineral Resources

The City of Moreno Valley General Plan does not identify the project site as a locally important mineral resource recovery site as there are no identified Mineral Resource Zones located with the City of Moreno Valley. Development of the project site with any build alternatives would not result in the loss of or reduce the availability of mineral resources or the resource base from which they would be derived. Compared with the proposed project, no greater impact would occur for any of the project build alternatives.

6.3.3.13 Noise

Under the proposed project, construction-related noise impacts were reduced to a less than significant level through the implementation of mitigation measures. Under this alternative, a similar amount of land would be disturbed; therefore, noise impacts associated with the construction of this alternative would be similar to those identified under the proposed project. With the implementation of mitigation identified for the proposed project, the short-term construction-related noise impacts associated with this alternative would remain less than significant, as identified for the proposed project. As with the proposed project, Alternative 3 would have truck deliveries and noise that would be generated during loading/unloading, trash compacting, and truck movements. Additionally, there would be noise associated with parking lot activities. These operational-related noise impacts

associated with this alternative would remain less than significant, as identified for the proposed project.

The reduction in project-related traffic under this alternative would result in a decrease in long-term traffic noise due to a reduction of daily traffic trips to the project site. Under the proposed project, the increase in future traffic noise along local roadway segments would not increase beyond the threshold of perception. Under this alternative, future increases in traffic-related noise would not be above the threshold of perception due to a decreased contribution of future traffic volumes. When compared to the proposed project, this alternative's contribution to future traffic noise would be reduced, thereby reducing overall mobile source noise impacts within the area. When compared to the proposed project, operational noise associated with the Reduced Intensity Alternative would result in a less than significant impact, as identified for the proposed project.

6.3.3.14 Population and Housing

This alternative would result in the development of 1,683,314 square feet of warehouse uses. Utilizing an employment factor of one employee for every 581 square feet of warehouse space,[1] the Reduced Intensity Alternative is anticipated to generate approximately 2,897 employment opportunities.[2] Since warehouse jobs do not require skills that would require a specialized workforce that may not reside in the City, it is anticipated that these warehouse jobs would be filled by persons already residing in the area. Therefore, no population increase would occur with the development of these warehouse jobs. However, this alternative would still eliminate planned housing on the site and have similar impacts to the proposed project. When this alternative is compared to the proposed project, the number of new jobs would be 25 percent less than the proposed project, with some small increase in agricultural jobs. Similar to the proposed project, impacts related to population and housing would remain less than significant as this alternative would continue the existing development trend envisioned by the City.

6.3.3.15 Public Services

Compared to the proposed project, this alternative would result in a reduction of approximately 25 percent of proposed warehouse uses as compared to the proposed project. Similar to the proposed project, demands on schools, parks, other public facilities, law enforcement, and fire protection services would be similar in magnitude as no residential uses (impacts to schools and parks) are proposed under this alternative. Like the proposed project, development under this alternative would require payment of development impact fees for schools, police services, and fire services. The payment of development impact fees would offset any impacts to these public services that may result from the development of this alternative. Therefore, when compared to the proposed project, impacts associated with public services would remain less than significant with the payment of development impact fees.

6.3.3.16 Recreation

Similar to the proposed project, Alternative 3 does not contain a residential component. As identified in the Population and Housing section for Alternative 3, it is anticipated that the warehouse jobs would be filled by people already residing in the City. Therefore, there would be no increase in existing population and no increase in demand for park and recreation facilities. Because no increase in demand for recreational facilities would occur, impacts associated with recreation under this alternative would remain less than significant.

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1 *Table IIB Average Number Employee per Square Foot, Employment Density Report*, Southern California Association of Governments, Natelson Company, Inc, October 2001.

2 1 employee/581 square feet of warehouse use × 1,683,314 square feet of warehouse use = 2,897 warehouse jobs.

6.3.3.17 Traffic

Based on trip generation rates published in *ITE Trip Generation Handbook, 7th Edition*, this alternative would generate approximately 4,787 daily vehicle trips, which is approximately 37 percent less than what was identified for the proposed project. With a 37 percent reduction in daily trips, it is reasonable to conclude that traffic volumes (and congestion) on local roadways and intersections would be similarly reduced under this alternative. Although the volume of traffic is reduced under this alternative, impacts to LOS levels at nearby intersections and roadway segments would still occur and would require mitigation. The addition of traffic volumes associated with this alternative could result in a deficient LOS level at one or more of the intersections in the project vicinity during the lifetime of the development. While significant traffic impacts may occur under this alternative, these impacts would be mitigated in a manner similar to those of the proposed project. However, despite the identification of mitigation measures, certain roadway improvements would not be under the jurisdiction of the City and cannot be guaranteed to be in place when development under Alternative 3 would become operational. Therefore, traffic-related impacts would remain significant and unavoidable, similar to the proposed project.

6.3.3.18 Utilities and Service Systems

Existing utility infrastructure for storm water and wastewater are present in adjacent roadways or parcels. Like the proposed project, development under this alternative would connect to existing utility infrastructure subject to the terms and conditions of the City and EMWD. As indicated in previously identified Table 6.D, this alternative would generate approximately 33,666 gallons of wastewater per day, which is a 25 percent decrease in wastewater than would be generated by the proposed project. When compared to the proposed project, this alternative's demands on wastewater treatment and capacity at existing wastewater treatment facilities would be reduced in magnitude. However, like the proposed project, adherence to existing requirements identified by the City and EMWD would result in impacts remaining at a less than significant level.

The development of the warehouse uses associated with this alternative would also require the installation of water supply infrastructure. However, as previously indicated in Table 6.C, this alternative would require approximately 61,272 gallons of water per day, which is a 25.2 percent decrease from that required by the proposed project. When compared to the proposed project, water usage demands would be reduced. However, similar to the proposed project, development under this alternative would be required to obtain verification from the water purveyor that water is available to serve the development. It is not known at this time specifically how much water new agricultural uses on site would utilize. Since this alternative would utilize less water than the proposed project and since water supply for the proposed project is available, it is reasonable to conclude that if this alternative was built instead of the proposed project, adequate water would be available. Therefore, impacts related to water usage and water treatment/conveyance facilities would remain less than significant, similar to the proposed project.

Like the proposed project, the Reduced Intensity Alternative would also generate solid waste. As previously identified in Table 6.E, this alternative would generate 1,843 tons of solid waste per year, which is a 25 percent decrease to what the proposed project would generate. Therefore, demands on solid waste services and landfill capacity would be reduced in magnitude. However, similar to the proposed project, development under the Reduced Intensity Alternative would be required to adhere to the provisions of the solid waste provider that would service the project site. When compared to the proposed project, solid waste impacts would remain less than significant.

6.3.3.19 Cumulative Impacts

Similar to the proposed project, the Reduced Intensity Alternative would contribute to the permanent conversion of farmland, long-term operational air pollutant emissions of CO, ROC, NO_X, PM_{10}, and $PM_{2.5}$, and increased traffic operations on local roadways and at local intersections. Although the

amount of operational air pollutant emissions and traffic would be reduced in magnitude, because there are no feasible mitigation measures to reduce long-term air pollutant operational emissions and increased traffic, cumulative impacts would remain significant and unavoidable. This alternative would also require the development of the project site. Since there is no feasible mitigation that would reduce the cumulative impacts associated with the conversion of farmland, cumulative impacts associated with farmland conversion would remain significant and unavoidable.

6.3.3.20 Conclusion

Under the Reduced Intensity Alternative, impacts related to short-term construction-related air quality would be similar to the proposed project as the same amount of land would be disturbed and the same mix of equipment would be utilized. Long-term operational-related air quality impacts would be reduced in magnitude when compared to the project but would remain significant and unavoidable. Because this alternative would require a Zone Change and General Plan Amendment, land use impacts would be similar to the proposed project. The decrease in warehouse uses would result in a reduction of permanent jobs that would be created. This alternative would have a reduced demand on public services, recreation, and water use. However, similar to the proposed project, the payment of fees, dedication of parkland, and adherence to utility requirements would reduce these impacts to a less than significant level. This alternative reduces the impact associated with the loss of prime farmland to a less than significant level.

Because of the decrease in vehicle trips achieved under this alternative, impacts to the operation of local roadways and intersections would be proportionally reduced from what was identified for the proposed project; however, long-term traffic impacts would remain significant and unavoidable. Traffic-related noise would be reduced in magnitude but would be similarly mitigated like the proposed project and would remain less than significant. Water use for this alternative would be less than the proposed project and would generate less wastewater and solid waste. Under this alternative, the proposed project objectives are met and warehouse uses would still be built, but on a smaller scale.

6.3.4 Alternative 4: Mixed Commercial/Office/Residential

The Mixed Commercial/Office/Residential Alternative would result in the development of commercial, office and residential uses on the project site. The existing residential zoning of the project site (71.3 acres) would be retained and the development of 548 multiple-family residential units and 138 single-family residential units would occur in the southern and central portions of the site. The balance of the site (50 acres) would be developed with a mixture of up to approximately 441,000 square feet of commercial uses and 441,000 square feet of office uses for a total of approximately 882,000 square feet of commercial and office uses.[1] The commercial component of this alternative would require a General Plan Amendment and Zone Change similar to the proposed project.

6.3.4.1 Aesthetics

The development of the alternative would result in the alteration of the existing visual character of the site but not to the same degree as the proposed project. The southern portion of the site would be developed with residential uses that would be similar to those outlined in the General Plan and current zoning. The northern portion of the property would have many more smaller buildings than the two large industrial buildings proposed by the current project. The appearance of these buildings would much likely be more attractive and less "monolithic" than the industrial buildings, so aesthetic impacts would be substantially reduced. With limitations on building heights, guided by the elevations of Building No. 2 of the proposed project, potential visual impacts of this alternative could be reduced

[1] Square footage is based on a 60 percent development of the project site.

to less than significant levels. However, it is likely that lighting impacts would still remain significant due to the large amount of new development that would be constructed.

6.3.4.2 Agricultural Resources

As identified in Section 4.2 of the EIR, the development of the project site with urban uses would result in the conversion of Prime Farmland. Because no feasible mitigation is available to fully mitigate for the loss of Prime Farmland, impacts associated with development of this alternative would be significant and unavoidable, similar to the proposed project.

6.3.4.3 Air Quality

Since the amount of land to be developed under this alternative would equal that developed under the proposed project, it is reasonable that a similar mix of equipment would operate during earthmoving and construction activities. As with the proposed project, peak daily construction emissions would be below SCAQMD thresholds of significance for CO, ROC, and SO_X. Peak localized daily construction emissions would also be similar for this alternative as the same amount of land would be disturbed during the construction phase. Although SCAQMD regulations and project-specific mitigation measures would reduce the amount of construction emissions, impacts associated with construction emissions for NO_X remain significant and unavoidable.

As previously identified in Table 6.B, the Mixed Commercial/Office/Residential Alternative would generate approximately 28,795 daily vehicle trips, which is more than the trips associated with the proposed project. Because the total number of trips is increased, the volume of each operational pollutants emitted during operation of this alternative would also be correspondingly increased. As indicated in Table 6.I, operational emissions would continue to exceed SCAQMD significance thresholds for NO_X as identified for the proposed project. This alternative would also exceed operational thresholds for CO, PM_{10}, and $PM_{2.5}$. These emissions were calculated based on similar methodologies and emission generation rates identified in the project air quality study.

Table 6.I: Alternative 4 Operational Emissions

Source	Pollutant Emissions, lbs/day					
	CO	ROC	NO_X	SO_X	PM_{10}	$PM_{2.5}$
Proposed Project	1,801	289	2,001	3.1	370	85
Alternative 4	2,510	360	640	4.1	530	120
Net Change	+709	+71	+1,361	+1	+160	+35
SCAQMD thresholds	**550**	**55**	**55**	**150**	**150**	**55**
Exceeds thresholds?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**

Source: extrapolated from LSA Associates, Inc., December 2011

When this alternative is compared to the proposed project, impacts to air quality would be increased in magnitude. The volume of pollutants emitted would be increased and the long-term air quality impacts resulting from this alternative, as with the proposed project, would continue to be significant and unavoidable.

6.3.4.4 Biological Resources

This alternative would require site development resulting in the grading of the entire project site. No plant species listed by the State and/or Federal government as endangered or threatened was identified on-site during the field reconnaissance. Additionally, the project site is not located within any USFWS designated critical habitat. Based on the *Jurisdictional Delineation Report* prepared for the proposed project site, all three drainages (western, southern, and eastern) located on or adjacent

to the project site are determined to be jurisdictional waters of the United States. Similar to the proposed project, adherence to **Mitigation Measures 4.4.6.2A** and **4.4.6.2B** would reduce impacts to less than significant levels.

While the project site is located within the MSHCP, the project site is not within any MSHCP criteria cell or habitat linkage.[1] Furthermore, the project site is not located within an MSHCP mammal or amphibian survey area; a Narrow Endemic Plant Species Survey Area or Criteria Area Plant Species Survey Area; or a riparian, wetland, or vernal pool habitat/species survey area.[2] The project site is within the SKR HCP Fee Area, but is not within a Stephen's Kangaroo Rat Core Area. Focused surveys for SKR are not required for this project because the project lies within the SKR Fee Area; therefore, under the SKR HCP, only payment of a local mitigation fee is required.

Section 4.4 indicated the proposed project has the potential to affect one non-listed sensitive species, the burrowing owl. Approximately 72 acres of the project site is considered to support suitable burrowing owl habitat (eroded channel banks, suitable burrows, and abundant foraging habitat). A *Focused Burrowing Owl Survey* was conducted in accordance to the burrowing owl survey instructions set forth in the California Burrowing Owl Consortium's *Burrowing Owl Survey Protocol and Mitigation Guidelines.*[3] The species was not detected on the site during the field survey. Although no burrowing owls were identified during the field study, the burrowing owl is a highly mobile species and a potential exists that, prior to project development, this species may occupy the site. Adherence to identified **Mitigation Measure 4.4.6.1C** would reduce impacts to a less than significant level. Similar to the proposed project, this alternative would produce less than significant impacts to biological resources with the adherence to identified mitigation measures.

6.3.4.5 Cultural Resources

Development of this alternative would result in extensive ground-disturbing activities affecting the entire project site, and similar archaeological and paleontological impacts would be anticipated when compared to the proposed project. While no such resources have previously been detected within the project limits, activities undertaken for this alternative (as with the proposed project) could encounter previously undetected cultural or paleontological resources. Adherence to the archaeological and paleontological mitigation measures identified for the proposed project in Section 4.5 of this EIR would reduce impacts to less than significant. Compared with the proposed project, no greater impact would occur with this alternative.

6.3.4.6 Forest Resources

The City of Moreno Valley's General Plan does not identify any forest resources on the project site or surrounding area, and the project site is vacant with no trees at present, although it did support citrus trees in the past. There are no significant impacts under the proposed project or any other development scenario for the project site.

6.3.4.7 Geology and Soils

Development of any of the build alternatives would have similar geologic and soil-related impacts. Like all of southern California, the project site is located in a seismically active area and is subject to ground shaking resulting from activity on local and regional faults. However, the maximum credible earthquake event on the San Jacinto Fault zone affecting the project site would measure magnitude 7.2. This earthquake event is less than or equal to design levels as defined by the UBC. The California Building Code (California Code of Regulations, Title 24) established engineering standards

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1 *Western Riverside County Multiple Species Habitat Conservation Plan, Volume I, Part I*, Dudek & Associates, June 17, 2003.

2 Ibid.

3 *Burrowing Owl Survey Protocol and Mitigation Guidelines,* California Burrowing Owl Consortium, 1993.

appropriate for the seismic zone in which development may occur. Development of the proposed project site would be required to adhere to UBC, the California Building Code, and City design and engineering standards. Impacts associated with this issue would be considered less than significant. Compared with the proposed project, no greater impact would occur with any of the on-site build alternatives.

6.3.4.8 Global Climate Change

GHG emissions are correspondingly increased as the Mixed Commercial/Office/Residential Alternative would increase the number of daily trips made to the site. As previously identified in Table 6.F, the Mixed Commercial/Office/Residential Alternative would generate 45,000 tons of carbon (CO_2), 2.0 tons of methane (CH_4), and 4.2 tons of nitrous oxide (N_2O) per year. The total CO_2 equivalent for this alternative would be 0.046 Tg/yr CO_2 Eq., which is approximately 283.3 percent more than what was identified for the proposed project.

6.3.4.9 Hazards and Hazardous Materials

Development of this alternative would result in the on-site handling of hazardous substances, both during project construction and operation. The commercial and office uses would be introduced, while the number of residences would remain the same. Unlike commercial development, offices and residences do not typically store, use, sell, or transport large amounts of household hazardous materials. Because the amount of commercial uses would be increased, potential upsets or accidents would be increased in magnitude due to the increase in quantities of household hazardous materials that would be present on site. However, because all development in the City is required to adhere to existing local, State, and Federal regulations pertaining to hazardous materials, impacts associated with hazards and hazardous materials under the Mixed Commercial/Office/Residential Alternative would remain less than significant, as identified for the proposed project.

6.3.4.10 Hydrology and Water Quality

As with the proposed project, the development of this alternative would require the modification of the existing on-site pattern of drainage and would require the installation of drainage improvements that may include detention/retention basins, connection to existing in-street drainage features, on-site storm drains, and other features. While the extent of the impermeable surfaces (parking area) required under each alternative is reduced from that required for the proposed project, the environmental impact of these improvements would be similar. All local, State, and Federal policies and regulations pertaining to surface water and groundwater resources would remain in effect under these alternatives. Sedimentation and erosion from any on-site development has the potential to affect water quality. Similar to the proposed project, the construction of any on-site use would be required to follow applicable NPDES requirements, including the preparation of and adherence to an SWPPP and BMPs. As with the proposed project, runoff from paved surfaces, especially during a "first-flush" event, may be contaminated by a mixture of sediment, debris, and other contaminants. A standard condition with any such development would be preparation and implementation of a WQMP, which would effectively mitigate post-construction water quality impacts from the developed area. Similar to the proposed project, potential impacts related to hydrology and water quality would be less than significant.

6.3.4.11 Land Use and Planning

Development of this alternative would not require a Zone Change or General Plan Amendment for the residential uses or office uses since they are allowed under the existing zoning. However, the commercial component of this alternative, which includes approximately 441,000 square feet, would require a change of zone and General Plan Amendment to allow the construction of commercial uses on the northwestern portion of the project site. These uses are physically isolated from the residential

uses to the southeast, and are generally consistent with commercial uses farther to the west along Moreno Beach Drive; however, they would be less consistent than the proposed project with the recently approved industrial uses immediately east of the project site (West Ridge). These uses may incrementally reduce vehicle trips (e.g., work, shopping) compared to the proposed industrial uses, and may be somewhat more compatible with existing residential uses since the commercial and office buildings will be smaller and separated compared to the more "monolithic" industrial buildings of the proposed project. This alternative land plan is much more similar to uses proposed in the existing General Plan and zoning, so potential land use impacts (i.e., by not having land use buffers between residential and industrial uses) would be reduced to less than significant levels. The addition of the residential uses would also eliminate potential impacts related to the Housing Element and growth management policies.

Like the proposed project, this alternative would comply with applicable provisions of local and regional plans (e.g., Water Quality Control Plan and Air Quality Management Plan). Compliance with applicable City policies related to development within the project site would ensure that on-site alternative uses would be compatible with existing development in the project area. Therefore, land use impacts associated with this alternative would be similar in magnitude when compared with the proposed project.

6.3.4.12 Mineral Resources

The City of Moreno Valley General Plan does not identify the project site as a locally important mineral resource recovery site as there are no identified Mineral Resource Zones located with the City of Moreno Valley. Development of the project site with any build alternatives would not result in the loss of or reduce the availability of mineral resources or the resource base from which they would be derived. Compared with the proposed project, no greater impact would occur for any of the project build alternatives.

6.3.4.13 Noise

The extent and duration of construction activities for this alternative are anticipated to be similar to those of the proposed project. Therefore, construction noise resulting from the construction of this mix of uses would be generally similar to the proposed project. Development of this alternative would require the implementation of mitigation measures to reduce construction noise impacts to a less than significant level. Compared with the proposed project, the short-term noise impacts resulting from project construction and stationary noise impacts associated with the operation of the shopping center would be similar to the proposed project, and remain less than significant with mitigation incorporated.

The increase in project-related traffic for this alternative would result in an incremental increase in traffic noise. This alternative's contribution to future traffic noise would result in more trips on the road, which increases the overall mobile source noise impact as compared to the proposed project. Parking lot noise and mechanical ventilation noise would still occur under this alternative and noise from the loading docks would still be present as the alternative includes a commercial component. However, the uses envisioned under this alternative would increase the number (i.e., more commercial buildings) and extent of noise sources but would still have noise approaching levels identified for the proposed project. When compared to the proposed project, operational noise impacts would be similar.

6.3.4.14 Population and Housing

The Mixed Commercial/Office/Residential Alternative would result in the development of 441,000 square feet of commercial uses, 441,000 square feet of office uses, 548 multiple-family residential units, and 138 single-family residential units. Retail jobs are likely to be filled by persons already

residing in the area. However, unlike retail jobs, which can often be filled by most working adults, office jobs under this alternative may require the employment of persons in specialized fields, which may not include persons already living in the area. Persons from outside of the area may be required to relocate to Moreno Valley to fill positions for office uses, resulting in a population increase in the City. To analyze a worst-case scenario, it is assumed that 50 percent of the office jobs would be filled by people who are not living in the area since some of the people that may work in the office jobs may relocate to the housing units proposed by this alternative. Utilizing employment factors of one employee for every 268 square feet of commercial use[1] and one employee for every 481 square feet of office uses, this alternative would create up to 2,563 jobs (1,646 commercial jobs and 917 office jobs).

The development of 548 multiple-family residential units and 138 single-family residential units would result in a direct increase to the existing population. Utilizing the Department of Finance factor of 3.717 people per household,[2] and assuming every resident was a new citizen of the City, the residential component of this alternative could result in a population increase of up to 2,550 people.[3] When combined, the residential component and 50 percent of the office jobs may result in a direct increase of up to 3,009 people. When this alternative is compared to the proposed project, the number of new residents would be greater than that identified for the proposed project. However, similar to the proposed project, impacts related to population and housing would remain less than significant as this alternative would continue the existing development trend envisioned by the City.

6.3.4.15 Public Services

As discussed above, the Mixed Commercial/Office/Residential Alternative could result in population increase of up to 3,009 people within the City. Because of the amount of residential development that would occur within the project limits, demands on schools, parks, other public facilities, law enforcement, and fire protection services would be greater in magnitude than what was identified for the proposed project. However, similar to the proposed project, development under this alternative would require payment of development impact fees for schools, police services, and fire services. The payment of development impact fees would offset any impacts to these public services that may result from the development of this alternative. Therefore, when compared to the proposed project, impacts associated with public services would remain less than significant with the payment of development impact fees.

6.3.4.16 Recreation

The Mixed Commercial/Office/Residential Alternative includes the construction of up to 441,000 square feet of commercial uses, 441,000 square feet of office uses, 548 multiple-family residential units, and 138 single-family residential units. As previously stated, the increase in residential uses and offices uses would directly contribute to an increase of 3,009 people to the existing population. This increase in population would increase the demand for park and recreation facilities. The City has adopted a standard of 3 acres per thousand people as the parkland ratio standard. To meet this standard, the Mixed Commercial/Office/Residential Alternative would be required to dedicate or provide in-lieu fees for 9 acres of land for park uses. Because this alternative would directly contribute people to the existing population, recreation and park demands would be greater in magnitude than the proposed project. However, like the proposed project, the dedication of land or the payment of parkland fees would reduce these recreation impacts to a less than significant level.

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1 *Table IIB, Average Number of Employees per Square Foot, Employment Density Report*, Southern California Association of Governments, Natelson Company, Inc., October 2001.

2 *State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. Sacramento, California, May 2010.*, http://www.dof.ca.gov/Research/Research.php, website accessed April 26, 2012.

3 3.72 people/household × 548 multiple-family households = 2,037 people; 3.717 people/household × 138 single-family households = 513 people; 2,037 people + 513 people = 2,550 people.

6.3.4.17 Traffic

As identified in Table 6.B, this alternative would generate approximately 28,795 daily vehicle trips. In comparison to the proposed project, this alternative would result in a 261 percent increase in daily traffic. With an increase in daily traffic, an increase in volumes on nearby roads and intersections would occur and be greater in magnitude when compared to the proposed project. With the increase in traffic under this alternative, impacts to LOS levels at nearby intersections and roadway segments would still occur and would require mitigation. The addition of traffic volumes associated with this alternative could result in a deficient LOS level at one or more of the intersections in the project vicinity during the lifetime of the development. While significant traffic impacts may occur under this alternative, these impacts would be mitigated in a manner similar to those of the proposed project. However, despite the identification of mitigation measures, certain roadway improvements would not be under the jurisdiction of the City and cannot be guaranteed to be in place when development under this alternative would become operational. Therefore, as identified for the proposed project, traffic-related impacts would remain significant and unavoidable under this alternative.

6.3.4.18 Utilities and Service Systems

Similar to the proposed project, development under the Mixed Commercial/Office/Residential Alternative would connect to existing utility infrastructure subject to the terms and conditions of the City and EMWD. As indicated in previously identified Table 6.D, this alternative would generate approximately 242,770 gallons of wastewater per day, which is a 440.8 percent increase over what the proposed project would generate. When compared to the proposed project, wastewater treatment demand would be increased in magnitude as more wastewater would be generated under this alternative. However, like the proposed project, adherence to existing requirements identified by the City and EMWD would result in impacts remaining at a less than significant level.

The development of the commercial, office, and multiple-family uses associated with this alternative would also require the installation of water supply infrastructure to serve the project site. As previously indicated in Table 6.C, the Mixed Commercial/Office/Residential Alternative would require approximately 297,319 gallons of water per day, which is 263 percent greater than what would be required by the proposed project. When compared to the proposed project, water usage demands would be greater. However, similar to the proposed project, development under this alternative would be required to obtain verification from the water purveyor (EMWD) that water is available to serve the development. In the event that the amount of water required for this alternative is available, impacts associated with this issue would be less than significant. However, in the event that water is not available for the alternative, a new and significant impact associated with this issue would occur.

Like the proposed project, the Mixed Commercial/Office/Residential Alternative would also generate solid waste. As previously identified in Table 6.E, this alternative would generate 5,499 tons of solid waste per year, which is 123.9 percent more than what the proposed project would generate. Therefore, demands on solid waste services and landfill capacity would be increased in magnitude. However, similar to the proposed project, development under the Mixed Commercial/Office/ Residential Alternative would be required to adhere to the provisions of the solid waste provider that would service the project site. When compared to the proposed project, solid waste impacts under this alternative would remain less than significant.

6.3.4.19 Cumulative Impacts

Similar to the proposed project, this alternative would contribute toward the permanent conversion of farmland, long-term operational air pollutant emissions, and increased traffic operations on local roadways and at local intersections. The amount of operational air pollutant emissions and traffic levels would be greater when compared to the proposed project. In addition, there are no mitigation measures that would reduce long-term air quality operational impacts to below SCAQMD threshold standard and no mitigation measures that would reduce impacts associated with increased traffic in

the area. Therefore, cumulative impacts associated with long-term air quality and long-term traffic would remain significant and unavoidable. This alternative would also require the development of the project site. Since there is no feasible mitigation that would reduce the cumulative impacts associated with the conversion of Prime Farmland, cumulative impacts associated with farmland conversion would remain significant and unavoidable like the proposed project.

6.3.4.20 Conclusion

Under the Alternative 4, impacts related to short-term construction-related air quality would be similar to the proposed project as the same amount of land would be disturbed and the same mix of equipment would be utilized. Long-term operational-related air quality emissions would be increased in magnitude when compared to the project and would remain significant and unavoidable. Because of the increase in vehicle trips under this alternative, impacts to the operation of local roadways and intersections would be proportionally greater than what was identified for the proposed project. Long-term traffic impacts would remain significant and unavoidable. Traffic-related noise would be increased in magnitude but would be similarly mitigated like the proposed project and would remain less than significant.

Because this alternative would also require a Zone Change and General Plan Amendment, land use impacts would be similar to the proposed project. This alternative would result in the development of office uses that would generate permanent jobs, which may require workers who are not current residents of the City. Combined with the residential component, the office use would increase the total number of people that would be added to the City's population. This alternative would have greater demands on public services and recreation. However, the payment of fees and dedication of parkland would reduce these impacts to a less than significant level. This alternative would increase the amount of water utilized and increase the amount of wastewater and solid waste that would be generated on site. Similar to the proposed project, adherence to wastewater and solid waste requirements would reduce these impacts to a less than significant level. In the event that water is not available for development envisioned under this alternative, impacts to water resources would be significant and avoidable. Under this alternative, some of the proposed project objectives would not be met as warehouse uses would not be built. However, development of this alternative would provide new employment opportunities for residents of Moreno Valley.

6.3.5 Alternative 5: Off-Site Location

This alternative would result in the development of approximately 2.2 million square feet of warehouse uses on approximately 71.3 acres. The City reviewed its vacant land inventory to identify potential off-site locations for a project similar to that of the proposed project. There are only a few potential sites for a project of this size, mainly in the southern portion of the City within the Industrial Specific Plan. However, most of the sites large enough for development equivalent to the proposed project already have development proposals in process. The only feasible alternative project site identified by the City that is available at this time is bounded by Grove View Road on the north, Perris Boulevard to the east, Oleander Avenue to the south, and Indian Avenue on the west. However, this alternative off-site property is not owned or under the control of the applicant. Its location is shown as Site 14 on Figure 3.4, *Cumulative Projects*. The off-site location is currently zoned Industrial Specific Plan 208 (SP 208) and is designated Business Park/Light Industrial (BP) in the City's General Plan. As previously stated, the off-site location is within the Moreno Valley Industrial Area Plan (Specific Plan 208) which provides for business park, mixed use, light industry, and heavy industry districts on approximately 1,500 acres in southwestern Moreno Valley. Since the proposed uses are consistent with the uses identified for the off-site location, no zone change or General Plan Amendment would be required. It should be noted that there is a 1.6 million-square foot warehouse project proposed on this site at this time, and a Draft EIR for that project is currently in review.

6.3.5.1 Aesthetics

The Off-Site Location Alternative would consist of similar warehouse structures and uses as the proposed project, just on a different project site. However, with the off-site location, surrounding views would include similar warehouse uses. Under this alternative, development of the project site would still be required to comply with design standards contained in the City's Development Code such as setbacks, building height, lot dimensions, and maximum lot size. No significant visual resource has been identified within the limits of the alternative project site. Similar to the proposed project, this alternative would change the existing character of the site, replacing the current open space with developed uses. Like the proposed project, the warehouse uses would still require the installation and operation of parking and building lighting. Adherence to the City's lighting standards would reduce the significance of any impact associated with the generation of light or glare to a less than significant level. This alternative site is not in an area with designated scenic resources. Since the development of the project would not obstruct scenic views, the aesthetic impacts associated with this issue would be reduced in magnitude. Because changes to the visual character of the project site would be generally reduced under this alternative, impacts would be less than significant compared to the proposed project.

6.3.5.2 Agricultural Resources

Development of the off-site location would include the development of 71.3 acres with warehousing uses. As identified by the Riverside County Land Information System, the off-site location is identified as Prime Farmland and Farmland of Statewide Importance.[1] The total amount of farmland (71.3 acres) that would be converted to urban uses under the Off-Site Location Alternative would be less than the amount of farmland that would be converted under the proposed project (122.8 acres). The off-site location is not currently being actively farmed, and is located in an area that has been developed with urban uses and is still in the process of developing with more urban (mainly industrial) uses. Unlike the proposed project, which has other agricultural land to the east, housing to the southeast and north, and commercial development further west, the development of the off-site location would have a reduced potential to result in the additional conversion of adjacent farmland to urban uses as there is the March Air Reserve Base to the east and other warehouse/industrial projects to the west and south. Therefore, the potential for additional agricultural lands to be converted to urban uses would be reduced in magnitude when compared to the proposed project. Since there are no mitigation measures to fully mitigate for the loss of farmland to urban development, impacts remain significant and avoidable, similar to the proposed project.

6.3.5.3 Air Quality

Under the Off-Site Location Alternative, the total amount of land to be graded would be decreased by 50 acres as the alternative site location is 71.3 acres, which is smaller than the 122.8-acre proposed project site. It is anticipated that a similar mix of equipment would operate during earthmoving and construction activities on the project site. As with the proposed project, peak daily construction emissions would be below SCAQMD thresholds of significance for CO, SO_X, PM_{10}, and $PM_{2.5}$. Similar to the proposed project, compliance with SCAQMD rules would ensure fugitive dust emissions remain less than significant. However, since the off-site location is smaller than the proposed project site, construction emissions from the development of the Off-Site Location Alternative would be decreased in magnitude, but still not to less than significant levels.

Implementation of the Off-Site Alternative would result in the development of the same amount of warehouse space (2.2 million square feet) as the proposed project. Since the Off-Site Location Alternative would have the same square footage as the proposed project, it is reasonable to conclude that the Off-Site Location Alternative would generate the same amount of traffic. As previously indicated in Table 6.B, this alternative would generate approximately 7,527 daily vehicle trips. As

[1] *Riverside County Land Information System,* Riverside County Geographic Information Services, http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html, website accessed April 25, 2012.

identified in Table 6.J, the volume of each operational pollutant emitted during operation of this alternative would be similar to that identified for the proposed project.

Table 6.J: Alternative 5 Operational Emissions

Source	Pollutant Emissions, lbs/day					
	CO	ROC	NO_X	SO_X	PM_{10}	$PM_{2.5}$
Proposed Project	1,801	289	2,001	3.1	370	85
Alternative 5	1,801	289	2,001	3.1	370	85
Net Change	0	0	0	0	0	0
SCAQMD thresholds	**550**	**55**	**55**	**150**	**150**	**55**
Exceeds thresholds?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**

Source: LSA Associates, Inc., November 2011.

Although the off-site location would be located on a different site, CO hot spot conditions are anticipated to be similar to the proposed project as the off-site location is in close proximity to the project site and shares a common roadway. Because traffic associated with this alternative would be similar to what was identified for the proposed project, CO concentrations at local intersections would not be anticipated to exceed the State or Federal one-hour and eight-hour standards. No CO hot spots would occur, and the proposed project would not have a significant impact on local air quality for CO. For similar reasons, the off-site location does not have sensitive receptors nearby, so the alternative would not exceed the SCAQMD's LST thresholds. When the Off-Site Location Alternative is compared to the proposed project, impacts to air quality would be marginally reduced in magnitude for construction impacts. Although the volume of pollutants emitted would be similar during the operational phase of the project, the long-term air quality impacts resulting from this alternative would still contribute criteria pollutants to a non-attainment air basin. Therefore, long-term air quality impacts associated with this alternative would continue to be significant and unavoidable, similar to the proposed project.

6.3.5.4 Biological Resources

The Off-Site Location Alternative would require site development in a similar manner as would be required for the proposed project. The alternative site consists of fallow agricultural land surrounded by developing urban land uses. There are no drainage channels on site, and area drainage runs via sheet flow to the south and east toward the Perris Valley Storm Drain, a regional flood control facility. Biological surveys in the surrounding area have yielded no listed or otherwise sensitive species of plants or animals, but have found the potential for burrowing owl to be present in vacant land. Typical regulatory requirements would be to have a pre-construction survey of the property to identify the presence or absence of the burrowing owl. Mitigation for development projects on nearby properties has consisted mainly of paying MSHCP impact fees. The site is not within a Stephen's kangaroo rat (SKR) mitigation area. When compared to the proposed project, this alternative would result in a reduced but still less than significant impact on biological resources.

6.3.5.5 Cultural Resources

Although a detailed cultural assessment has not been conducted on this site, there have been development proposals in the area and their CEQA documentation indicates the area is generally sensitive for cultural resources, and several Native American tribes express ongoing interest for any development projects in this general area. However, implementation of standard mitigation measures, such as monitoring of grading by a qualified archaeologist, and tribal monitors if they are interested, can reduce potential impacts to less than significant levels.

6.3.5.6 Forest Resources

The City of Moreno Valley's General Plan does not identify any forest resources on the project site or surrounding area, and the project site is vacant with no trees at present, although it did support citrus trees in the past. There are no significant impacts under the proposed project or any other development scenario for the project site.

6.3.5.7 Geology and Soils

The alternative off-site area composed of deep alluvial soils with deep groundwater. The region is seismically active and the Elsinore Fault is several miles west of the site, but geotechnical constraints on this site are similar to those in surrounding industrial areas and even to the project site in terms of seismic risks. Construction of 2.2 million square feet of industrial space on the alternative site would not create or be subject to any significant or unusual geologic or soils constraints, and there would be no significant impact in this regard, similar to the proposed project.

6.3.5.8 Global Climate Change

GHG emissions are the same as the proposed project as the Off-Site Alternative is the proposed project on a different site in the City. As previously identified in Table 6.G, the Off-Site Location Alternative would generate 13,000 tons of carbon (CO_2), 0.49 ton of methane (CH_4), and 0.95 ton of nitrous oxide (N_2O) per year. The total CO_2 equivalent for this alternative would be 0.012 Tg/yr CO_2 Eq., which is the same amount that the proposed project would generate.

6.3.5.9 Hazards and Hazardous Materials

The off-site location is not identified on a list of hazardous waste generators or hazardous waste handlers.[1] While the presence of hazardous materials cannot be confirmed for the off-site location without a site-specific survey, because the off-site location has been utilized for agricultural production and because of the surrounding vacant land, it is anticipated that hazards materials that could be found on site would be similar to what was identified for the proposed project. Because this alternative includes warehouse uses similar to the proposed project, development under this alternative would still result in the on-site handling of hazardous substances, both during project construction and during operations.

The off-site location would be located within the MARB Safety Zone Area 2.[2] MARB Safety Zone Area 2 limits residential development to one dwelling unit per 2.5 acres and allows agricultural, industrial, and commercial uses. Although the off-site location is within MARB Safety Zone Area 2, the type of development that would occur under this alternative would be consistent with the development allowed in Safety Zone Area 2. Therefore, airport hazards associated with this alternative would be less than significant. Similar to the proposed project, the off-site location is not located within 0.25 mile of an existing school. Therefore, hazards to nearby schools would be similar to that identified for the proposed project. Because the same regulations and standards associated with hazards and hazardous materials would apply under this alternative, impacts associated with the Off-Site Location Alternative would remain less than significant; similar to what was identified for the proposed project.

6.3.5.10 Hydrology and Water Quality

The alternative site area is relatively flat and drains mainly via sheet flow to the east and south. The Perris Valley Storm Drain, a regional flood protection facility, is located just east of the project area.

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1 *EnviroStor Database,* Department of Toxic Substances Control, http://www.envirostor.dtsc.ca.gov/public/, website accessed April 12, 2012.

2 *March Air Reserve Base Safety Zone Map*, http://www.rcaluc.org/filemanager/plan/old//March%20Air%20Reserve%20Base%20(MARB).pdf, website accessed April 26, 2012.

Development similar to the proposed project would be required to comply with existing City and County regulations/guidelines regarding industrial development, including locating pads out of identified floodways (the alternative site is not within a 100-year flood zone), and constructing improvements that protect local and regional water quality. The proposed project would have to comply with similar requirements regardless of where in Moreno Valley it was constructed. Therefore, potential impacts in this regard are considered to be less than significant with appropriate mitigation.

6.3.5.11 Land Use and Planning

The alternative project site identified by the City is bounded by Grove View Road on the north, Perris Boulevard to the east, Oleander Avenue to the south, and Indian Avenue on the west. This site is currently zoned Industrial Specific Plan 208 (SP 208) and is designated Business Park/Light Industrial (BP) in the City's General Plan. The Moreno Valley Industrial Area Plan (Specific Plan 208) provides for business park, mixed use, light industry, and heavy industry districts on approximately 1,500 acres in southwestern Moreno Valley. Since warehouse uses are permitted in the Moreno Valley Industrial Area Plan, the Off-Site Location Alternative would eliminate any land use incompatibility impacts associated with development of warehouse uses proximate to residential uses. For these reasons, land use impacts of this alternative would be less than significant compared to the proposed project.

6.3.5.12 Mineral Resources

The alternative offsite area is not designated as a mineral resource zone or aggregate resource area, so impacts of developing the site for industrial uses would have no significant impacts in this regard, similar to the proposed project.

6.3.5.13 Noise

The nearest sensitive receptors to the off-site location would be an existing single-family residence across Nandina Avenue, approximately 1,200 feet north of the off-site location northern boundary. The distance between the off-site location and the nearest sensitive receptor (1,200 feet) is greater than the distance between the proposed project site boundary and its nearest sensitive receptor (50 feet). Although the type of noise generated by the construction of the Off-Site Location Alternative is anticipated to similar to that of the proposed project, the noise experienced at the closest sensitive receptor would be reduced due to a greater distance. No significant noise-related impact was identified with the construction or operation of the proposed project. Noise generated from construction operations, parking lots, loading areas, truck deliveries, and building machinery with this alternative would be similar to that identified for the proposed project. Traffic-related noise is anticipated to be similar to the proposed project, as the Off-Site Location Alternative would generate the same number of daily vehicle trips. When compared to the proposed project, noise impacts would be similar in magnitude and would remain less than significant with mitigation.

6.3.5.14 Population and Housing

The Off-Site Location Alternative would result in the development of 2,244,638 square feet of warehouse space and would generate the same number of jobs (1,532 warehouse jobs) as the proposed project. Like the proposed project, it is anticipated that these warehouse jobs would be filled by persons already residing in the area. This alternative site would have no residential uses and is not planned to support any residential uses. Therefore, no population increase would occur with the development of this alternative site. When compared to the proposed project, impacts related to population and housing would be reduced but remain less than significant under this alternative.

6.3.5.15 Public Services

Similar to the proposed project, the off-site location is within an area already served by law enforcement, fire protection, and other public services. Under the Off-Site Location Alternative, the development of 2,244,638 square feet of warehouse uses would occur. This is the same amount of development envisioned by the proposed project. As with the proposed project, the payment of required development impact fees and adherence to development conditions imposed by the City and service providers would ensure no significant impact would occur, as the payment of development impact fees would offset any impacts to these public services that may result from the development of this alternative. Therefore, when compared to the proposed project, public service impacts associated with the alternative would remain less than significant, as identified for the proposed project.

6.3.5.16 Recreation

Similar to the proposed project, the Off-Site Alternative does not contain a residential component. It is anticipated that the warehouse jobs would be filled by people already residing in the City. Therefore, there would be no increase in existing population and no increase in demand for park and recreation facilities. Because no increase in demand for recreational facilities would occur, impacts associated with recreation under this alternative would remain less than significant.

6.3.5.17 Traffic

As identified in Table 6.B, this alternative would generate approximately 7,527 daily trips, which is the same number that would occur with the proposed project. With the level of traffic remaining the same, volumes on nearby roads and intersections would be similar in magnitude when compared to the proposed project. This alternative site and surrounding area have been planned for industrial uses similar to those that would be introduced under this alternative. The General Plan Circulation Element identified a number of roadway and intersection improvements that would need to occur in the future to maintain adequate levels of service, including Interstate 215 to the west. While significant traffic impacts may occur under the Off-Site Location Alternative, these impacts would be mitigated in a manner similar to those of the proposed project. Until a detailed traffic study can be done, it is best to err on the side of caution and conclude that traffic-related impacts could be significant and unavoidable.

6.3.5.18 Utilities and Service Systems

Like the proposed project, development under the Off-Site Location Alternative would connect to existing utility infrastructure subject to the terms and conditions of the City and EMWD. As indicated in previously identified Table 6.D, since this alternative would result in the same amount of warehousing space, it is reasonable to conclude that the Off-Site Location Alternative would utilize the same amount as the proposed project. Therefore, this alternative is anticipated to generate approximately 44,888 gallons of wastewater per day, which is the same as the proposed project. However, like the proposed project, adherence to existing requirements identified by the City and EMWD would result in impacts remaining at a less than significant level.

As previously indicated in Table 6.C, the Off-Site Location Alternative would require approximately 81,900 gallons of water per day, which is the same amount required by the proposed project, as the same amount of square footage would be built under this alternative as identified by the proposed project. When compared to the proposed project, water usage demands would be the same. Similar to the proposed project, development under this alternative would be required to obtain verification from the water purveyor (EMWD) that water is available to serve the development. Since the amount of water needed for the proposed project is available, it is reasonable to conclude that the same amount of water for this alternative would be available. Therefore, impacts related to water usage and water treatment/conveyance facilities would remain less than significant which is similar to the proposed project.

Like the proposed project, the Off-Site Location Alternative would also generate solid waste. As previously identified in Table 6.E, this alternative would generate 2,456 tons of solid waste per year, which is the same amount of solid waste the proposed project would generate. Therefore, demands on solid waste services and landfill capacity would be similar in magnitude. However, similar to the proposed project, development under the Off-Site Location Alternative would be required to adhere to the provisions of the solid waste provider that would service the project site. When compared to the proposed project, solid waste impacts under this alternative would remain less than significant, similar to what was identified for the proposed project.

6.3.5.19 Cumulative Impacts

Similar to the proposed project, this alternative would contribute toward the permanent conversion of farmland, long-term operational air pollutant emissions, and increased traffic operations on local roadways and at local intersections. The amount of operational air pollutant emissions and traffic would be similar in magnitude as the Off-Site Location Alternative is the proposed project, only on a different site. Similar to the proposed project, there are no mitigation measures that would reduce long-term air quality operational impacts to below the SCAQMD threshold standard. Additionally, there are no mitigation measures that would reduce impacts associated with increased traffic in the area. Therefore, cumulative impacts associated with long-term air quality and long-term traffic would remain significant and unavoidable. This alternative would also require the development of the project site. Since there is no feasible mitigation that would reduce the cumulative impacts associated with the conversion of Prime Farmland, cumulative impacts associated with farmland conversion would remain significant and unavoidable like the proposed project.

6.3.5.20 Conclusion

With the Off-Site Location Alternative, impacts related to air quality and traffic would be similar to those identified with the proposed project. Long-term air quality operational impacts under this alternative would remain significant and unavoidable and would result in similar conditions as identified for the proposed project. Similarly, operational traffic would result in increased traffic on existing roadways and may affect existing intersection's level of service within the area. The alternative site is already an industrial zoned property in an industrial specific plan, so there would be no need for a Zone Change or General Plan Amendment. Since this alternative would result in a similar amount of development on the site, impacts to public services and recreation would remain the same when compared to the proposed project with the payment of fees reducing these impacts to a less than significant level. This alternative would require the same amount of water as the proposed project and would generate the same amount of wastewater and solid waste when compared to the proposed project. Similar to the proposed project, adherence to utility requirements would reduce these impacts to a less than significant level. This alternative would also eliminate the significant aesthetic, land use, and population/housing impacts of the proposed project.

6.4 COMPARISON OF PROJECT ALTERNATIVES

The following discussion compares the impacts of each alternative with the impacts of the proposed project, as detailed in Chapter 4.0 of this EIR. Table 6.K compares the impacts of the alternatives with those of the proposed project. This table identifies whether the alternative results in (1) a reduction of the impact; (2) a greater impact than the project; or (3) the same impact as the project. It should be noted that the No Project – No Build Alternative has no impacts compared to the proposed project.

Table 6.K: Comparison of Alternatives to the Proposed Project

Environmental Issue	Proposed Project	Alternative 1: No Project	Alternative 2: No Project (TTM32255)	Alternative 3: Reduced Intensity	Alternative 4: Mixed Commercial/ Office/ Residential	Alternative 5: Off-Site Location
Aesthetics	SIG	-	← LTS	← SIG	← LTS	← LTS
Agricultural Resources	SIG	-	=	← LTS	=	← SIG
Air Quality	SIG	-	← SIG	← SIG	→ SIG	SIG
Biological Resources	LTS/mit	-	=	=	=	← LTS
Cultural Resources	LTS/mit	-	=	=	=	=
Forest Resources	NI	-	=	=	=	=
Geology and Soils	LTS	-	=	=	=	=
Global Climate Change	LTS	-	+	=	+	=
Hazards and Hazardous Materials	LTS/mit	-	=	=	=	=
Hydrology and Water Quality	LTS/mit	-	=	=	=	=
Land Use and Planning	SIG	-	← LTS	← SIG	=	← LTS
Mineral Resources	NI	-	=	=	=	=
Noise	LTS/mit	-	=	=	=	=
Population and Housing	LTS	-	→LTS	=	← LTS	← LTS
Public Services	LTS	-	=	=	=	=
Recreation and Parks	LTS	-	=	=	=	=
Transportation and Traffic	SIG	-	→ SIG	← SIG	→ SIG	SIG
Utilities and Service Systems	LTS	-	=	=	+	=

Impact Abbreviations

NI: No Impact
LTS: Less than Significant Impact
LTS/mit: Less than Significant Impact with Mitigation
SIG: Significant Impact with or without Mitigation

Project Alternatives

= Compared with the proposed project, no change in the significance of impact will occur.
→ Compared with the proposed project, the significance of the impact is increased.
← Compared with the proposed project, the significance of the impact is reduced.
\+ Compared with the proposed project, a new impact has been identified.
\- Compared with the proposed project, an impact has been eliminated.
←SIG Compared with the proposed project, the volume or extent of the impact is reduced, yet still significant.

6.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

As detailed in Tables 6.K and 6.L, Alternative 3 (Reduced Intensity Alternative) reduces the severity of project-related air quality impacts and is the only alternative that eliminates the significant agricultural impacts. However, reduced, long-term air quality impacts would remain significant after mitigation for this alternative. Alternative 3 would reduce the volume of daily traffic trips when compared to the proposed project; however, such impacts would remain significant and unavoidable until roadway improvements are completed. Alternative 2 (No Project - TTM32255) and Alternative 5 (Off-Site Location Alternative) would eliminate impacts associated with land use and planning as neither alternative would require a Zone Change or General Plan Amendment. The Off-Site Location would also eliminate the significant population/housing impacts and the significant aesthetic impacts. The remaining environmental issues would ultimately be similar to the proposed project through adherence to existing standards and mitigation measures. Though the Off-Site Location Alternative is located in a different part of the City, the amount of development under this alternative would remain the same as the proposed project, and it would satisfy all of the identified project objectives. Based on a review of all the potential impacts, the Reduced Intensity Alternative appears to be the environmentally superior alternative for the project site. These conclusions are based on the analysis in this section as summarized in Tables 6.K and 6.L.

Table 6.M: Summary of Significant Environmental Impacts of the Project Alternatives

Topic	Proposed Project Impact	Impacts of Alternatives[1]					
		PP	1	2	3	4	5
Aesthetics	Scenic Vistas	S			S		
Aesthetics	Scenic Resources and Scenic Highways	S			S		
Aesthetics	Substantial degradation of the existing visual character or quality of the site and its surroundings	S			S		
Aesthetics	Cumulative Aesthetic Impacts	S			S		
Agriculture	Loss of State Designated Farmland	S		S		S	S
Agriculture	Conversion to a Non-agricultural Use	S		S		S	S
Agriculture	Cumulative Agricultural Resources	S		S		S	S
Land Use	Consistency with Regional or Local Land Use Plans, Policies, or Goals	S			S	S	
Land Use	Cumulative land use changes	S			S		
Air Quality	Construction Air Pollutant Emissions	S		S	S	S	S
Air Quality	Architectural Coating Emissions	S		S	S	S	S
Air Quality	Operational Air Pollutant Emissions	S		S	S	S	S
Air Quality	Consistency with Air Quality Management Plan	S		S	S		
Air Quality	Cumulative Pollutant Air Emissions	S		S	S	S	S
Transportation	Opening Year (2016) with Project Level of Service	S		S	S	S	S
Transportation	Opening Year (2016) Cumulative with Project Level of Service	S		S	S	S	S
Transportation	Cumulative Traffic Impacts	S		S	S	S	S

[1] Proposed Project (PP)
Alternative 1: No Project – No Build
Alternative 2: No Project (Tentative Tract Map 32255)
Alternative 3: Reduced Intensity
Alternative 4: Mixed Commercial/Office/Residential
Alternative 5: Off-Site Location
S = Significant

CEQA (*CEQA Guidelines Section 15126.6 (e[2])* requires that the environmentally superior alternative be identified in the EIR. Because the Reduced Intensity Alternative allows for the development of smaller warehouse uses, provides new employment opportunities, reduces or eliminates most of the significant impacts of the project, including land use consistency, is consistent with the Housing Element, and generally meets the stated project objectives, it has been determined to be the environmentally superior alternative. The Off-Site Location is also environmentally superior to the proposed project by eliminating aesthetic and land use impacts, but significant air quality and agricultural impacts remain.

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Item No. E.6
-3052-

9.0 ACRONYMS, ABBREVIATIONS, AND GLOSSARY OF TERMS

9.1 ACRONYMS AND ABBREVIATIONS

Acronyms and Abbreviations	
§	Section
§§	Subsection
°C	degrees Celsius
°F	degrees Fahrenheit
µg/m^3	Micrograms per cubic meter
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
AER	Annual Emission Reporting
AF	acre-feet
AFY	acre feet per year
AICUZ	Air Installation Compatible Use Zone
amsl	above mean sea level
ANSI	American National Standards Institute
AOU	American Ornithologists' Union
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
AVR	Average Vehicle Ridership
Basin	South Coast Air Basin
BAU	Business As Usual
BDCP	Bay Delta Conservancy Plan
BMP	Best Management Practice
BP	Business Park
BPX	Business Park – Mixed Use
BTEX	Benzene, Toluene, Ethyl Benzene, and Xylene

Acronyms and Abbreviations

CAA	Federal Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CAPSSA	Criteria Area Plant Species Survey Area
CARB	California Air Resources Board
CASQA	California Stormwater Quality Association
CAT	California Climate Action Team
CBC	California Building Code
CBOC	California Burrowing Owl Consortium
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDMG	California Department of Mines and Geology
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response Compensation Liability Act
CESA	California Endangered Species Act
CFCP	California Farmland Conservancy Program
CFR	Code of Federal Regulations
CH_4	Methane
CHMIRS	California Hazardous Material Incident Reporting Sites
CHP	California Highway Patrol
CHRIS	California Historical Resources Information System
CIP	Capital Improvements Program
CIWMB	California Integrated Waste Management Board
CMP	Congestion Management Program
CNDDB	California Natural Diversity Data Base
CNEL	Community Noise Equivalent Level
CNG	Compressed Natural Gas

Item No. E.6
-3054-

Acronyms and Abbreviations

CNPS	California Native Plant Society
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
CTR	California Toxics Rule
CUWCC	California Urban Water Conservation Council
CVC	California Vehicle Code
CVP	Central Valley Project
CWA	(Federal) Clean Water Act
CWC	California Water Code
CWMB	California Waste Management Board
DAMP	Drainage Area Management Plan
dB	decibel
dBA	decibel on the A-weighted scale
DBESP	Determination of a Biologically Equivalent or Superior Preservation
DEH	Department of Environmental Health
DHS	(California) Department of Health Services
DIF	Development Impact Fees
DMM	Demand Management Measure
DOC	(California) Department of Conservation
DOF	(California) Department of Finance
DTSC	(California) Department of Toxic Substance Control
DWR	(California) Department of Water Resources
ECSD	Edgemont Community Services District
EDU	Equivalent Residential Dwelling Unit
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EOP	Emergency Operations Plan
EPA	U.S. Environmental Protection Agency

Acronyms and Abbreviations

ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FAR	Floor to Area Ratio
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
ft	foot/feet
FTA	Federal Transit Administration
F-WQMP	Final Water Quality Management Plan
GHG	Greenhouse gas
GIS	Geographic Information Systems
GPA	General Plan Amendment
gpd	gallons per day
GWP	Global Warming Potential
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HCP	Habitat Conservation Plan
HFC	Hydrofluorocarbon
HHWE	Household Hazardous Waste Element
HI	Hazard Indices
HMB	Hazardous Materials Branch
HMBP	Hazardous Materials Business Plan
HMMA	Hazardous Materials Management Act
HMMP	Habitat Mitigation and Monitoring Plan
HPLV	High Pressure Low Volume
HRA	Health Risk Assessment
HVAC	Heating, Ventilating, and Air Conditioning
HWCL	Hazardous Waste Control Law
IAQ	Indoor Air Quality

Acronyms and Abbreviations

IEA	International Energy Agency
IPCC	United Nations Intergovernmental Panel on Climate Change
IRP	Integrated Resource Plan
IS	Initial Study
ISCST	Industrial Source Complex Short Term
ITE	Institute of Transportation Engineers
ITS	Intelligent Transportation Systems
kWh	kilowatt hour
LADP	L-Aquila D'Pietra
lbs	pounds
LCFS	Low Carbon Fuel Standard
L_{dn}	day-night average noise
LED	light-emitting diode
LEED	Leadership in Energy and Environmental Design
LEED CS	LEED for Core and Shell
L_{eq}	Equivalent continuous sound level (L_{eq})
LESA	(California) Land Evaluation and Site Assessments
LI	Light Industrial
L_{max}	maximum noise level
LNG	Liquefied Natural Gas
LOS	Level of Service
LSA	LSA Associates, Inc.
LST	Local Significance Threshold
m	meter(s)
MARB	March Air Reserve Base
MBTA	Migratory Bird Treaty Act
MC	Municipal Code
MDP	Master Drainage Plan
MEI	maximum exposed individual
Metropolitan	Metropolitan Water District of Southern California

Acronyms and Abbreviations

mg/Kg	milligrams per kilogram
mgd	million gallons per day
MICR	maximum individual cancer risk
MLD	Most Likely Descendant
MMRP	Mitigation Monitoring and Reporting Program
MMT	million metric tons
mph	miles per hour
MPO	Metropolitan Planning Organization
MPT	Master Plan of Trails
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer Systems
MSHCP	(Western Riverside County) Multiple Species Habitat Conservation Plan
mt	metric tons
mty	metric tons per year
MVPD	Moreno Valley Police Department
MVRWRF	Moreno Valley Regional Water Reclamation Facility
MVU	Moreno Valley Utility
MVUSD	Moreno Valley Unified School District
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NDDB	National Diversity Data Base
NDFE	Nondisposal Facility Element
NDS	National Data and Surveying Services, Inc.
NEPA	National Environmental Policy Act
NEPSSA	Narrow Endemic Plant Species Survey Area
NFIP	National Flood Insurance Program
NHPA	National Historic Preservation Act
NIA	Noise Impact Assessment
NO_2	Nitrogen Dioxide

Acronyms and Abbreviations

NOI	Notice of Intent
NOP	Notice of Preparation
NO_X	Oxides of Nitrogen
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NPPA	Native Plant Protection Act
NRCS	Natural Resource Conservation Service
O_3	Ozone
OEHHA	Office of Environmental Health Hazard Assessment
OHWM	Ordinary High Water Mark
OMB	(White House) Office of Management and Budget
OPR	Office of Planning and Research
OS	Open Space
PAKO	Primary Animal Keeping Overlay
PCE	Passenger Car Equivalent
PFC	Perfluorocarbon
PM_{10}	Particulate Matter with a Diameter of 10 Microns or Less
$PM_{2.5}$	Particulate Matter with a Diameter of 2.5 Microns or Less
POTW	Publicly Owned Treatment Works
ppm	parts per million
PRG	Preliminary Remedial Goal
PRIMP	Paleontological Resource Impact Mitigation Program
PVSC	Perris Valley Storm Channel
P-WQMP	Preliminary Water Quality Management Plan
q.v.	*quod vidē*, which see (presented elsewhere in the document)
R15	Residential 15 District (15 units per acre)
R2	Residential 2 District (2 units per acre)
R5	Residential 5 District (5 units per acre)
RA-2	Residential Agriculture (2 units per acre)

Acronyms and Abbreviations

RCFCWCD	Riverside County Flood Control and Water Conservation District
RCIWMP	Riverside Countywide Integrated Waste Management Plan
RCP	Regional Comprehensive Plan
RCRA	Resource Conservation and Recovery Act
RCTC	Riverside County Transportation Commission
RHNA	Regional Housing Needs Assessment
RivTAM	Riverside County Traffic Analysis Model
ROC	Reactive Organic Compounds
ROG	Reactive Organic Gas
ROW	Right-of-Way
RPR	(California) Rare Plant Ranking
RTA	Riverside Transit Agency
RTIP	Regional Transportation Improvement Plan
RUWMP	Regional Urban Water Management Plan
RWQCB	Regional Water Quality Control Board
SARA	Superfund Amendments and Reauthorization Act
SAWA	Santa Ana Watershed Association
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
sf	square feet
SF_6	Sulfur Hexafluoride
SHPO	State Historic Preservation Office
SIP	State Implementation Plan
SKR	Stephen's kangaroo rat
SKR HCP	Stephen's kangaroo rat Habitat Conservation Plan
SO_2	Sulfur Dioxide
SO_X	Sulfur Oxides

Acronyms and Abbreviations

SR-60	State Route 60
SRA	Source Receptor Area
SRRE	Source Reduction and Recycling Element
SVP	Society of Vertebrate Paleontology
SWIS	Solid Waste Information System
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	Toxic Air Contaminants
TAZ	Transportation Analysis Zone
T-BACT	Best Available Control Technology for Toxics
TCM	Transportation Control Measures
TCP	Traditional Cultural Place
TDM	Transportation Demand Management
TDS	Total Dissolved Solids
Tg CO_2 Eq.	teragrams of carbon dioxide equivalent
TIA	Traffic Impact Analysis
TMA	Transportation Management Association
tpy	tons per year
TRI	Toxics Release Inventory
TRIS	Toxics Release Inventory System
TUMF	Transportation Uniform Mitigation Fee
UBC	Uniform Building Code
UNEP	United Nations Environment Programme
UNFCCC	United Nations Framework Convention on Climate Change
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USDOT	United States Department of Transportation
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey

Acronyms and Abbreviations	
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
VIA	Visual Impact Assessment
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
WDID	Water Discharge Identification
WDR	Wastewater Discharge Requirement
WMUDS	Waste Management Units Database System
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
WSA	Water Supply Assessment
ZC	Zone Change
ZNE	Zero Net Energy

9.2 GLOSSARY OF TERMS

Acre-Foot. An acre-foot is the quantity of volume of water that covers one acre to a depth of one foot; equal to 43,560 cubic feet or 325,851 gallons.

Aesthetics. The perception of artistic elements, or elements in the natural or human-made environment that are pleasing to the eye.

Air Quality Criteria. Air quality criteria are the levels of pollution and length of exposure at which adverse effects on health and welfare occur.

Air Quality Standards. Air quality standards are the prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

Ambient Noise. Ambient noise is the composite of noise from all sources near and far. The ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Applicant. An applicant is a person who proposes to carry out a project which needs a lease, permit, license, certificate, or other entitlement, for use or financial assistance from one or more public agencies.

Arterial. An arterial is a major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to non-residential properties.

Attainment. Attainment means that there is compliance with State and Federal ambient air quality standards within an air basin.

A-Weighted Decibel (dBA). The dB on the A-weighted scale is the sound level obtained by use of A-weighting. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.

California Environmental Quality Act (CEQA). Enacted in 1970, CEQA requires State and local agencies to estimate and evaluate the environmental implications of their actions. It aims to prevent environmental effects of the agency actions by requiring agencies, when feasible, to avoid or reduce the significant environmental impacts of their decisions. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project (California Public Resources Code §§21000 et seq.)

Capacity. The maximum rate of flow at which vehicles can be reasonably expected to traverse a point or uniform segment of a lane or roadway during a specified time period under prevailing roadway, traffic, and control conditions.

Collector. Relatively low-speed, low-volume street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Community Noise Equivalent Level (CNEL). A 24- hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 p.m. to 10 p.m.) and nighttime (10 p.m. to 7 a.m.) periods, respectively, to allow for greater sensitivity to noise during these hours.

Congestion Management Plan (CMP). A mechanism employing growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development.

Cumulative Impact. As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

Day-Night Average Level (L_{dn}). The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m. (Note: CNEL and L_{dn} represent daily levels of noise exposure averaged on an annual or daily basis, while L_{eq} represents the equivalent energy noise exposure for a shorter time period, typically one hour.)

Decibel (dB). The decibel (dB) is the unit of level that denotes the ratio between two quantities that are proportional to power; the number of decibels is 10 times the logarithm (to the base 10) of this ratio.

Emission Standard. The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

Environment. In CEQA, the environment are "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."

Environmental Impact Report (EIR). A report required pursuant to the California Environmental Quality Act that assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts.

Equivalent Energy Level (L_{eq}). L_{eq} is the sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period. L_{eq} is typically computed over 1-hour, 8-hour, and 24-hour sample periods.

Feasible. To be feasible, according to CEQA, means to be capable of being accomplished in a successful manner within a reasonable time taking into account economic, environmental, social, and technological factors.

Findings. Findings required by CEQA are the conclusions made regarding the significance of a project in light of its environmental impacts. A Statement of Overriding Considerations does not obviate the need to make other required CEQA findings.

Floor Area Ratio (FAR). The FAR is the gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a floor area ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 square feet of floor area; an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow 5,000 square feet. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Floor Area, Gross. The sum of the horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including any space where the floor-to-ceiling height is less than six feet. Some cities exclude specific kinds of space (e.g., elevator shafts, parking decks) from the calculation of gross floor area.

Freeway. A freeway is a high-speed, high-capacity, limited-access road serving regional and countywide travel. Such roads are free of tolls, as contrasted with turnpikes or other toll roads. Freeways generally are used for long trips between major land use generators. Major streets cross at a different grade level.

Incorporation by Reference. "Incorporation by reference" is a CEQA term meaning reliance on a previous environmental document for some portion of the environmental analysis of a project. See *CEQA Guidelines* §15150.

Initial Study. An Initial Study is a preliminary CEQA analysis prepared by a Lead Agency determining whether an EIR or Negative Declaration must be prepared, and identifying the significant environmental effects to be analyzed in an EIR.

Land Use. Any land use is the determination by a governing authority of the use to which land within its jurisdiction may be put so as to promote the most advantageous development of the community.

Lead Agency. The lead agency is the public agency that has the principal responsibility for carrying out or approving a project. The Lead Agency decides whether an EIR or Negative Declaration is required for a project, and causes the appropriate document to be prepared.

Level of Service (LOS). LOS is a qualitative measure describing operational conditions within a traffic stream and how motorists and/or passengers perceive them.

Maximum Noise Level (L_{max}). The maximum A-weighted sound levels measured on a sound level meter, during a designated time interval, using fast time averaging.

Mitigation Measure. A mitigation measure is a change in a project designed to avoid, minimize, rectify, reduce, or compensate for a significant environmental impact.

Mitigation Monitoring and Reporting Program (MMRP). When a lead agency adopts a mitigated negative declaration or an EIR, it must adopt a program of monitoring or reporting which will ensure that mitigation measures are implemented. (See CEQA Statute §21081.6(a) and *CEQA Guidelines* §§15091(d) and 15097.)

Noise. Noise is any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying (unwanted sound).

Noise Contours. Noise contours are lines drawn about a noise source indicating equal levels of noise exposure.

Notice of Determination (NOD). An NOD is a brief notice filed with the State Clearinghouse to document project approval. The filing of the NOD starts the statute of limitations period. (See *CEQA Guidelines* §15373.)

Notice of Preparation (NOP). An NOP is a brief notice to notify the public, Responsible and Trustee Agencies that an EIR is being prepared for a project. The notice serves to solicit guidance from those

agencies and the public about the scope and content of the environmental information to be included in the EIR. (See *CEQA Guidelines* §15375.)

Peak Hour. The hour of highest traffic volume on a given section of roadway between 7:00 a.m. and 9:00 a.m. or between 4:00 p.m. and 6:00 p.m.

Project Description. A project description describes the basic characteristics of the project including location, need for the project, project objectives, technical and environmental characteristics, project size and design, project phasing and required permits. The level of detail provided in the project description varies according to the type of environmental document prepared.

Project EIR. A project EIR is an EIR that examines the impacts that would result from development of a specific project. (See *CEQA Guidelines* §15161.)

Project. According to CEQA, a project is the whole of an action that has the potential to result in significant environmental change in the environment, directly or ultimately. (See *CEQA Guidelines* §15378.)

Public Hearing. A public hearing is a mechanism for providing the public an opportunity to comment on and present evidence relating to a proposed project and its Draft EIR.

Responsible Agencies. According to CEQA, responsible agencies are all public agencies other than the Lead Agency that have discretionary approval power over the project. (See *CEQA Guidelines* §15381.)

Reviewing Agencies. Reviewing agencies are local, State and Federal agencies with jurisdiction over the project area or resources potentially affected by the project. Cities and counties are also considered reviewing agencies.

Scoping Meeting. A scoping meeting is an optional meeting pursuant to CEQA in which the lead agency meets with members of the public or agency representatives after the Notice of Preparation has been issued to discuss environmental issues related to a project. Scoping sessions provide the opportunity to discuss environmental issues, project alternatives and potential mitigation measures that may warrant in-depth analysis in the environmental review process.

Sensitive Receptors. Sensitive receptors are people or institutions with people that are particularly susceptible to illness from environmental pollution, such as the elderly, very young children, people already weakened by illness (e.g., asthmatics), and persons engaged in strenuous exercise.

Significant Effect on the Environment. A significant effect on the environment means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance (*CEQA Guidelines* §15382).

Thresholds of Significance. Thresholds of significance are criteria for each environmental issue area to assist with determinations of significance of project impacts. They are based on *CEQA Guidelines* Appendix G.

Trustee Agency. According to CEQA, a Trustee agency is a State agency that has jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. (See *CEQA Guidelines* §15386.)

Volume (Transportation). The volume of traffic is the total number of vehicles that pass over a given point or section of a roadway during a given time interval. Volumes may be expressed in terms of annual, daily, hourly, or sub-hourly periods.

Wastewater. Wastewater is water carrying dissolved or suspended solids from homes, farms, businesses, and industries. The wastewater treatment process includes any process that modifies characteristics of the wastewater, usually for the purpose of meeting effluent standards.

Zoning. Regulation by zone districts of the height, use, and area of structures, the use of land, and the density of population and intensity of allowable uses.

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Item No. E.6

-3066-

APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Jane Halstead, City Clerk, CMC

AGENDA DATE: JUNE 24, 2014

TITLE: APPOINTMENTS TO THE CITY COUNCIL ADVISORY BOARDS AND COMMISSIONS

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Appoint those applicants who received majority vote by the City Council.

2. If vacancies are not filled by a majority vote of the City Council, authorize the City Clerk to re-advertise the positions as vacant and carry over the current applications for reconsideration of appointment at a future date.

SUMMARY/DISCUSSION

Applications were accepted by the City Clerk's Office to fill vacancies for the various City Council Boards and Commissions, with certain terms expiring June 30, 2014.

Members with expiring terms were notified and advised of the need to submit a new application to be considered for reappointment. Appropriate time frames with respect to posting notices of vacancies were followed.

As provided in the City's Municipal Code, the appointees will serve without compensation for designated terms.

Pursuant to Municipal Code Subsection 2.06.010(e), "Unless otherwise specifically provided by the action establishing the body or appointing its initial members, no person shall be at the same time a member of more than one citizens' advisory body created by ordinance or resolution of the City Council." This section of the code is waived for members of the Accessibility Appeals Board. Toya Vick applied for the Library Commission and the Senior Citizens' Board.

The commissions, boards, applicants, and vacancies to be filled are as follows:

ACCESSIBILITY APPEALS BOARD
Two (2) terms expiring June 30, 2017
Construction Representative

Jeffrey M. Barnes*
Toya Vick

ARTS COMMISSION
Three (3) terms expiring June 30, 2017

Richard L. F. Archer, Sr.*
Debby Johnson*
Linda Hayes
Clarence Robert Hogan
Jenny Janecek
Saifur R. Osmani**

ENVIRONMENTAL AND HISTORICAL PRESERVATION BOARD
Two (2) terms expiring June 30, 2017

Gerald Michael Budlong*
Gregory A. Hagans*
Mary McBean

LIBRARY COMMISSION
Three (3) terms expiring June 30, 2017

Jennifer Baca
Sharon B. Clements
Toya Vick**
Margie Yumul

PARKS AND RECREATION COMMISSION
Two (2) terms expiring June 30, 2017

Bill Alvarez*
Saifur R. Osmani**

RECREATIONAL TRAILS BOARD
Three (3) terms expiring June 30, 2017

Margie Breitkreuz*
Gilbert Brooks*

Arlen Henry Gaynor*

SENIOR CITIZENS' BOARD
Three (3) terms expiring June 30, 2017

Delorise Anderson*
Vonzetta Fielding*
Linda Moore
Delanna Towsend *
Toya Vick**

TRAFFIC SAFETY COMMISSION
Three (3) terms expiring June 30, 2017

Corey A. Jackson*
James Kelly*
Darlena Moore
Lori Nickel

*Incumbent
** Applied for more than one board/commission

CITY COUNCIL GOALS

Members of the Council appointed boards and commissions serve in an advisory capacity to the City Council. Choosing to appoint members to the above-mentioned boards and commissions would result in increased participation from residents. This option is consistent with the City Council goal of creating a positive environment for the development of Moreno Valley's future. Therefore, staff recommends that the City Council make the recommended appointments.

NOTIFICATION

1. Posting of Notice of Openings
2. Publication of the agenda
3. Report and agenda mailed to applicants

ATTACHMENTS

None

Prepared By:
Ewa Lopez
Deputy City Clerk, CMC

Department Head Approval:
Jane Halstead
City Clerk, CMC

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ORDINANCE NO.878

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING SECTION 12.20.020 OF CHAPTER 12.20 OF THE CITY OF MORENO VALLEY MUNICIPAL CODE DECLARING PRIMA FACIE SPEED LIMITS FOR CERTAIN STREETS

The City Council of the City of Moreno Valley does ordain as follows:

SECTION 1. AMENDMENT TO THE MUNICIPAL CODE:

Section 12.20.020 of the City of Moreno Valley Municipal Code is hereby amended by declaring the prima facie speed limit (in miles per hour) for the following streets:

Name of Street	**Segment Limits**	**Declared Prima Facie Speed Limit (MILES PER HOUR)**
Alessandro Boulevard	Old 215 Frontage Road to Frederick Street	45
Alessandro Boulevard	Frederick Street to Heacock Street	45
Alessandro Boulevard	Heacock Street to Perris Boulevard	45
Alessandro Boulevard	Perris Boulevard to Kitching Street	45
Alessandro Boulevard	Kitching Street to Lasselle Street	45
Box Springs Road	Morton Road to Day Street	45
Cactus Avenue	Lasselle Street to Nason Street	45
Centerpoint Drive	Towngate Circle to Frederick Street	25
Championship Drive	Moreno Beach Drive to John F. Kennedy Drive	25
Canyon Vista Road	Sunnymead Ranch Parkway to Perris Boulevard	25
Camino Flores	Iris Avenue to Avenida De Portugal	35
Elsworth Street	Cottonwood Avenue to Eucalyptus Avenue	35
Eucalyptus Avenue	Valley Springs Parkway to Memorial Way	40

Name of Street	Segment Limits	Declared Prima Facie Speed Limit (MILES PER HOUR)
Eucalyptus Avenue	Towngate Boulevard to Frederick Street	40
Eucalyptus Avenue	Frederick Street to Heacock Street	40
Eucalyptus Avenue	Nason Street to Moreno Beach Drive	40
Goldencrest Drive	Commerce Center Drive to Veterans Way	35
Heacock Street	John F. Kennedy Drive to Alessandro Boulevard	45
Heacock Street	Alessandro Boulevard to Eucalyptus Avenue	40
Heacock Street	Eucalyptus Avenue to Sunnymead Boulevard	35
Heacock Street	Sunnymead Boulevard to Ironwood Avenue	35
Heacock Street	Ironwood Avenue to Sunnymead Ranch Parkway	45
Heacock Street	Sunnymead Ranch Parkway to Perris Boulevard	45
Iris Avenue	Kitching Street to Via Del Lago	50
Ironwood Avenue	Day Street to Pigeon Pass Road	45
Ironwood Avenue	Pigeon Pass Road to Heacock Street	40
Kalmia Avenue	Lasselle Street to Dalehurst Road	25
Krameria Avenue	Perris Boulevard to Lasselle Street	40
Nason Street	Iris Avenue to Cactus Avenue	45
Perris Boulevard	South City Limit to Iris Avenue	45
Perris Boulevard	Iris Avenue to John F. Kennedy Drive	45
Perris Boulevard	John F. Kennedy Drive to Alessandro Boulevard	40
Perris Boulevard	Alessandro Boulevard to Eucalyptus Avenue	40
Perris Boulevard	Eucalyptus Avenue to Sunnymead Boulevard	40
Perris Boulevard	Sunnymead Boulevard to Ironwood Avenue	40

Name of Street	Segment Limits	Declared Prima Facie Speed Limit (MILES PER HOUR)
Perris Boulevard	Ironwood Avenue to Jaclyn Avenue	45
Perris Boulevard	Jaclyn Avenue to Heacock Street	50
Pigeon Pass Road	Ironwood Avenue to Old Lake Drive	45
Pigeon Pass Road	Old Lake Drive to North City Limit	45

SECTION 2. BASIS OF DETERMINATION:

There is on file with the City Traffic Engineer a traffic investigative report indicating that the speed limits set forth above are reasonable and safe and most appropriate to facilitate the orderly movement of traffic.

SECTION 3. IMPLEMENTATION:

The City Traffic Engineer shall post appropriate signs giving notice of the prima facie speed limit changed as determined by this Ordinance.

SECTION 4. EFFECT OF ENACTMENT:

Except as specifically provided herein, nothing contained in this ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein.

SECTION 5. NOTICE OF ADOPTION:

Within fifteen days after the date of adoption hereof, the City Clerk shall certify to the adoption of this ordinance and cause it to be posted in three public places within the city.

SECTION 6. EFFECTIVE DATE:

This ordinance shall take effect thirty days after the date of its adoption.

APPROVED AND ADOPTED this 24th day of June, 2014.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

ORDINANCE JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. 878 had its first reading on June 10, 2014 and had its second reading on June 24, 2014, and was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 24th day of June, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

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ORDINANCE NO. 879

AN ORDINANCE OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING TITLE 2 OF THE MORENO VALLEY MUNICIPAL CODE RELATING TO THE CREATION OF THE OFFICE OF A DIRECTLY ELECTED MAYOR AND THE NUMBER, DESIGNATION, AND BOUNDARIES OF FOUR COUNCILMANIC DISTRICTS

WHEREAS, on November 6, 1984, the voters approved Measure F, providing for the incorporation of the City of Moreno Valley with a five (5) member City Council elected at large; and

WHEREAS, on November 6, 1984, the voters approved Measure G, providing that members of the City Council would be elected "by districts," meaning that each member of the City Council is elected by voters who only reside within each of five districts; and

WHEREAS, pursuant to California Government Code section 36801, the Moreno Valley City Council has selected the Mayor from among the Council's members; and

WHEREAS, California Government Code section 34900 *et seq.*, authorizes the City Council to submit to the voters the question of whether the voters shall elect a Mayor and four (4) City Councilmembers, and whether the Mayor shall serve a two-year term or four-year term; and

WHEREAS, on November 2, 2010, the City Council placed two advisory questions on the municipal general election ballot, the first of which asked voters if they support the change from an appointed Mayor to an elected Mayor, and the second of which asked voters if, whether or not they support such a change, the City Council should call a binding election to decide the issue, and a majority of voters voted "yes" on each question; and

WHEREAS, the City Council desires to place these questions on the ballot during the statewide election conducted the first Tuesday after the first Monday in November of this year; and

WHEREAS, this ordinance shall take effect thirty (30) days after its adoption by a majority of the voters of the City of Moreno Valley, and shall only take effect if, prior to submission of this ordinance to the voters for their approval, the City's Planning Commission adopts a resolution making those findings required by California Government Code section 34875.

The City Council of the City of Moreno Valley does ordain as follows:

SECTION 1.

Moreno Valley Municipal Code, Chapter 2.04, "Council," is amended to add Section 2.04.005 to read as follows:

2.04.005 Mayor and Councilmembers.

(a) The electors shall elect a mayor and four (4) councilmembers.

(b) The council shall consist of the mayor and four (4) councilmembers.

(c) The term of the office of mayor shall be that preferred by a majority of those voting on the proposition approving the election of the mayor, and the term of office of each councilmember shall be four (4) years.

(d) Councilmembers shall be elected "by district" as that term is defined in Government Code section 34871.

SECTION 2.

Chapter 2.04, "Commission Appointments," of the Moreno Valley Municipal Code, is amended at Section 2.04.060 to read as follows:

2.04.060 Commission Appointments.

Unless otherwise specifically provided in this code or by state law, all city board, commission and committee appointments shall be made by the mayor with the approval of the city council.

SECTION 3.

Chapter 2.06, "Boards and Commissions—General Provisions," of the Moreno Valley Municipal Code, is amended at Section 2.06.010 to read as follows:

2.06.010 General Rules Regarding Appointments, Terms, Vacancies.

A. Unless otherwise provided by law or by ordinance or resolution, all members of boards and commissions of the city shall be appointed by the mayor with the approval of the city council for three-year terms commencing as of July 1st of the year of appointment; provided, that interim vacancies shall be filled by appointment to the specific unexpired term of the member replaced. This rule shall not apply to newly established boards or commissions, the initial appointments to which shall be made on a staggered-term basis, provided that the longest such term shall not exceed three years, commencing with the July 1st next following the appointment.

B. Unless otherwise provided by law, and notwithstanding that an ordinance or resolution establishing a board or commission may fail to so provide, then in addition to the number of members of a board or commission set forth in the enactment establishing such board or commission, the mayor may, with the approval of the city council and in his or her discretion, appoint one or more alternate members to each board or commission. During their incumbency as such, alternate members shall have no vote in the proceedings of the board or commission. In the event of one or more interim vacancies in a board or commission as declared by the city council, and subject to confirmation by the city council, alternate members to such board or commission shall assume the vacated seat or seats for the unexpired portion of the term of the member replaced.

C. Any member of a board or commission of this city may be removed from office at any time, with or without cause, by a majority vote of the city council, except in cases where the mayor or city council are not the appointing authority (in which cases such regular appointing authority may exercise this power of removal). If a member is absent without advance permission of the board or commission or of the appointing authority, from three regular meetings or from twenty-five (25) percent of the duly scheduled meetings of the board or commission within any fiscal year, the membership shall thereupon become vacant and shall be filled as any other vacancy.

D. Unless otherwise provided by law, or by ordinance or resolution of the city council, all members of any board or commission of the city appointed by the mayor and approved by the city council shall be at the inception of and throughout their incumbencies, bona fide residents of the city. No member of a board or commission of the city shall be an employee of the city during such membership.

E. Unless otherwise specifically provided by the action establishing the body or appointing its initial members, no person shall be at the same time a member of more than one citizens advisory body created by ordinance or resolution of the city council.

SECTION 4.

If the majority of Moreno Valley voters approve the measure concerning the direct election of the mayor and the reapportionment of councilmanic districts as set forth in Exhibit A (attached hereto and incorporated herein by this reference), Resolution No. 2011-107 shall be repealed and in place of Resolution No. 2011-07, new district boundaries and the designation of each of the four (4) council districts as set forth in Exhibit A including a map of the districts will be adopted. If the measure is approved, the councilmanic office previously designated as District 5 will be designated as the office of the mayor and the voters of the entire city will directly elect the mayor in the municipal general election of 2016. Districts 1 and 3 will elect Councilmembers in 2016 and Districts 2 and 4 will elect Councilmembers in 2018.

SECTION 5.

This ordinance is hereby adopted and submitted to the City Clerk, who is directed to transmit the ordinance to the Planning Commission to make findings by resolution as to the matters set forth in California Government Code section 34875. Upon adoption of such a resolution by the Planning Commission within ninety (90) days of the adoption of this ordinance, the City Clerk is directed to bring before the City Council a resolution calling a municipal election, placing a measure concerning the direct election of the mayor and reapportionment of councilmanic districts on the municipal election ballot, and requesting consolidation of the municipal election with the statewide general election of November 4, 2014.

SECTION 6.

This ordinance shall take effect thirty (30) days after its adoption by a majority of the voters of the City of Moreno Valley, and shall only take effect if, prior to submission of this ordinance to the voters for their approval, the City's Planning Commission adopts a resolution making those findings required by California Government Code section 34875.

APPROVED AND ADOPTED this ___ day of ___, 2014.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

ORDINANCE JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. 879 had its first reading on June 10, 2014 and had its second reading on _____ __, 2014, and was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the ___ day of ____, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

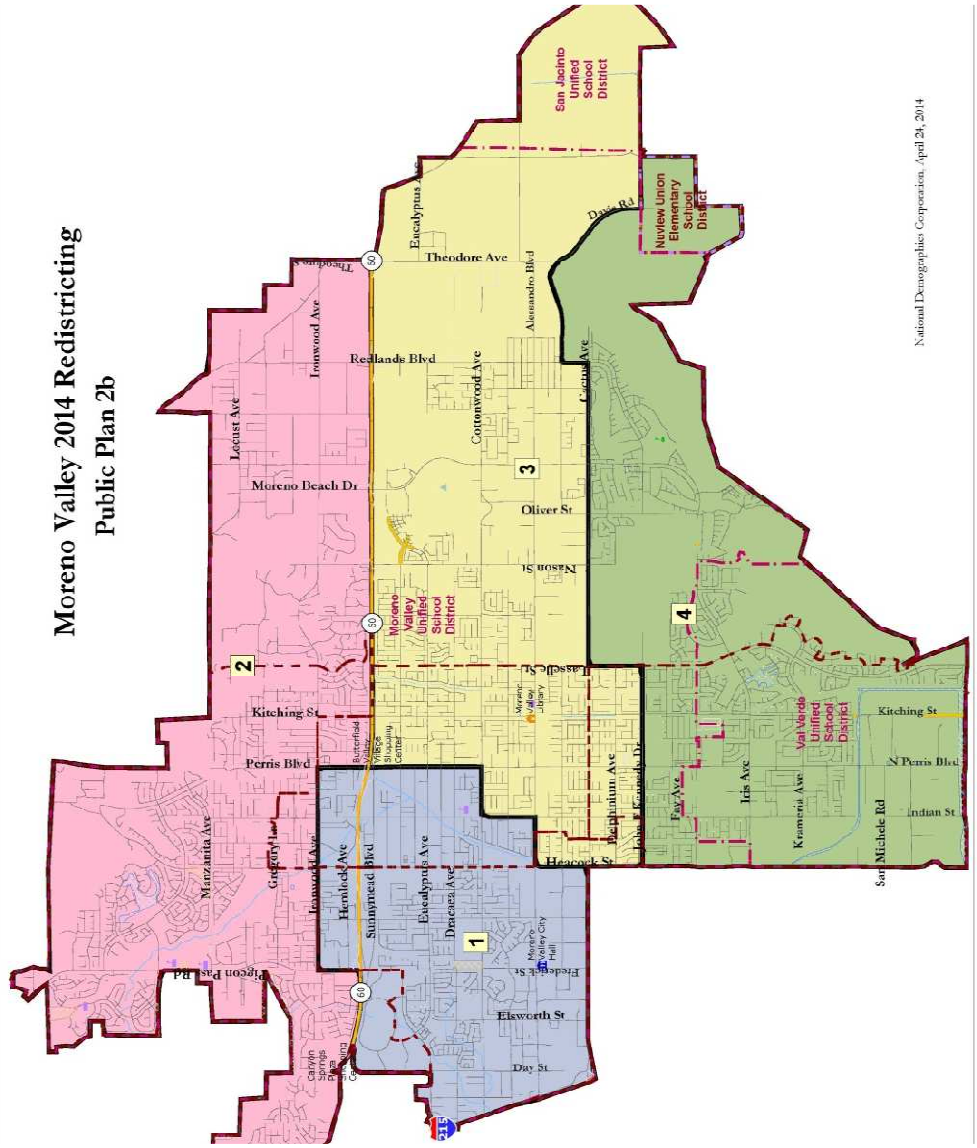
(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

Exhibit A


Moreno Valley 2014 Redistricting
Public Plan 2b
San Jacinto Unified School District
Nuview Union Elementary School District
Moreno Valley Unified School District
Val Verde Unified School District
Theodore Ave
Redlands Blvd
Oliver St
Cottonwood Ave
Eucalyptus Ave
Alessandro Blvd
Cactus Ave
Iris Ave
Fay Ave
Kitching St
Perris Blvd
N Perris Blvd
Indian St
Heacock St
Elsworth St
Day St
Moreno Beach Dr
Locust Ave
Ironwood Ave
Manzanita Ave
Gregory Ln
Hemlock Ave
Sunnymead Blvd
Graham Ave
Perris Blvd
Kennedy Dr
Kitching St
Nason St
Frederick St
Moreno Valley City Hall
Moreno Valley Library
Butterfield Village Shopping Center
San Michele Rd
Kiowa Rd
Pigeon Pass Rd
Carolyn Springs Park
Golf Course
1
2
3
4
60
215
National Demographics Corporation, April 29, 2014

Moreno Valley 2014 Proposed Plan 2b						
District		**1**	**2**	**3**	**4**	**Total**
	Total Pop	47,257	48,252	48,028	49,828	193,365
	Deviation from ideal	-1,084	-89	-313	1,487	2,571
	% Deviation	-2.24%	-0.18%	-0.65%	3.08%	5.32%
Total Pop	% Hisp	62%	46%	58%	52%	54%
	% NH White	13%	30%	17%	16%	19%
	% NH Black	18%	16%	16%	22%	18%
	% Asian-American	5%	6%	7%	8%	7%
Voting Age Pop	% Hisp	57%	41%	53%	48%	50%
	% NH White	16%	35%	20%	19%	23%
	% NH Black	18%	15%	17%	22%	18%
	% Asian-American	6%	7%	8%	9%	7%
Citizen Voting Age Pop	% Hisp	45%	39%	43%	37%	41%
	% NH White	21%	39%	27%	25%	29%
	% NH Black	26%	14%	20%	26%	21%
	% Asian-American	4%	5%	8%	8%	6%
Voter Registration (Nov 2012)	% Spanish-Surnamed	41%	29%	40%	36%	36%
	% Asian-Surnamed	1%	1%	1%	1%	1%
	% Filipino-Surnamed	1%	1%	1%	1%	1%
Voter Turnout (Nov 2012)	% Spanish-Surnamed	40%	26%	37%	32%	33%
	% Asian-Surnamed	1%	1%	0%	1%	1%
	% Filipino-Surnamed	0%	0%	1%	1%	1%
Age	age0-19	42%	34%	40%	41%	36%
	age20-60	59%	59%	58%	58%	54%
	age60plus	9%	14%	10%	11%	10%
Immigration	immigrants	31%	22%	29%	25%	25%
Housing Stats	vacant	8%	7%	8%	10%	8%
	occupied	92%	93%	92%	90%	92%
	rented	57%	21%	30%	29%	37%
	owned	35%	72%	62%	61%	63%
	singlefamily	62%	96%	88%	91%	84%
	multifamily	38%	4%	12%	9%	16%
Language spoken at home	english	45%	60%	45%	56%	52%
	spanish	50%	36%	47%	37%	42%
	asian-lang	3%	3%	5%	6%	4%
Children at Home	child-under18	49%	41%	49%	45%	46%
Work (percent of pop age 16+)	employed	50%	57%	54%	55%	54%
	Commute on Public Transit	1%	1%	1%	1%	1%
Household Income	hhincome0-25k	32%	12%	19%	16%	20%
	hhincome25-50k	28%	22%	27%	24%	25%
	hhincome50-75k	19%	19%	23%	22%	21%
	hhincome75-200k	21%	45%	31%	37%	33%
	hhincome200k-plus	0%	4%	1%	1%	2%
Education (among those age 25+)	hs-grad	56%	65%	60%	61%	24%
	bachelor	8%	13%	10%	13%	61%
	graduatedegree	3%	7%	3%	5%	11%
Total and Voting Age population data from the 2010 Decennial Census.						
Voter Registration and Turnout data from the California Statewide Database, Nov. 2012 data.						
Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2008-2012 American Community Survey 5-year data.						

6/2/2014

Moreno Valley Selected Redistricting Plan 2B
Street by Street Boundary Description

District 1: Beginning at the intersection of State Route 60 and the western border of the city of Moreno Valley, proceed easterly along State Route 60 until Frederick Avenue/Pigeon Pass Road; thence proceed northerly along Pigeon Pass Road until Ironwood Avenue; thence proceed easterly along Ironwood Avenue until Perris Boulevard; thence proceed southerly along Perris Boulevard until Cottonwood Avenue; thence proceed westerly along Cottonwood Avenue until Indian Street; thence proceed southerly along Indian Street until Alessandro Boulevard; thence proceed westerly along Alessandro Boulevard until Heacock Street; thence proceed southerly along Heacock Street until Cactus Avenue, which is the border of the City of Moreno Valley; thence proceed clockwise along the border of the City of Moreno Valley until the point of origin.

District 2: Beginning at the intersection of State Route 60 and the western border of the city of Moreno Valley, proceed easterly along State Route 60 until Frederick Avenue/Pigeon Pass Road; thence proceed northerly along Pigeon Pass Road until Ironwood Avenue; thence proceed easterly along Ironwood Avenue until Perris Boulevard; thence proceed southerly along Perris Boulevard until State Route 60; thence proceed easterly along State Route 60 until the eastern border of the City of Moreno Valley; thence proceed counterclockwise along the border of the City of Moreno Valley until the point of origin.

District 3: Beginning at the intersection of State Route 60 and the eastern border of the City of Moreno Valley, proceed westerly along State Route 60 until Perris Boulevard; thence proceed southerly along Perris Boulevard until Cottonwood Avenue; thence proceed westerly along Cottonwood Avenue until Indian Street; thence proceed southerly along Indian Street until Alessandro Boulevard; thence proceed westerly along Alessandro Boulevard until Heacock Street; thence proceed southerly along Heacock Street until John F Kennedy Drive; thence proceed easterly along John F Kennedy Drive until Lasselle Street; thence proceed northerly along Lasselle Street until Cactus Avenue; thence proceed easterly along Cactus Avenue until Redlands Boulevard; thence proceed northerly along Redlands Boulevard until Brodiaea Avenue; thence proceed easterly along Brodiaea Avenue and its extension until the intersection of the extension of Brodiaea Avenue with Theodore Street and Davis Road; thence proceed southeasterly along Davis Road until the northern border of the Nuview Union Elementary School District; thence proceed easterly along the border of the Nuview Union Elementary School until its intersection with the City of Moreno Valley border; thence proceed counterclockwise along the border of the City of Moreno Valley until the point of origin.

District 4: Beginning at the intersection of Heacock Street and John F Kennedy Drive and the western border of the City of Moreno Valley, proceed easterly along John F Kennedy Drive until Lasselle Street; thence proceed northerly along Lasselle Street until Cactus Avenue; thence proceed easterly along Cactus Avenue until Redlands Boulevard; thence proceed northerly along Redlands Boulevard until Brodiaea Avenue; thence proceed easterly along Brodiaea Avenue and its extension until the intersection of the extension of Brodiaea Avenue with Theodore Street and Davis Road; thence proceed southeasterly along Davis Road until the northern border of the Nuview Union Elementary School District; thence proceed easterly along the border of the Nuview Union Elementary School until its intersection with the City of Moreno Valley border; thence proceed clockwise along the border of the City of Moreno Valley until the point of origin.

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